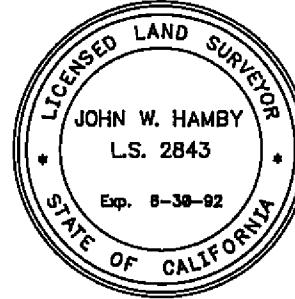


SURVEYOR'S STATEMENT

THIS MAP AND THE SURVEY PERFORMED THEREFOR IN JUNE 1990, 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.



DATED: 11-26-90

John W. Hamby
JOHN W. HAMBY L.S. 2843

COUNTY CLERK'S CERTIFICATE

I, JUDITH WELLS, 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 THE SAID BOARD OF SUPERVISORS CONVENED IN REGULAR MEETING UPON THE 4th DAY OF December, 1990, THE OFFER OF DEDICATION OF VALLEY RANCH DRIVE, CAYDEN DRIVE, THE DRAINAGE EASEMENTS, P.U.E. AND SLOPE EASEMENTS WAS ACCEPTED FOR USES NOTED.

DATED: 12-4-90

Judith Wells
JUDITH WELLS
PLUMAS COUNTY CLERK

TRUSTEE'S CERTIFICATE

CAL-SIERRA TITLE COMPANY, AS TRUSTEE UNDER A DEED OF TRUST DATED JANUARY 25, 1990 AND RECORDED IN BOOK 516 OF OFFICIAL RECORDS AT PAGE 42, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

CAL - SIERRA TITLE COMPANY

DATED: Nov. 26, 1990 By *David O. Windle*
DAVID O. WINDLE
PRESIDENT

COUNTY SURVEYOR'S STATEMENT

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 12/4/90

Lawrence J. Brock
LAWRENCE J. BROCK R.C.E. 13528
Plumas County Engineer and Surveyor

OWNER'S STATEMENT

VALLEY RANCH INVESTORS, A LIMITED PARTNERSHIP HAVING RECORD TITLE INTEREST IN THE HEREIN SUBDIVIDED LANDS, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP. VALLEY RANCH DRIVE AND CAYDEN DRIVE AS SHOWN ARE HEREBY OFFERED FOR DEDICATION FOR PUBLIC ROAD AND DRAINAGE PURPOSES, AND PUBLIC UTILITY PURPOSES. WE HEREBY OFFER FOR DEDICATION AND DO DEDICATE FOR SPECIFIC PURPOSES THOSE STRIPS OF LAND SHOWN AS DRAINAGE EASEMENTS, PUBLIC UTILITY AND SLOPE EASEMENTS.

VALLEY RANCH INVESTORS
by *Ira Adams*
IRA ADAMS - GENERAL PARTNER

STATE OF CALIFORNIA }
COUNTY OF PLUMAS } SS

ON THIS 26 DAY OF NOV., 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED DAVID O. WINDLE, PERSONALLY KNOWN TO ME (OR PROVED TO BE ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

John J. Salter
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
May 3, 1992
MY COMMISSION EXPIRES

COUNTY RECORDER'S CERTIFICATE

FILED THIS 4th DAY OF December 1990, AT 1:40 P.M. IN BOOK 516 OF MAPS AT PAGE 159-148 AT THE REQUEST OF THE COUNTY ENGINEER.

FEE # 23⁰⁰ JUDITH WELLS, County Recorder

FILE NO. 9352

By *Beth Cormack*
DEPUTY

STATE OF CALIFORNIA }
COUNTY OF PLUMAS } SS

ON Nov. 26, 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED IRA ADAMS, PERSONALLY KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE PARTNERSHIP, AND ACKNOWLEDGED TO ME THAT THE PARTNERSHIP EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL

John W. Hamby
NOTARY PUBLIC

Jan 24, 1994
MY COMMISSION EXPIRES

COUNTY TAX COLLECTOR'S CERTIFICATE

I, BARBARA J. COATES, 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 None.

DATED: 11-28-90

Barbara J. Coates by: Henny Schooder, a/cct.
BARBARA J. COATES
PLUMAS COUNTY TAX COLLECTOR

VALLEY RANCH ESTATES

A PLANNED DEVELOPMENT

PHASE No. 1 UNIT No. 2

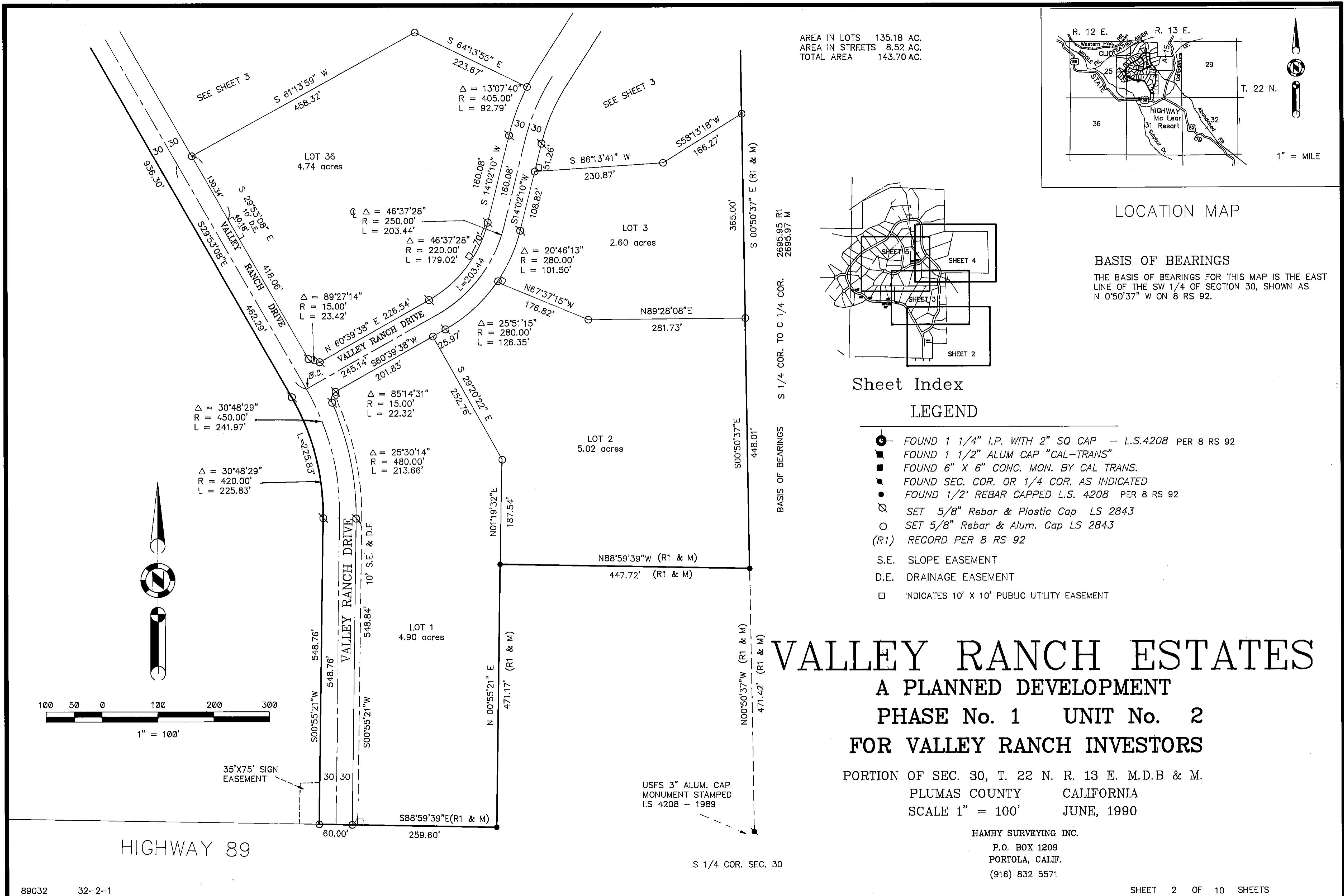
FOR VALLEY RANCH INVESTORS

PORTION OF SEC. 30, T. 22 N. R. 13 E. M.D.B & M.

PLUMAS COUNTY CALIFORNIA

SCALE 1" = 100' JULY, 1990

HAMBY SURVEYING INC.
P.O. BOX 1209
PORTOLA, CALIF.
(916) 832 5571



471.42' (R1 & M)

VALLEY RANCH ESTATES

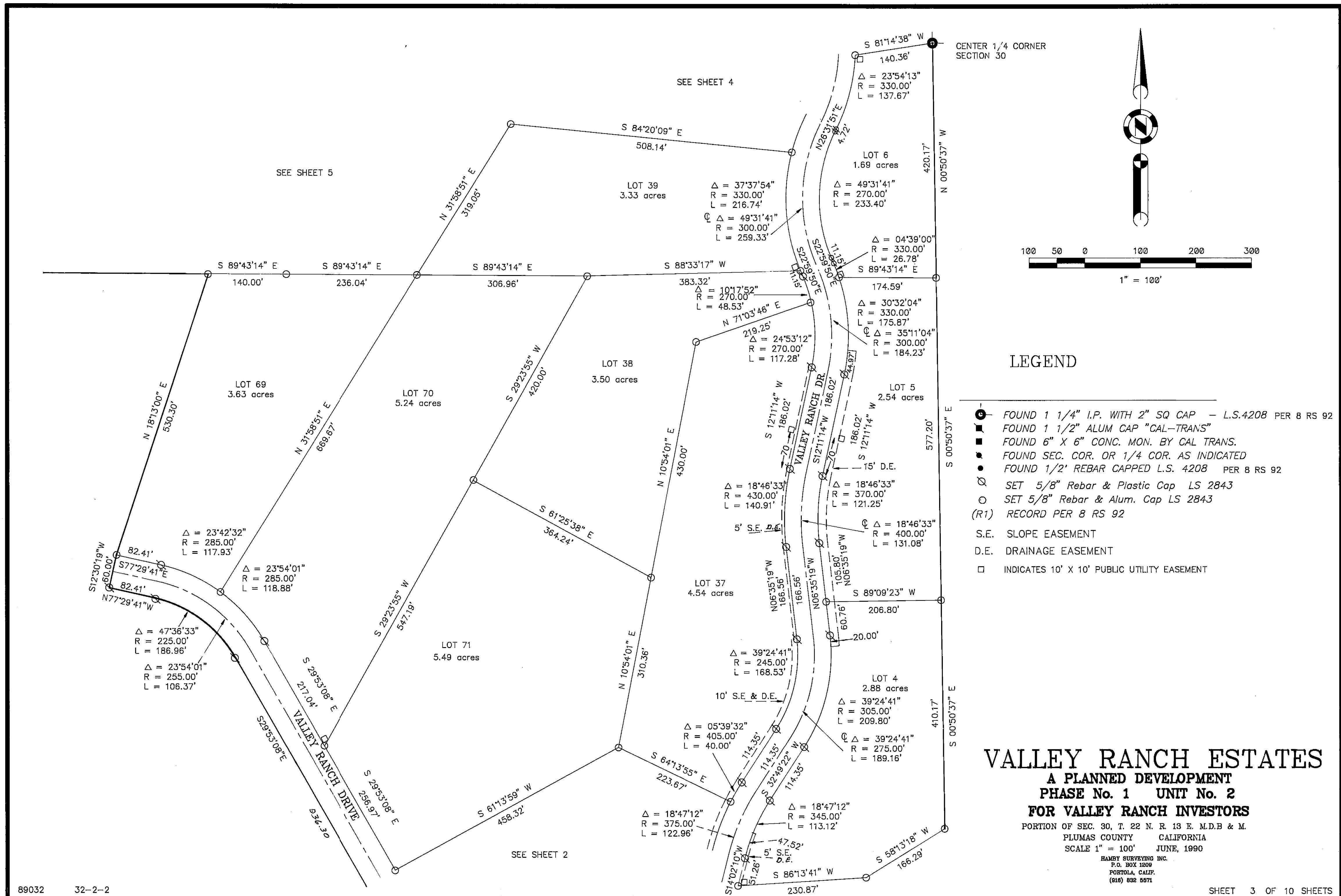
A PLANNED DEVELOPMENT

PHASE No. 1 UNIT No. 2

FOR VALLEY RANCH INVESTORS

PORTION OF SEC. 30, T. 22 N. R. 13 E. M.D.B & M.
PLUMAS COUNTY CALIFORNIA
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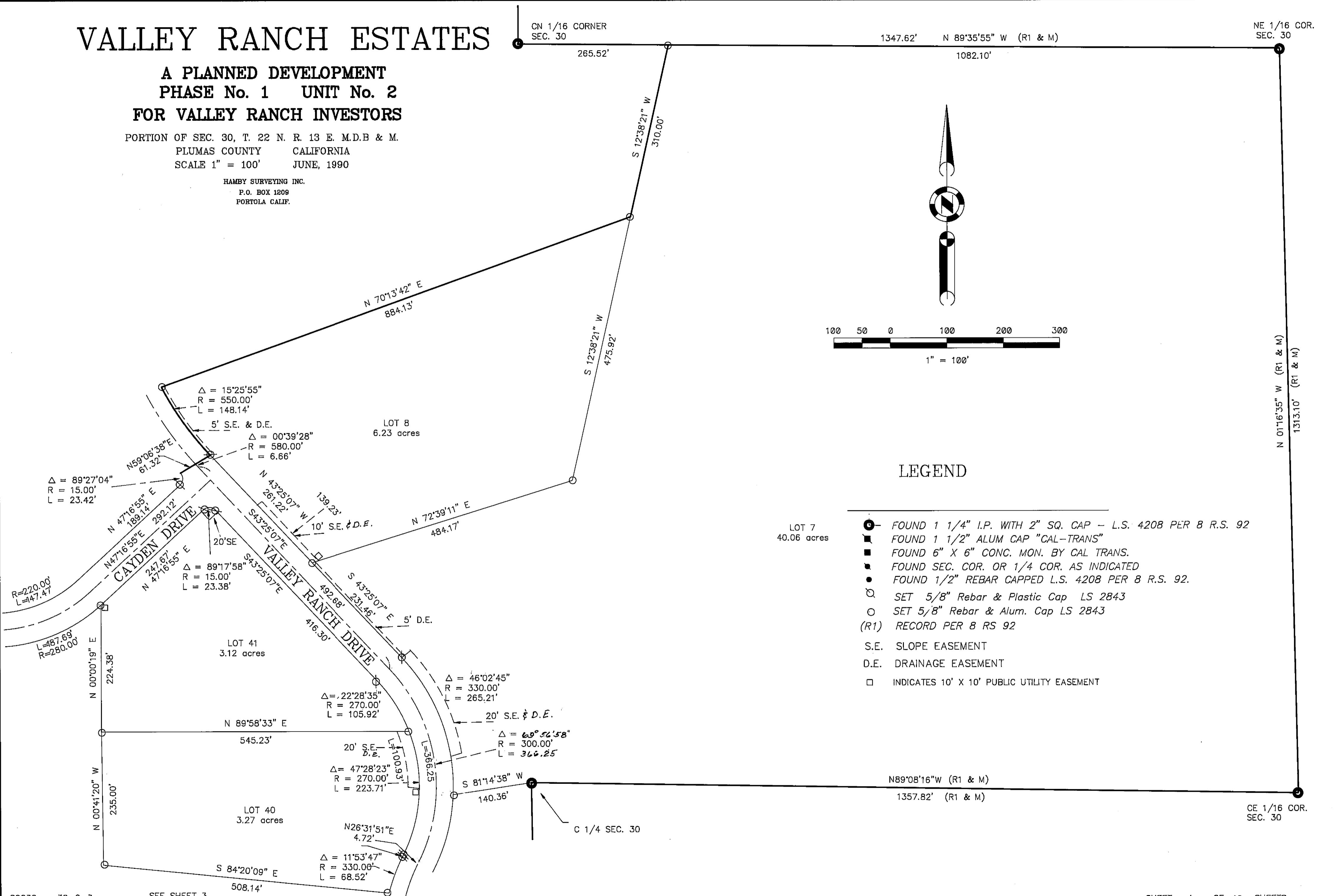


VALLEY RANCH ESTATES

**A PLANNED DEVELOPMENT
PHASE No. 1 UNIT No. 2
FOR VALLEY RANCH INVESTORS**

PORTION OF SEC. 30, T. 22 N. R. 13 E. M.D.B & M.
PLUMAS COUNTY CALIFORNIA
SCALE 1" = 100' JUNE, 1990

HAMBY SURVEYING INC.
P.O. BOX 1209
PORTOLA CALIF.



SHEET 4 OF 10 SHEETS

89032 32-2-3

SEE SHEET 3

SHEET 4 OF 10 SHEETS

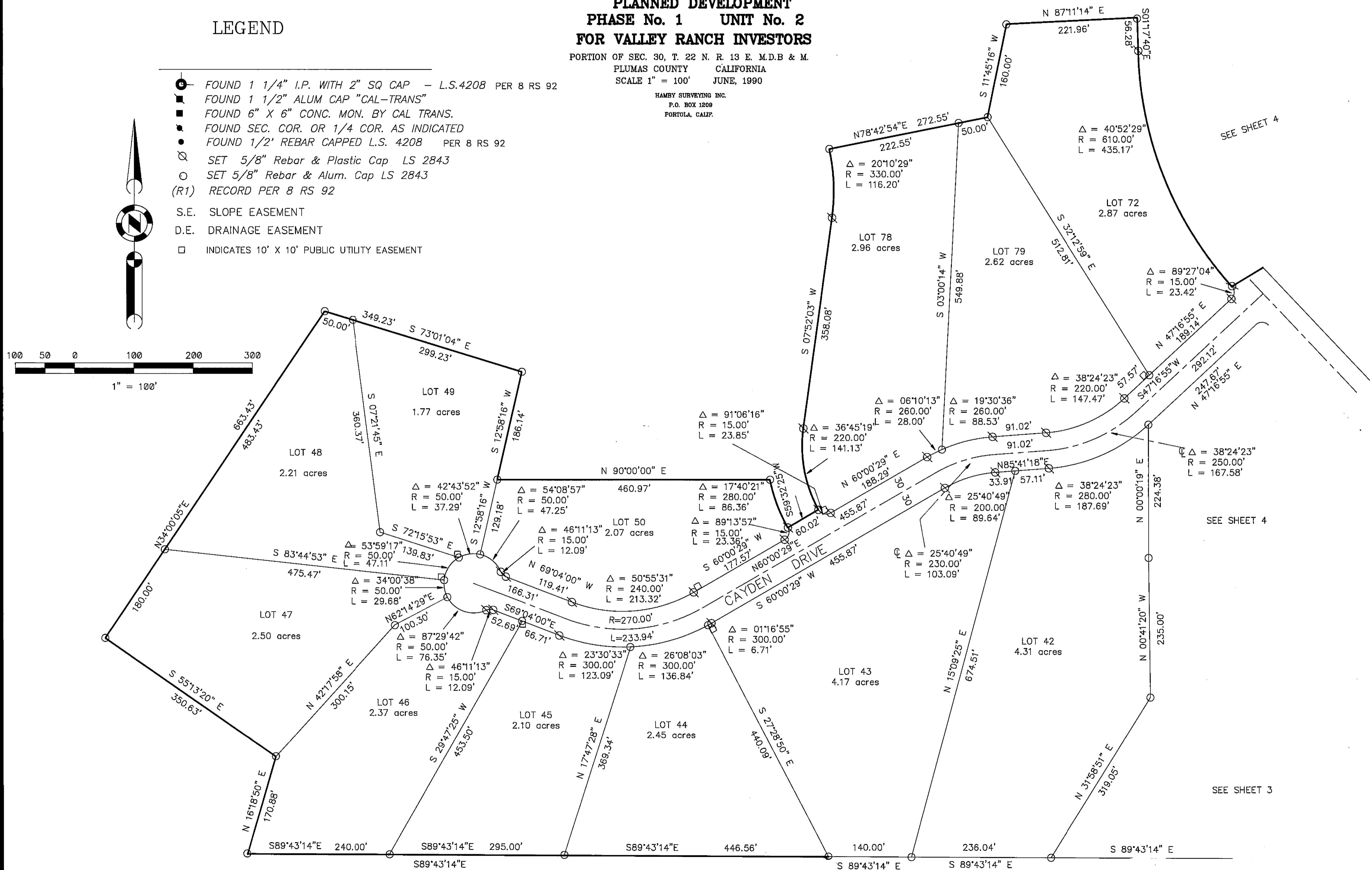
VALLEY RANCH ESTATES
PLANNED DEVELOPMENT
PHASE No. 1 UNIT No. 2
FOR VALLEY RANCH INVESTORS

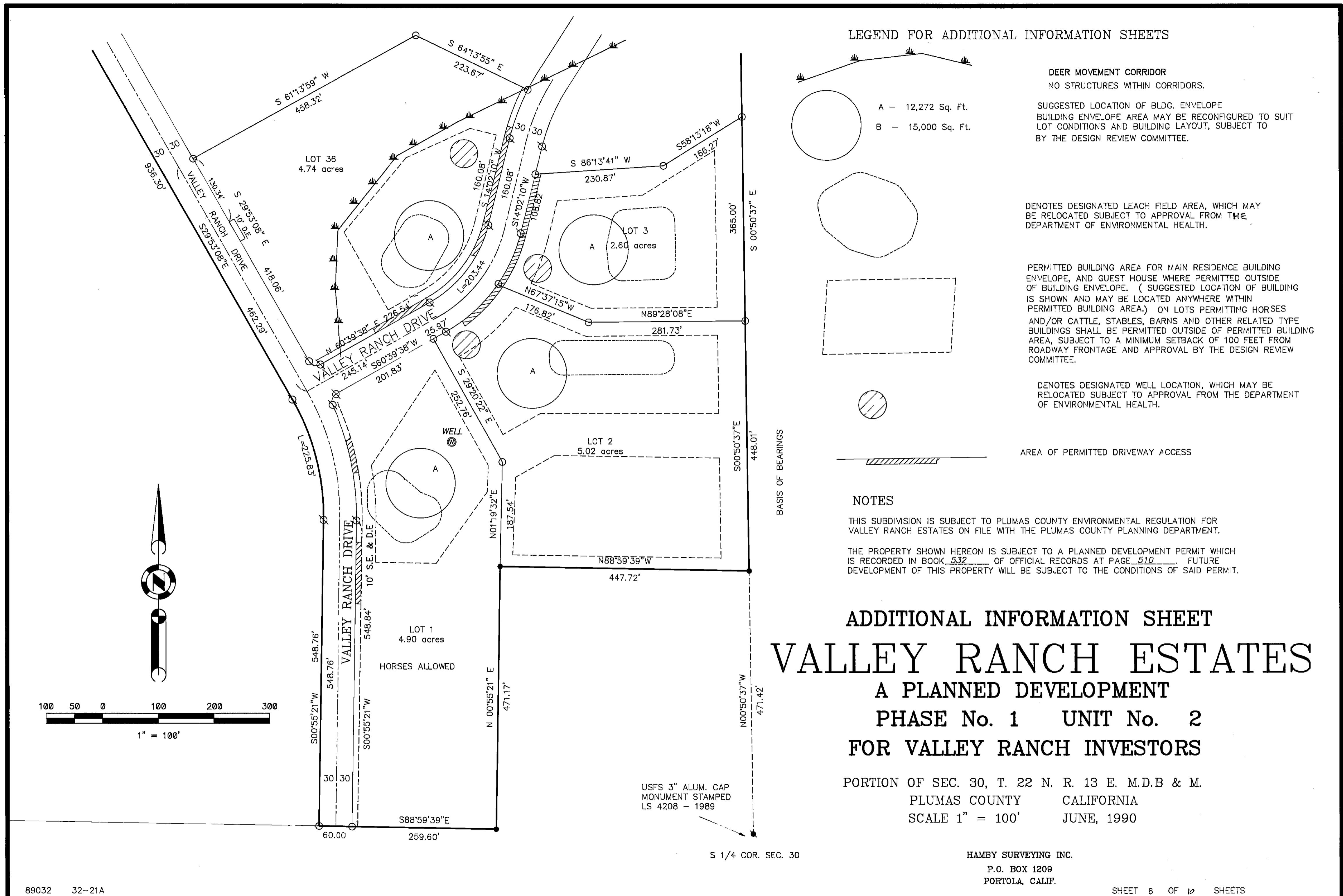
LEGEND

- FOUND 1 1/4" I.P. WITH 2" SQ CAP - L.S.4208 PER 8 RS 9
- FOUND 1 1/2" ALUM CAP "CAL-TRANS"
- FOUND 6" X 6" CONC. MON. BY CAL TRANS.
- FOUND SEC. COR. OR 1/4 COR. AS INDICATED
- FOUND 1/2' REBAR CAPPED L.S. 4208 PER 8 RS 92
- Q SET 5/8" Rebar & Plastic Cap LS 2843
- O SET 5/8" Rebar & Alum. Cap LS 2843
- (R1) RECORD PER 8 RS 92
- S.E. SLOPE EASEMENT
- D.E. DRAINAGE EASEMENT
- INDICATES 10' X 10' PUBLIC UTILITY EASEMENT

PORTION OF SEC. 30, T. 22 N. R. 13 E. M.D.B &
PLUMAS COUNTY CALIFORNIA
SCALE 1" = 100' JUNE, 1990

HAMBY SURVEY
P.O. BOX
PORTOLA, CA





ADDITIONAL INFORMATION SHEET
VALLEY RANCH ESTATES

A PLANNED DEVELOPMENT
PHASE No. 1 UNIT No. 2
FOR VALLEY RANCH INVESTORS

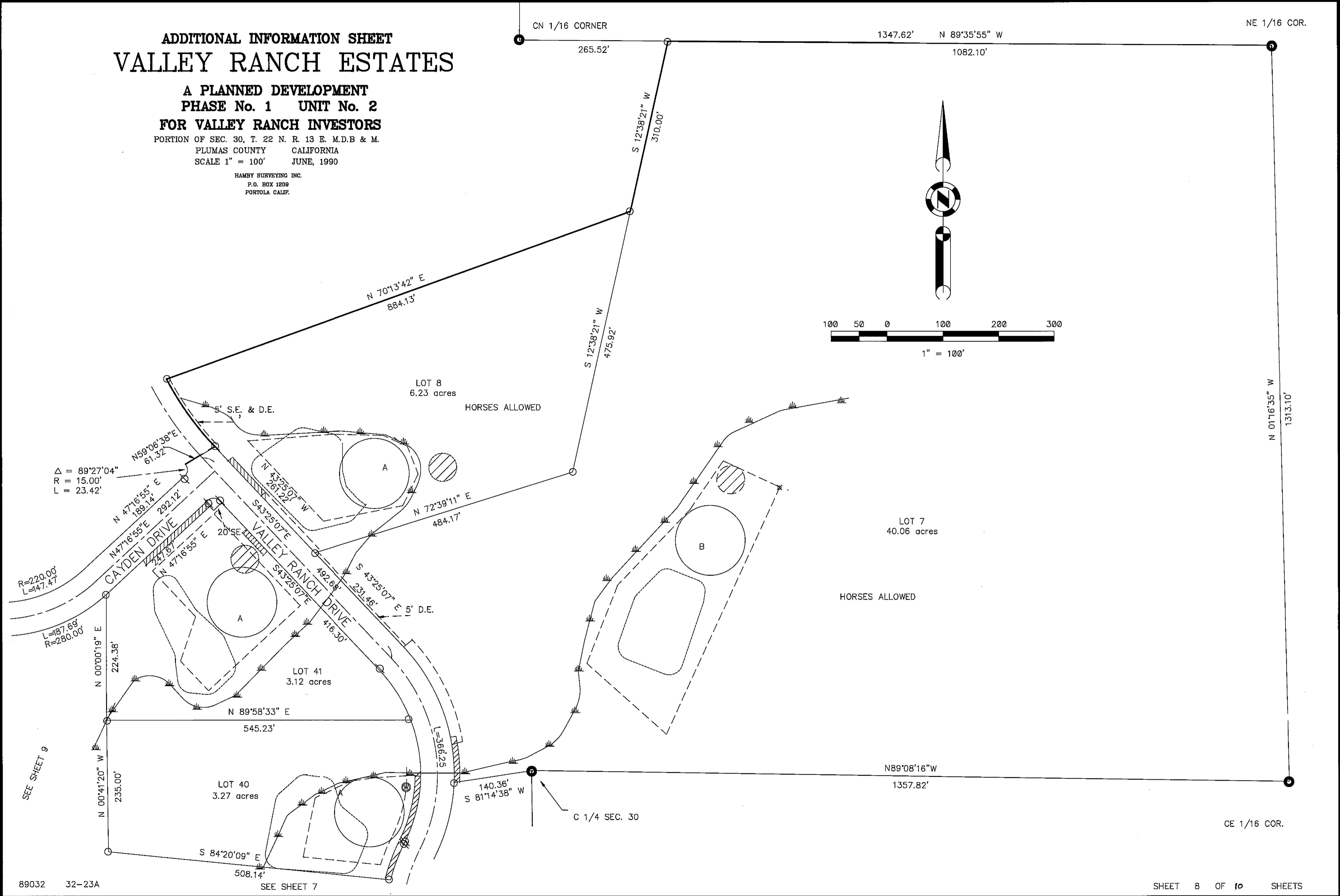
PORTION OF SEC. 30, T. 22 N. R. 13 E. M.D.B & M.
PLUMAS COUNTY CALIFORNIA
SCALE 1" = 100' JUNE, 1990

HAMBY SURVEYING INC.
P.O. BOX 1209
PORTOLA CALIF.

CN 1/16 CORNER

1347.62' N 89°35'55" W
1082.10'

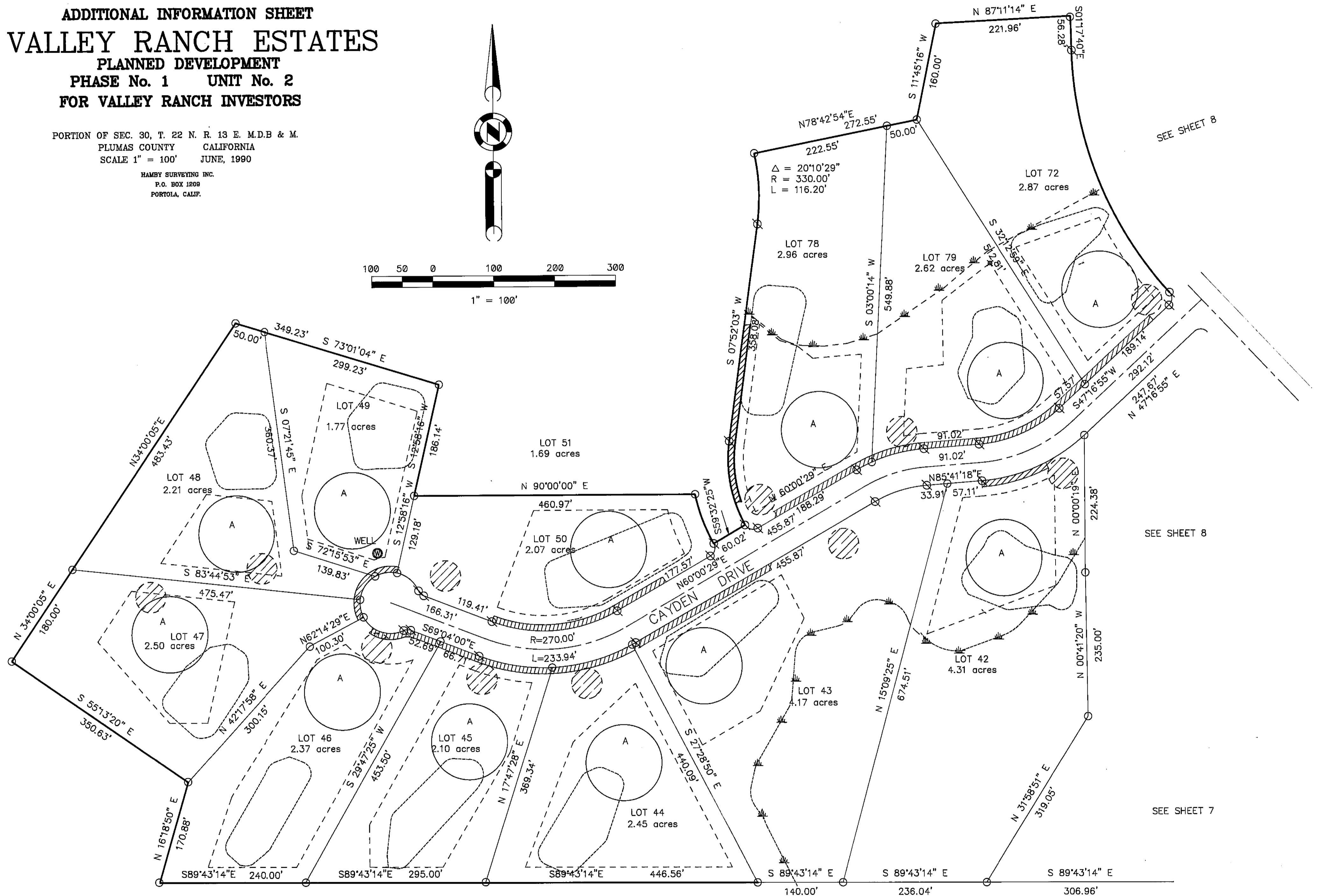
NE 1/16 COR.



ADDITIONAL INFORMATION SHEET
VALLEY RANCH ESTATES
PLANNED DEVELOPMENT
PHASE No. 1 UNIT No. 2
FOR VALLEY RANCH INVESTORS

PORTION OF SEC. 30, T. 22 N. R. 13 E. M.D.B & M
PLUMAS COUNTY CALIFORNIA
SCALE 1" = 100' JUNE, 1990

HAMBY SURVEYING INC.
P.O. BOX 1208
PORTOLA, CALIF.



NOTES

NO EXCAVATION (CUT OR FILL) ON SLOPES EXCEEDING 20% SHALL BE ALLOWED FOR THE CREATION OF A BUILDING PAD. THE TERM BUILDING PAD SHALL MEAN THE LEVELING OF AN AREA CREATED BY GRADING CUT OR CUT AND FILL METHODS UPON WHICH BUILDING CONSTRUCTION SHALL BE PLACED AND SHALL NOT BE INTERPRETED TO PRECLUDE LANDSCAPE TERRACING BY USE OF RETAINING WALLS.

EXCAVATION ON SLOPES BETWEEN 20 TO 30 PERCENT SHALL BE LIMITED TO FOOTINGS, BASEMENT OR LOWER FLOOR RETAINING WALLS, WELL DEVELOPMENT, SEWAGE DISPOSAL SYSTEMS, UTILITY TRENCHING, LANDSCAPE TERRACING, AND DRIVEWAYS.

INTERCEPTOR DITCHES SHALL BE CONSTRUCTED AT THE BASE OF ALL CUT SLOPES (UPPER SIDE OF BUILDING PAD)

ALL CUT SLOPES SHALL BE GRADED 3:1 OR FLATTER, WHERE POSSIBLE, OR OTHERWISE STABILIZED UNLESS THE CUT FACE IS DENSE CLAYEY MATERIAL OR ROCK. ALL FILL SLOPES SHALL BE 3:1 OR FLATTER, TRACK OR SHEEPSFOOT ROLLED ON COMPLETION TO RESULT IN A TIGHT, DIMPLED SURFACE. ALL CUT AND FILL SLOPES SHALL BE REVEGETATED OR OTHERWISE STABILIZED, SATISFACTORY TO THE COUNTY ENGINEER.

ALL BUILDING SITE OR LOT GRADING WORK UNDERWAY DURING RAINY WEATHER SHALL CONTROL EROSION BY USE OF PLASTIC SHEETING, STRAW, OR BY OTHER APPROPRIATE METHODS.

DRIVEWAYS SHALL NOT TRAVERSE SLOPES GREATER THAN 15% EXCEPT WHERE THIS WOULD BE PRELUSIVE OF DRIVEWAY CONSTRUCTION, AND SHALL NOT TRAVERSE SLOPES GREATER THAN 25%. SATISFACTORY TO THE COUNTY ENGINEER.

DRIVEWAYS SHALL NOT EXCEED 15% GRADE AND SHALL BE SURFACED WITH IMPORTED ROCK BASE, CONSTRUCTED TO THE STANDARDS IN SECTION 9-4.606 EXCEPT THOSE OF SUBSECTION (D), AND AS PROVIDED IN SECTION 8-11.03 OF THE PLUMAS COUNTY CODE.

ALL SLOPES RESULTING FROM DRIVEWAY CONSTRUCTION, LESS THAN 4' IN HEIGHT SHALL BE GRADED 3:1 OR FLATTER (WHEREVER POSSIBLE) AND REVEGETATED OR OTHERWISE STABILIZED, SATISFACTORY TO THE COUNTY ENGINEER.

ALL SLOPES, RESULTING FROM DRIVEWAY CONSTRUCTION, GREATER THAN 3:1 SHALL BE REVEGETATED OR THE SURFACE OTHERWISE STABILIZED, UNLESS THE CUTFACE IS DENSE CLAYEY MATERIAL OR ROCK.

ALL FILL SLOPES SHALL BE 3:1 OR FLATTER, TRACK OR SHEEPSFOOT ROLLED ON COMPLETION, TO RESULT IN A TIGHT, DIMPLED SURFACE, AND BE REVEGETATED.

WHERE OTHER METHODS OF STABILIZATION ARE USED, THEY SHALL BE APPROVED AND EXECUTED SATISFACTORY TO THE COUNTY ENGINEER.

THE DETERMINATION OF THE PRESENCE OF DENSE CLAYEY MATERIAL OR ROCK SHALL BE MADE BY THE COUNTY ENGINEER.

REVEGETATION SHALL BE DONE IN CONFORMANCE WITH THE APPROVED REVEGETATION PLAN.

DRIVEWAY PLANS SHALL BE SUBMITTED WITH BUILDING PERMIT APPLICATION. DRIVEWAYS SHALL BE COMPLETED BEFORE FINAL INSPECTION.

EROSION CONTROL FOR FIXED WORKS SHALL CORRESPOND WITH THE EROSION CONTROL PLAN, BUT SHALL BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER, AND SHALL BE APPROVED BY THE COUNTY ENGINEER. CORRESPONDENCE SHALL BE DETERMINED BY THE COUNTY ENGINEER AND THE PLANNING DEPARTMENT.

LOTS 4, 5, 37, 47, 48, 49, 70, 72, AND 79 REQUIRE SPECIAL DESIGN SHALLOW LEACH FIELDS WHICH SHALL BE APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH.

A BUILDING ENVELOPE OF 12,272 SQUARE FEET SHALL BE ESTABLISHED FOR EACH LOT EXCEPT THAT A BUILDING ENVELOPE OF 15,000 SQUARE FEET SHALL BE ESTABLISHED FOR LOTS 7, 9, 10, 11, 12, AND 25.

89032 - LOT 80C

BUILDING ENVELOPES SHALL NOT ENCROACH INTO THE DEER MOVEMENT CORRIDOR SHOWN ON THE ADDITIONAL INFORMATION MAP.

THE BUILDING ENVELOPE SHALL BE LOCATED AT THE TIME OF APPLICATION FOR THE FIRST BUILDING PERMIT FOR AN ABOVE GROUND STRUCTURE, AND THE LOCATION SHALL BE ACCEPTABLE TO THE PLANNING DEPARTMENT FOR ALL MITIGATION AND ZONING REQUIREMENTS.

ALL BUILDING IMPROVEMENTS FOR DWELLING UNITS (MAIN RESIDENCES) SHALL BE WITHIN BUILDING ENVELOPES.

THE UNIMPROVED AREA OF BUILDING ENVELOPES SHALL BE THE TRANSITION AREA AND SHALL MAINTAIN NATURAL VEGETATION IN ACCORDANCE WITH PUBLIC RESOURCES CODE SECTION 4291 AND THE COMPATIBLE PLANT LIST DISCUSSED BELOW, AND THAT THE INTRODUCTION OF VEGETATION NOT INDIGENOUS TO THE AREA SHALL BE PROHIBITED IN THE TRANSITION AREA.

SMALL ANIMAL HUSBANDRY, AS DEFINED IN TITLE 9 OF THE PLUMAS COUNTY CODE, SHALL NOT BE PERMITTED.

LARGE ANIMAL HUSBANDRY, AS DEFINED IN TITLE 9 OF THE PLUMAS COUNTY CODE, SHALL BE PERMITTED ON LOTS 1, 7, 8, 9, 10, 11, 12 AND 13; BUT SHALL BE LIMITED TO NO MORE THAN TWO HORSES WITH THEIR YOUNG (ONE YEAR OLD OR LESS).

FENCING SHALL NOT BE PERMITTED WITHIN THE DEER MOVEMENT CORRIDORS.

FENCING ON LOTS 4, 5, 7 THROUGH 11, 36 THROUGH 43, AND 68 THROUGH 79 SHALL BE NO MORE THAN 4 RAILS OR STRANDS OF WIRE, WITH THE LOWEST 18 INCHES ABOVE THE GROUND LEVEL, AND THAT THE TOP STRAND OR RAIL SHALL BE NO MORE THAN 48 INCHES ABOVE GROUND LEVEL.

FENCING OUTSIDE OF THE BUILDING ENVELOPES AND THE DEER MOVEMENT CORRIDORS SHALL ONLY BE PERMITTED AS ABOVE AND AS FOLLOWS:

LOTS 1, 12, AND 13 - PASTURE FENCING, NOT TO EXCEED 2 ACRES SHALL BE PERMITTED IN THE GRASSY AREAS OF THE LOTS. CORRAL FENCING SHALL BE LIMITED TO AN AREA NOT TO EXCEED 10,000 SQUARE FEET AND SETBACK A MINIMUM OF 100 FEET FROM THE ROADWAY FRONTAGE. PERMITTED TYPE OF FENCING SHALL BE A 4 WIRE, OR 3 WIRE AND A TOP WOOD RAIL WITH THE TOP WIRE OR RAIL NOT TO EXCEED 48 INCHES IN HEIGHT AND THE BOTTOM WIRE NOT LESS THAN 18 INCHES FROM THE GROUND.

LOTS 7, 8, 9, 10 AND 11 - CORRAL OR PADDOCK FENCING SHALL ONLY BE PERMITTED AND IN AN AREA NOT TO EXCEED 5,000 SQUARE FEET AND SETBACK A MINIMUM OF 100 FEET FROM THE ROADWAY FRONTAGE.

CLEARING OUTSIDE OF ENVELOPES SHALL BE LIMITED TO REMOVAL REQUIRED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION TO COMPLY WITH FIRE PROTECTION STANDARDS; REMOVAL OF DISEASED AND DEAD VEGETATION; REMOVAL FOR PERMITTED LOT IMPROVEMENTS; AND THAT SELECTIVE THINNING OF TREES TO PROVIDE VIEW CORRIDORS MAY BE PERMITTED SUBJECT TO REVIEW BY THE DESIGN REVIEW COMMITTEE.

ALL PLANTING IN TRANSITION AREAS AND OUTSIDE OF BUILDING ENVELOPES SHALL BE CONSISTENT WITH THE APPROVED PLANT LIST AS APPROVED PLANT BY THE PLANNING DEPARTMENT.

PLANTING WITHIN DEER MOVEMENT CORRIDORS SHALL BE OF BROWSE OR COVER SPECIES FROM THE APPROVED LIST.

ADDITIONAL INFORMATION SHEET VALLEY RANCH ESTATES A PLANNED DEVELOPMENT PHASE No.1 UNIT No. 2 FOR VALLEY RANCH INVESTORS

PORTION OF SEC. 30, T. 22 N. R. 13 E. M.D.B & M.

PLUMAS COUNTY CALIFORNIA

SCALE 1" = 100' JULY 1990

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SHEET 10 OF 10 SHEETS