

OWNER'S STATEMENT

WE, BAILEY CREEK INVESTORS, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNERS OF THE LAND SHOWN ON THE MAP AND MID VALLEY TITLE AND ESCROW COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED APRIL 14, 1995, UNDER PLUMAS COUNTY BOOK 653 PAGE 85, DO HEREBY STATE THAT WE ARE THE ONLY PARTIES WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

WE HEREBY OFFER FOR DEDICATION AND DO DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- (A) DURKIN DRIVE, GATEWAY DRIVE, MANOR DRIVE, HIGHWOOD CIRCLE, RED RIVER DRIVE, BYRD COURT AND IDYLBERRY DRIVE AS SHOWN ON THE MAP FOR ROADWAY AND PUBLIC UTILITY PURPOSES.
- (B) EASEMENTS FOR PUBLIC UTILITY PURPOSES, INCLUDING WATER, SEWER, DRAINAGE, ELECTRIC, GAS AND COMMUNICATION FACILITIES, AND ALL OTHER PUBLIC UTILITY PURPOSED OVER, ON AND UNDER THOSE STRIPS OF LAND SHOWN ON THE MAP AS "P.U.E." (PUBLIC UTILITY EASEMENT).
- (C) EASEMENTS FOR SNOW STORAGE OVER AND ON THOSE STRIPS OF LAND SHOWN ON THE MAP AS SNOW STORAGE EASEMENTS.
- (D) THE DRAINAGE EASEMENTS, AS SHOWN ON THE MAP, ARE RESERVED FOR MAINTENANCE OF WATERCOURSES, INCLUDING NECESSARY ACCESS THERETO, AND ARE BEING GRANTED TO BAILEY CREEK COMMUNITY SERVICES DISTRICT CONCURRENTLY WITH THE FILING OF THIS MAP. THIS GRANT OF EASEMENT IS RECORDED IN VOLUME 185 OF OFFICIAL RECORDS AT PAGE 363 PLUMAS COUNTY RECORDS.

DENNIS W. DURKIN  
GENERAL PARTNER  
BAILEY CREEK INVESTORS  
A CALIFORNIA LIMITED PARTNERSHIP  
1766 BIDWELL AVENUE  
CHICO, CA 95926

DANIEL F. HUNT  
PRESIDENT  
MID VALLEY TITLE & ESCROW COMPANY  
A CALIFORNIA CORPORATION  
601 MAIN STREET  
CHICO, CA 95928

STATE OF CALIFORNIA  
COUNTY OF Butte

ON THIS 19 DAY OF June, 1996, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED DANIEL F. HUNT, PERSONALLY KNOWN TO ME (OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE), TO BE THE President OF MID VALLEY TITLE, INC., A CALIFORNIA CORPORATION, WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY AND THAT BY HIS/HER/THEIR SIGNATURE ON THE INSTRUMENT THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

SIGNATURE Mary R. Casco PRINTED NAME MARY R. CASCO

NO SEAL REQUIRED.

COMMISSION EXPIRES 3-7-97

NOTARY'S PRINCIPAL PLACE OF BUSINESS CHICO, BUTTE, CA.  
(CITY & COUNTY)

RECORDER'S STATEMENT

FILED THIS 16 DAY OF July, 1996, AT 2:30 P.M., IN BOOK 8 OF MAPS AT PAGES 19-23 AT THE REQUEST OF THE COUNTY SURVEYOR.

JUDITH WELLS  
COUNTY CLERK

BY: Judith Wells  
DEPUTY

FEE \$16.00  
FILE NO. 4602

ENGINEER'S STATEMENT

I, WILLIAM J. DINSMORE, DO HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, THAT THE MAP OF BAILEY CREEK SUBDIVISION UNIT 1 CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN JULY 1991, THAT IT IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN WILL BE SET IN THEIR CORRECT POSITIONS WITHIN 90 DAYS OF MAP RECORDATION, AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



William J. Dinsmore  
WILLIAM J. DINSMORE  
R.C.E. 29113  
REGISTRATION EXPIRES: 03/31/99

STATE OF CALIFORNIA  
COUNTY OF Plumas

ON THIS 20 DAY OF June, 1996, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Dennis W. Durkin, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE \*GEN. PARTNER OF BAILEY CREEK INVESTORS, A CALIFORNIA LIMITED PARTNERSHIP, WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

SIGNATURE Alicia Dalton PRINTED NAME Alicia Dalton

COMMISSION EXPIRES 11-1-96

NOTARY'S PRINCIPAL PLACE OF BUSINESS Quincy, Plumas County  
(CITY & COUNTY)

NO SEAL REQUIRED.

COUNTY TAX COLLECTOR'S STATEMENT

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 STATE, 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 16,205.00.

DATE: 7-3-96

Barbara J. Coates by: Henny Daubay ass't.  
BARBARA J. COATES  
PLUMAS COUNTY TAX COLLECTOR

COUNTY SURVEYOR'S STATEMENT

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.

DATE: 6-25-96

R. Tom Hunter  
R. TOM HUNTER R.C.E. 30515  
LICENSE EXPIRES 3/31/00  
PLUMAS COUNTY SURVEYOR

TOTAL ACREAGE IN LOTS = 81.92

TOTAL ACREAGE IN STREETS = 15.16

TOTAL ACREAGE IN SUBDIVISION = 97.08

**PHASE 1, UNIT 1**  
**BAILEY CREEK SUBDIVISION**

FOR  
**BAILEY CREEK INVESTORS**  
A PORTION OF SECTIONS 12 AND 13, TOWNSHIP 28 NORTH  
RANGE 7 EAST M.D.M., AND A PORTION OF SECTIONS  
7 AND 18, TOWNSHIP 28 NORTH RANGE 8 EAST M.D.M.

PLUMAS COUNTY, CALIFORNIA

ROLLS, ANDERSON & ROLLS  
CIVIL ENGINEERS  
985 FIR STREET • CHICO, CALIFORNIA 95928

MARCH, 1995 SHEET 1 OF 5 JOB NO. 91169

## RESOLUTION NOTES

## RECORD REFERENCES

1. THE CALCULATED CENTERLINE OF WALKER ROAD AS SHOWN ON THIS MAP IS BASED ON RECORD DATA PER 434 O.R. 178 WHICH AGREES WITH THE PHYSICAL CENTERLINE OF THE ASPHALT PAVEMENT.

2. THE CALCULATED RIGHT-OF-WAY LINE OF COLLINS PINE RAILROAD AS SHOWN ON THIS MAP IS BASED ON RECORD DATA PER 77 O.R. 344 AND THE FIELD TIED CENTERLINE OF THE RAILROAD TRACKS.

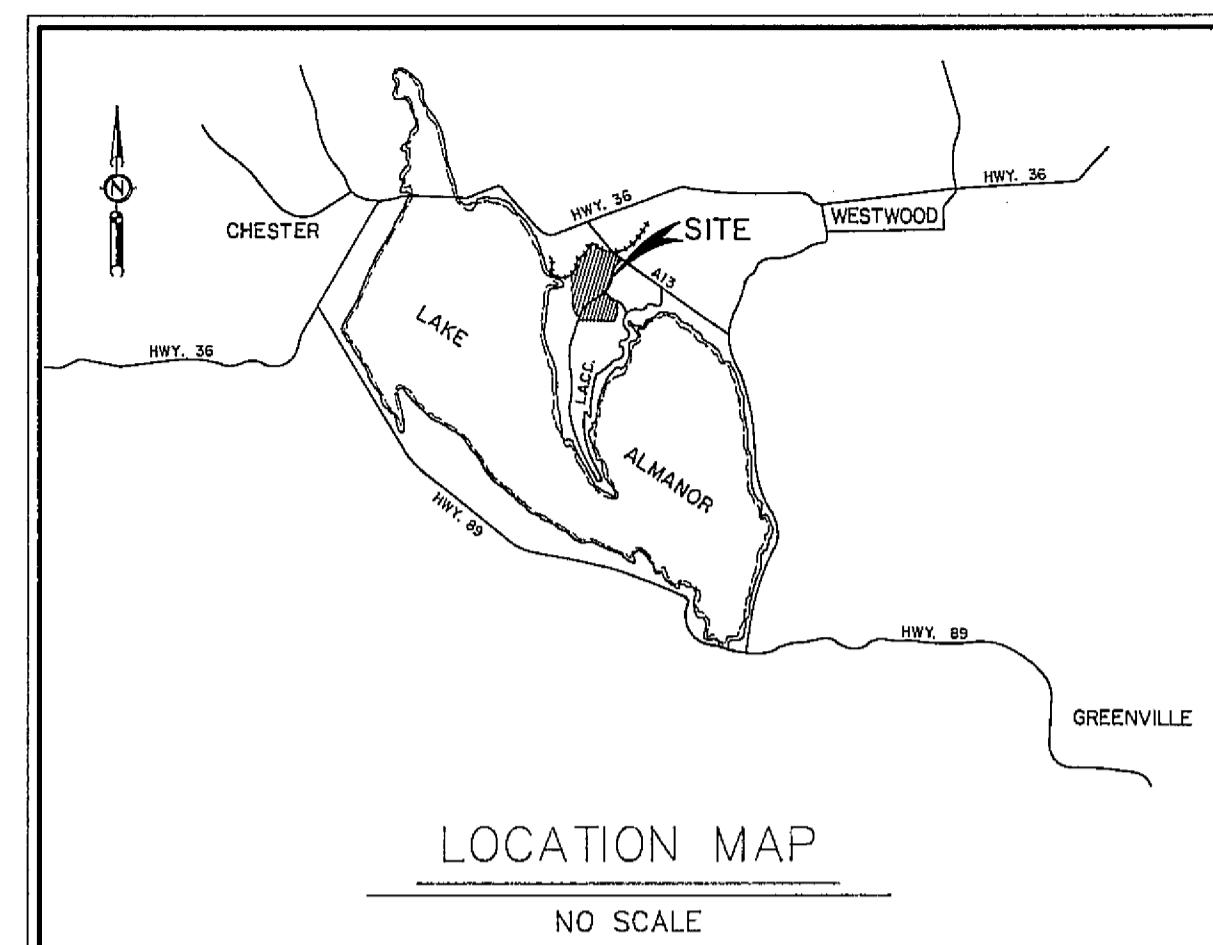
R-1 RECORD DATA PER DEED RECORDED IN BOOK 566 OF DEEDS AT PAGE 301

R-2 RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 3 OF SURVEYS, PAGE 56

R-3 RECORD DATA PER DEED RECORDED IN BOOK 434 OF DEEDS AT PAGE 178

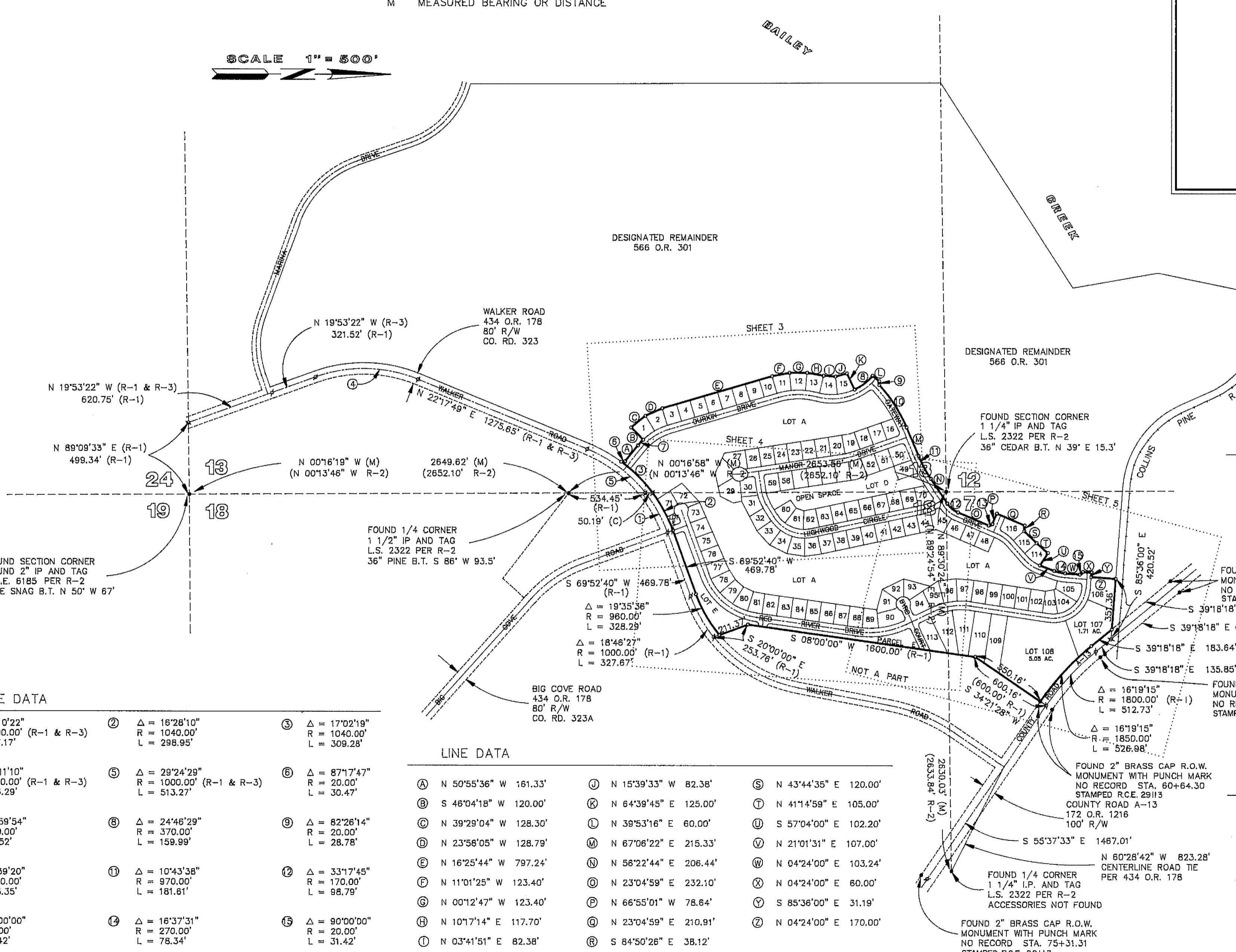
## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS A SOLAR  
OBSERVATION TAKEN AT THE INTERSECTION OF WALKER  
ROAD AND COUNTY ROAD A-13 ON AUGUST 5, 1983  
BY NST ENGINEERING AND UTILIZED FOR DESCRIPTION  
WITHIN 434 O.R. 178.



## LOCATION MAP

NO SCALE



## NOTES

- I. LOTS A, D & E ARE OPEN SPACE OR GOLF COURSE TO REMAIN IN THE DEVELOPERS OWNERSHIP.
2. AN ADDITIONAL INFORMATION DOCUMENT IS BEING RECORDED CONCURRENTLY WITH THIS SUBDIVISION MAP IN BOOK 185 OF OFFICIAL RECORDS AT PAGE 365, PLUMAS COUNTY RECORDS.

## LEGEND

- ☒ CALCULATED POINT, NO MONUMENT FOUND OR SET
- ▢ SET 5/8" REBAR WITH PLASTIC CAP MARKED R.C.E. 29113
- FOUND MONUMENT AS NOTED

## PHASE 1, UNIT 1

# BAILEY CREEK SUBDIVISION

FOR

# BAILEY CREEK INVESTORS

A PORTION OF SECTIONS 12 AND 13, TOWNSHIP 28 NORTH  
RANGE 7 EAST M.D.M., AND A PORTION OF SECTIONS  
7 AND 18, TOWNSHIP 28 NORTH RANGE 8 EAST M.D.M.  
PLUMAS COUNTY, CALIFORNIA

**rolls, anderson & rolls**  
CIVIL ENGINEERS  
965 FIR STREET • CHICO, CALIFORNIA 95928

MARCH, 1996

