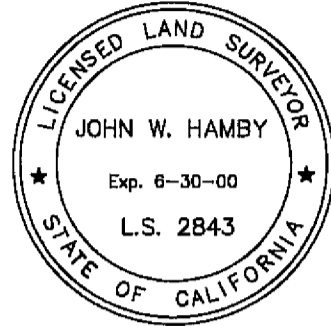


SURVEYOR'S STATEMENT

THIS MAP AND THE SURVEY PERFORMED THEREFOR IN JULY 1996, WERE MADE BY ME OR UNDER MY DIRECTION. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL OF THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



DATED: 8-29-96

John W. Hamby
JOHN W. HAMBY L.S. 2843

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.

DATED 9/30/96

R. Tom Hunter
R. Tom Hunter R.C.E. 30515
License Expiration Date 3/31/00
Plumas County Surveyor

COUNTY RECORDER'S CERTIFICATE

FILED THIS 3rd DAY OF October 1996, AT 11:40 A.M. IN BOOK 2 OF MAPS AT PAGE 29-32 AT THE REQUEST OF THE COUNTY SURVEYOR.

FEE \$14.00

JUDITH WELLS, County Recorder

FILE NO. 6985

By: Lou Lini
DEPUTY

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 9,188.00.

DATED: 9-23-96

Barbara J. Coates
By: Ann Dumbas, asst.
BARBARA J. COATES
PLUMAS COUNTY TAX COLLECTOR

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 THE SAID BOARD OF SUPERVISORS CONVENED IN REGULAR MEETING UPON THE 1st DAY OF Oct., 1996. THE OFFER OF DEDICATION OF PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS MAP WERE ACCEPTED FOR USES NOTED.

DATED: 10/2/96

Nancy Polk
JUDITH WELLS
PLUMAS COUNTY CLERK

OWNER'S STATEMENT

JAMES F. FLANAGAN, JR. and CAROL A. FLANAGAN, CO-TRUSTEES UNDER THE JAMES and CAROL FLANAGAN FAMILY TRUST AGREEMENT HAVING RECORD TITLE INTEREST IN THE HEREIN SUBDIVIDED LANDS, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP. SMITH CREEK ROAD AND SMITH LAKE ROAD AS SHOWN ON SAID MAP ARE HEREBY OFFERED FOR DEDICATION FOR PUBLIC UTILITY PURPOSES THOSE 10 FOOT STRIPS OF LAND SHOWN AS PUBLIC UTILITY EASEMENTS.

FLANAGAN FAMILY TRUST AGREEMENT

by James F. Flanagan, Jr. Trustee
JAMES F. FLANAGAN, JR. TRUSTEE

by Carol A. Flanagan Trustee
CAROL A. FLANAGAN, TRUSTEE

State of Nevada }
State of California }
County of Washoe }
County of Plumas }

On Sept. 18, 1996 before me, Christine Houk

personally appeared JAMES F. FLANAGAN, JR. and CAROL A. FLANAGAN

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

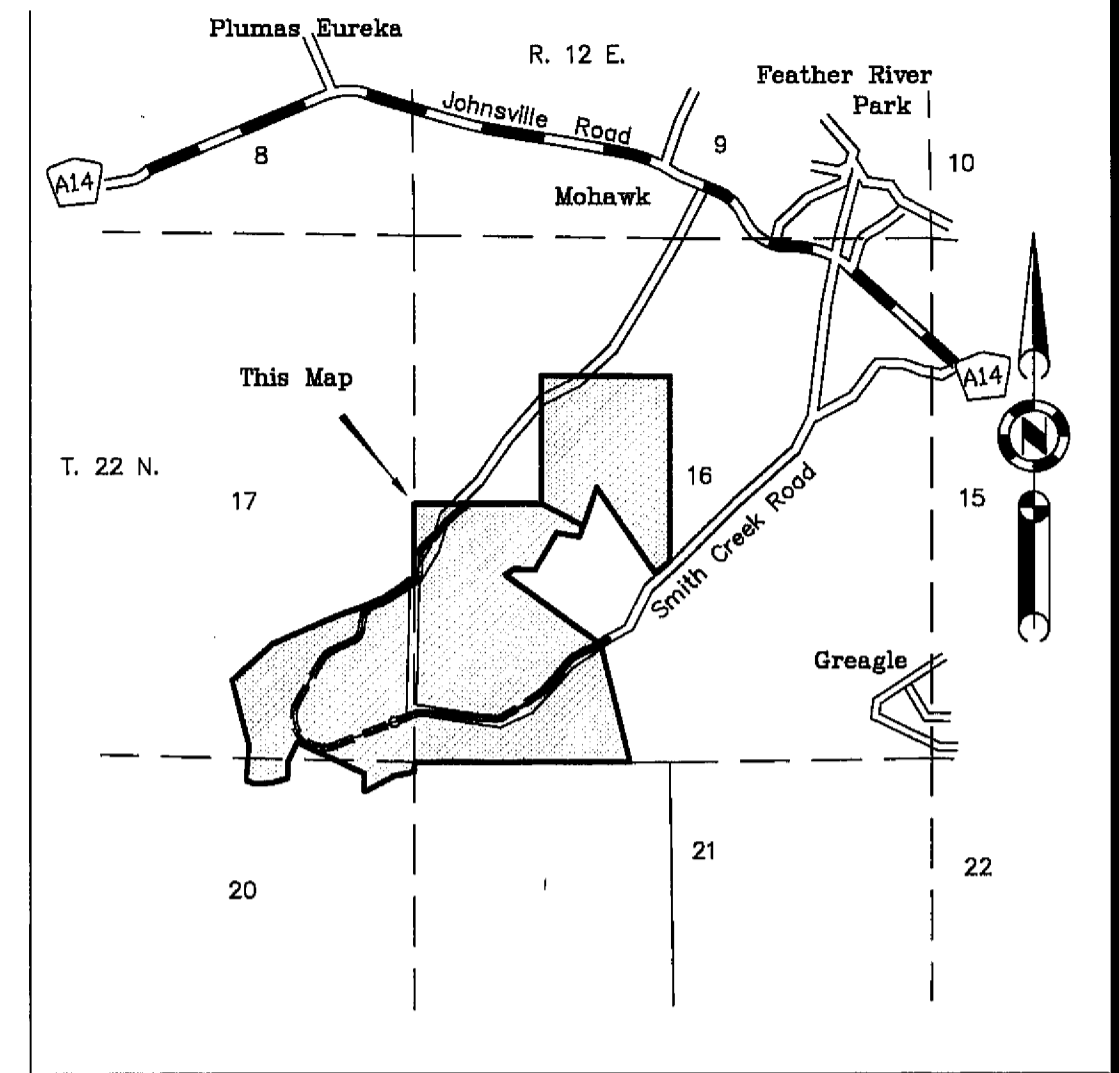


WITNESS my hand

Christine Houk

My Commission Expires APRIL 3, 1998

County of Washoe



Location Map

1" = 2000'

AREA TABULATION

234.59 ACRES IN LOTS
9.15 ACRES IN ROAD EASEMENTS
234.74 ACRES TOTAL

Smith Creek Ranch Unit No. 3
A Planned Development
for
James & Carol Flanagan

Lots 1 & 2, 7 M 120 and Lots 3, 4, & 5 10 RS 78
Being a portion of Sections 16, 17, & 20.
T.22 N., R. 12 E., M.D.M.

Plumas County ~ California
Scale 1" = 200' JULY, 1996

HAMBY SURVEYING INC.
P.O. Box 1209
PORTOLA, CA. 96122
Phone 916-832-5571