

**OWNER'S STATEMENT**

MARJORIE J. REID, TRUSTEE, HAVING RECORD TITLE INTEREST IN THE HEREON SUBDIVIDED LANDS DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP. I DO HEREBY OFFER FOR DEDICATION MAIN RANCH ROAD AND MESA DRIVE AS SHOWN ON THE MAP FOR PUBLIC UTILITY PURPOSES, AND FOR USE BY PUBLIC LAW ENFORCEMENT AND FIRE PROTECTION AGENCIES AND THEIR VEHICLES AND PERSONNEL WHILE ON OFFICIAL BUSINESS.

PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN ON THE MAP ARE HEREBY OFFERED FOR DEDICATION FOR SUCH PURPOSES.

AN EASEMENT IS HEREBY RESERVED BY THE OWNER ON MAIN RANCH ROAD, ON MESA DRIVE AND ON THE "FUTURE 70' ACCESS EASEMENT" FOR THE SOLE USE OF OWNER FOR ACCESS TO, AND NORMAL ADMINISTRATION AND MAINTENANCE OF ITS ADJACENT LANDS, AND FOR THE CONSTRUCTION OF PRIVATE UTILITIES.

THE IRRIGATION EASEMENTS AS SHOWN ON THE MAP ARE HEREBY RESERVED BY THE OWNER FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE EXISTING IRRIGATION DITCH AND APPURTENANCES, INCLUDING NECESSARY ACCESS THERETO.

AN EASEMENT IS HEREBY RESERVED ON THE "FUTURE 70' ACCESS EASEMENT" AS SHOWN ON THE MAP FOR PUBLIC AND PRIVATE UTILITY PURPOSES, AND FOR ACCESS TO AND IMPROVEMENT OF OWNER'S ADJACENT LANDS TO THE SOUTH, SUBJECT TO IMPROVEMENT TO THE SAME STANDARD AS MAIN RANCH ROAD, AND SUBJECT TO PROPORTIONATE MAINTENANCE OF THE EXISTING ROADS SERVING CHANDLER RANCH HOMESITES.

THE DRAINAGE AND ACCESS EASEMENT AS SHOWN ON THE MAP IS HEREBY RESERVED BY THE OWNER FOR MAINTENANCE OF THE EPHEMERAL WATERCOURSE, INCLUDING NECESSARY ACCESS THERETO.

THE PRIVATE DRIVEWAY ACCESS EASEMENT AS SHOWN ON THE MAP WILL BE GRANTED TO THE OWNER OF LOT 9 AS A NON-EXCLUSIVE EASEMENT FOR ACCESS TO SAID LOT FROM MAIN RANCH ROAD.

MARJORIE J. REID, AS TRUSTEE OF THE "REID FAMILY TRUST-1988", UNDER A TRUST AGREEMENT DATED AUGUST 5, 1988.

DATED: 4-27-92

*Marjorie J. Reid, Trustee of the Reid Family Trust*  
1988

STATE OF CALIFORNIA )  
COUNTY OF SAN FRANCISCO ) SS.

ON THIS 27th DAY OF April, 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARJORIE J. REID, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME.



*Donna M. Lucchesi, Sacramento, California*  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
May 19, 1995  
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 \$ 1725.00.

DATED: 6/16/92

*Barbara J. Coates by: Nancy Dunbar*  
BARBARA J. COATES  
PLUMAS COUNTY TAX COLLECTOR

**COUNTY RECORDER'S CERTIFICATE**

FILED THIS 17th DAY OF June, 1992 AT 11:31 A.M. IN BOOK 7 OF MAPS, AT PAGE 62-66, AT THE REQUEST OF THE COUNTY SURVEYOR.

DATED: 6/17/92  
FEE: \$ 13.00  
FILE NO.: 4574

JUDITH WELLS  
COUNTY RECORDER  
BY: *Jane A. Gray*  
DEPUTY

**TRUSTEE'S STATEMENT**

CAL SIERRA TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER THAT DEED OF TRUST DATED DECEMBER 13, 1983, AND RECORDED IN BOOK 400 OF OFFICIAL RECORDS AT PAGE 92 AS MODIFIED ON FEBRUARY 5, 1987, AND RECORDED IN BOOK 456 OF OFFICIAL RECORDS AT PAGE 136, AS TRUSTEE UNDER THAT DEED OF TRUST DATED DECEMBER 13, 1983, AND RECORDED IN BOOK 400 OF OFFICIAL RECORDS AT PAGE 95 AS MODIFIED ON FEBRUARY 5, 1987, AND RECORDED IN BOOK 456 OF OFFICIAL RECORDS AT PAGE 144; AND AS TRUSTEE UNDER THAT DEED OF TRUST DATED FEBRUARY 13, 1991, AND RECORDED IN BOOK 541 OF OFFICIAL RECORDS AT PAGE 52, ALL PLUMAS COUNTY RECORDS, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP AND CONSENTS TO THE DEDICATION OF THE PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN THEREON.

DATED: 5/26/92

*David O. Windle*  
DAVID O. WINDLE  
PRESIDENT

STATE OF CALIFORNIA )  
COUNTY OF PLUMAS ) SS.

ON THIS 26th DAY OF May, 1992, 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 ME 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.

*Carol M. Patten*  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
September 26, 1995  
MY COMMISSION EXPIRES:

**ENGINEER'S STATEMENT**

THIS MAP AND THE SURVEY PERFORMED THEREFOR IN NOVEMBER 1991 WERE MADE BY ME OR UNDER MY DIRECTION. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: 4/21/92

*Larry A. Fites*  
LARRY A. FITES, R.C.E. 13226  
EXPIRES 3/31/93

**COUNTY SURVEYOR'S CERTIFICATE**

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: June 11, 1992

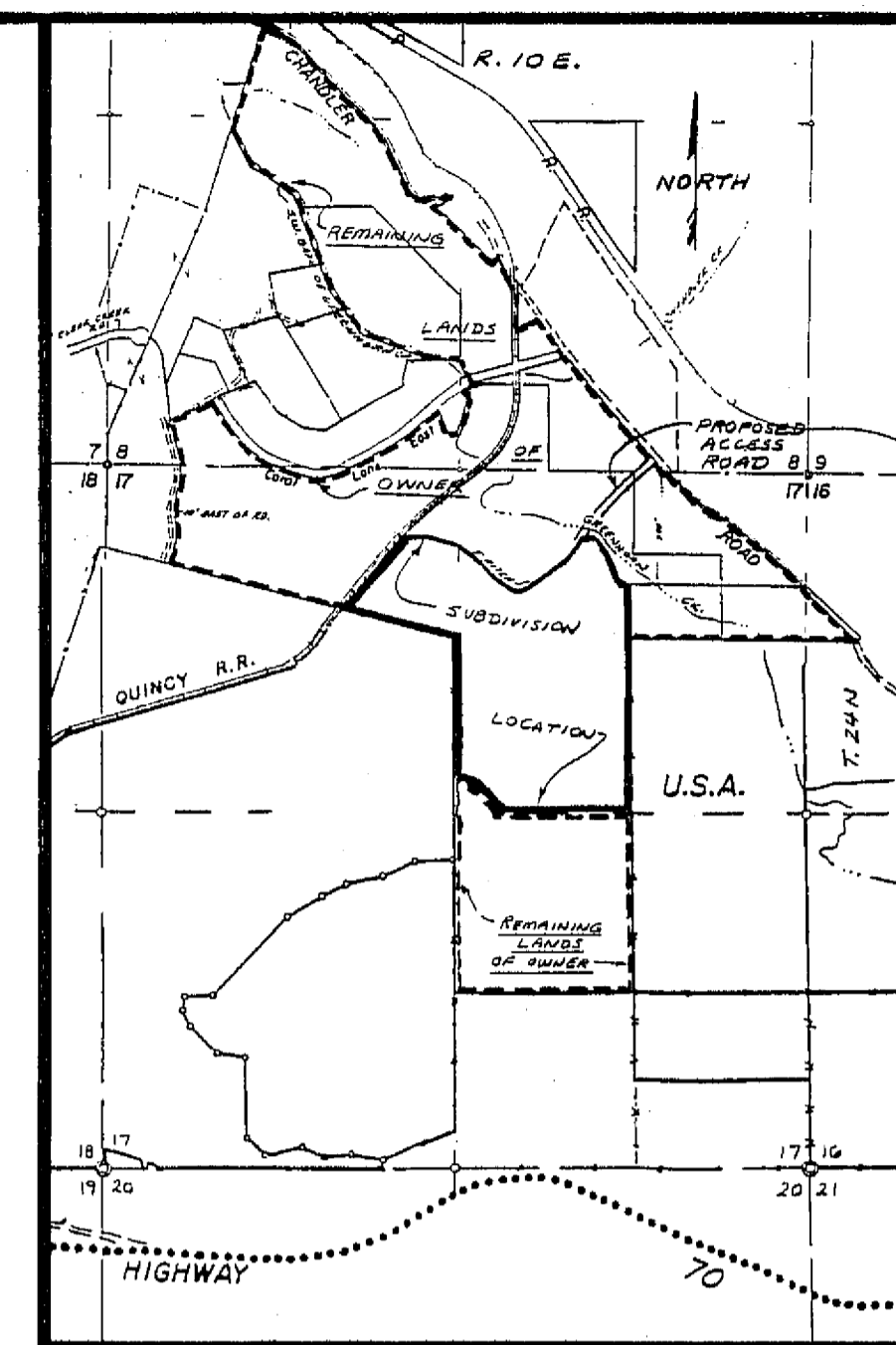
SIGNED: *R. Tom Hunter*  
R. TOM HUNTER, R.C.E. 30515  
COUNTY SURVEYOR  
EXPIRES 3/31/96

**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 SAID BOARD OF SUPERVISORS CONVENED IN A REGULAR MEETING UPON THE 16th DAY OF JUNE, 1992. THE OFFER OF DEDICATION OF THE PUBLIC UTILITY EASEMENTS (P.U.E.), MAIN RANCH ROAD AND MESA DRIVE AS SHOWN ON THE MAP WERE ACCEPTED FOR THE PUBLIC USES NOTED.

DATED: June 16, 1992

*Jeanne E. Gibbs, Asst. Clerk*  
JUDITH WELLS  
COUNTY CLERK



LOCATION MAP  
SCALE: 1" = 1500'

**AREA TABULATION**

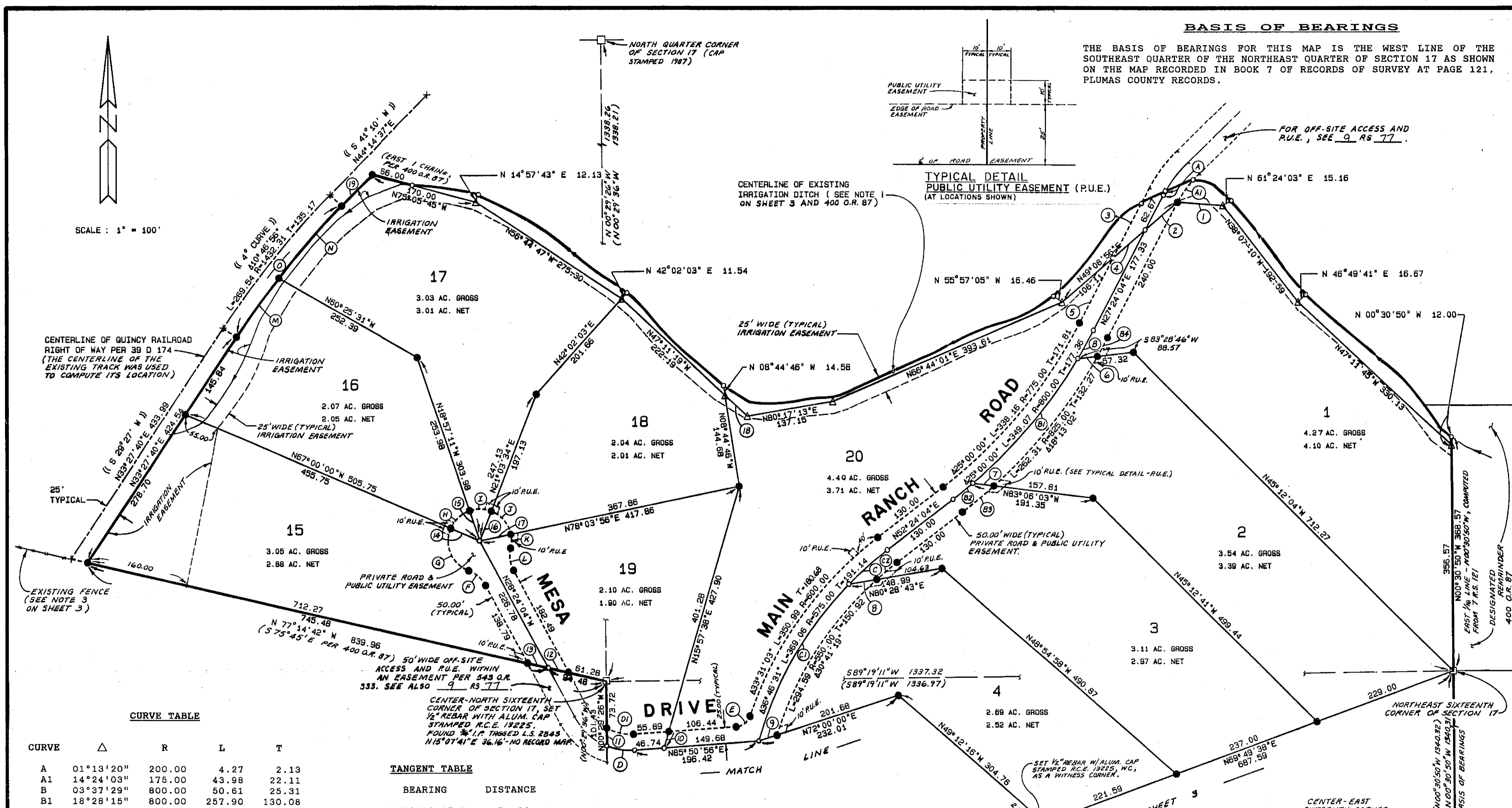
LOTS 1-20 . . . . . 61.81 ACRES  
PRIVATE ROAD EASEMENTS . . . . . 3.07 ACRES  
TOTAL . . . . . 64.88 ACRES

**CHANDLER RANCH HOMESITES**

REID FAMILY TRUST  
BEING PORTIONS OF THE NE 1/4 NW 1/4 AND N 1/2 NE 1/4, AND THE SW 1/4 NE 1/4 OF SECTION 17, T. 24 N., R. 10 E., M.D.M.  
PREPARED BY:  
LARRY FITES ENGINEERING  
P.O. BOX 20308  
GRAEAGLE, CALIFORNIA 96103  
R.C.E. 13225

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17 AS SHOWN ON THE MAP RECORDED IN BOOK 7 OF RECORDS OF SURVEY AT PAGE 121, PLUMAS COUNTY RECORDS.



**CURVE TABLE**

CURVE	Δ	R	L	T
A	01°13'20"	200.00	4.27	2.13
A1	14°24'03"	175.00	43.98	22.11
B	03°37'29"	800.00	50.61	25.31
B1	18°28'15"	800.00	257.90	130.08
B2	02°54'16"	800.00	40.55	20.28
B3	04°28'52"	825.00	64.52	32.28
B4	02°18'07"	825.00	33.14	16.57
C	08°04'15"	575.00	81.00	40.56
C1	28°42'16"	575.00	288.07	147.12
C2	04°20'11"	550.00	41.63	20.82
D	25°30'53"	100.00	44.53	22.64
D1	33°25'04"	75.00	43.74	22.51
E	66°67'55"	25.00	29.22	16.54
F	41°24'35"	50.00	36.14	18.90
G	92°48'39"	50.00	80.99	52.52
H	48°02'49"	50.00	41.93	22.29
I	40°00'45"	50.00	34.92	18.20
J	57°00'22"	50.00	49.75	27.15
K	24°56'35"	50.00	21.77	11.06
L	41°24'35"	50.00	36.14	18.90
M	04°39'31"	1407.31	114.42	57.24
N	06°07'26"	1407.31	150.41	75.28
O	10°46'57"	1407.31	264.83	132.81

**TANGENT TABLE**

	BEARING	DISTANCE
1	S 85°53'25" E	71.96
2	N 49°08'56" E	67.47
3	N 27°24'04" E	97.32
4	N 49°08'56" E	67.47
5	N 27°24'04" E	114.66
6	S 83°28'46" W	31.25
7	N 83°06'03" W	33.54
8	S 80°28'43" W	44.36
9	S 72°00'00" W	30.33
10	N 15°57'38" E	26.62
11	N 00°29'26" W	27.70
12	N 77°14'42" W	33.20
13	N 77°14'42" W	33.20
14	N 67°00'00" W	50.00
15	N 18°57'11" W	50.00
16	N 21°03'34" E	50.00
17	N 78°03'56" E	50.00
18	S 47°11'19" E	48.00
19	N 44°14'37" E	69.62

**LEGEND**

- - FOUND FOREST SERVICE MONUMENT, 5/8" ROD WITH 3-1/4" DIAMETER ALUMINUM CAP STAMPED L.S. 5623, 1988, AND ACCESSORIES PER 7 R.S. 121 UNLESS OTHERWISE NOTED.
- - FOUND MONUMENT AS NOTED.
- - SET 1/2" REBAR WITH ALUMINUM CAP STAMPED R.C.E. 13225.
- △ - SET 5/8" REBAR WITH ALUMINUM CAP STAMPED R.C.E. 13225, W.C.
- ° , + - COMPUTED POSITION, NOTHING SET.
- ( ) - RECORD DATA PER 7 R.S. 121 UNLESS OTHERWISE NOTED.
- (( )) - RECORD DATA PER 39 D. 174.

**CHANDLER RANCH HOMESITES**

**REID FAMILY TRUST**

BEING PORTIONS OF THE NE 1/4 NW 1/4 AND N 1/2 NE 1/4, AND THE SW 1/4 NE 1/4 OF SECTION 17, T. 24 N., R. 10 E., M.D.M.

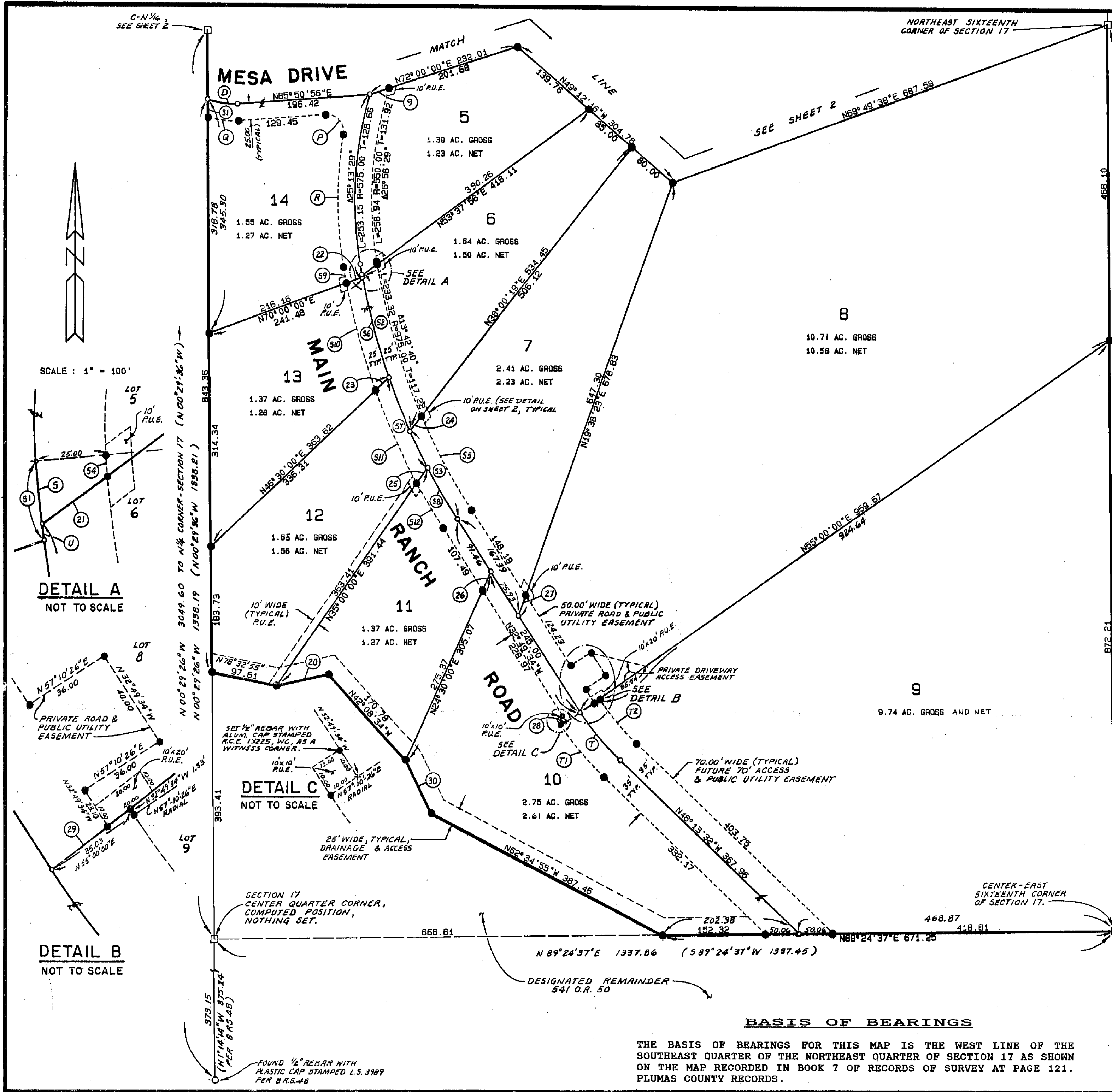
PREPARED BY:

**LARRY FITES ENGINEERING**

P.O. BOX 20308  
GRAEAGLE, CALIFORNIA 96103  
R.C.E. 13225

JANUARY 1992

SHEET 2 OF 5



CURVE TABLE					TANGENT TABLE	
CURVE	Δ	R	L	T	BEARING	DISTANCE
P	103°22'23"	25.00	45.11	31.64	S 78°04'54" W	79.35
Q	20°59'09"	125.00	45.78	23.15	S 53°37'56" W	27.85
R	18°49'15"	600.00	197.09	99.44	N 70°00'00" E	25.32
S	00°58'37"	1000.00	17.05	8.53	N 46°30'00" E	27.31
S1	01°08'15"	1000.00	19.85	9.93	S 38°00'19" W	28.32
S2	13°46'17"	1000.00	240.35	120.76	N 35°00'00" E	28.03
S3	08°28'45"	1000.00	147.99	74.13	N 24°30'00" E	29.70
S4	00°15'53"	975.00	4.51	2.25	N 19°38'23" E	31.53
S5	09°15'05"	975.00	157.43	78.89	N 57°10'26" E	10.00
S6	08°42'32"	1000.00	152.00	76.15	N 55°00'00" E	25.02
S7	08°18'28"	1000.00	145.00	72.63	N 25°53'38" W	87.25
S8	05°04'23"	1000.00	88.54	44.30	N 00°29'26" W	26.52
S9	01°21'55"	1025.00	24.43	12.21		
S10	09°06'12"	1025.00	162.86	81.60		
S11	08°24'10"	1025.00	150.32	75.30		
S12	04°21'21"	1025.00	77.92	38.98		
T	13°23'58"	400.00	93.55	46.99		
T1	13°23'58"	435.00	101.73	51.10		
T2	13°23'58"	365.00	85.36	42.88		
U	00°10'19"	1000.00	3.00	1.50		

- LEGEND**
- - FOUND FOREST SERVICE MONUMENT, 5/8" ROD WITH 3-1/4" DIAMETER ALUMINUM CAP STAMPED L.S. 5623, 1988, AND ACCESSORIES PER 7 R.S. 121 UNLESS OTHERWISE NOTED.
  - - FOUND MONUMENT AS NOTED.
  - - SET 1/2" REBAR WITH ALUMINUM CAP STAMPED R.C.E. 13225.
  - △ - SET 5/8" REBAR WITH ALUMINUM CAP STAMPED R.C.E. 13225, W.C.
  - ° , + - COMPUTED POSITION. NOTHING SET.
  - ( ) - RECORD DATA PER 7 R.S. 121 UNLESS OTHERWISE NOTED.
  - (( )) - RECORD DATA PER 39 D. 174.

- MAP NOTES**
1. THE PROPERTY LINE ALONG THE NORTHERLY SIDE OF LOTS 17, 18, 20 AND 1 IS THE CENTERLINE OF THE EXISTING IRRIGATION DITCH. THE LINE SHOWN BETWEEN THE WITNESS CORNERS IS NOT THE TRUE BOUNDARY, AND IS USED ONLY FOR DEFINING A METES AND BOUNDS FOR SAID LOTS. THE GROSS AND NET AREAS SHOWN FOR THESE LOTS REFLECTS THE AREA TO THE CENTERLINE OF THE IRRIGATION DITCH.
  2. A RIGHT OF WAY EASEMENT, FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING AN ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM, WAS GRANTED IN THE DEED RECORDED IN BOOK 73 OF DEEDS, AT PAGE 12, PLUMAS COUNTY RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED OF RECORD. THE GRANTEE IN THIS EASEMENT IS PLUMAS-SIERRA RURAL ELECTRIC COOPERATIVE AND ITS SUCCESSORS.
  3. THE INTERSECTION OF THE LONG-ESTABLISHED RANCH FENCE AND THE CENTERLINE OF THE EXISTING RAILROAD TRACKS WAS USED TO ESTABLISH THE BOUNDARY LINE OF THIS SUBDIVISION. THE DEED TO THE QUINCY WESTERN RAILWAY COMPANY, RECORDED IN BOOK 39 OF DEEDS AT PAGE 174, PLUMAS COUNTY RECORDS, TERMINATES ITS CENTERLINE DESCRIPTION AT "THE DIVIDING FENCE BETWEEN THE LANDS" OF THE JOHNSON AND LEE RANCHES, THUS DEFINING TO THE LINE AS SHOWN ON THIS MAP.

### CHANDLER RANCH HOMESITES

REID FAMILY TRUST  
 BEING PORTIONS OF THE NE 1/4 NW 1/4 AND  
 N 1/2 NE 1/4, AND THE SW 1/4 NE 1/4 OF  
 SECTION 17, T. 24 N., R. 10 E., M.D.M.

PREPARED BY:  
**LARRY FITES ENGINEERING**

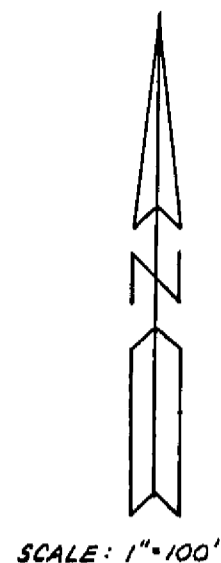
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JANUARY 1992

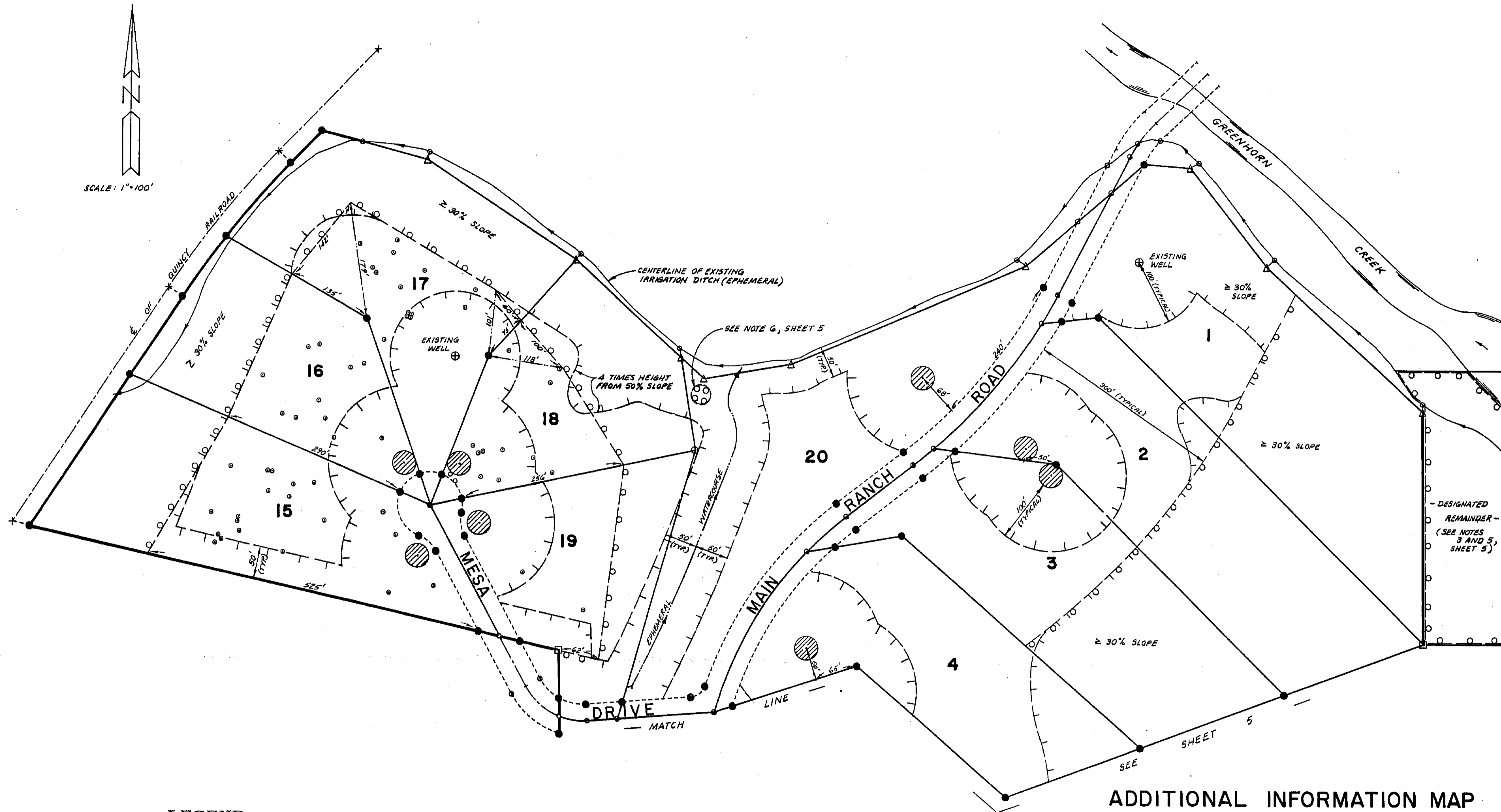
SHEET 3 OF 5

#### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17 AS SHOWN ON THE MAP RECORDED IN BOOK 7 OF RECORDS OF SURVEY AT PAGE 121, PLUMAS COUNTY RECORDS.

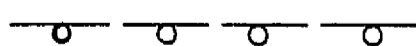


SCALE: 1"=100'

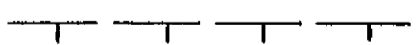


**LEGEND**

**BUILDING AND DEVELOPMENT EXCLUSION LINE**  
(Per Conditions of Approval or Covenants, Conditions and Restrictions.)



**LEACH EXCLUSION AREA**  
(Statutory exclusions per Ord. 76-162.)



**DESIGNATED WELL SITE**  
(35' diameter circular area, 10' off property line or easement line, except as shown. Dimensions are shown to centers of circles.)



**MATURE BLACK OAK TREE**  
(See Note 4, Sheet 5.)



**ADDITIONAL INFORMATION MAP**  
FOR:  
**CHANDLER RANCH HOMESITES**

**REID FAMILY TRUST**

BEING PORTIONS OF THE NE 1/4 NW 1/4 AND  
N 1/2 NE 1/4, AND THE SW 1/4 NE 1/4 OF  
SECTION 17, T. 24 N., R. 10 E., M.D.M.

PREPARED BY:

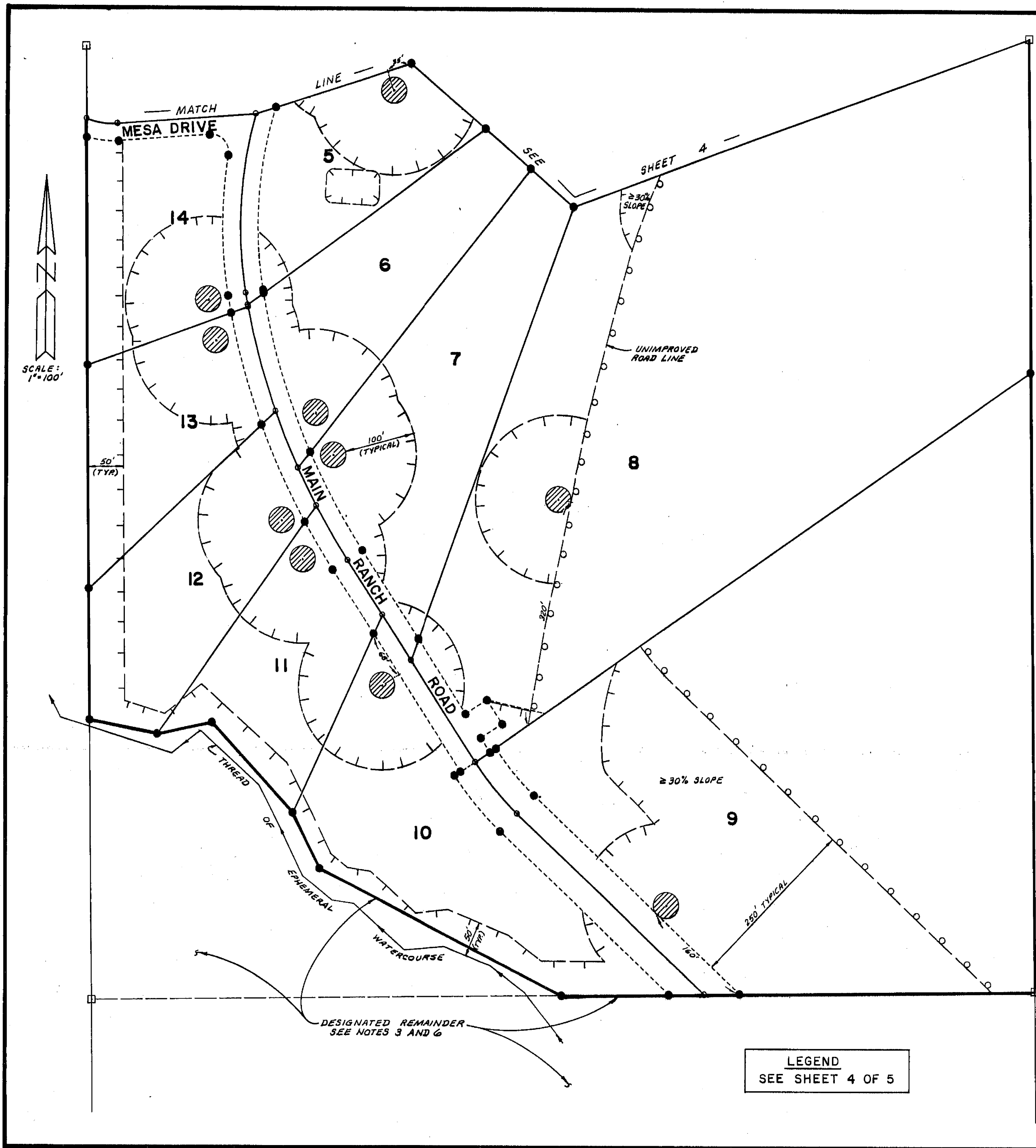
**LARRY FITES ENGINEERING**

P.O. BOX 20308  
GRAEAGLE, CALIFORNIA 96103  
R.C.E. 13225

JANUARY 1992

SHEET 4 OF 5





LEGEND  
SEE SHEET 4 OF 5

**NOTES**

1. Planned Development Statement: The property shown hereon is subject to a Planned Development Permit which is recorded in Book 575 of Official Records at Page 416, Plumas County Records. Future development of this property will be subject to the conditions of said Permit.
2. The roads shown hereon, namely Main Ranch Road and Mesa Drive, including the portions of said roads lying outside the subdivision, 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. Said roads will be maintained by all the parties to the Covenants, Conditions and Restrictions for Chandler Ranch Homesites, which are recorded in Book 575 of Official Records at Pages 418-441 and which set forth the rights and responsibilities of the parties for said maintenance.
3. The designated remainders as shown on Sheets 2 and 3 of the Final Map may be subject to additional Environmental Health Department requirements, which may include piezometer and percolation tests, prior to issuance of any septic permits.
4. Mature Black Oaks are those such trees with a 12" dbh or larger. Plot plans shall be designed to maximize retention of mature Black Oaks on Lots 15 through 19. Remove oak trees only when it is absolutely essential for lot development (i.e. home, outbuilding and driveway construction). Removing trees as required by the California Department of Forestry to follow "Fire Safe" regulations may also be allowed.
5. A building and development exclusion area exists on the northern designated remainder for the area southwest of Greenhorn Creek.
6. A building and development exclusion area exists for the uncleared archeological site on Lot 20, and for those portions of the southern designated remainder below the 3600 foot contour.
7. The additional information shown hereon is for informational purposes, describing conditions as of the date of filing, and is not intended to affect record title interest.
8. The additional information shown hereon is derived from public records or reports, and does not imply the correctness or sufficiency of those records or reports by the preparer.

**ADDITIONAL INFORMATION MAP  
FOR  
CHANDLER RANCH HOMESITES**

**REID FAMILY TRUST**  
BEING PORTIONS OF THE NE 1/4 NW 1/4 AND  
N 1/2 NE 1/4, AND THE SW 1/4 NE 1/4 OF  
SECTION 17, T. 24 N., R. 10 E., M.D.M.

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JANUARY 1992

SHEET 5 OF 5