

# GRAEAGLE MEADOWS UNIT NO. 5

A PLANNED UNIT DEVELOPMENT  
A PORTION OF SECTION 15 & 22 T.22N, R.12E., M.D.M.  
PLUMAS COUNTY, CALIFORNIA

LUNDY ENGINEERING - GRAEAGLE, CALIFORNIA  
APRIL, 1979



#### OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO, THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION AND ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO THIS LAND; AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP; AND THEY DO HEREBY DEDICATE TO THE PUBLIC FOR THE HEREINAFTER DESCRIBED PURPOSES, THE FOLLOWING EASEMENTS, ALL IN ACCORDANCE WITH THE IMPROVEMENT PLANS APPROVED BY THE PLUMAS COUNTY ENGINEER.

#### 1. INGRESS, EGRESS AND SUPPORT

AN EASEMENT FOR INGRESS, EGRESS AND SUPPORT THROUGH LOT "F", FOR USE BY ALL PUBLIC UTILITIES, LAW ENFORCEMENT, FIRE PROTECTION, WELFARE AND OTHER RELATED PUBLIC OR COUNTY AGENCIES, THEIR VEHICLES AND PERSONNEL FOR THE SOLE PURPOSE OF PERFORMING OFFICIAL BUSINESS.

#### 2. UTILITY EASEMENTS

EASEMENTS FOR INSTALLATION, MAINTENANCE AND REPAIR OF ALL UTILITIES CONSTRUCTED OVER, ON, ACROSS AND UNDER LOT "F" WITH THE RIGHT TO TRIM AND REMOVE, AS OFTEN AS NECESSARY, TREES, LIMBS AND BRUSH FOR THE SOLE PURPOSE OF INSTALLING, MAINTAINING, AND/OR REPAIRING SAID UTILITIES.

#### 3. OPEN SPACE EASEMENTS OVER, ON, ACROSS AND UNDER LAND DESIGNATED ON THIS MAP, "OSE". THIS SHALL BE FOR THE PROTECTION OF LIGHT, SPACE, NATURAL ENVIRONMENT AND HABITAT, AND COMPATIBLE RECREATIONAL USES. WRITTEN PERMISSION MUST BE OBTAINED FROM THE COUNTY OF PLUMAS TO CUT TREES, EXCAVATE, BENCH, REGRADE AND MODIFY DRAINAGE OR ERECT STRUCTURES THEREON.

AFTER INITIAL INSTALLATION AND CONSTRUCTION, AS SET FORTH ON THE IMPROVEMENT PLANS AS APPROVED BY THE PLUMAS COUNTY ENGINEER, FUTURE MODIFICATIONS WITHIN THE DEVELOPMENT WILL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. "SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" WHICH ARE A PART OF EACH GRANT DEED, WAS RECORDED AUGUST 15, 1975, VOL. 245, PG. 170, OFFICIAL RECORDS, COUNTY OF PLUMAS, AND SHALL NOT BE SUBJECT TO AMENDMENT, MODIFICATION OR CHANGE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COUNTY OF PLUMAS.

*Donald F. Williams*  
DONALD F. WILLIAMS

*Joseph Mahoney*  
JOSEPH MAHONEY

STATE OF CALIFORNIA ) SS  
COUNTY OF SACRAMENTO )

ON THIS 24<sup>th</sup> DAY OF APRIL, 1979, BEFORE ME, *Linda Noyer*  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED  
DONALD F. WILLIAMS AND JOSEPH MAHONEY KNOWN TO ME TO BE THE PERSONS WHO  
EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THEY EXECUTED  
THE SAME.



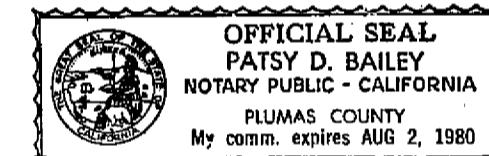
*Linda Noyer*  
NOTARY PUBLIC  
1/2/81  
MY COMMISSION EXPIRES:

*Archie A. Hamlin*  
ARCHIE A. HAMLIN

*Harvey E. West, Jr.*  
HARVEY E. WEST, JR.

STATE OF CALIFORNIA ) SS  
COUNTY OF PLUMAS )

ON THIS 14<sup>th</sup> DAY OF MAY, 1979, BEFORE ME, *Patsy D. Bailey*  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED  
ARCHIE A. HAMLIN, WILLIAM N. BARLOW AND HARVEY E. WEST, JR., KNOWN TO ME TO BE  
THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME  
THEY EXECUTED THE SAME.

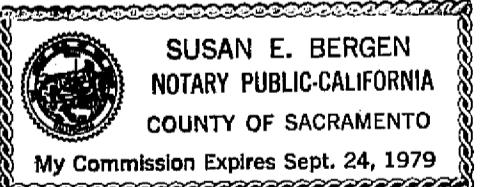


AMERICAN SECURITIES COMPANY, A CORPORATION AS TRUSTEE UNDER DEED OF TRUST  
DATED February 13, 1979 AND RECORDED IN BOOK 304 OF OFFICIAL RECORDS  
AT PAGE 164, DOES HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

BY: *D.J. Sheehan*  
D.J. SHEEHAN - VICE PRESIDENT

STATE OF CALIFORNIA ) SS  
COUNTY OF PLUMAS )

ON THIS 24<sup>th</sup> DAY OF APRIL, 1979, BEFORE ME, *Susan E. Bergen*  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED  
D.J. SHEEHAN AND JOHN R. WINNING, KNOWN TO ME TO BE THE VICE-PRESIDENT AND  
ASST. SECRETARY, RESPECTIVELY, OF THE CORPORATION THAT EXECUTED THE WITHIN  
INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE SAME ON  
BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION  
EXECUTED THE SAME.



WESTERN TITLE INSURANCE COMPANY, A CORPORATION AS TRUSTEE UNDER THAT DEED  
OF TRUST DATED February 13, 1979 AND RECORDED IN BOOK 304 OF OFFICIAL  
RECORDS AT PAGE 167, DOES HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

BY: *W.D. Harley*  
W.D. HARLEY - VICE-PRESIDENT

STATE OF CALIFORNIA ) SS  
COUNTY OF PLUMAS )

ON THIS 7<sup>th</sup> DAY OF JUNE, 1979, BEFORE ME, *Elizabeth A. Cammack*  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED  
W.D. HARLEY KNOWN TO ME TO BE THE VICE-PRESIDENT OF THE CORPORATION THAT  
EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO  
EXECUTED THE SAME ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME  
THAT SAID CORPORATION EXECUTED THE SAME.

*Elizabeth A. Cammack*  
NOTARY PUBLIC  
November 28, 1980  
MY COMMISSION EXPIRES

#### ENGINEER'S CERTIFICATE

THIS MAP AND THE SURVEY PERFORMED THEREFOR ON APRIL 1, 1979, WERE MADE BY ME  
OR UNDER MY DIRECTION. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL THE  
MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS  
INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*Richard A. Lundy*  
RICHARD A. LUNDY  
R.C.E. 15265

#### COUNTY SURVEYOR'S CERTIFICATE

I HAVE EXAMINED THIS MAP AND FIND IT IS SUBSTANTIALLY THE SAME AS IT APPEARED  
ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS  
OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME  
OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND I AM SATISFIED  
THAT THE MAP IS TECHNICALLY CORRECT.

DATED: 6-5-79

SIGNED: *Lawrence J. Brock*  
LAWRENCE J. BROCK R.C.E. 13528  
COUNTY SURVEYOR

#### COUNTY CLERK'S CERTIFICATE

I, RAYNELLE SLATEN, CLERK OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA,  
AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS OF SAID COUNTY, HEREBY  
CERTIFY THAT THE HEREIN EMBODIED MAP WAS APPROVED BY SAID BOARD OF  
SUPERVISORS CONVENED IN REGULAR MEETING UPON THE 5<sup>th</sup> DAY OF June, 1979,  
1979, AND THE EASEMENTS AS SHOWN ON THE MAP WERE ACCEPTED FOR THE USES  
NOTED.

*Raynelle Slaten*  
RAYNELLE SLATEN  
COUNTY CLERK

#### COUNTY RECORDER'S CERTIFICATE

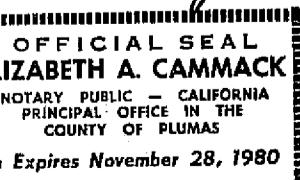
FILED THIS 15<sup>th</sup> DAY OF June, 1979, AT 1:20 P.M. IN BOOK 4 OF MAPS,  
AT PAGE 132 & 133, AT THE REQUEST OF THE COUNTY ENGINEER.

RAYNELLE SLATEN  
COUNTY RECORDER  
FEE: \$ 7.25  
FILE NO. 9560  
BY: *Debbie Andrews*  
DEPUTY

#### COUNTY TAX COLLECTOR'S CERTIFICATE

I, LOIS ALEXANDER, TAX COLLECTOR OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA,  
DO HEREBY CERTIFY THAT THERE ARE NO TAX LIENS AGAINST THE LOTS AS SHOWN  
HEREON, FOR UNPAID COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS  
COLLECTED AS TAXES, EXCEPT TAXES OR ASSESSMENTS NOT YET PAYABLE. TAXES  
OR ASSESSMENTS WHICH ARE A LIEN BUT NOT YET PAYABLE, ARE ESTIMATED TO  
BE IN THE AMOUNT OF \$ 195.00.

DATED June 4, 1979



*Lois Alexander*  
LOIS ALEXANDER  
PLUMAS COUNTY TAX COLLECTOR

SHEET 1 OF 2