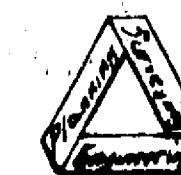


# CONDOMINIUM PLAN & NOTES

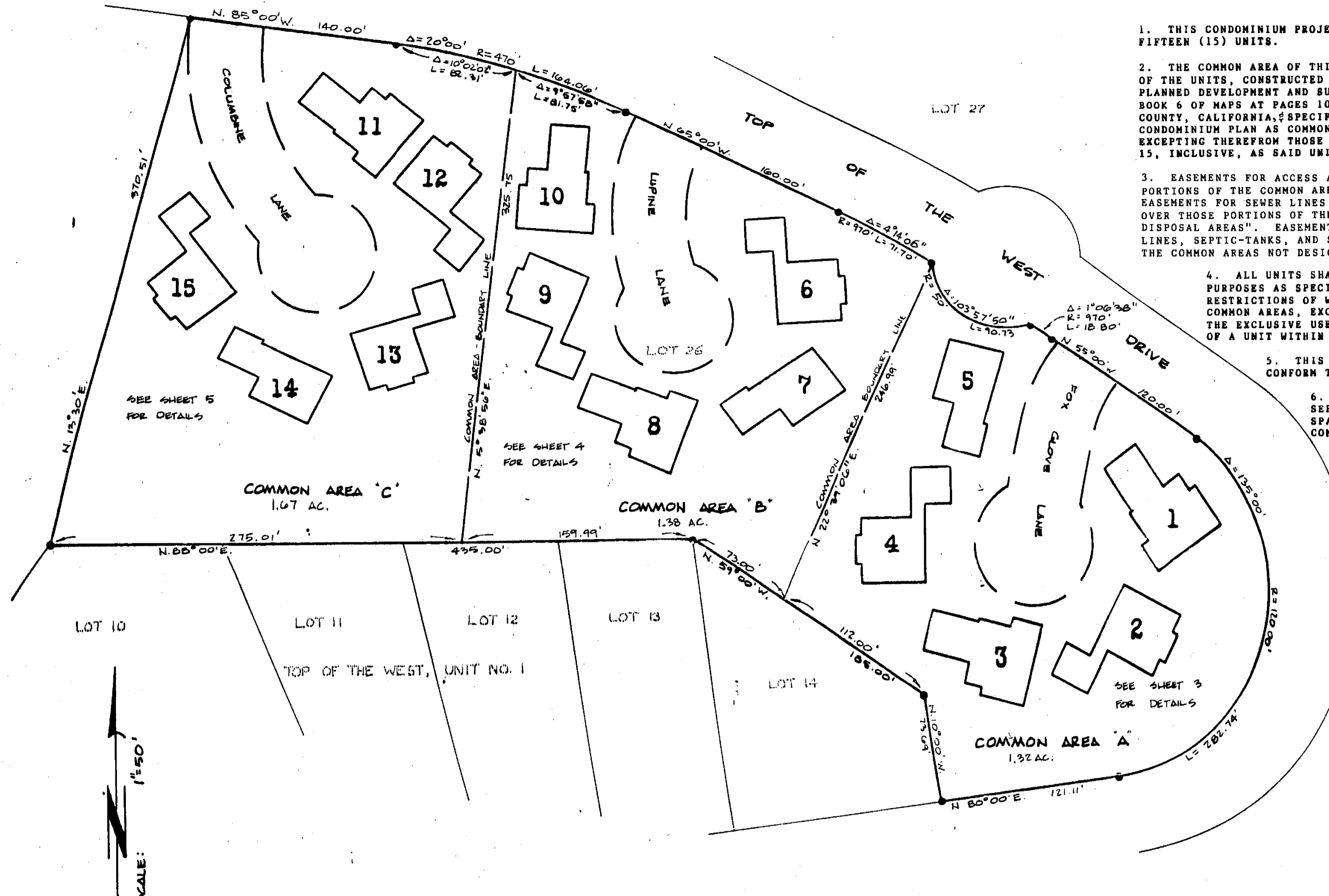
1. THIS CONDOMINIUM PROJECT IS COMPOSED OF THREE COMMON AREA PARCELS AND FIFTEEN (15) UNITS.
2. THE COMMON AREA OF THIS PROJECT IS ALL LAND AND ALL IMPROVEMENTS, EXCLUSIVE OF THE UNITS, CONSTRUCTED WITHIN THE BOUNDARY LINES OF LOT 26 AS SHOWN ON THAT PLANNED DEVELOPMENT AND SUBDIVISION MAP OF TOP OF THE WEST UNIT NO. 1, FILED IN BOOK 6 OF MAPS AT PAGES 107, 108, AND 109 IN THE OFFICE OF THE RECORDER, PLUMAS COUNTY, CALIFORNIA, SPECIFICALLY DESIGNATED ON THIS SUBDIVISION MAP AND CONDOMINIUM PLAN AS COMMON AREA "A", COMMON AREA "B", AND COMMON AREA "C", EXCEPTING THEREFROM THOSE PORTIONS WITHIN THE BOUNDARY LINES OF UNITS 1 THRU 15, INCLUSIVE, AS SAID UNITS ARE SHOWN AND DEFINED HEREON.
3. EASEMENTS FOR ACCESS AND PUBLIC UTILITY PURPOSES ARE CREATED OVER THOSE PORTIONS OF THE COMMON AREAS DESIGNATED AS "STREET AND UTILITY EASEMENTS". EASEMENTS FOR SEWER LINES AND SUBSURFACE SEWAGE DISPOSAL FACILITIES ARE CREATED OVER THOSE PORTIONS OF THE COMMON AREAS DESIGNATED AS "AVAILABLE SEWAGE DISPOSAL AREAS". EASEMENTS FOR NON-VEHICULAR ACCESS, PUBLIC UTILITIES, SEWER LINES, SEPTIC-TANKS, AND SERVICE LINES ARE CREATED OVER ALL THOSE PORTIONS OF THE COMMON AREAS NOT DESIGNATED "AVAILABLE SEWAGE DISPOSAL AREA".
4. ALL UNITS SHALL HAVE EQUAL RIGHTS OF USE FOR ALL DESIGNATED PURPOSES AS SPECIFIED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WEST ALMANOR HEIGHTS OVER ALL AREAS DESIGNATED AS COMMON AREAS, EXCEPT FOR ANY PORTION OF THE COMMON AREA DESIGNATED FOR THE EXCLUSIVE USE OF A PARTICULAR UNIT, IRRESPECTIVE OF THE LOCATION OF A UNIT WITHIN ANY PARTICULAR COMMON AREA OR PHASE OF THE PROJECT.
5. THIS PLAN AND THE DIMENSIONS SHOWN HEREON ARE INTENDED TO CONFORM TO CIVIL CODE SECTIONS 1351 (c) AND 1351 (f).
6. EACH OF THE UNITS OF THIS PROJECT SHALL BE A SEPARATE INTEREST AND FREEHOLD ESTATE TO INCLUDE ALL SPACE WITHIN, AND ALL IMPROVEMENTS NOW OR HEREAFTER CONSTRUCTED WITHIN, ITS BOUNDARY LINES.
7. SUBJECT TO LIMITATIONS UPON THE USE OF AIRSPACE IMPOSED, AND THE RIGHTS IN THE USE OF AIRSPACE GRANTED BY LAW, VERTICAL BOUNDARIES OF UNITS EXTEND UPWARD TO ELEVATION 4820.00 FEET, AND THE LOWER BOUNDARIES EXTEND DOWNWARD TO ELEVATION 4720.00 FEET.
8. EXCEPT AS OTHERWISE SHOWN HEREON, THIS CONDOMINIUM PLAN INTENTIONALLY OMITTS SPECIFIC DETAILS OF ANY BUILDINGS OR OTHER STRUCTURES.
9. UNLESS OTHERWISE NOTED, ALL UNIT LINES AND EXCLUSIVE USE COMMON AREA LINES ARE EITHER PARALLEL OR AT RIGHT ANGLES, AND ALL DIMENSIONS ARE TO BE INTERPRETED TO ONE-HUNDRETH OF A FOOT.
10. ELEVATION DATUM: PACIFIC GAS AND ELECTRIC COMPANY (PG&E) ELEVATION FOR THE LAKE ALMANOR PROJECT, PLUMAS COUNTY, CALIFORNIA. TO EQUATE TO USGS 1927 NORTH AMERICAN DATUM, 10.30 FEET MUST BE ADDED TO PG&E DATUM.
11. EXCLUSIVE USE COMMON AREA EASEMENTS, DESIGNATED E-1 THROUGH E-15 HEREON AND ENCOMPASSING AREAS SURROUNDING UNITS 1 THROUGH 15, RESPECTIVELY, ARE ALLOCATED AS EXCLUSIVE EASEMENTS FOR THE USE BY THE UNIT WHICH THEY SURROUND, SUBJECT TO EASEMENTS FOR DRAINAGE, UTILITIES AND SEWER LINES, AND PROVISIONS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF WEST ALMANOR HEIGHTS.

## WEST ALMANOR HEIGHTS UNIT ONE SUBDIVISION MAP AND CONDOMINIUM PLAN IN SECTION 33, T.28N, R.7E, M.D.B. & M. PLUMAS COUNTY, CALIFORNIA



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SHEET 2 OF 6



SEE SHEET 5 FOR DETAILS

SEE SHEET 4 FOR DETAILS

SEE SHEET 3 FOR DETAILS



**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS IS THE RECORD BEARINGS FOUND IN G.M. 107, 108 & 109 SPECIFICALLY IDENTIFIED ON SHEETS 3, 4 & 5 OF G SHEETS.