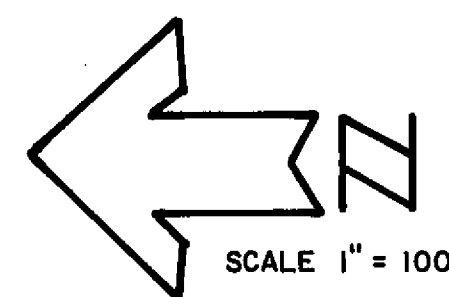


NOTE 'D'
 FOUND 8" x 8" WOOD FENCE POST FOR "ANGLE POINT IN THE PASTURE FENCE" (345 O.R. 405 & 355 O.R. 233); SET WITNESS CORNER [1/2" x 18" REBAR W/ALUM. CAP R.C.E 26870] BEARS S57°53'15"W 1.00 FT.



COURSE NUMBER	BEARING/ DELTA	RADIUS	DISTANCE/ ARC LENGTH
28	Δ=53°37'56"	130.00	121.69
29	Δ=74°58'00"	100.00	130.84
30	Δ=74°58'00"	70.00	91.59
31	Δ=62°20'46"	50.00	54.41
32	Δ=128°24'29"	50.00	112.06
33	Δ=95°30'21"	50.00	83.35
34	Δ=35°24'00"	120.00	74.14
35	Δ=35°24'00"	150.00	92.68
36	Δ=35°24'00"	180.00	111.21
37	Δ=83°28'12"	50.00	72.84
38	N 21°26'18"E	-	20.13
39	Δ=129°25'12"	50.00	112.94
40	S 63°33'17"E (RADIAL)	(RADIAL)	50.00
41	Δ=45°34'23"	50.00	39.77

SEE "LEGEND", SHEET 2 OF 5

LOT 42
3.92 Ac.

LOT 41
10.61 Ac. (G)
10.01 Ac. (N)

LOT 36
4.84 Ac. (G)
4.26 Ac. (N)

LOT 35
3.30 Ac. (G)
2.89 Ac. (N)

LOT 34
3.52 Ac. (G)
3.18 Ac. (N)

LOT 40
5.58 Ac. (G)
4.92 Ac. (N)

LOT 37
3.05 Ac. (G)
2.67 Ac. (N)

THE GALEPPI RANCH
SHEET 5 OF 5

MAP NOTES

- EASEMENT NO. 1 IS A 60 FOOT WIDE PRIVATE ROAD AND PUBLIC UTILITY EASEMENT OF THE LOCATION AND DIMENSIONS SHOWN HEREON AND MORE PARTICULARLY ENCOMPASSING THOSE PRIVATE ROADS SHOWN HEREON AS "CLEAR CREEK RD., RIDGERUN RD., SADDLE RD., BRINKMAN RD. AND LINDSAY LANE".
- EASEMENT NO. 2 IS A 30 FOOT WIDE PUBLIC UTILITY EASEMENT OF THE LOCATIONS AND DIMENSIONS SHOWN.
- EASEMENT NO. 3 IS A PUBLIC UTILITY EASEMENT COVERING THE TRIANGULAR PORTION OF LOT 18.
- AREAS LYING NORTH AND WEST OF THE SEASONAL HIGH GROUND WATER LINE, DESIGNATED HEREON BY _____ ARE RESIDENTIAL BUILDING EXCLUSION AREAS. AREAS LYING MORE THAN 200' NORTH AND WEST OF THIS LINE ARE RESTRICTED FROM ANY AND ALL STRUCTURAL CONSTRUCTION. THE SOUTH AND EAST LIMITS OF THIS STRUCTURAL EXCLUSION AREA ARE DESIGNATED HEREON AS _____ S _____.
- CONDITIONS OF APPROVAL FOR THIS MAP REQUIRE THAT NO FURTHER DIVISION OF ANY LOT SHOWN HEREON BE PERMITTED AND THAT NO "GUEST HOUSE" BE A PERMITTED LAND USE ON ANY LOT CREATED HEREON.
- BASIS OF BEARING FOR THIS SURVEY IS THE SOUTHWESTERLY BOUNDARY, TAKEN AS S27°31'19"E, AS SHOWN ON 5 RS 147.
- EASEMENT NO. 4 IS A 30 FOOT WIDE ROAD & UTILITY EASEMENT FOR THE BENEFIT OF LOTS 41 AND 42.
- ROADS SHOWN HEREON ARE PRIVATE EASEMENTS NOT SUBJECT TO IMPROVEMENT OR MAINTENANCE BY PLUMAS COUNTY. SUCH EASEMENTS WILL NOT BECOME EFFECTIVE UNLESS AND UNTIL RESERVATIONS AND GRANTS ARE INCLUDED IN THE RESPECTIVE DEEDS.
- LEACH EXCLUSION AREAS ARE TO CONFORM TO PLUMAS COUNTY ORDINANCE 76-162, INCLUDING SLOPES OVER 30% AND AREAS WITHIN 50' OF SEASONAL DRAINAGES.

- EASEMENT NO. 5 IS A 40 FOOT WIDE IRRIGATION AND DRAINAGE EASEMENT 20 FEET EACH SIDE OF THE SHOWN CENTERLINE.
- EASEMENT NO. 6 IS A 20 FOOT WIDE PUBLIC UTILITY EASEMENT.
- EASEMENT NO. 7 IS A SLOPE EASEMENT FOR CONSTRUCTION, MAINTENANCE AND RECONSTRUCTION OF CUT SLOPES WITHIN 50 FEET OF CENTERLINE OF QUINCY JUNCTION ROAD.
- EASEMENT NO. 8 IS A 30 FOOT WIDE ROAD & UTILITY EASEMENT FOR THE BENEFIT OF LOTS 27 AND 30.
- EASEMENT NO. 9 IS AN IRRIGATION AND DRAINAGE EASEMENT AS DESCRIBED IN BOOK _____ OF OFFICIAL RECORDS AT PAGE 235, 382.

SEE SHEET 4 OF 5

N01°21'55"W (RADIAL)