

MAP NOTES

1. Basis of Bearings is Polaris Observation and indicated on Record of Survey made of the Section and filed in Book 3, Page 142, R. of 5.
2. Utility Easements, where not specifically shown on Sheets 2 and 3, are across "Greenbelt" areas, which sections are also reserved for this use.
3. All Lot corners are in and (a) $\frac{3}{4}$ " iron pipe (b) $\frac{3}{8}$ " x 16" bolts with nut, (c) $\frac{5}{8}$ " Re-inforcing Rod or (d) $\frac{3}{4}$ " solid steel rod, Each 18' long.
4. Indicates one of above with tag R.C.E. 292 attached.
5. Coordinate system used is the same used on the map of record referred to in (1) above.
6. Number of lots in the subdivision 166
7. Total area of lots only 36.21 Ac.
8. Total area of streets and greenbelts 36.74 Ac.
9. Total area of subdivision 78.15 Ac.
10. All utility easements crossing lots are as shown on maps.
11. All greenbelts are reserved for utilities serving this subdivision. They are also to provide access to the abutting lots. The minimum width of such access ways to be 20 feet for each lot.
12. No further development to be permitted in these areas; such areas intended to provide light and air for the abutting lots.
13. Where adjacent lots are held in a single ownership or are leased together, they may not be separately sold or sublet if the resultant area of any given holding will be less than 14000 sq. ft. in area.
14. All private roads shown as such are to be privately improved and maintained at no cost to the County. It will be required that such roads be improved to County standards at no cost to the County before such roads will be accepted into the County road system.
15. Lots are consecutively numbered from 1 to 194, except that the following lots have been omitted: Lots 34 through 43 inclusive, Lots 54 to 56, Lots 91, 92 and 93, Lot 108, Lots 121 through 129 inclusive, and Lots 154 and 155.

CERTIFICATE OF COUNTY ROAD OWNER
I, Ralph W. Dalton, Notary Public in and for the County of Contra Costa and State of California, do hereby certify that the following lots have been omitted from the subdivision: Lots 34 through 43 inclusive, Lots 54 to 56, Lots 91, 92 and 93, Lot 108, Lots 121 through 129 inclusive, and Lots 154 and 155.

CERTIFICATE OF COUNTY CLERK
I, Raynelle Staten, hereby certify and declare that I am the County Clerk of the County of Plumas, State of California, and ex-officio Clerk of the Board of Supervisors of said county, that said Board at a regular meeting held on this date approved this map, and accepted on behalf of the public all parcels shown hereon as offered for dedication for public use in conformity with the terms of the offer of dedication. Easements were accepted for the particular use noted. The receipt of satisfactory security in the Tax Collector's estimated amount of \$5,300 to insure payment of taxes which are a lien but not yet payable, was acknowledged.

Witness my hand and official seal this 3rd day of July, 1973
Raynelle Staten
County Clerk and Ex-officio Clerk of the Board of Supervisors of Plumas County, California.

CERTIFICATE OF COUNTY ENGINEER & SURVEYOR
I, Darrell P. Payne, R.C.E. 8596, hereby certify and declare that I am the duly appointed, qualified and acting County Surveyor of the County of Plumas, State of California, that I have examined this plat or map, that the subdivision is substantially the same as it appears on the tentative map approved by the Planning Commission; that all provisions of Chapter 2, Division 4, Part 2, of the Business and Professions Code of the State of California and of any local ordinance applicable at the time of approval of the tentative map have been complied with, and that I am satisfied this map is technically correct.

Dated this 10th day of July, 1973
Darrell P. Payne

County Engineer, Plumas County, California.

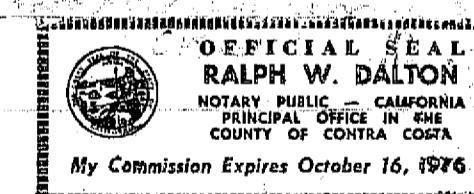
CERTIFICATE OF OWNER

This is to certify that PLUMAS-EUREKA ESTATES, a partnership, is the owner of the entire tract of land embodied in the attached subdivision map, is the only party having a record title interest in the herein embodied subdivision and the only party whose consent is necessary to pass clear title to said land.

PLUMAS-EUREKA ESTATES hereby consents to the preparation and recording of said map. It dedicates to public use those areas shown as "Public Roads." The areas shown as "Utility Easements" and "Greenbelts" are dedicated for water, gas, sewer and drainage pipes, overhead and underground electric, telephone and television cable lines and other easements for the particular purposes noted. Parcels indicated as "Greenbelts" are reserved to the uses indicated in Map Notes. Items 2 and 11. Areas shown as Private Roads are not offered for public access; they are hereby dedicated for ingress and egress and rights of way by governmental regulatory agencies, and for public and private utility easements.

In witness whereof the said owner has set its hand this 13 day of MAY 1973.

John H. Kepler
Owner



STATE OF CALIFORNIA }
COUNTY OF }
On this 13 day of MAY 1973 Before me Ralph
W. Dalton a notary public in and for the County
of Contra Costa and State of California personally ap-
peared John H. and H. Howard Kepler
known to me to be the owners of the Plumas-Eureka
Estates, the partnership described in and that execut-
ed the foregoing instrument, and known to me to be
the persons who executed the same in behalf of said
Plumas-Eureka Estates, and they duly acknowledged
to me that said partnership executed the same.

In witness whereof, I have hereunto set my hand
and affixed my official seal at my office in the
said County of Contra Costa the day and year in this
certificate first above written.

Ralph W. Dalton
Notary Public County of
State of California
My commission expires October 16, 1976

CIVIL ENGINEER'S CERTIFICATE

I, James F. Flanagan, hereby certify that I now am and at all times hereinafter mentioned have been a duly registered Civil Engineer of the State of California; that during the months of September 1969 through December 1969 and during January 1970 I supervised and conducted the survey of the lands shown on this map, and that the survey is true and complete as shown thereon; that said survey and map was made at the request of C. A. Lundy, former owner, and Plumas-Eureka Estates, present owner; that permanent monuments of a character indicated in item 3, Map Notes were set and occupy the positions shown, and that they are sufficient to enable said survey to be retraced.

Said lands are situate in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 4, the E $\frac{1}{2}$ of SE $\frac{1}{4}$, and the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 5, and the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 8, all in Township 22 North, Range 12 East, M. D. M.

Dated this 15th day of June 1973

James F. Flanagan
Registered Civil Engineer No 292
State of California.

CERTIFICATE OF TAX COLLECTOR

I, Douglas S. Redstreak, Tax Collector of the County of Plumas, State of California, hereby certify that, according to the records of my office, there are no liens against the lands embraced within the herein embodied map or any part thereof for unpaid State, County or Local taxes or special assessments collected as taxes except taxes or special assessments not yet payable.

I further hereby estimate that the taxes which are now a lien against the land embraced within the boundaries shown on the herein embodied map, and which taxes are not yet payable will not exceed the sum of \$5,300.

Dated this 6 day of July 1973

Douglas S. Redstreak
Tax Collector, County of Plumas, State of California.

CERTIFICATE OF COUNTY RECORDER

This map is accepted for filing showing the names of all parties whose consent is necessary to pass title as per certificate No. 864 on file in this office.

Filed this 16th day of August 1973 at 10 minutes past 1 o'clock A. M. at the request of County Recorder

in Book 4 of Maps at Page 31
County Recorder, County of Plumas, State of California.

Dorothy A. Marley

A MAP OF
PLUMAS-EUREKA ESTATES

UNIT NO. 1

A RESUBDIVISION

FORMERLY

SIERRA-FEATHER RIVER LODGE HOMESITES

IN SECTIONS 4, 5, AND 8, T. 22 N., R. 12 E., M.D.M.

BLAIRSDEN, CALIF.

PLUMAS-EUREKA ESTATES, OWNER

JUNE, 1973
SHEET 1 OF 3

JAMES F. FLANAGAN, R.C.E. 292
QUINCY, CALIF.