

MAP NOTES

- ◊ ----- FOUND SECTION SUBDIVISION CORNER AS NOTED.
- ----- FOUND $\frac{1}{4}$ " REBAR W/PLASTIC CAP STAMPED R.C.E. 15265 PER 5M.7, UNLESS OTHERWISE NOTED.
- ⊕ ----- FOUND $\frac{1}{4}$ " REBAR W/PLASTIC CAP STAMPED R.C.E. 15265 PER 7P.M.74, UNLESS OTHERWISE NOTED.
- , ⊕ ----- SET $\frac{1}{4}$ " REBAR W/ALUMINUM CAP STAMPED R.C.E. 13225.
- ----- COMPUTER POINT
- () ----- RECORD AND MEASURED DATA PER 5M.6, UNLESS OTHERWISE NOTED.
- [] ----- RECORD AND MEASURED DATA PER 7P.M.74, UNLESS OTHERWISE NOTED.
- 1 M. 2 ----- MAPS, BOOK AND PAGE.
- 1 P.M. 23 ----- PARCEL MAP, BOOK AND PAGE.
- 1 R/S 23 ----- RECORD OF SURVEY, BOOK AND PAGE.
- RAD. ----- RADIAL BEARING.
- U.E. ----- UTILITY EASEMENT.
- 123 O.R. 456 ----- OFFICIAL RECORD, VOLUME AND PAGE.

1. THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTH LINE OF N-E % OF SECTION 16, GIVEN AS N89°56'39"W IN BOOK 5 OF RECORD OF SURVEYS AT PAGE 47, PLUMAS COUNTY RECORDS.
2. A 40 FOOT WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITY, DRAINAGE AND INCIDENTAL PURPOSES FOR THE BENEFIT OF PARCEL 4 AS SHOWN IN BOOK 7 OF PARCEL MAPS AT PAGE 74, PLUMAS COUNTY RECORDS, WILL BE GRANTED UPON RECORDATION OF THIS MAP.
3. THE NORTHWEST CORNER OF LOT 16 IS THE SAME CORNER AS THE SOUTHWEST CORNER OF PARCEL 2, AS SHOWN IN BOOK 7 OF PARCEL MAPS AT PAGE 74. THIS POSITION FALLS WITHIN THE SMITH CREEK CHANNEL AND THE MONUMENT PER SAID PARCEL MAP WAS NOT FOUND. A WITNESS CORNER WAS SET, OUT OF THE CREEK, ALONG THE COMPUTED COMMON PROPERTY LINE.
4. PRIVATE ROAD STATEMENT: MEADOWVIEW LANE AS SHOWN HEREON IS A PRIVATE EASEMENT NOT SUBJECT TO IMPROVEMENT OR MAINTENANCE BY PLUMAS COUNTY. SUCH EASEMENT WILL NOT BECOME EFFECTIVE UNLESS AND UNTIL A RESERVATION AND GRANT IS INCLUDED IN THE RESPECTIVE DEEDS.

AREA TABULATION:

LOTS 1 THROUGH 34 (NET)	34.17 ACRES
PRIVATE ROAD	0.73 ACRES
PUBLIC ROADS	4.41 ACRES
TOTAL	39.31 ACRES

GOLD RIDGE SUBDIVISION

UNIT NO. 2

A PLANNED DEVELOPMENT

FOR

FEATHER RIVER ASSOCIATES

BEING A PORTION OF SECTIONS
15 AND 16, T.22N., R12E., M.D.B. & M.
IN PLUMAS COUNTY, CALIFORNIA

LARRY FITES ENGINEERING

P.O. BOX 308
GRAEAGLE, CALIFORNIA 96103
R.C.E. 13225

