

OWNER'S 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 WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF "DIXIE VALLEY ESTATES", AND DO HEREBY DEDICATE FOR SPECIFIC PUBLIC USES THE PUBLIC UTILITY EASEMENTS IN ITEM 1 BELOW

1. RIGHTS OF WAY AND EASEMENTS FOR PUBLIC UTILITIES ON, OVER AND ACROSS THOSE 10 FOOT WIDE STRIPS OF LAND, BEING THE EASTERLY AND NORTHERLY 10 FEET OF THOSE ROAD EASEMENTS SHOWN AS ASPEN COURT AND ASPEN CIRCLE.
2. PRIVATE ROAD EASEMENTS AND DRAINAGE EASEMENTS SHOWN HEREON ARE TO BE CREATED BY RECORDATION AND 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.

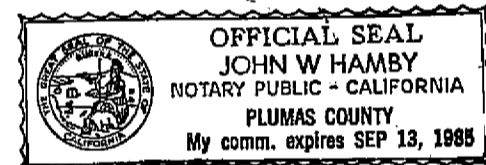
DIXIE INVESTORS, A NEVADA CORPORATION

BY Robert F. Carmody
ROBERT F. CARMODY, SECRETARY

STATE OF CALIFORNIA)
COUNTY OF PLUMAS) ss

ON Sept. 15 1982, BEFORE ME John W. Hamby, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT F. CARMODY, KNOWN TO ME TO BE THE SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND ALSO KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION 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.
MY COMMISSION EXPIRES Sept. 13, 1985



John W. Hamby
NOTARY PUBLIC

TRUSTEE'S CERTIFICATE

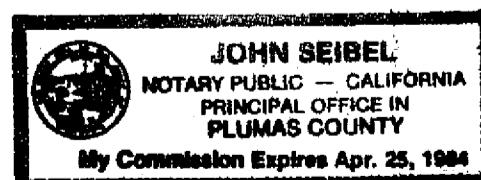
CAL-SIERRA TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEES UNDER DEED OF TRUST DATED AUG. 3, 1981, AND RECORDED AUG. 18, 1981, IN BOOK 355 OFFICIAL RECORDS AT PAGE 375, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

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

STATE OF CALIFORNIA) ss
COUNTY OF PLUMAS)

ON THIS 2nd DAY OF DEC, 1982, BEFORE ME John Seibel, 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, AND ALSO KNOWN TO ME TO BE THE PERSON WHO 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.

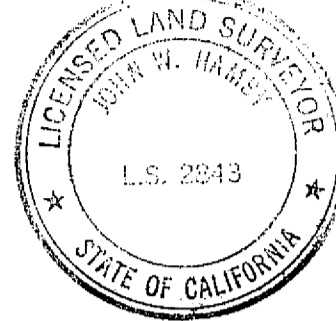
WITNESS MY HAND AND SEAL.



John Seibel
NOTARY PUBLIC
Apr. 25, 1984
MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

THIS MAP AND THE SURVEY PERFORMED THEREFORE IN MAY, 1982, WERE MADE BY ME OR UNDER MY DIRECTION. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL OF 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 L.S. 2843

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 Feb. 15, 1983

Lawrence J. Brock
LAWRENCE J. BROCK R.C.E. 13528
PLUMAS COUNTY SURVEYOR

COUNTY TAX COLLECTOR'S CERTIFICATE

I, BARBARA 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 HEREIN, 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 none.

DATED Feb. 17, 1983

Barbara J. Cokor by Jimmy Schooley, Asst.
BARBARA J. COKOR
PLUMAS COUNTY TAX COLLECTOR

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 15th DAY OF February, 1983, AND THE PUBLIC UTILITY EASEMENTS DEDICATED FOR PUBLIC USE WERE ACCEPTED ON BEHALF OF THE PUBLIC.

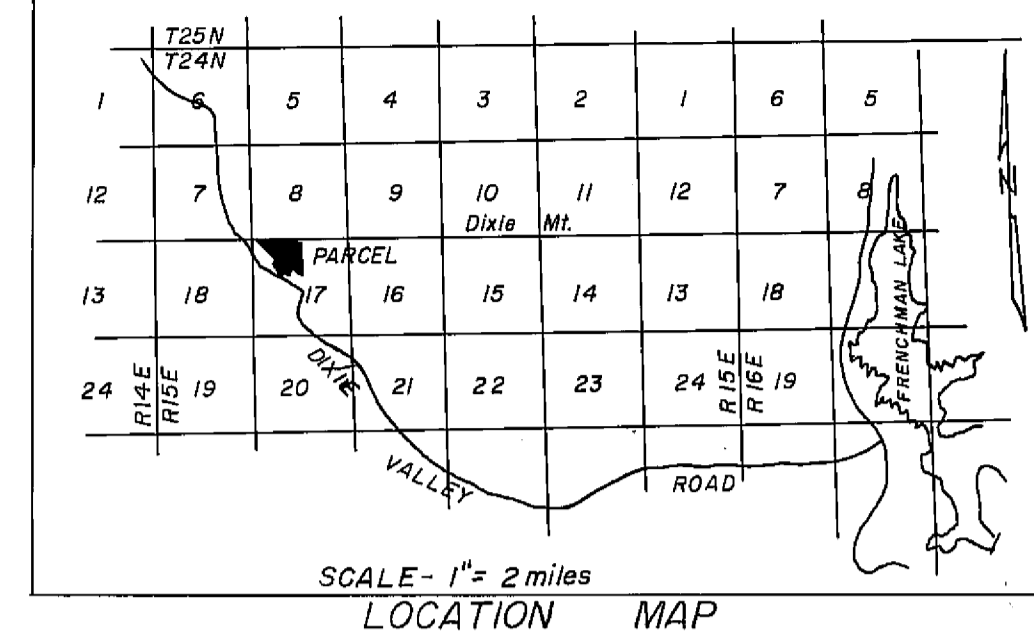
Ila Diggs
ILA DIGGS
PLUMAS COUNTY CLERK

RECORDER'S CERTIFICATE

FILED THIS 25 DAY OF February, 1983, AT 1:30 P.M. IN BOOK 5 OF MAPS AT PAGES 95-97, AT THE REQUEST OF THE COUNTY ENGINEER.

FEE \$ 9.00
FILE NO. 5976

Ila Diggs
ILA DIGGS
PLUMAS COUNTY RECORDER
BY Frances Nicol
DEPUTY

**NOTES**

THE BASIS OF BEARINGS IS THE WEST LINE OF LOT 70 OF DIXIE VALLEY PROPERTIES, UNIT 1, FILED IN BOOK 4 OF MAPS AT PAGE 5, PLUMAS COUNTY RECORDS.

DISTANCES AND BEARINGS ARE MEASURED AND/OR RECORD, PER 6RS53.

THIS IS A SUBDIVISION OF PROPERTY SHOWN ON 6 RS 53.

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 ALL AREAS WITHIN 50' OF PROPERTY LINES, WITHIN 50' OF WATERCOURSES, WITHIN EASEMENTS, WITHIN 100' OF WELLS, AND ON SLOPES OF 30% OR GREATER.

ACCESS TO SUBJECT PROPERTY AT THE TIME OF COUNTY APPROVAL IS SOLELY BY A ROAD SUBJECT TO THE JURISDICTION OF THE UNITED STATES DEPARTMENT OF AGRICULTURE, AND MAINTENANCE IS NOT GUARANTEED.

THERE IS NO AUTHORIZED FIRE PROTECTION PROVIDED TO THE PARCELS SHOWN HEREON.

THE AREA SHOWN ON THIS MAP IS WITHIN AN OPEN RANGE AREA.

ROAD MAINTENANCE IS TO BE PROVIDED BY THE TERMS, COVENANTS, AND CONDITIONS CONTAINED IN THE BYLAWS OF THE PLUMAS ROAD MAINTENANCE ASSOCIATION, A CALIFORNIA NONPROFIT PUBLIC CORPORATION. ANNEXATION INTO THIS ASSOCIATION IS RECORDED IN BOOK 383 PLUMAS COUNTY OFFICIAL RECORDS AT PAGE 327.

AREA WITHIN LOTS	56.08 ACRES
AREA WITHIN STREETS	3.01 ACRES
AREA WITHIN SUBDIVISION	59.09 ACRES

DIXIE VALLEY ESTATES

A SUBDIVISION

DIXIE INVESTORS

BEING A PORTION OF THE NW 1/4 OF SECTION 17, T24N R15E M.D.B. & M.

PLUMAS COUNTY CALIFORNIA

SCALE 1"=100'

JULY, 1982

HAMBY SURVEYING INC.
PO BOX 1209
PORTOLA, CALIF 96122
916-832-5571

SHEET 1 OF 3 SHEETS