



**GENERAL NOTES**

1. THE BASIS OF BEARINGS IS THE WEST LINE OF THE PROPERTY, GIVEN AS  $N00^{\circ}15'38"E$  IN BOOK 5 OF PARCEL MAPS AT PAGE 95, PLUMAS COUNTY RECORDS.
2. MAGNOLIA AVENUE, DEERWEED STREET AND SAGEBRUSH STREET ARE EXISTING EASEMENTS FOR PRIVATE ROADWAY, UTILITY, DRAINAGE AND INCIDENTAL PURPOSES (255 O.R. 458).
3. EASEMENT NO. 1 IS AN EXISTING 20' ROADWAY EASEMENT
4. EASEMENT NO. 2 IS AN EXISTING 10' PUBLIC UTILITY EASEMENT (255 O.R. 458).
5. EASEMENT NO. 3 IS AN EXISTING 10' EASEMENT FOR FUTURE WATER AND SEWER SYSTEM (255 O.R. 458).
6. EASEMENTS NO. 4 AND 5 ARE PUBLIC UTILITY EASEMENTS.
7. EASEMENT NO. 6 IS A 60' EASEMENT FOR INGRESS, EGRESS, DRAINAGE, PUBLIC UTILITY AND FUTURE PUBLIC RIGHT OF WAY PURPOSES.
8. ROADS SHOWN HEREON ARE PRIVATE EASEMENTS THAT HAVE BEEN ESTABLISHED BY A DECLARATION FILED PRIOR TO RECORDATION OF THIS MAP. SUCH EASEMENTS MAY NOT BECOME FULLY EFFECTIVE UNLESS AND UNTIL RESERVATIONS AND GRANTS ARE INCLUDED IN THE RESPECTIVE DEEDS (5 PM 95), (255 O.R. 458).
9. ROADS SHOWN HEREON ARE PRIVATE ROADS NOT SUBJECT TO COUNTY IMPROVEMENT OR MAINTENANCE. 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.
10. LEACH EXCLUSION AREAS EXIST ON ALL THOSE PORTIONS OF THE PROPERTY LYING: WITHIN THE MEADOW AREA, WITHIN 100 FEET OF ALL SPRINGS, WITHIN 100 FEET OF EXISTING WELLS AND WITHIN 50 FEET OF ALL PARCEL LINES EXCEPT THE SOUTH LINE OF PARCEL 4 AND THE NORTH LINE OF PARCELS 1 AND 6 AND THOSE LINES BORDERING A LOT WITH A DESIGNATED WELL SITE.

11. LOT AREAS (NET)	-	20.20 Acres
ROAD EASEMENTS	-	2.13 Acres
TOTAL AREA	-	22.33 Acres (22.25)

12. THE LOCATIONS OF THE EXISTING EASEMENTS AND THE THEORETICAL LOCATIONS OF ABUTTING PROPERTY CORNERS WERE DETERMINED BY THE PROPORTION OF RECORD DISTANCES, BY ROTATION OR BY HOLDING RECORD TIES.

**MAP NOTES**

- - FOUND MONUMENT AS NOTED.
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED R.C.E. 15265.
- ( ) - RECORD DATA PER 5 PM 95, UNLESS OTHERWISE INDICATED.
- 1 PM 23 - PARCEL MAP - BOOK AND PAGE.
- 123 O.R. 456 - OFFICIAL RECORDS - VOLUME AND PAGE.
- ▨ - DESIGNATED WELL SITE.

**JOY ACRES SUBDIVISION**

BEING ALL OF PARCEL 2 AS SHOWN ON THE MAP FILED IN BOOK 5 OF PARCEL MAPS AT PAGE 95.

A PORTION OF THE SOUTH HALF OF SECTION 25, T. 23 N., R. 13 E., M. D. B. & M.

PLUMAS COUNTY, CALIFORNIA

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APRIL, 1980

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