

SURVEYOR'S STATEMENT

THIS MAP AND THE SURVEY PERFORMED THEREFOR IN FEBRUARY, 2000, 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: 3-22-00

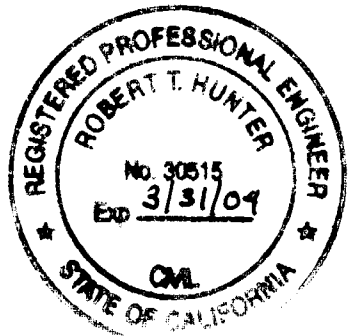
John W. Hamby
JOHN W. HAMBY L.S. 2843

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 4-9-00

R. Tom Hunter
R. TOM HUNTER R.C.E. 30515
PLUMAS COUNTY SURVEYOR
LICENSE EXP. DATE 3-31-04



COUNTY RECORDER'S CERTIFICATE

FILED THIS 5th DAY OF April 2000, AT 8:50 A.M. IN BOOK 9 OF MAPS AT PAGE 9-17 AT THE REQUEST OF THE COUNTY SURVEYOR.

FEE 24⁰⁰

FILE NO. 1991

JUDITH WELLS, COUNTY RECORDER

By *Judith Wells*
DEPUTY

COUNTY BOARD CLERK'S CERTIFICATE

I, NANCY DAFORNO, CLERK TO THE PLUMAS COUNTY BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE HEREIN EMBODIED MAP WAS APPROVED BY SAID BOARD OF SUPERVISORS CONVENED IN A REGULAR MEETING UPON THE DAY OF April, 2000. THE OFFER OF DEDICATION FOR EASEMENTS AS SHOWN ON THE MAP WERE ACCEPTED FOR THE USES NOTED.

DATED: 4/4/00

Nancy Daforno
NANCY DAFORNO
CLERK TO THE BOARD OF SUPERVISORS

COUNTY TAX COLLECTOR'S CERTIFICATE

I, BARBARA J. COATES, TAX COLLECTOR OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, DO HEREBY CERTIFY THEY 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 18,128.00.

DATED: 3-30-00

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

OWNER'S STATEMENT

GOLD MOUNTAIN RANCH, INC., A CALIFORNIA CORPORATION, HAVING RECORD TITLE INTEREST IN THE HEREIN SUBDIVIDED LANDS, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

GEMSTONE, HARVEST MOON, RED SKY, DOUBLE EAGLE, INDIAN SHADOW, DEER TRAIL, SUNBURST, PAINTBRUSH, VILLAGE TRAIL, EMERALD POINT, COOL WATER, AND THE 10' SNOW STORAGE AND PUE EASEMENTS AS SHOWN ON THE MAP ARE HEREBY OFFERED FOR DEDICATION AS PUBLIC UTILITY EASEMENTS FOR UNDERGROUND UTILITIES AND AS ACCESS FOR MAINTENANCE THEREOF AND WILL BE GRANTED TO THE GOLD MOUNTAIN HOME OWNERS ASSOCIATION AS PRIVATE ROADS AND P.U.E.S FOR COMMON USE OF THE OWNERS OF GOLD MOUNTAIN PLANNED DEVELOPMENT. SAID PRIVATE ROADS WILL BE MAINTAINED BY THE GOLD MOUNTAIN HOMEOWNERS ASSOCIATION.

GOLD MOUNTAIN RANCH, INC.

by *Daniel D. Garner*
DARIEL D. GARNER, President

by *Margaret M. Garner*
MARGARET M. GARNER, Secretary

State of CALIFORNIA
County of PLUMAS

On March 23, 2000 before me, L. Eckenroed

personally appeared DARIEL D. GARNER and MARGARET M. GARNER,

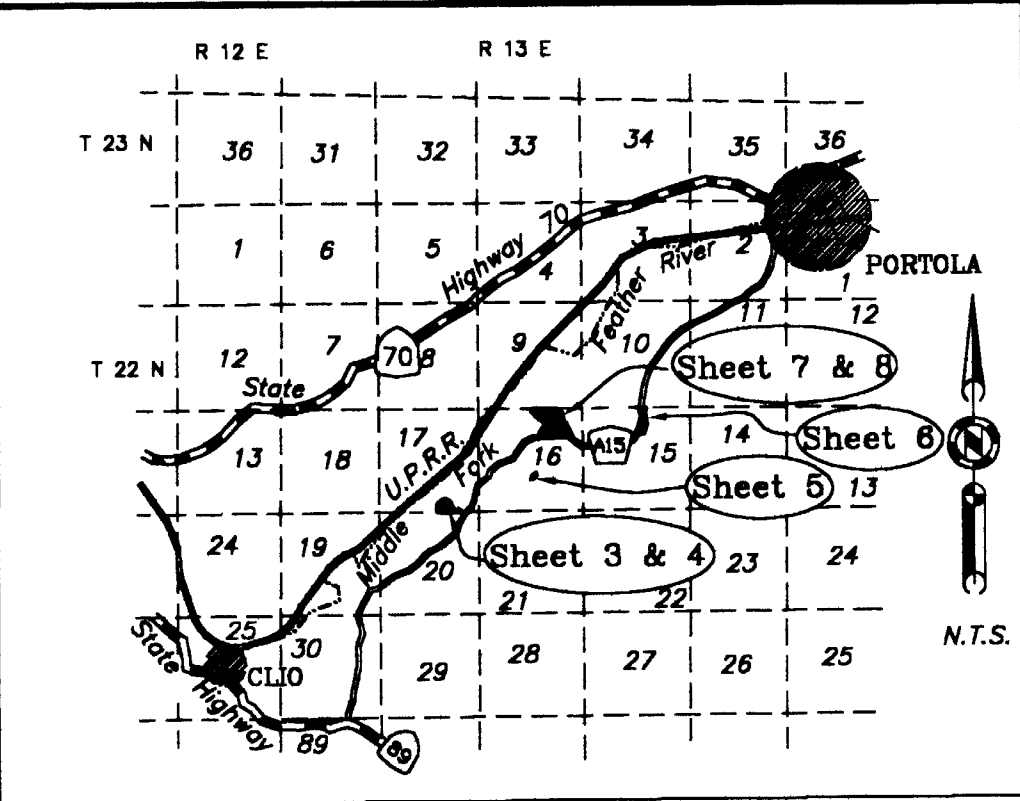
☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or the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

My Commission expires

September 10, 2003

WITNESS my hand and official seal.

L. Eckenroed
commission # 1234192



LOCATION MAP

AREA TABULATION

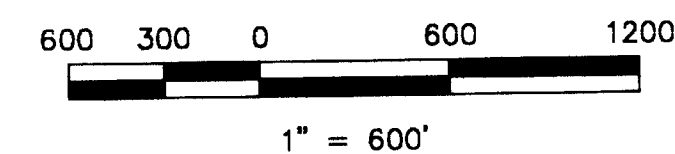
58.44 net acres in Lots
8.77 acres in road easements
67.21 acres total

GOLD MOUNTAIN
UNIT 17 "NIGHTTIME TIGER AND
LUCKY RABBIT SAILING ON A GOLDEN
DRAGON TO NEW ADVENTURE "

a Planned Development
for
Gold Mountain Ranch, Inc.

A Portion of Sections 15, 16 & 17
T. 22 N., R 13 E., M.D.M.
Plumas County, California
February, 2000

Hamby Surveying Inc.
P.O. Box 1209
Portola, CA 96122
(530) 832-5571



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Basis of Bearings
The basis of bearings for this sheet is the West line of the SE 1/4 of Section 17, shown as S03°59'05"E 8 M 41.

LEGEND

- Found Point as described
- Found Aluminum Cap LS 2843 per Unit 3, 8 M 41
- Found Plastic Cap LS 2843 per Unit 3, 8 M 41
- Found Aluminum Cap LS 2843 per Unit 4, 8 M 46.
- SET 5/8" rebar with Aluminum Cap LS 2843, or as noted.
- SET 5/8" rebar with Plastic Cap LS 2843
- Nothing Found or Set

- 10' Snowstorage, Landscape & P.U.E. easement
- Road & P.U.E. easement
- (R1) RECORD per Unit 3, 8 M 41
- (R2) RECORD per 10 RS 83
- (R3) RECORD per Unit 4, 8 M 46
- P.U.E. Public Utility Easement for Underground Utilities



LINE TABLE		
LINE	BEARING	LENGTH
L1	S19°53'43"E	21.12'
L2	N70°06'17"E	10.86'
L3	N70°06'17"E	47.86'
L4	S19°53'43"E	46.33'
L5	S19°53'43"E	43.08'
L6	S73°28'25"W	10.02'
L7	N70°06'17"E	20.00'
L8	N70°06'17"E	20.00'
L9	S19°53'43"E	19.68'
L10	S19°53'43"E	17.98'
L11	N70°06'17"E	20.00'
L12	N70°06'17"E	12.63'
L13	N80°58'41"W	13.27'
L14	N80°58'41"W	30.43'
L15	S89°44'06"E	10.65'
L16	S19°53'43"E	40.00'
L17	S19°53'43"E	17.08'
L18	N28°58'08"W	51.17'
L19	S67°55'08"E	26.97'
L20	N10°39'55"E	12.84'
L21	N70°06'17"E	1.28'
L22	S00°19'12"W	20.00'
L23	S89°40'48"E	4.95'
L24	S00°19'12"W	28.49'
L25	S00°19'12"W	20.83'
L26	S00°19'12"W	50.68'
L27	S89°40'48"E	30.00'
L28	S89°40'48"E	30.00'
L29	S00°19'12"W	20.00'
L30	S73°28'51"E	31.25'
L31	S73°28'51"E	31.25'
L32	S00°19'12"W	27.22'
L33	S00°19'12"W	12.78'
L34	S00°19'12"W	8.05'
L35	S00°19'12"W	41.95'

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South 1/4 Corner Section 17,
found rebar with aluminum cap
stamped LS2843 per 7 RS 120.
Bearing trees with BT tags Blazed
7" Pine S54°W, 10.89', Blazed 7"
Pine N54°W, 8.10'.

LEGEND

- Found Point as described
- Found Aluminum Cap LS 2843 per Unit 4, 8 M 46
- Found Plastic Cap LS 2843 per Unit 4, 8 M 46
- SET 5/8" rebar with Aluminum Cap LS 2843
- SET 5/8" rebar with Plastic Cap LS 2843
- Nothing Found or Set

----- 10' Snowstorage, Landscape & P.U.E. easement

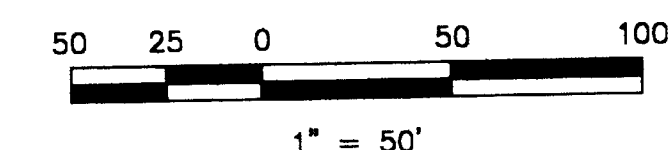
----- Road & P.U.E. easement

(R1) RECORD per Unit 3, 8 M 41

(R2) RECORD per 10 RS 83

(R3) RECORD per Unit 4, 8 M 46

P.U.E. Public Utility Easement for Underground Utilities



Basis of Bearings

The basis of bearings for this sheet is the South line of the SE 1/4 of Section 17, shown as N89°53'17"W on 8 M 41.

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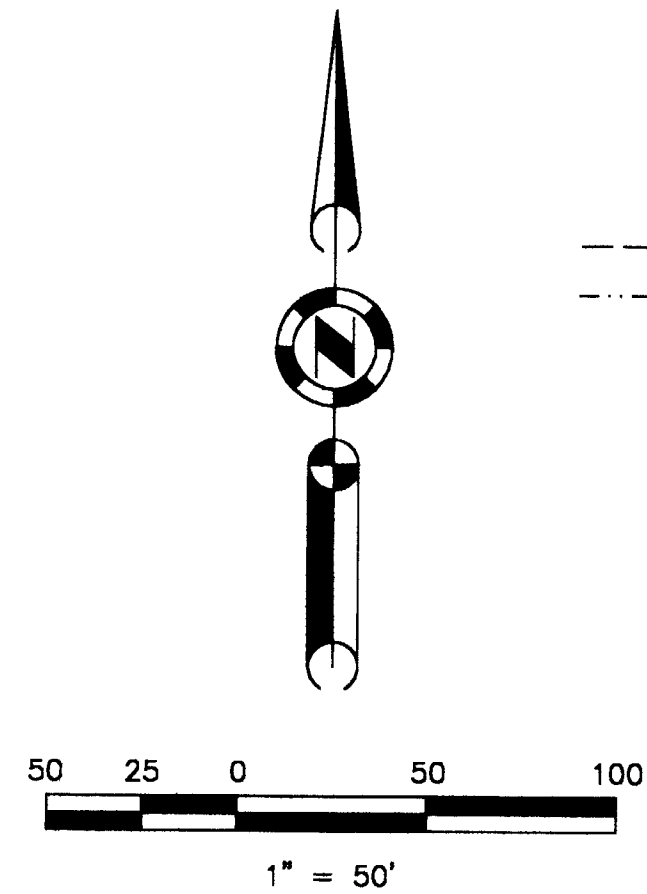
Hamby Surveying Inc.
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Sheet 4 of 9

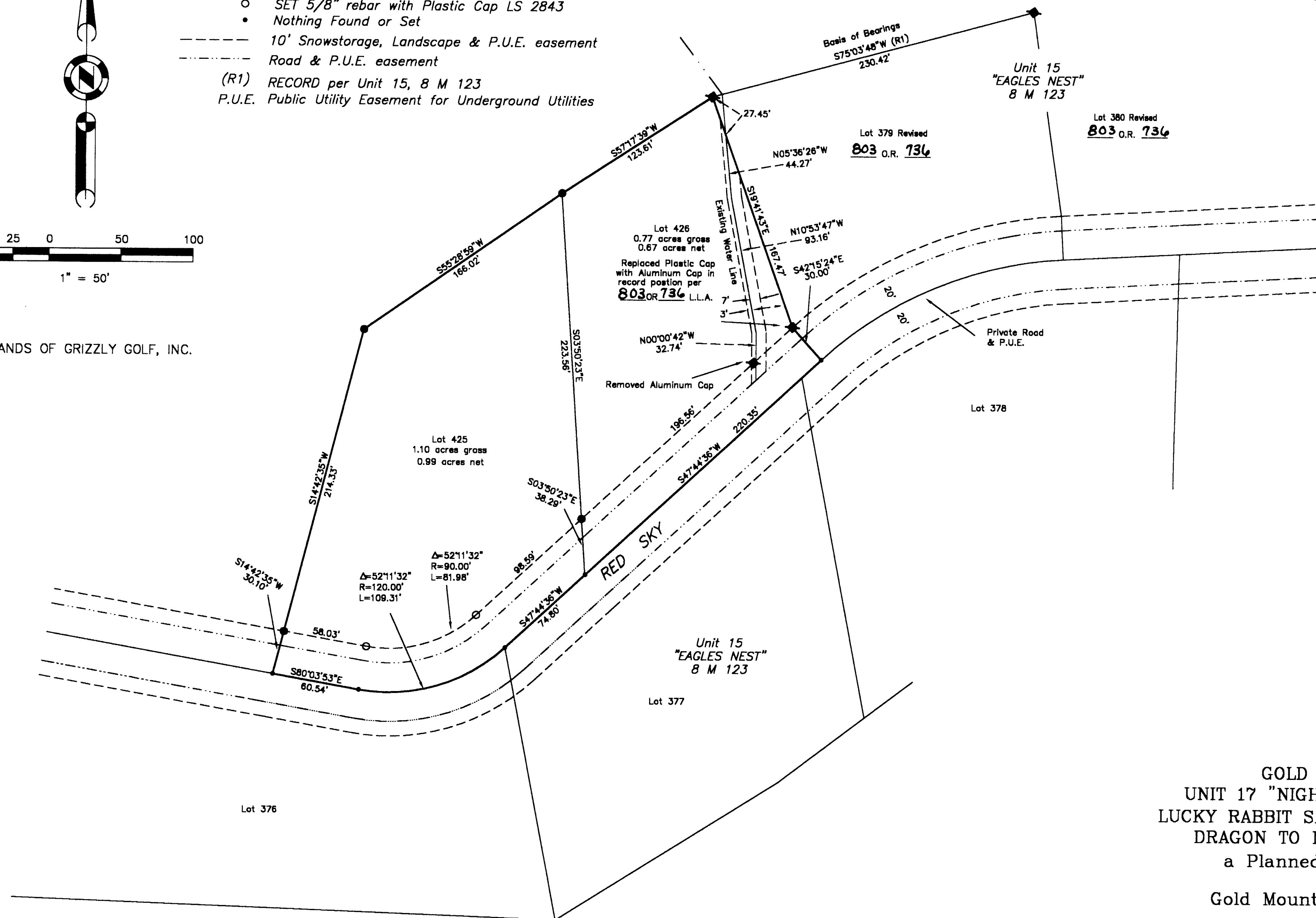
LEGEND

- Found Point as described
- Found Aluminum Cap LS 2843 per Unit 15, 8 M 123.
- Found Plastic Cap LS 2843 per Unit 15, 8 M 123
- SET 5/8" rebar with Aluminum Cap LS 2843
- SET 5/8" rebar with Plastic Cap LS 2843
- Nothing Found or Set

- 10' Snowstorage, Landscape & P.U.E. easement
- Road & P.U.E. easement
- (R1) RECORD per Unit 15, 8 M 123
- P.U.E. Public Utility Easement for Underground Utilities



LANDS OF GRIZZLY GOLF, INC.



Basis of Bearings

The basis of bearings for this sheet is the North line of Lot 379 of 8 M 123, shown as S75°03'48"W on said map.

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Sheet 5 of 9

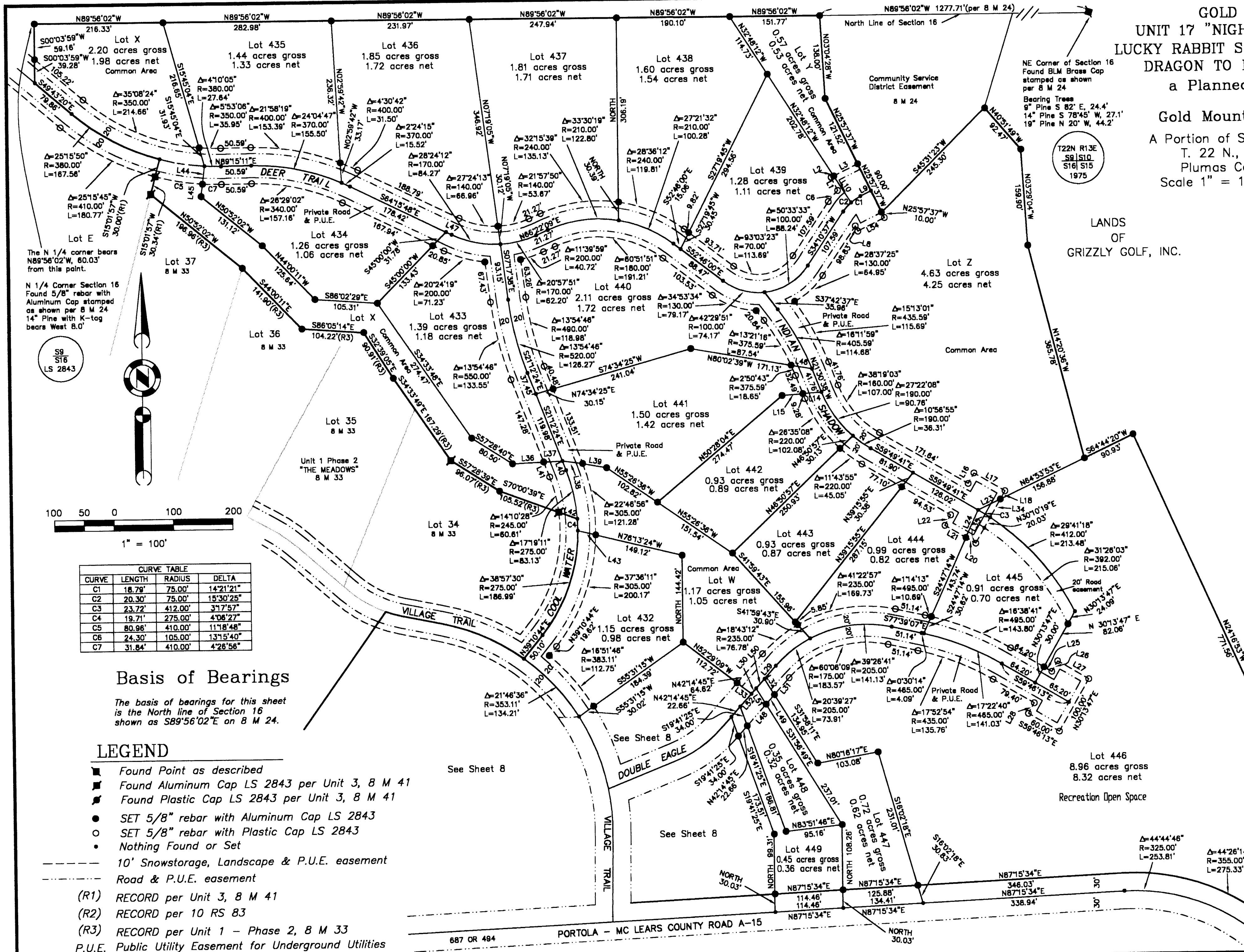
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Plumas County, California
Scale 1" = 100' Feb, 2000

LANDS
OF
GRIZZLY GOLF, INC.

LINE	BEARING	LENGTH
L1	N25°57'37"W	24.38'
L2	N64°02'23"E	5.12'
L3	N64°02'23"E	44.88'
L4	N25°57'37"W	9.67'
L5	N64°02'23"E	20.00'
L6	N32°48'12"W	52.72'
L7	N85°40'14"E	31.40'
L8	N85°40'14"E	35.13'
L9	N30°10'19"E	20.00'
L10	N30°10'19"E	15.78'
L11	S58°48'41"E	60.00'
L12	S58°48'41"E	18.00'
L13	S58°48'41"E	41.00'
L14	N30°10'19"E	20.00'
L15	N64°53'53"E	41.62'
L16	S24°47'14"W	50.22'
L17	S58°46'13"E	15.20'
L18	N30°13'47"E	20.00'
L19	S58°46'13"E	60.00'
L20	N30°13'47"E	20.00'
L21	N42°14'45"E	28.96'
L22	N42°14'45"E	11.94'
L23	N42°14'45"E	37.45'
L24	S31°58'11"E	31.18'
L25	N52°29'09"W	30.10'
L26	N30°10'19"E	34.89'
L27	N30°10'19"E	49.32'
L28	N87°28'59"E	52.49'
L29	N87°28'59"E	31.67'
L30	N87°28'59"E	34.27'
L31	N78°34'16"W	41.07'
L32	S21°12'24"E	16.57'
L33	S21°12'24"E	26.72'
L34	S70°00'39"E	33.21'
L35	N76°13'24"W	30.77'
L36	N07°15'11"E	30.06'
L37	N07°15'11"E	20.91'
L38	N80°02'39"W	35.72'
L39	S64°5'48"E	10.37'
L40	N42°14'45"E	47.82'
L41	N42°14'45"E	21.24'
L42	N42°14'45"E	21.23'
L43	S31°56'48"E	31.18'
L44	N42°14'45"E	28.37'



Basis of Bearings

The basis of bearings for this sheet is the North line of Section 16 shown as S89°56'02"E on 8 M 24.

LEGEND

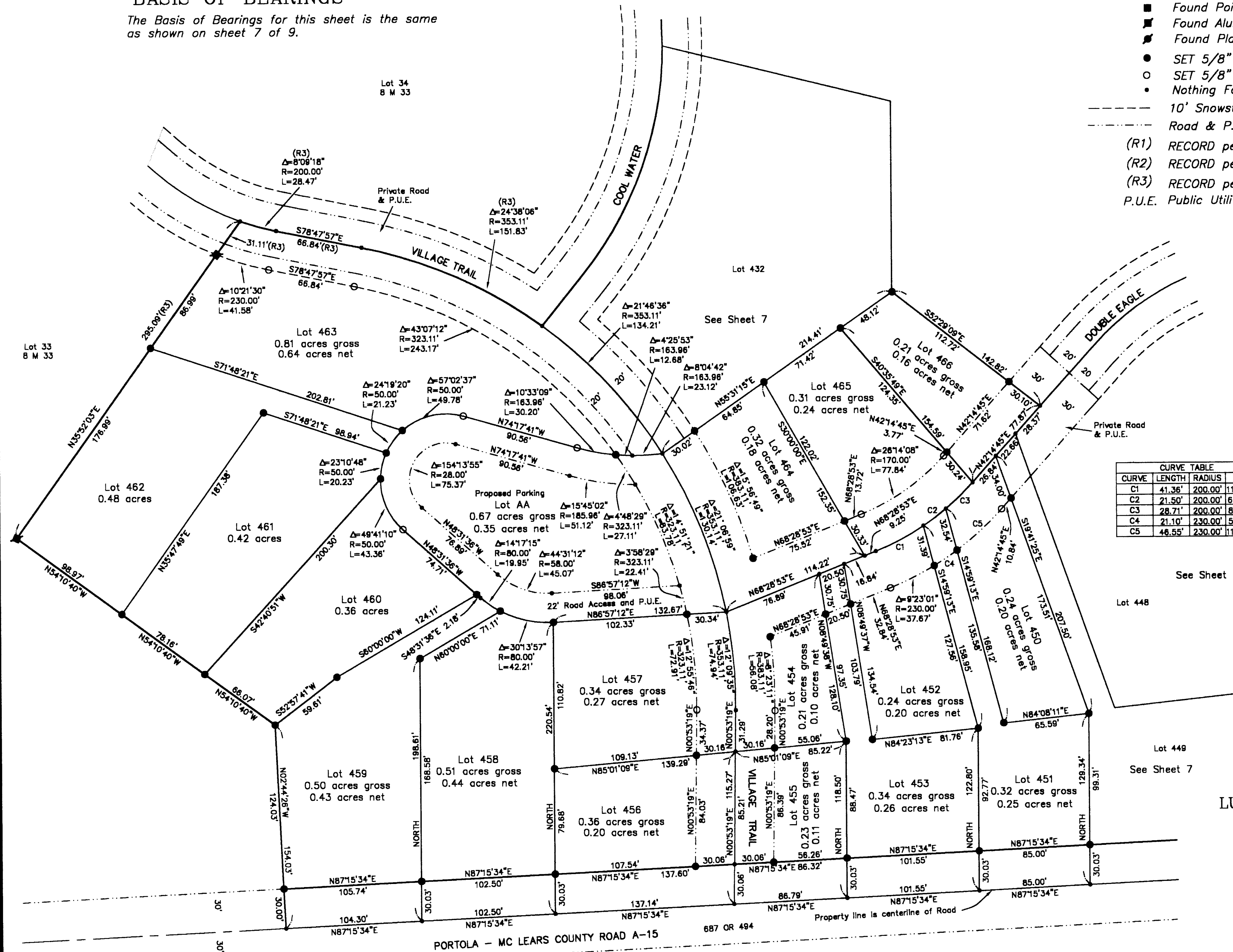
- Found Point as described
- Found Aluminum Cap LS 2843 per Unit 3, 8 M 41
- Found Plastic Cap LS 2843 per Unit 3, 8 M 41
- SET 5/8" rebar with Aluminum Cap LS 2843
- SET 5/8" rebar with Plastic Cap LS 2843
- Nothing Found or Set
- 10' Snowstorage, Landscape & P.U.E. easement
- Road & P.U.E. easement
- (R1) RECORD per Unit 3, 8 M 41
- (R2) RECORD per 10 RS 83
- (R3) RECORD per Unit 1 - Phase 2, 8 M 33
- P.U.E. Public Utility Easement for Underground Utilities

BASIS OF BEARINGS

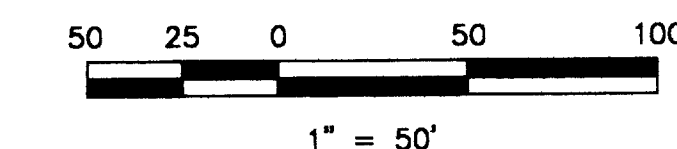
The Basis of Bearings for this sheet is the same as shown on sheet 7 of 9.

LEGEND

- Found Point as described
- Found Aluminum Cap LS 2843 per Unit 2, 8 M 33
- Found Plastic Cap LS 2843 per Unit 2, 8 M 33
- SET 5/8" rebar with Aluminum Cap LS 2843
- SET 5/8" rebar with Plastic Cap LS 2843
- Nothing Found or Set
- 10' Snowstorage, Landscape & P.U.E. easement
- Road & P.U.E. easement
- (R1) RECORD per Unit 3, 8 M 41
- (R2) RECORD per 10 RS 83
- (R3) RECORD per Unit 1 - Phase 2, 8 M 33
- P.U.E. Public Utility Easement for Underground Utilities



CURVE	LENGTH	RADIUS	Delta
C1	41.36'	200.00'	11°31'00"
C2	21.50'	200.00'	6°08'34"
C3	28.71'	200.00'	8°13'34"
C4	21.10'	230.00'	5°15'25"
C5	46.55'	230.00'	11°35'43"



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Sheet 8 of 9

NOTES

1. No more than one dwelling unit, one additional quarters, and one guest house, as set forth in the Plumas County Code, shall be permitted on each lot.
2. All plot plans for building permits shall show the slope of the lot.
3. All driveway plans shall show the slope of the lot.
4. Roads shown hereon, GEMSTONE, HARVEST MOON, RED SKY, DOUBLE EAGLE, INDIAN SHADOW, DEER TRAIL, VILLAGE TRAIL, PAINTBRUSH, and EMERALD POINT, SUNBURST, and COOL WATER easements not subject to improvements by Plumas County. The Gold Mountain Homeowners Association shall maintain and repair the private roads serving the lots for the Project. Maintenance of the private roads shall include snow removal.
5. The property shown hereon is subject to a Planned Development Permit which is recorded in Book 682 of Official Records at page 324. Future development of this property will be subject to the conditions of said permit.
6. Lot AA, proposed parking, is in lieu of on-street parking along Village Trail and Double Eagle, pursuant to condition 31 of the Planned Development Permit. A parking plan for a paved parking lot shall be prepared that will provide at least twenty-five (25) parking spaces within Lot AA. Any parking provided beyond twenty-five spaces may be available in lieu of on-site parking for commercial uses.
7. Because Lot AA, proposed parking, is in lieu of on-street parking, the parking lot shall be completed before the establishment of the first commercial use in the convenience commercial area other than the temporary real estate office.

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