

LEGEND

- Found 1/2" iron pin RCE 3297 (5 RS 41)
- ⊗ Found 1/2" rebar RCE 22836 (7 PM 26)
- Set 1/2" rebar RCE 22836
- () Record per 7 PM 26
- { } Record per 5 Maps 133, 134
- Approximate Leach Exclusion Area



8 PM 2

7 PM 26

5 M 133, 134

'MONUMENT LANE'

Hwy 70

60' Road & PUE
(347 OR 518)
and (301 OR 287)South 1/4 Corner S31
per 5 RS 41
No B.T. available

BASIS OF BEARINGS per 5 RS 41, 7 PM 26

'MONUMENT LANE'

'MONUMENT COURT'

LOT 1

10.03 ac. gross
8.36 ac. net

LOT 2

9.97 ac. gross
9.18 ac. net

LOT 3

5.04 ac. gross
4.29 ac. net

LOT 5

9.96 ac. gross

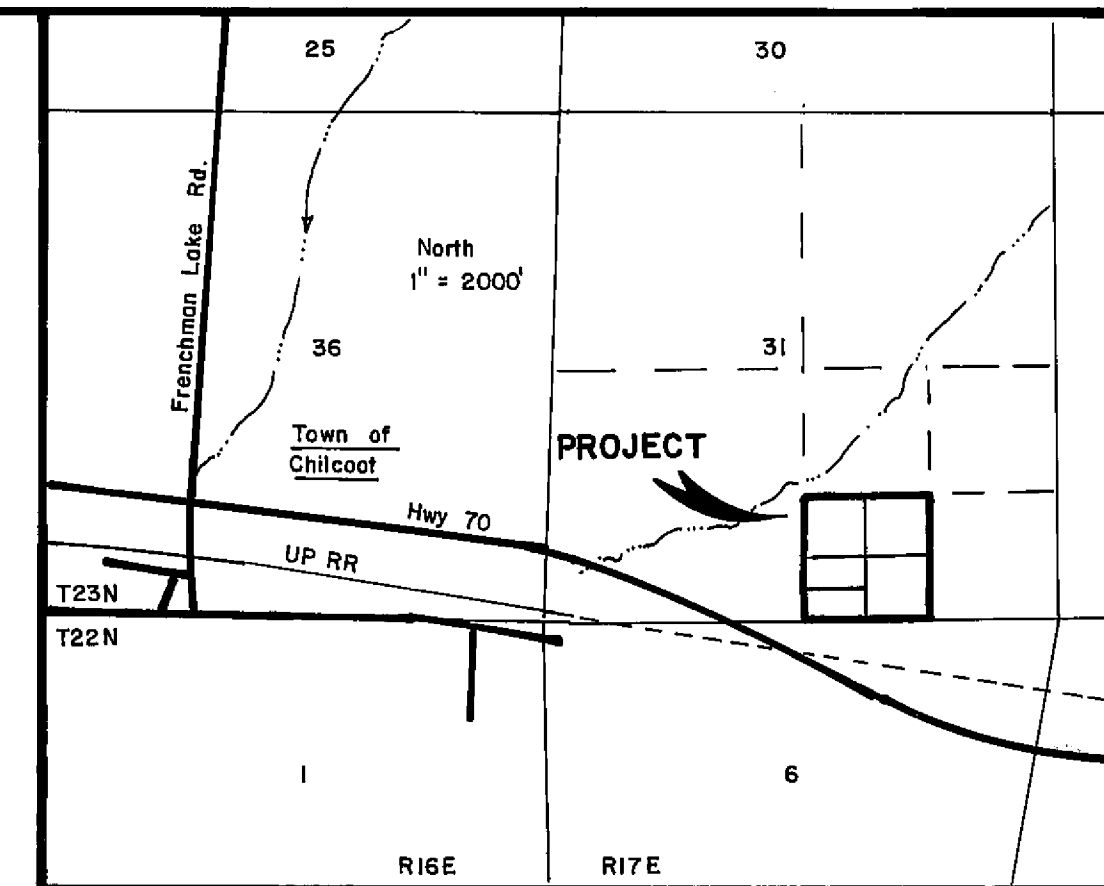
LOT 4

5.00 ac. gross
4.54 ac. netElec. Line
(No Record Easement)
20' PUE centered on line

20' PUE

Lands of BLM

SE 1/16 th Corner per 5 M 133

This corner reset on the East 1/16 line
per 5 M 133

LOCATION MAP

NOTES

1. Roads shown hereon Monument Lane and Monument Court 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.

2. Leach exclusion areas include slopes over 30%, areas within 50' of seasonal streams, 50' from property lines, and 100' from wells.

3. SUBDIVISION SUMMARY

36.33	net acres
3.67	acres road esmts
40.00	acres total

BECKWORTH PASS HEIGHTS, UNIT 2

BEING A PORTION OF SECTION 31 T23N R17E MDBM
NEAR CHILCOOT, PLUMAS COUNTY, CALIFORNIA

developer ROBERT F. CARMODY
573 RIVERIA CIRCLE
LARKSPUR, CALIFORNIA 94939

engineer CLIFF BROWN Engineering & Survey
Rt. 1 Box 480 B
Quincy, California 95971

December 1985

ROAD EASEMENT DATA

COURSE	DELTA OR BEARING	RADIUS			ARC LENGTH OR DIST			TAN
		LT	C	RT	LT	C	RT	
A	N89°08'15"E				329.22'	322.19'	315.16'	
B	S65°07'20"E				239.34'	245.88'	252.42'	
C	N66°46'55"E				45.43'	77.29'	109.15'	
D	N03°33'19"E				68.77'	90.16'	111.55'	
E	S87°59'08"W				—	622.22'	—	
F	N01°45'00"W				540.00'	539.75'	539.50'	
G	90°10'41"	160'	130'	100'	251.82'	204.61'	157.39'	130.40'
H	N88°25'41"E				—	494.76'	494.67'	