



**LEGEND**

- ⊙ Section Corner as described per 5 PM 76
- Fd. 1/2" I.P. per 5 PM 76
- Set 1/2" Rebar RCE 22836
- △ Computed Corner
- ( ) Record per 5 PM 76
- Leach Exclusion Line
- Building Exclusion and leach exclusion line
- Primary and Secondary Flood plain
- RM Record and measured
- ⊘ PK Nail in pavement set as noted

**SUBDIVISION SUMMARY**

GROSS AREA	27.53 acres
ROADS	1.11 acres
NET AREA	26.42 acres

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. \*Red Clover Lane and Lindsay Lane.

**GENERAL NOTES:**

1. Building Exclusion areas include:
  - a) All areas above the 3800-ft elevation on Lots 1 and 2.
  - b) That portion of Lot 1 lying north east of Red Clover Creek
  - c) All areas within 50-ft from-top-of-the-bank of perennial streams and irrigation ditches that are within 100-ft of the right-of-way of County Road III, Beckworth-Genesee Road.
  - d) All areas within the primary and secondary Flood Hazard areas as shown hereon.
  - e) Areas within 50' of the top bank of Red Clover Creek, and areas within 100' of the top bank of Red Clover Creek more than 600' south of the north boundary of Lot 1.
2. Leach Exclusion areas include all areas within 50' of property lines, seasonal watercourses and irrigation ditches, within easements, within 100' from wells, springs and the top bank of Red Clover Creek; and slopes over 30%.

**EASEMENT DATA**

COURSE	BEARING	ARC LENGTH OR DISTANCE			DELTA	Q. RADIUS	TANGENT
		LT	CL	RT			
A		414.50'	405.15'	395.80'	17°51'23"	1300'	204.23'
B	S47°05'14"E	376.07'	376.07'	376.07'			
C		206.15'	199.10'	192.04'	13°28'08"	846.95'	100.01'
D		192.59'	200.61'	208.64'	15°19'33"	750'	100.90'
E	S48°56'44"E	677.67'	703.83'	722.10'			
F	S48°56'44"E		282.21'				
G	N87°41'40"W	16.57'	0				
H	N30°36'43"E	308.27'	278.14'	248.01'			
I	N13°41'06"W	189.82'	204.98'	145.63'			
J	N17°56'41"W	45.97'	94.22'	67.96'			
K	N66°48'19"E	86.16'	117.00'	125.71'			
L	N80°E	52.66'	31.88'	11.10'			
M	N47°E	65.50'	88.19'	68.98'			

**GVA SUBDIVISION**

A portion of Section 31, T26N, R12E and Section 6, T25N, R12E, MDB & M

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