

OWNER'S STATEMENT

WE, BAILEY CREEK INVESTORS, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNERS OF THE LAND SHOWN ON THE MAP AND BUTTE COMMUNITY BANK, A CALIFORNIA CORPORATION, AS BENEFICIARY UNDER DEEDS OF TRUST RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF PLUMAS UNDER DOCUMENT NUMBER 2003-0006780 AND 2003-6781 OF OFFICIAL RECORDS, 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) VILLAGE DRIVE, FROSTWOOD LANE AND CREEKHAVEN 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 PURPOSES 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) ACCESS EASEMENTS AS SHOWN ON THE MAP, ARE BEING GRANTED TO WALKER RANCH COMMUNITY SERVICES DISTRICT CONCURRENTLY WITH THE FILING OF THIS MAP. SAID GRANT OF EASEMENTS IS RECORDED IN DOCUMENT 2003-14717 O.R. PLUMAS COUNTY RECORDS.
- (E) DRAINAGE EASEMENTS, AS SHOWN ON THE MAP, ARE RESERVED FOR MAINTENANCE OF WATER COURSES INCLUDING NECESSARY ACCESS THERETO AND ARE BEING GRANTED TO WALKER RANCH COMMUNITY SERVICES DISTRICT CONCURRENTLY WITH THE FILING OF THIS MAP. SAID GRANT OF EASEMENTS IS RECORDED IN DOCUMENT 2003-14716 O.R. PLUMAS COUNTY RECORDS.
- (F) SEWER EASEMENT, AS SHOWN ON THE MAP, ^{IS} RESERVED FOR MAINTENANCE OF SEWER FACILITIES AND IS BEING GRANTED TO WALKER RANCH COMMUNITY SERVICES DISTRICT CONCURRENTLY WITH THE FILING OF THIS MAP. SAID GRANT OF EASEMENT IS RECORDED IN DOCUMENT 2003-14715 O.R. PLUMAS COUNTY RECORDS.

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

R-CR
KEVIN C. KAISER
VICE PRESIDENT
BUTTE COMMUNITY BANK
A CALIFORNIA CORPORATION
900 MANGROVE AVENUE
CHICO, CA. 95926

STATE OF CALIFORNIA
COUNTY OF BUTTE

ON THIS 26 DAY OF November, 2003, 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 GENERAL 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

COMMISSION EXPIRES

NOTARY'S PRINCIPAL PLACE OF BUSINESS

NO SEAL REQUIRED.

PRINTED NAME

March 21, 2004

Chico / Butte County
(CITY & COUNTY)

STATE OF CALIFORNIA
COUNTY OF BUTTE

ON THIS 26 DAY OF November, 2003, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED KEVIN C. KAISER, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT OF BUTTE COMMUNITY BANK, 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(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

COMMISSION EXPIRES

NOTARY'S PRINCIPAL PLACE OF BUSINESS

NO SEAL REQUIRED.

PRINTED NAME

March 21, 2004

CHICO / BUTTE COUNTY
(CITY & COUNTY)

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 PHASE 5 CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN AUGUST 2003, 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.



W. J. Dinsmore 11/26/03
WILLIAM J. DINSMORE
R.C.E. 29113
REGISTRATION EXPIRES: 03/31/07

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 12/19/03
R. TOM HUNTER R.C.E. 30515
LICENSE EXPIRES 3/31/04
PLUMAS COUNTY SURVEYOR

COUNTY TAX COLLECTOR'S CERTIFICATE

I, GINNY DUNBAR, 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 None.

DATE: 12-1-03

Ginny Dunbar
GINNY DUNBAR
PLUMAS COUNTY TAX COLLECTOR

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 12/9, 2003. THE OFFER OF DEDICATION OF VILLAGE DRIVE, FROSTWOOD LANE AND CREEKHAVEN DRIVE, PUBLIC UTILITY EASEMENTS AND SNOW STORAGE EASEMENTS AS SHOWN ON THE MAP WERE ACCEPTED FOR USES NOTED.

DATE: 12/9/03

Nancy DaForno
NANCY DAFORNO, CLERK TO THE
BOARD OF SUPERVISORS

RECORDER'S STATEMENT

FILED THIS 10th DAY OF December, 2003, AT 2:40P.M., IN
BOOK 9 OF MAPS AT PAGES 99-102 AT THE REQUEST OF THE COUNTY
SURVEYOR.

KATHLEEN WILLIAMS
COUNTY CLERK

Kathy Williams
FEE \$24.00
FILE NO. 2003-14713

BY: *Spye Hancock*
DEPUTY

PRIOR TO RECORDATION OF MAP:

DESIGNATED REMAINDER:	41.57 ACRES
LOT 5:	19.40 ACRES
TOTAL:	60.97 ACRES

FOLLOWING RECORDATION OF MAP:

LOT 5:	18.62 ACRES
LOT 419:	11.93 ACRES
LOTS 272-285, 614-652:	15.73 ACRES
DESIGNATED REMAINDER:	10.52 ACRES
RIGHT-OF-WAY:	4.17 ACRES
TOTAL:	60.97 ACRES

PHASE 5, UNIT 1
BAILEY CREEK SUBDIVISION

FOR
BAILEY CREEK INVESTORS

A PORTION OF SECTION 13, TOWNSHIP 28 NORTH
RANGE 7 EAST M.D.M., A DIVISION OF
LOT 5 OF BK. 9 OF MAPS PGS. 1 THRU 8 AND
PARCEL E AND DESIGNATED REMAINDER
OF BK. 9 OF MAPS PGS. 44 THRU. 49

PLUMAS COUNTY,

CALIFORNIA

Rolls Anderson & Rolls
CIVIL ENGINEERS
115 YELLOWSTONE DRIVE • CHICO, CALIFORNIA 95927-5811

AUGUST, 2003

SHEET 1 OF 4

JOB NO. 03070

BASIS OF BEARING

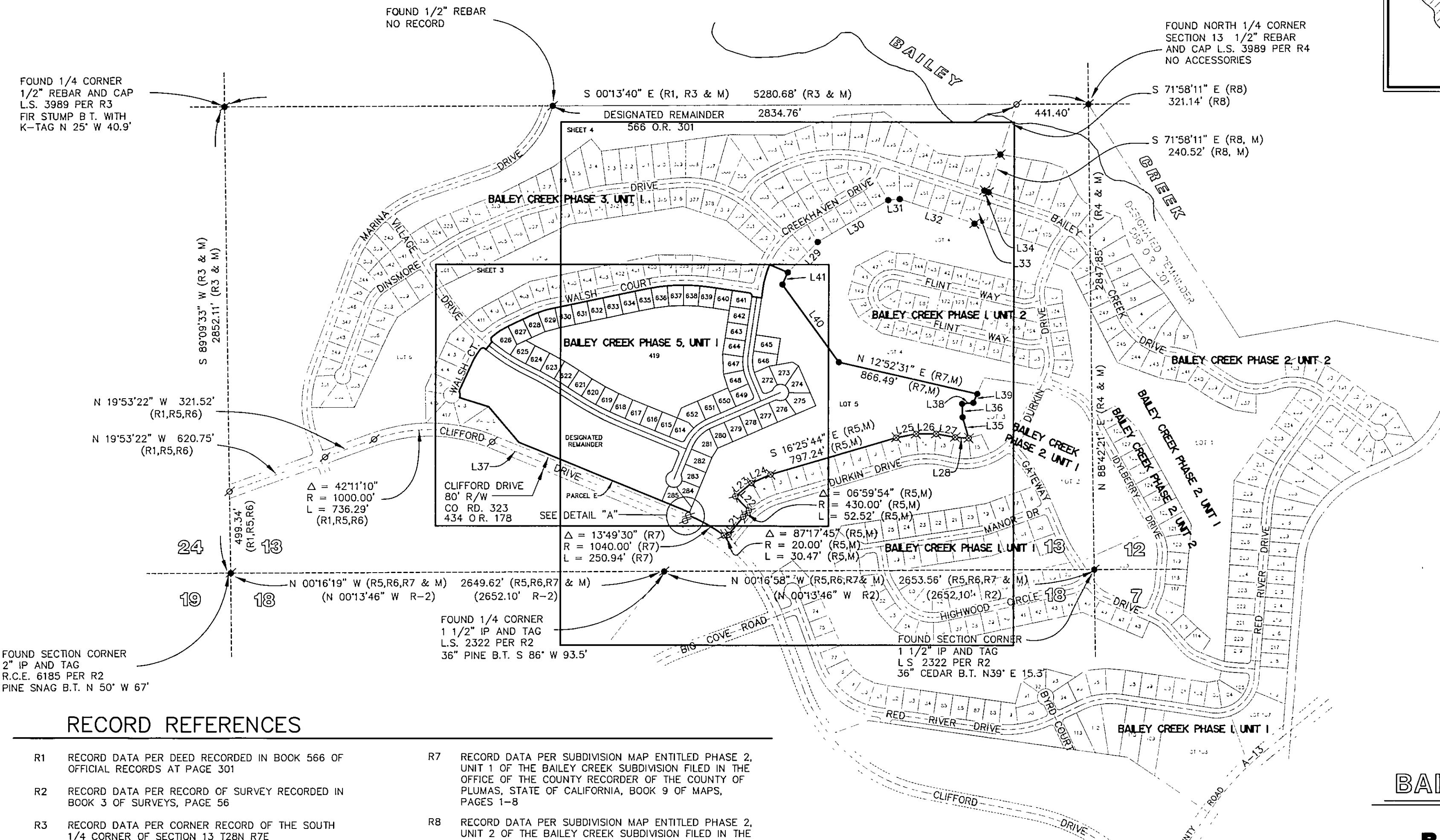
THE BASIS OF BEARING FOR THIS SURVEY IS A SOLAR OBSERVATION TAKEN AT THE INTERSECTION OF WALKER ROAD (CLIFFORD DRIVE) AND COUNTY ROAD A-13 ON AUGUST 5, 1983 BY NST ENGINEERING AND UTILIZED FOR DESCRIPTION WITHIN 434 O.R. 178.

NOTE: AN ADDITIONAL INFORMATION DOCUMENT IS ON FILE
WITH THE COUNTY RECORDER IN DOCUMENT 2003-14714 O.F.

LEGEND

- ∅ CALCULATED POINT, NO MONUMENT FOUND OR SET
- SET 5/8" REBAR WITH PLASTIC CAP MARKED R.C.E. 29113
- ∅ FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR & CAP MARKED
R.C.E. 29113 PER (R7)
- ✗ FOUND 5/8" REBAR & CAP MARKED
R.C.E. 29113 PER (R8)
- ✗ FOUND 5/8" REBAR & CAP MARKED
R.C.E. 29113 PER (R5)

SCALE 1" = 500'

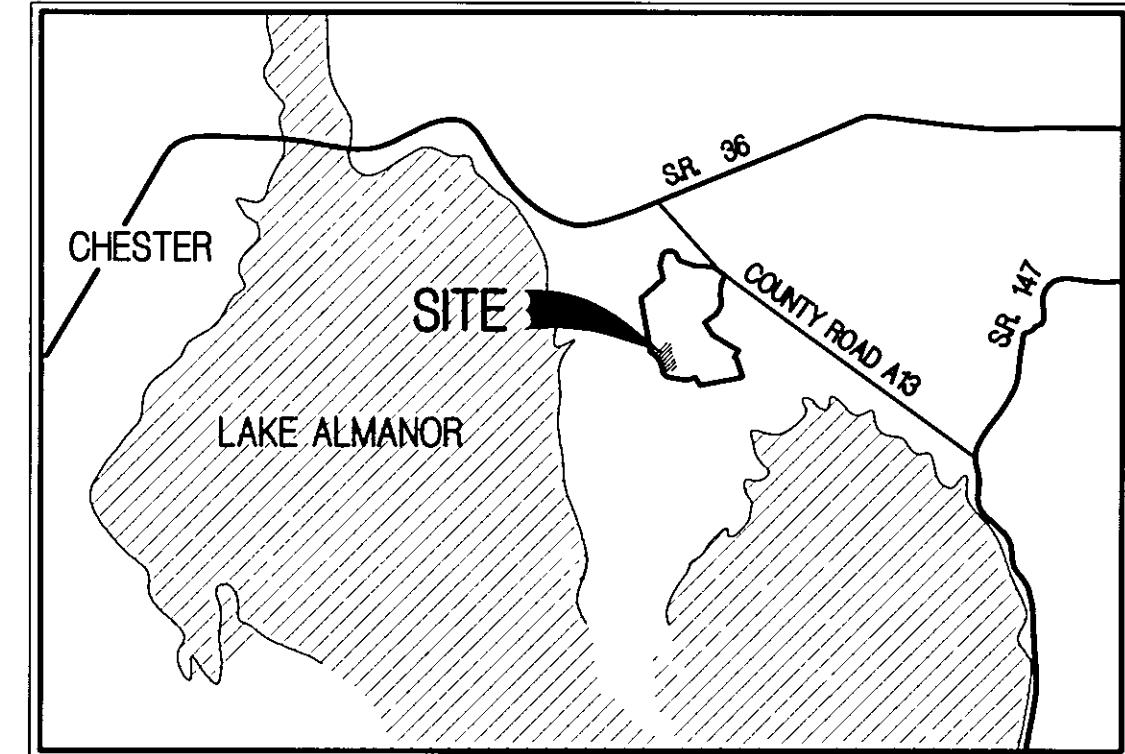


RECORD REFERENCES

R1	RECORD DATA PER DEED RECORDED IN BOOK 566 OF OFFICIAL RECORDS AT PAGE 301	R7	RECORD DATA PER SUBDIVISION MAP ENTITLED PHASE 2, UNIT 1 OF THE BAILEY CREEK SUBDIVISION FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, BOOK 9 OF MAPS, PAGES 1-8
R2	RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 3 OF SURVEYS, PAGE 56	R8	RECORD DATA PER SUBDIVISION MAP ENTITLED PHASE 2, UNIT 2 OF THE BAILEY CREEK SUBDIVISION FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, BOOK 9 OF MAPS, PAGES 27-32
R3	RECORD DATA PER CORNER RECORD OF THE SOUTH 1/4 CORNER OF SECTION 13 T28N R7E	R9	RECORD DATA PER SUBDIVISION MAP ENTITLED PHASE 3, UNIT 1 OF THE BAILEY CREEK SUBDIVISION FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, BOOK 9 OF MAPS, PAGES 44-49
R4	RECORD DATA PER CORNER RECORD OF THE NORTH 1/4 CORNER OF SECTION 13 T28N R7E	M	MEASURED BEARING OR DISTANCE
R5	RECORD DATA PER SUBDIVISION MAP ENTITLED PHASE 1, UNIT 1 OF THE BAILEY CREEK SUBDIVISION FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, BOOK 8 OF MAPS, PAGES 19-23	C	CALCULATED BEARING OR DISTANCE
R6	RECORD DATA PER SUBDIVISION MAP ENTITLED PHASE 1, UNIT 2 OF THE BAILEY CREEK SUBDIVISION FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, BOOK 8 OF MAPS, PAGES 99-101		

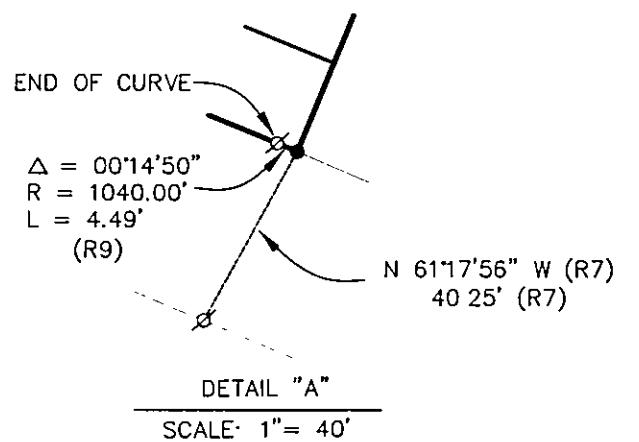
ADDITIONAL INFORMATION DOCUMENT

AN ADDITIONAL INFORMATION DOCUMENT IS ON FILE WITH THE COUNTY RECORDS
IN DOCUMENT 2003-14714 O.R.



LOCATION MAP

NO SCALE



LINE TABLE

LINE	BEARING	LENGTH
L21	N50°55'36"W (R5,M)	142.08' (R5,M)
L22	S46°04'18"W (R5,M)	120.00' (R5,M)
L23	S39°29'04"E (R5,M)	128.30' (R5,M)
L24	S23°58'05"E (R5,M)	128.79' (R5,M)
L25	N11°01'25"W (R5,M)	123.40' (R5,M)
L26	N00°12'47"W (R5,M)	123.40' (R5,M)
L27	S10°17'14"W (R5,M)	117.70' (R5,M)
L28	N03°41'51"E (R5,M)	82.38' (R5,M)
L29	N45°56'27"W (R7, M)	260.25' (R7, M)
L30	S30°47'09"E (R7, M)	500.00' (R7, M)
L31	S05°03'17"E (R7, M)	70.16' (R7, M)
L32	S18°01'49"W (R7, M)	480.41' (C, M)
L33	N71°58'11"W (R8, M)	210.00' (R8, M)
L34	S18°01'49"W (R8, M)	18.25' (R8, M)
L35	S73°44'44"W (R7,M)	133.57' (R7,M)
L36	S88°08'40"W (R7,M)	82.45' (R7,M)
L37	N22°17'49"E (R1,R3 & R4)	1275.65' (R1,R5,R6)
L38	N05°09'12"W (R7,M)	68.79' (R7,M)
L39	S66°39'11"E (R7,M)	59.25' (R7,M)
L40	N54°05'14"E (R7,M)	588.03' (R7,M)
L41	S65°57'34"E (R7,M)	80.00' (R7,M)

PHASE 5, UNIT 1
BAILEY CREEK SUBDIVISION

FOR
BAILEY CREEK INVESTORS

A PORTION OF SECTION 13, TOWNSHIP 28 NORTH
RANGE 7 EAST M.D.M., A DIVISION OF
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PLUMAS COUNTY,

CALIFORNIA

RAR
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
YELLOWSTONE DRIVE • CHICO, CALIFORNIA 95973-5811

