

**OWNERS' CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF "RIVER VALLEY SUBDIVISION, A PLANNED UNIT DEVELOPMENT", AND DO HEREBY DEDICATE FOR SPECIFIC PUBLIC USES THE PUBLIC UTILITY EASEMENTS IN ITEM I. BELOW.

1. RIGHTS OF WAYS AND EASEMENTS FOR PUBLIC UTILITIES ON, OVER AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "PUBLIC UTILITY EASEMENTS" (P.U.E.),
2. PRIVATE ROAD EASEMENTS, DRAINAGE EASEMENTS AND SLOPE EASEMENTS SHOWN HEREON TO BE CREATED BY RECORDATION WILL NOT BECOME FULLY EFFECTIVE UNTIL RESERVATIONS AND GRANTS ARE INCLUDED IN THE RESPECTIVE DEEDS AND RECORDED, AND ARE NOT SUBJECT TO IMPROVEMENTS OR MAINTENANCE BY PLUMAS COUNTY.

RAMELLI INVESTMENT GROUP, A LIMITED PARTNERSHIP

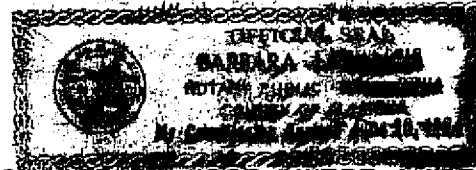
*William W. Harberts*  
WILLIAM W. HARBERTS  
A GENERAL PARTNER

*Joseph B. Kroesen*  
JOSEPH B. KROESEN  
A GENERAL PARTNER

STATE OF CALIFORNIA )  
COUNTY OF Alameda ) ss.  
ON THIS 1st DAY OF July, 1981, BEFORE ME,  
A NOTARY PUBLIC IN AND FOR SAID STATE,  
PERSONALLY APPEARED WILLIAM W. HARBERTS AND JOSEPH B. KROESEN, KNOWN TO ME TO BE BOTH OF THE GENERAL PARTNERS OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.  
WITNESS MY HAND AND OFFICIAL SEAL

*Barbara J. Francis*  
NOTARY PUBLIC

June 29, 1984  
MY COMMISSION EXPIRES



**SURVEYOR'S CERTIFICATE**

THIS MAP AND THE SURVEY PERFORMED THEREFORE ON APRIL 15, 1980, 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.

*John W. Hamby*  
JOHN W. HAMBY LS 2843

**COUNTY RECORDER'S CERTIFICATE**

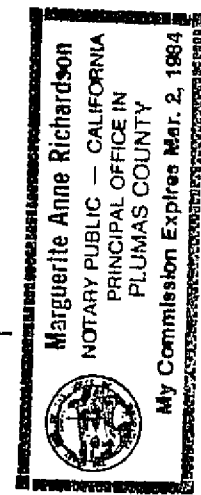
FILED THIS 15th DAY OF October, 1981, AT 4:31 P.M. IN BOOK 5 OF MAPS AT PAGE 29, AT THE REQUEST OF THE COUNTY ENGINEER.  
FEE \$ 17.00  
FILE NO. 3624

ILA DIGGS  
COUNTY RECORDER  
DEPUTY  
*Isabelle Andrews*

**TRUSTEE'S CERTIFICATE**

CAL-SIERRA TITLE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE UNDER THAT DEED OF TRUST DATED JUNE 1, 1978 AND RECORDED IN BOOK 289 OF PLUMAS COUNTY OFFICIAL RECORDS AT PAGES 462 THROUGH 489, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

CAL-SIERRA TITLE COMPANY.  
BY *David O. Windle*  
DAVID O. WINDLE - VICE PRES.



STATE OF CALIFORNIA )  
COUNTY OF Plumas ) ss.

ON THIS 27th DAY OF August, 1981, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID O. WINDLE, KNOWN TO ME TO BE THE VICE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS. WITNESS MY HAND AND OFFICIAL SEAL.

*Marguerite Anne Richardson*  
NOTARY PUBLIC

3/2/84  
MY COMMISSION EXPIRES

**COUNTY SURVEYOR'S CERTIFICATE**

I HAVE EXAMINED THIS MAP AND FIND IT 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 October 6, 1981

*Lawrence J. Brock*  
LAWRENCE J. BROCK RCE 13528  
COUNTY SURVEYOR

**COUNTY CLERK'S CERTIFICATE**

I, ILA DIGGS, 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 6th DAY OF October, 1981, AND THE PUBLIC UTILITY EASEMENTS DEDICATED FOR PUBLIC USE WERE ACCEPTED ON BEHALF OF THE PUBLIC.

*Iladiggs*  
ILA DIGGS  
COUNTY CLERK

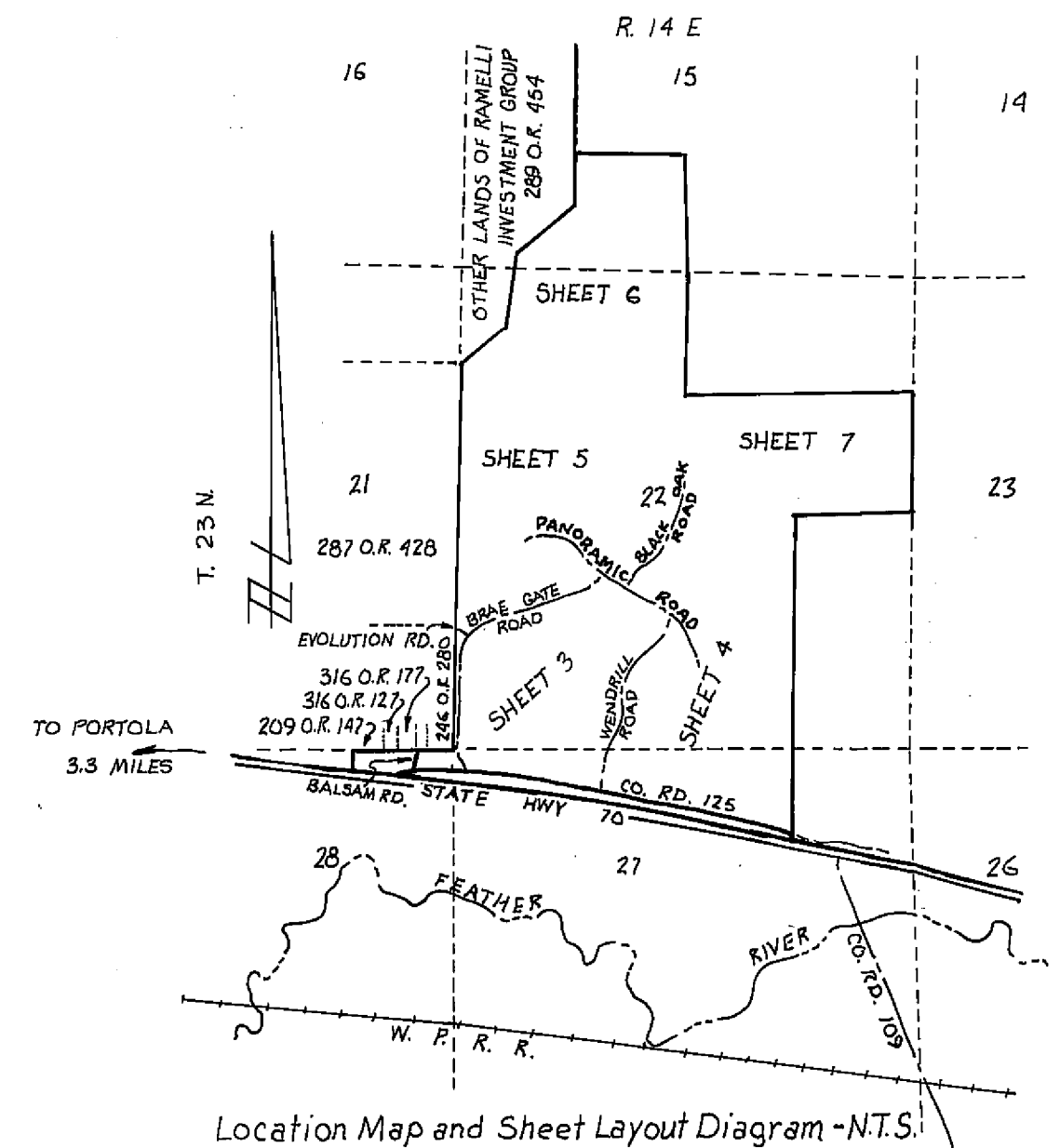
**COUNTY TAX COLLECTOR'S CERTIFICATE**

I, BARBARA J. COKOR, 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 \$3,483.84

DATED: 10/9/81

*Barbara J. Cokor*  
BARBARA J. COKOR  
PLUMAS COUNTY TAX COLLECTOR

AREA WITHIN SUBDIVISION	570.87
LOT AREA	556.72
ROAD EASEMENT AREA	14.15



**NOTES**

1. ROADS SHOWN HEREON AS "BRAE GATE, WENDRILL, EVOLUTION, BALSAM, PANORAMIC AND BLACK OAK ROADS" ARE PRIVATE ROADS SUBJECT TO THE RIGHTS OF WAY AND EASEMENTS NOTED HEREON AND ARE NOT SUBJECT TO IMPROVEMENTS OR MAINTENANCE BY PLUMAS COUNTY. IT WILL BE REQUIRED THAT SUCH ROADS BE IMPROVED TO COUNTY STANDARDS AT NO COST TO THE COUNTY BEFORE SUCH ROADS MAY BE ACCEPTED INTO THE COUNTY ROAD SYSTEM.
2. A SOIL REPORT ENTITLED "PRELIMINARY SOILS AND GEOLOGIC INVESTIGATION FOR THE RAMELLI RANCH PROPERTY, PLUMAS COUNTY CALIFORNIA" PREPARED IN JANUARY, 1979 BY TODD NELSON, C.E.G. AND ROBERT D. HOWELL, C.E. OF J.H. KLEINFELDER AND ASSOCIATES, RENO NEVADA, IS ON FILE IN THE PLUMAS COUNTY ENGINEER'S OFFICE.
3. ALL BEARINGS ARE GRID, BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 1. THE BASIS OF BEARING IS THE LINE BETWEEN THE S.E. AND S.W. CORNERS OF SECTION 22; T. 23 N., R. 14 E., PER 3 R.S. 63 OF PLUMAS COUNTY RECORDS, SAID LINE HAVING A RECORD BEARING OF S 88° 44' 05" W. ALL DISTANCES ARE GROUND. ROTATION FROM GRID TO GEODETIC BEARINGS = 1° 03' 12" COUNTERCLOCKWISE.
4. LEACH EXCLUSION AREAS ARE TO INCLUDE ALL SLOPES OVER 30%, AREAS WITHIN 50' FROM SEASONAL DRAINAGES AND 100' FROM SPRINGS, WELLS AND YEAR-ROUND STREAMS, AND WITHIN A DISTANCE OF 4 TIMES A CUT BANK HEIGHT FROM THE TOP OF CUT BANK, IN CONJUNCTION WITH THE REQUIREMENTS OF PLUMAS COUNTY ORDINANCE 76-162.
5. ARCHAEOLOGICAL SITES ARE DESIGNATED HEREON AS A DOTTED LINE BOUNDARY AND LABELLED A.S. CA-PLU-326, ETC. THESE SITES ARE BUILDING AND EXCAVATION EXCLUSION AREAS. GROUND DISTURBANCE WITHIN THESE AREAS MUST BE APPROVED IN WRITING BY A PROFESSIONAL ARCHAEOLOGIST PRIOR TO ANY EXCAVATION. ADDITIONAL BUILDING AND LEACH EXCLUSION AREAS ARE DESIGNATED HEREON.

**River Valley Subdivision**  
A Planned Unit Development for  
**Ramelli Investment Group**

BEING A PORTION OF SECTIONS 15, 22, 27 & 28  
T. 23 N., R. 14 E., M.D.B. & M.  
PLUMAS COUNTY, CALIFORNIA

HAMBY SURVEYING INC.  
P.O. BOX 842, PH. (916) 832 5571  
PORTOLA, CALIFORNIA, 96122