



NOTES

- (1) LEACH EXCLUSION INCLUDES AREAS WITHIN 50 FEET OF SEASONAL DRAINS, AND ALL SLOPES OVER 30%
- (2) DWELLINGS WITHIN LOTS 1-5 AND 7-14 MAY HAVE A MAXIMUM OF 3 BEDROOMS PER LOT AS DETERMINED BY THE DESIGNATED LEACHFIELD AND LEACHFIELD REPLACEMENT AREAS SHOWN HEREON.
- (3) THE OWNERS OF LOTS 1-5 AND 7-14, AGREE TO JOINTLY MAINTAIN THE LEACHFIELDS LOCATED IN THE EASEMENTS INDICATED IN ACCORDANCE WITH THE CONDITIONS STATED WITHIN THE LEACHFIELD AGREEMENT RECORDED IN BOOK 649 OF OFFICIAL RECORDS ON PAGE 232.
- (4) AN ARCHEOLOGICAL RECONNAISSANCE WAS CONDUCTED BY JENSEN & ASSOCIATES ON THIS SITE. THEIR REPORT INDICATES THEIR SURVEY FOUND NO SIGNIFICANT ARCHEOLOGICAL AREAS WITHIN THIS SUBDIVISION.

- (5) LOT #2 IS RESERVED FOR DEVELOPMENT OF A DWELLING UNIT BY THE DEVELOPER.
- (6) THIS PROPERTY IS DEVELOPED TO THE MAXIMUM DENSITY ALLOWED BY PRESENT ZONING BY THIS SUBDIVISION.
- (7) LOTS 6 AND 15 MAY HAVE NO MORE THAN ONE RESIDENCE AND ONE GUEST HOUSE.

SOUTHERN OAKS
ADDITIONAL INFORMATION MAP

A PLANNED DEVELOPMENT OF 15 LOTS
WITHIN THE NW 1/4 OF THE SE 1/4 OF SECTION 19
T. 24 N., R. 10 E., M.D.M.

PLUMAS COUNTY CALIFORNIA

JUNE 1994 SCALE 1 INCH = 50 FEET

Tibbedeaux Surveying
P.O. Box 1960 / 565 Ridge St.
Portola CA 96122

(916) 832-5772

91-05-13

SHEET 4 of 4