


SURVEYOR'S STATEMENT

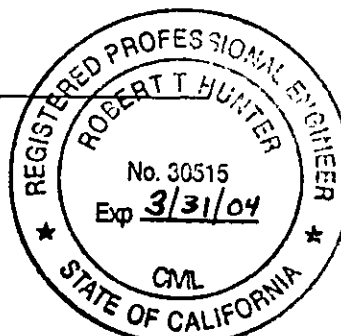
This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Jerry V. Kehr in June, 2002. I hereby state that this Final Map substantially conforms to the conditionally approved Tentative Map. All of the monuments shown hereon are of the character and occupy the positions indicated & are sufficient to enable the survey to be retraced.

Fred R. Nagel
FRED R. NAGEL, LS 3989


August 13, 2002
DATE

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.

R. Tom Hunter
R. TOM HUNTER, RCE 30515
PLUMAS COUNTY SURVEYOR
(lic. exp. 3/31/04)


8/16/02
DATE

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 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 2647.⁰⁰

Barbara J. Coates
Barbara J. Coates
Plumas County Tax Collector

8-13-02
DATE

COUNTY RECORDER'S STATEMENT

Filed this 22 day of August, 2002 at 2:16 p.m. in Book 9 of Maps at page 67 at the request of the County Engineer.

FEE: \$14.00 FILE No. 2002-0008228

County Recorder
by Danny Smead
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 convened in a regular meeting on the 13th day of August, 2002. The offer of dedication of Eagle Crest Trail, Morningside Court, Fill Slope Easements, Utility Easements, 10' Utility Easements, Cart Path & Utility Easement (for utility purposes), were accepted/~~rejected~~ for the uses noted. Drainage Easements and Cart path & pedestrian access Easements as shown on the map were ~~accepted~~/~~rejected~~ for the uses noted.

Nancy DaForno
Nancy DaForno
Clerk to the Board of Supervisors

8/16/02
DATE

OWNER'S STATEMENT

Jerry V. Kehr, Trustee, having record title interest in the hereon subdivided lands do hereby consent to the preparation and recordation of this map.

We hereby offer for dedication and do dedicate for specific purposes the following: (Except as Noted)

1. Eagle Crest Trail, Morningside Court and Fill Slope Easements, as shown on the map for roadway & public & private utility purposes.
2. Easements for public & private utility purposes, including water, sewer, drainage, electric, gas & communication facilities, and all other utility purposes over, on and under those strips of land shown on the map as "10' Utility Easement", "Utility Easement" and "Cart Path & Utility Easement"
3. Easements for snow storage over & on those strips of land shown on the map as "Snow Storage Easement"
4. Easements for golf cart & pedestrian access, on and under that strip of land shown on the map as "Cart Path & Utility Easement".
5. Drainage Easements, as shown on the map are reserved for maintenance of water courses including necessary access thereto.

JERRY V. KEHR, TRUSTEE

By: Jerry V. Kehr - Trustee Title: Trustee
Jerry V. Kehr DATE 8/14/02

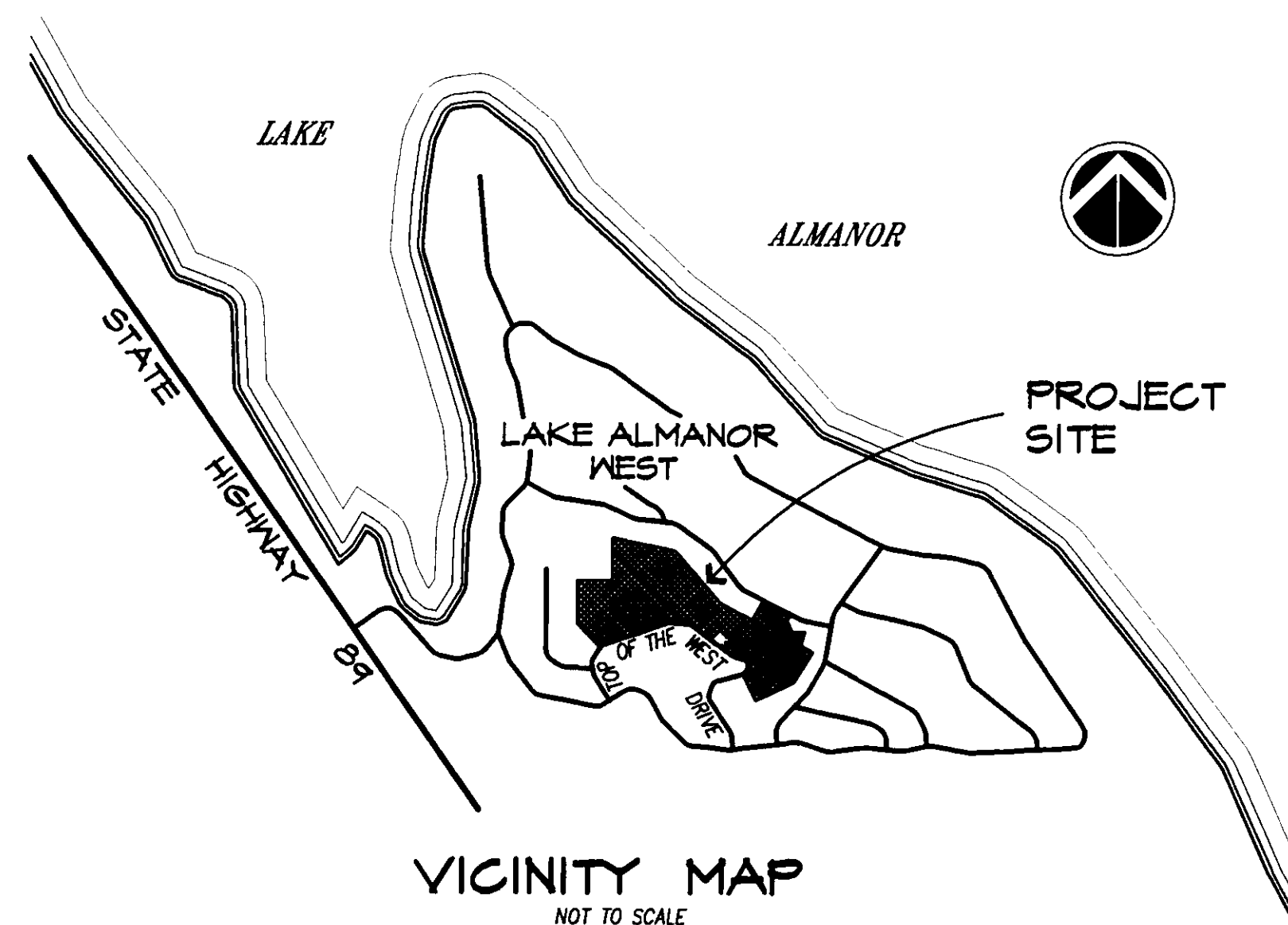
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Plumas) SS

On 8-14-02 before me, the undersigned, a Notary Public in and for said State, personally appeared Jerry V. Kehr, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person[s] whose name[s] is/are subscribed to the within instrument and acknowledge 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 and official seal.

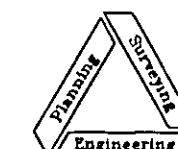
Signature S. Paulsen
S. PAULSEN
Commission Expires
5-10-03



SUBDIVISION MAP OF TOP OF THE WEST, UNIT No. 4 AT LAKE ALMANOR WEST

A SUBDIVISION OF LOT'S 27, 28 & 29, OF TOP OF THE WEST UNIT 1 & PARCEL #2 AS SHOWN ON 11 RS 77

IN SECTION 33, T28N, R7E MDB&M
PLUMAS COUNTY, CALIFORNIA



NST Engineering, Inc.
1495 Riverside Drive
Susanville, CA 96130
(530) 257-5173

AREA NOTES

TOP OF THE WEST, UNIT No. 4 TOTAL AREA: 41.63 AC
 DEDICATED R/W - EAGLE CREST & KEHR COURT: 2.82 AC

BASIS OF BEARINGS

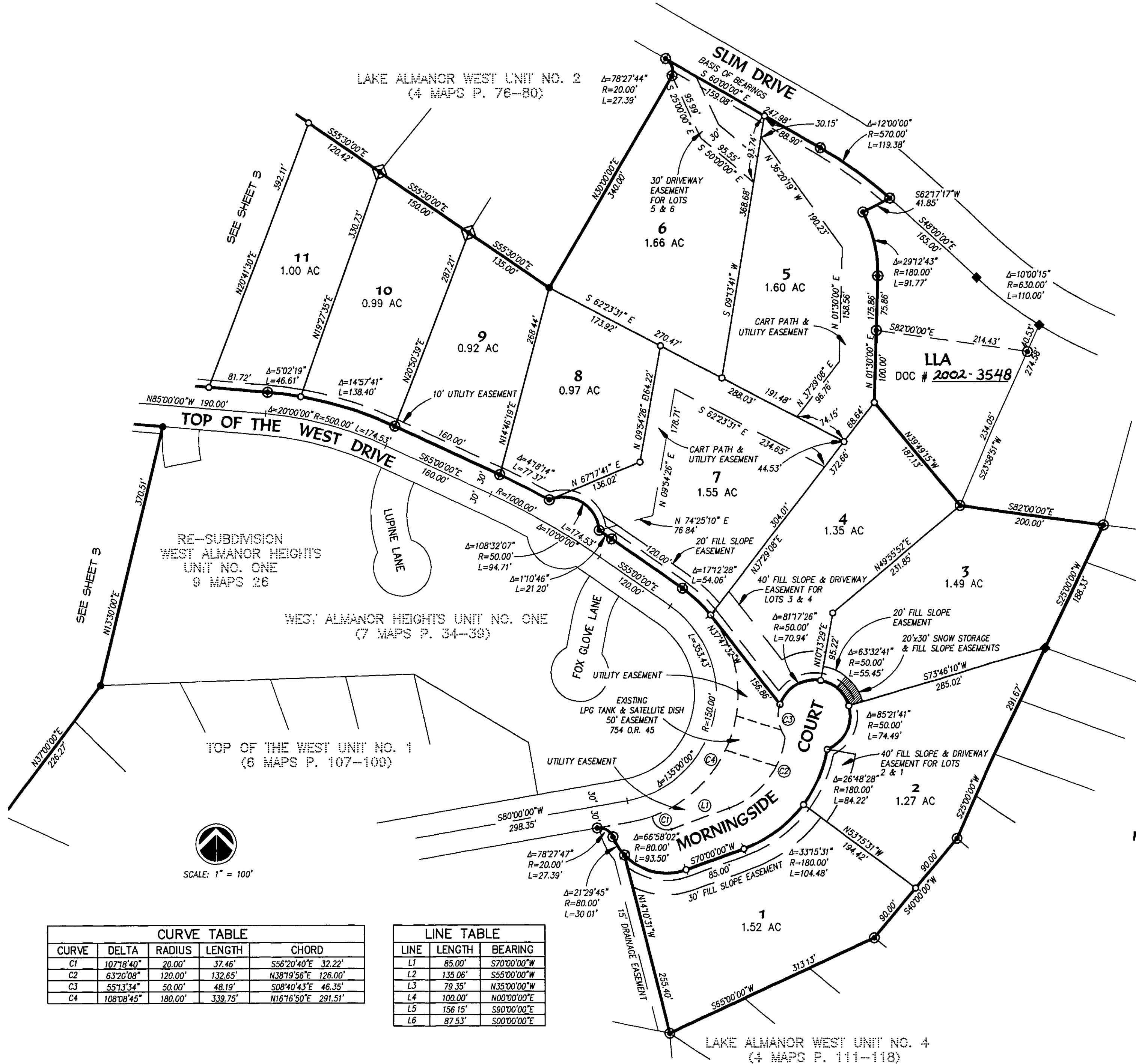
THE BASIS OF BEARINGS FOR THIS PROJECT IS THE SOUTH LINE OF SLIM DRIVE AS SHOWN ON SUB 6 M 108, BEING N.60°00'00"W.

LEGEND

- FOUND MONUMENT PER 11 RS 77
- FOUND MONUMENT PER 6 MAPS, PAGE 108
- ◇— FOUND MONUMENT PER 4 MAPS, PAGE 76
- ◆— FOUND MONUMENT PER 4 MAPS, PAGE 111
- SET 1/2" REBAR CAPPED "LS 3989"

GENERAL NOTES

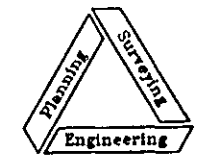
1. All bearings & distances shown hereon between found monuments are record & measured per appropriate map.
2. Planned Development Statement: The property shown hereon is subject to a Planned Development Permit which is recorded in Book 411 Official Records at Page 2. Future development of this property will be subject to the conditions of said permit.
3. A Soils and Geologic report on this property was prepared in October, 1972 by Tom Cordova, Registered Geologist No. 242.



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CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	107°18'40"	20.00'	37.46'	S56°20'40"E 32.22'
C2	63°20'08"	120.00'	132.65'	N38°19'56"E 126.00'
C3	55°13'34"	50.00'	48.19'	S08°40'43"E 46.35'
C4	108°08'45"	180.00'	339.75'	N16°16'50"E 291.51'

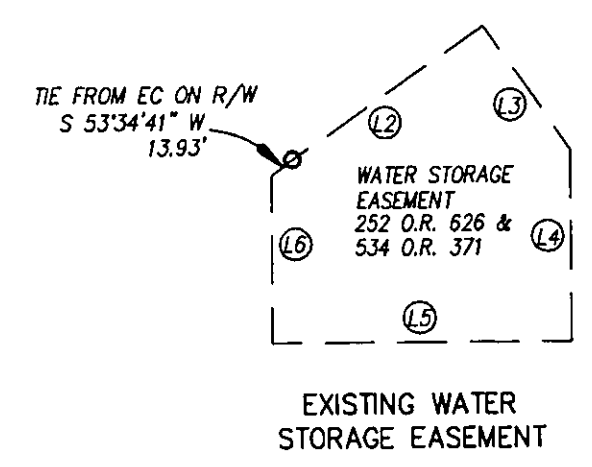
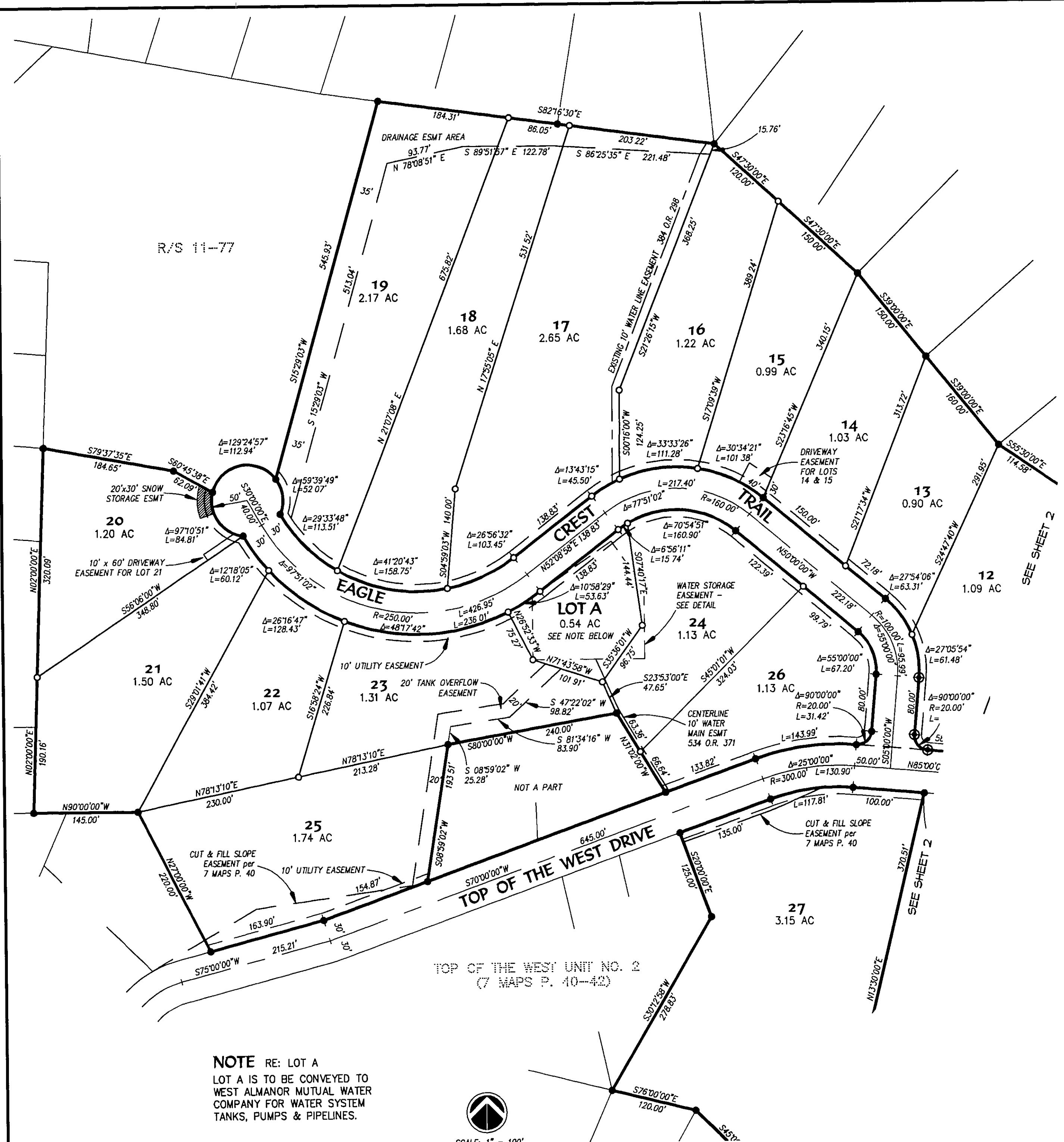
LINE TABLE		
LINE	LENGTH	BEARING
L1	85.00'	S70°00'00"W
L2	135.06'	S55°00'00"W
L3	79.35'	N35°00'00"W
L4	100.00'	N00°00'00"E
L5	156.15'	S90°00'00"E
L6	87.53'	S00°00'00"E

LEGEND

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GENERAL NOTE

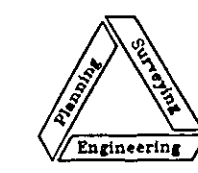
ALL BEARINGS & DISTANCES SHOWN HEREON BETWEEN FOUND MONUMENTS ARE RECORD & MEASURED PER APPROPRIATE MAP.



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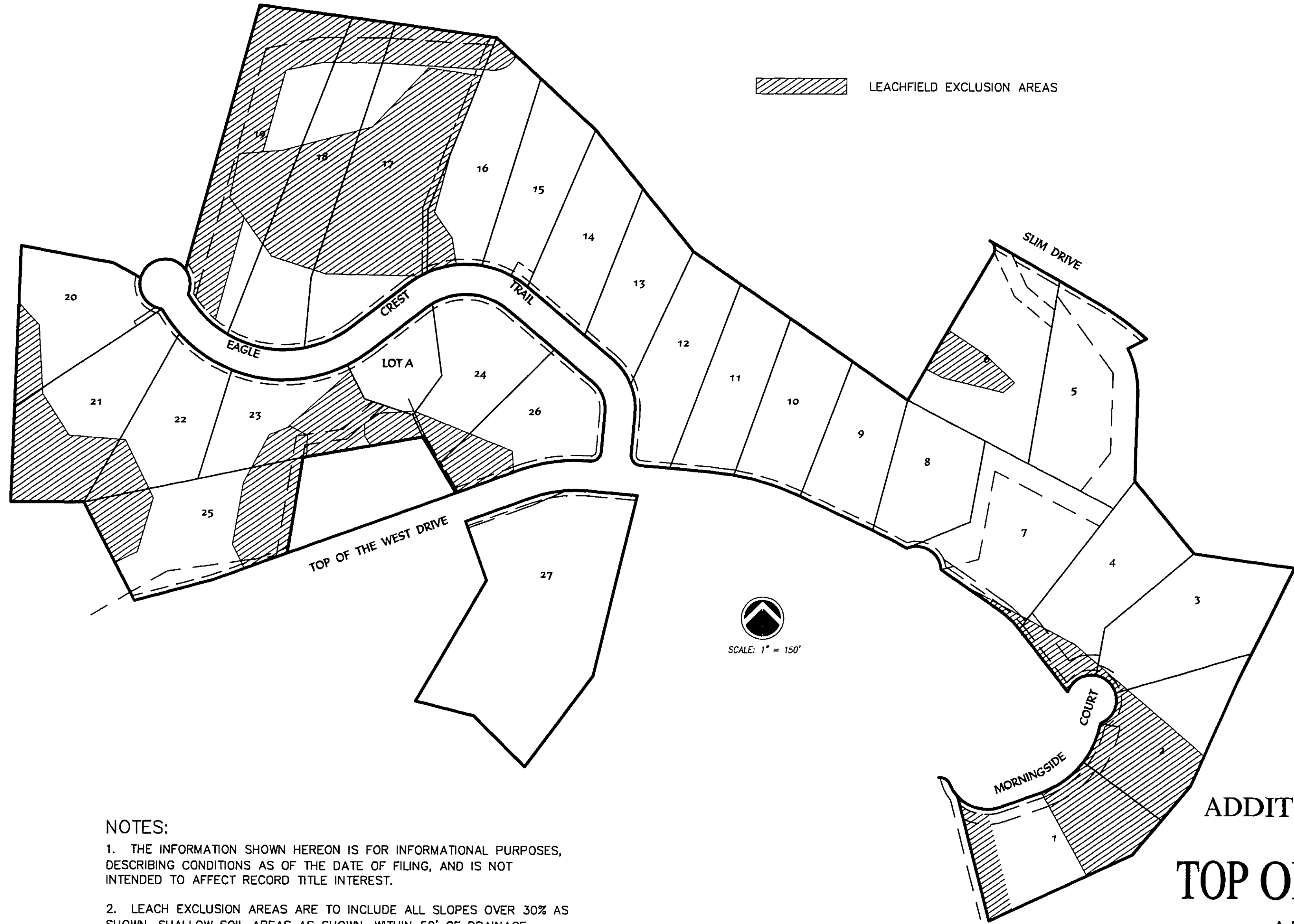
NOTE RE: LOT A
LOT A IS TO BE CONVEYED TO WEST ALMANOR MUTUAL WATER COMPANY FOR WATER SYSTEM TANKS, PUMPS & PIPELINES.



STAGE TWO, HOMESITE DEVELOPMENT (TO BE REQUIRED OF FUTURE HOME BUILDERS AND/OR DEVELOPERS OF PROJECT LANDS:

- A. VEGETATION REMOVAL, CLEARING, AND GRADING SHALL ENTAIL NO MORE THAN IS PRUDENT FOR CONSTRUCTION OF THOSE FACILITIES NECESSARY FOR THE USE AND ENJOYMENT OF THE PROPERTY, IN THE OPINION OF THE COUNTY ENGINEER. CLEARING AND GRADING ACTIVITIES SHALL BE LIMITED TO SIX DRY SUMMER MONTHS (MAY 1 THROUGH OCTOBER 31). TREE AND BRUSH REMAINS SHALL BE CHIPPED AND SPREAD RATHER THAN BURNED. EARTH-DISTURBING ACTIVITIES OUTSIDE OF THIS SEASON WILL NECESSITATE PREPARATION AND APPROVAL OF AN INTERIM PLAN PROVIDING TEMPORARY CONSTRUCTION EROSION-CONTROL MEASURES.
- B. CUT SLOPES SHALL BE NO STEEPER THAN 1 TO 1 UNLESS STABLE ROCK IS PRESENT IN THE OPINION OF THE COUNTY ENGINEER.
- C. UNTREATED FILL SLOPES SHALL BE NO STEEPER THAN 1.5 TO 1; SLOPES UP TO 1 TO 1 MAY BE PERMITTED IN SPECIFIC INSTANCES WHERE THE COUNTY ENGINEER DETERMINES THAT STABILITY IS NOT COMPROMISED, IN WHICH CASE EROSION CONTROL MEASURES IN THE FORM OF ROCK RIP-RAP AND/OR STAPLED EROSION-CONTROL BLANKETS SHALL BE INSTALLED.
- D. ALL DRAINAGE DITCHES AND CULVERTS WITH A LONGITUDINAL GRADE EXCEEDING 7% SHALL BE ROCK-LINED WITH 2-INCH TO 8-INCH STONES, UNLESS SUCH DITCHES ARE IN AREAS OF ROCK WHICH IN THE OPINION OF THE COUNTY ENGINEER DO NOT PRESENT AN EROSION HAZARD.
- E. INLETS AND OUTLETS OF ALL CULVERTS SHALL BE ROCKED TO PREVENT EROSION AND UNDERCUTTING.
- F. CONCENTRATION OF DRAINAGE'S SHOULD BE AVOIDED WHERE POSSIBLE BY UTILIZING "SHEET FLOW" FROM TOES OF FILLS.
- G. ALL SITE, EROSION CONTROL, AND DRAINAGE WORK SHALL BE COMPLETED CONCURRENTLY WITH LOT DEVELOPMENT, AND SHALL BE REVIEWED BY THE COUNTY ENGINEER AT THE TIME OF FINAL BUILDING INSPECTIONS, TO INSURE THE CONSTRUCTED FACILITIES ARE PERFORMING SATISFACTORILY, AND/OR TO REQUIRE ANY ADDITIONAL CORRECTIVE MEASURES TO PROTECT THE QUALITY OF LAKE ALMANOR.

 LEACHFIELD EXCLUSION AREAS



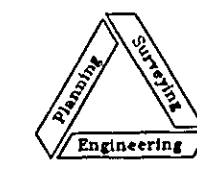
NOTES:

- 1. THE INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.
- 2. LEACH EXCLUSION AREAS ARE TO INCLUDE ALL SLOPES OVER 30% AS SHOWN, SHALLOW SOIL AREAS AS SHOWN, WITHIN 50' OF DRAINAGE EASEMENTS AS SHOWN, AND WITHIN A SETBACK DISTANCE OF 4 TIMES A CUT BANK HEIGHT FROM THE TOP OF BANK, IN CONJUNCTION WITH THE REQUIREMENTS OF PLUMAS COUNTY ORDINANCE 76-162.

ADDITIONAL INFORMATION SHEET
OF
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