



ADDITIONAL INFORMATION MAP
**CREEKSIDER
AT WHITEHAWK RANCH,
UNIT 2**

A PLANNED DEVELOPMENT

A PLANNED DEVELOPMENT
FOR
EIRINAGREINE L.P.
WITHIN A PORTION OF: SECTION 5 T 21 N R 13 E MDM

WITHIN A PORTION OF SECTION 5, T. 27 N., R. 15 E., M.D.M.
PLUMAS COUNTY, CALIFORNIA

PREPARED BY:
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U.S. 7045

1. PLANNED DEVELOPMENT PERMIT: THE PROPERTY SHOWN HEREON IS SUBJECT TO A PLANNED DEVELOPMENT PERMIT RECORDED IN DOCUMENT 2000-08845 OF OFFICIAL RECORDS, PLUMAS COUNTY RECORDS. FUTURE DEVELOPMENT OF THIS PROPERTY WILL BE SUBJECT TO THE CONDITIONS OF SAID PERMIT.
 2. 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.
 3. THE ADDITIONAL INFORMATION SHOWN HEREON IS DERIVED FROM PUBLIC RECORDS OR REPORTS, AND DOES NOT IMPLY THE CORRECTNESS NOR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER.
 4. PRIVATE ROAD STATEMENT
THE ROAD SHOWN HEREON, NAMELY SILVER PINE TRAIL, IS A PRIVATE EASEMENT NOT SUBJECT TO IMPROVEMENT OR MAINTENANCE BY PLUMAS COUNTY. SILVER PINE TRAIL AS SHOWN HEREON WILL BE GRANTED TO AND MAINTAINED BY THE WHITEHAWK RANCH HOMEOWNERS' ASSOCIATION.
 5. THE LOCATION OF SEWAGE DISPOSAL AREAS WITHIN EACH LOT SHOWN HEREON SHALL MEET THE REQUIREMENTS OF THE PLUMAS COUNTY CODE. DISPOSAL AREAS OTHER THAN THOSE PREVIOUSLY EVALUATED CAN BE PROPOSED AT THE OPTION OF FUTURE OWNERS. EVALUATIONS OF THOSE AREAS SHALL BE PERFORMED UNDER THE DIRECTION OF THE PLUMAS COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH.
 6. DESIGNATED WELL AREAS NOTE: THE DESIGNATED WELL AREAS, AS SHOWN HEREON, MAY BE RELOCATED AT THE TIME OF BUILDING PERMIT ISSUANCE WITH THE REVIEW AND APPROVAL OF THE PLUMAS COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH.
 7. BUILDING SITES MORE THAN 500 FEET (BY ROAD) FROM THE NEAREST FIRE HYDRANT MAY NECESSITATE ADDITIONAL REQUIREMENTS FROM THE AGENCY PROVIDING FIRE PROTECTION.
 8. A SOILS REPORT IS EMBODIED WITHIN ENVIRONMENTAL IMPACT REPORT # 38, PREPARED BY THE PLUMAS COUNTY PLANNING DEPARTMENT, BASED ON A STUDY BY KENNETH CASADAY LAND-USE SERVICES, QUINCY CALIFORNIA, AND CERTIFIED BY PLUMAS COUNTY ON OCTOBER 19, 1981 IS ON FILE IN THE PLUMAS COUNTY PLANNING DEPARTMENT.
 9. LEACH EXCLUSION SETBACK FROM THE TOP OF THE SULPHUR CREEK BANK WAS DETERMINED BY USING 4 TIMES THE HEIGHT OF THE BANK.

AUGUST 2004

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