

OWNER'S STATEMENT

WE, BAILEY CREEK INVESTORS, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNERS OF THE LAND SHOWN ON THE MAP AND BUTTE COMMUNITY BANK AS BENEFICIARY UNDER DEED OF TRUST RECORDED DECEMBER 7, 2005 UNDER DOCUMENT NUMBER 2005-0013126 PLUMAS COUNTY 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) VISTA DRIVE, WINTERWOOD DRIVE, MARINA DRIVE, TERRANOVA DRIVE, AND TREETOP CIRCLE 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.

ACCESS, MAINTENANCE AND DRAINAGE EASEMENTS AS SHOWN ON THE MAP, ARE BEING GRANTED TO THE WALKER RANCH COMMUNITY SERVICES DISTRICT CONCURRENTLY WITH THE FILING OF THIS MAP. SAID GRANT OF EASEMENTS IS RECORDED IN DOCUMENT NUMBER 2008-0007910 OF PLUMAS COUNTY RECORDS.

A PORTION OF VISTA DRIVE AND A PORTION OF MARINA DRIVE AS SHOWN ON THE MAP ARE BEING GRANTED IN FEE TO PLUMAS COUNTY CONCURRENTLY WITH THE RECORDING OF THIS MAP FOR ROADWAY AND PUBLIC UTILITY (P.U.E.) PURPOSES. SAID GRANT DEEDS ARE RECORDED IN DOCUMENT NO. 2008-0007906 OF PLUMAS COUNTY RECORDS AND DOCUMENT NO. 2008-0007907 OF 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-C-K
KEVIN C. KAISER
VICE PRESIDENT
BUTTE COMMUNITY BANK
A CALIFORNIA CORPORATION
900 MANGROVE AVENUE
CHICO, CA. 95973

STATE OF CALIFORNIA
COUNTY OF PLUMAS

ON February 19, 2008 BEFORE ME, Vicky Matulich, A
NOTARY PUBLIC, PERSONALLY APPEARED Dennis W. Durkin WHO
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 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.

I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT
THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND. NO SEAL REQUIRED

SIGNATURE Vicky Matulich PRINTED NAME Vicky Matulich
COMMISSION EXPIRES May 13, 2011
NOTARY'S PRINCIPAL PLACE OF BUSINESS Chico, Butte
(CITY & COUNTY)

STATE OF CALIFORNIA
COUNTY OF PLUMAS

ON February 19, 2008 BEFORE ME, Vicky Matulich, A
NOTARY PUBLIC, PERSONALLY APPEARED Karen C. Kaiser WHO
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 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.

I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT
THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

NO SEAL REQUIRED

SIGNATURE Vicky Matulich PRINTED NAME Vicky Matulich
COMMISSION EXPIRES May 13, 2011
NOTARY'S PRINCIPAL PLACE OF BUSINESS Chico, Butte
(CITY & COUNTY)

ENGINEER'S STATEMENT

I, WILLIAM J. DINSMORE, DO HEREBY STATE THAT I AM A LICENSED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, THAT THE MAP OF BAILEY CREEK SUBDIVISION, PHASE 4, UNIT 2, CORRECTLY REPRESENTS A FIELD SURVEY MADE UNDER MY DIRECTION IN NOVEMBER, 2004, THAT IT IS TRUE AND COMPLETE AS SHOWN, THE MONUMENTS SHOWN WILL BE OF THE CHARACTER AND SET IN THEIR CORRECT POSITIONS ON OR BEFORE SEPTEMBER 15, 2001, AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS MAP WAS PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BAILEY CREEK INVESTORS IN AUGUST OF 2006. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP OR APPROVED ALTERATIONS THEREOF.



W.J. Dinsmore 4/23/08
WILLIAM J. DINSMORE
R.C.E. 29113
REGISTRATION EXPIRES: 03/31/09

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 8/25/08
R. TOM HUNTER R.C.E. 30515 DATE
LICENSE EXPIRES 3/31/09 2010
PLUMAS COUNTY SURVEYOR

ACREAGE OF LOTS = 38.48 AC
ACREAGE OF STREETS = 11.39 AC
ACREAGE OF DESIGNATED REMAINDER = 22.50 AC
TOTAL ACREAGE OF SUBDIVISION = 72.87 AC

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 43,135.00.

DATE: 8/21/08

Ginni J. Dunbar, Asst
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 7th DAY OF October, 2008. THE OFFER OF DEDICATION OF VISTA DRIVE, MARINA DRIVE, WINTERWOOD DRIVE, TERRANOVA DRIVE, TREETOP CIRCLE, EASEMENTS FOR PUBLIC UTILITY PURPOSES AND EASEMENTS FOR SNOW STORAGE AS SHOWN ON THE MAP WERE ACCEPTED FOR USES NOTED.

DATE: 10-7-08

C. Casper
NANCY DAFORNO, CLERK TO THE
C. CASPER BOARD OF SUPERVISORS, DEPUTY

RECORDER'S STATEMENT

FILED THIS 3RD DAY OF NOVEMBER, 2008, AT 10:45AM, IN BOOK 10 OF MAPS
AT PAGES 92-97 AT THE REQUEST OF THE COUNTY SURVEYOR.

KATHLEEN WILLIAMS
COUNTY CLERK

BY: Kathleen Williams
FILE NO. 2008-0007904
DEPUTY

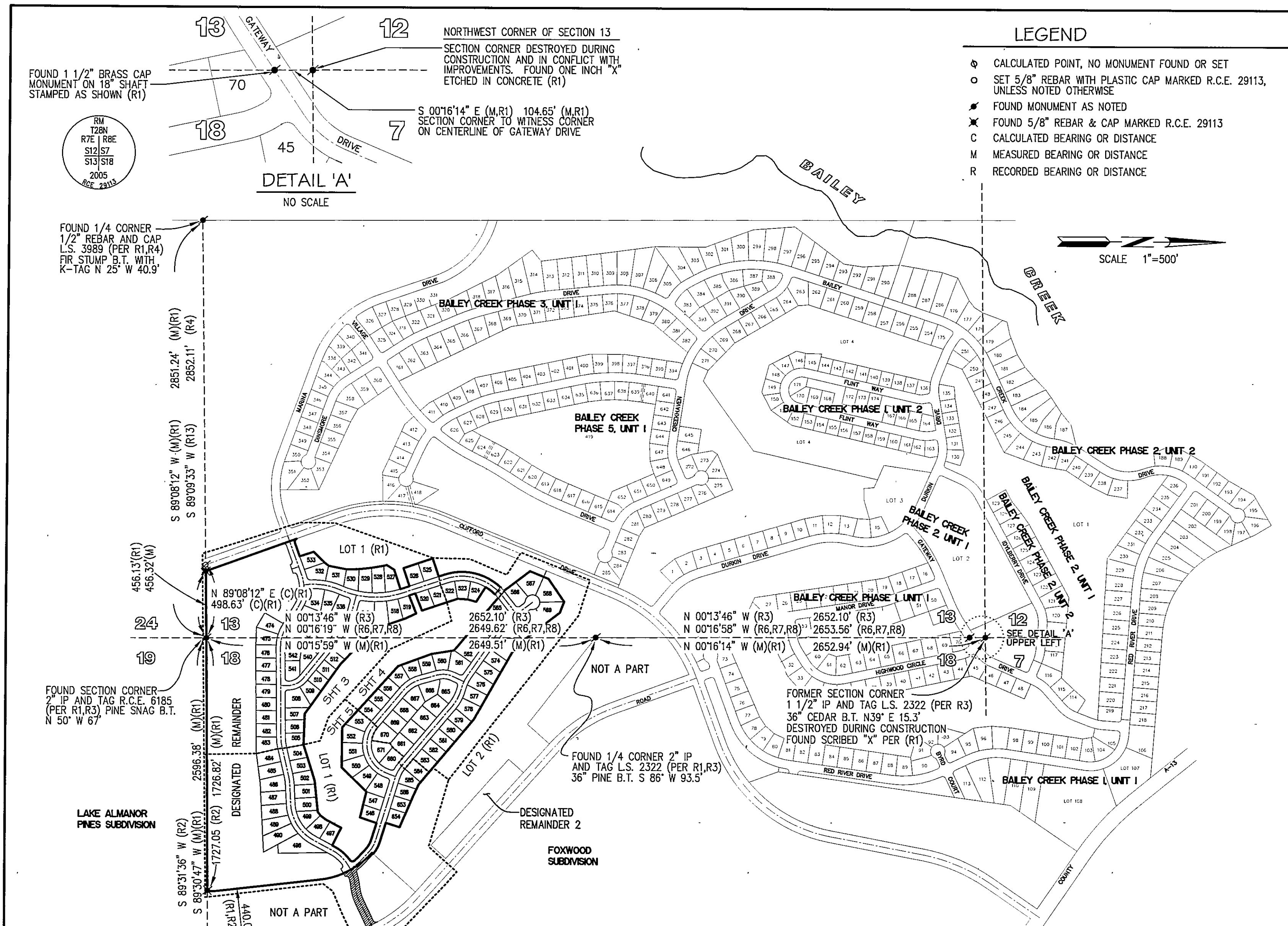
NOTE

THE PROPERTY SHOWN HEREON IS SUBJECT TO A PLANNED DEVELOPMENT PERMIT WHICH IS RECORDED AS DOCUMENT #2007-0001510 OF THE PLUMAS COUNTY RECORDS. FUTURE DEVELOPMENT OF THIS PROPERTY WILL BE SUBJECT TO THE CONDITION OF SAID PERMIT.

PHASE 4 UNIT 2
BAILEY CREEK SUBDIVISIONFOR
BAILEY CREEK INVESTORS

A PORTION OF SECTION 13, TOWNSHIP 28 NORTH
RANGE 7 EAST M.D.M., AND A PORTION OF SECTION 18,
TOWNSHIP 28 NORTH RANGE 8 EAST M.D.M.

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



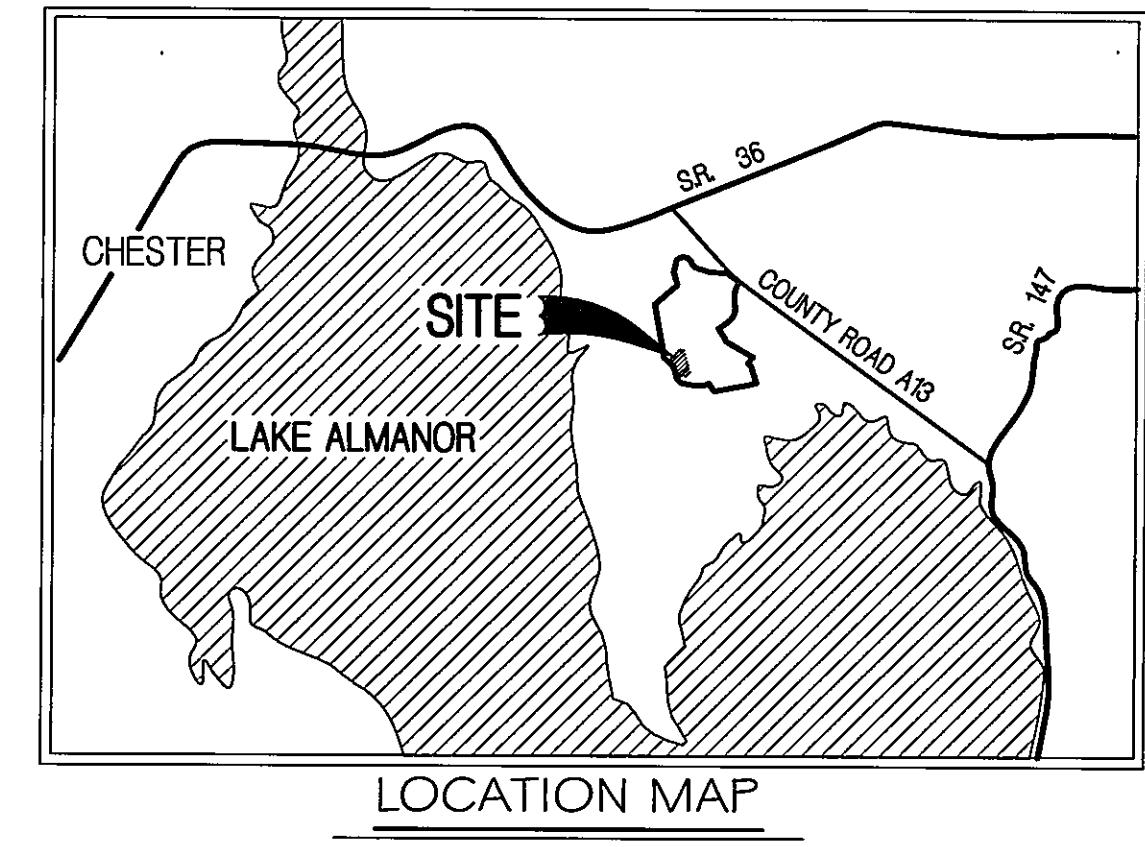
BASIS OF BEARING

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
ON AUGUST 5, 1983 BY NST ENGINEERING AND UTILIZED
FOR DESCRIPTION WITHIN 434 O.R. 178.

LEGEND

- ◊ CALCULATED POINT, NO MONUMENT FOUND OR SET
- SET 5/8" REBAR WITH PLASTIC CAP MARKED R.C.E. 29113, UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS NOTED
- ☒ FOUND 5/8" REBAR & CAP MARKED R.C.E. 29113
- C CALCULATED BEARING OR DISTANCE
- M MEASURED BEARING OR DISTANCE
- R RECORDED BEARING OR DISTANCE

SCALE 1"=500



RECORD REFERENCES

- R1 RECORD DATA PER SUBDIVISION MAP ENTITLED PHASE 4, UNIT 1 OF THE BAILEY CREEK SUBDIVISION FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, BOOK 10 OF MAPS, PAGES 18-22
- R2 RECORD DATA PER DEED RECORDED IN BOOK 566 OF OFFICIAL RECORDS AT PAGE 301
- R3 RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 3 OF SURVEYS, PAGE 56
- R4 RECORD DATA PER CORNER RECORD OF THE SOUTH 1/4 CORNER OF SECTION 13 T28N R7E
- R5 RECORD DATA PER CORNER RECORD OF THE NORTH 1/4 CORNER OF SECTION 13 T28N R7E
- R6 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
- R7 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
- R8 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
- R9 RECORD DATA PER EASEMENT DEED RECORDED IN BOOK 434 OFFICIAL RECORD, AT PAGE 178
- R10 RECORD DATA PER PARCEL MAP RECORDED IN BOOK 11 OF PARCEL MAPS, PAGES 48-50
- R13 RECORD DATA PER DEED RECORDED IN BOOK 796 OF OFFICIAL RECORDS AT PAGE 429

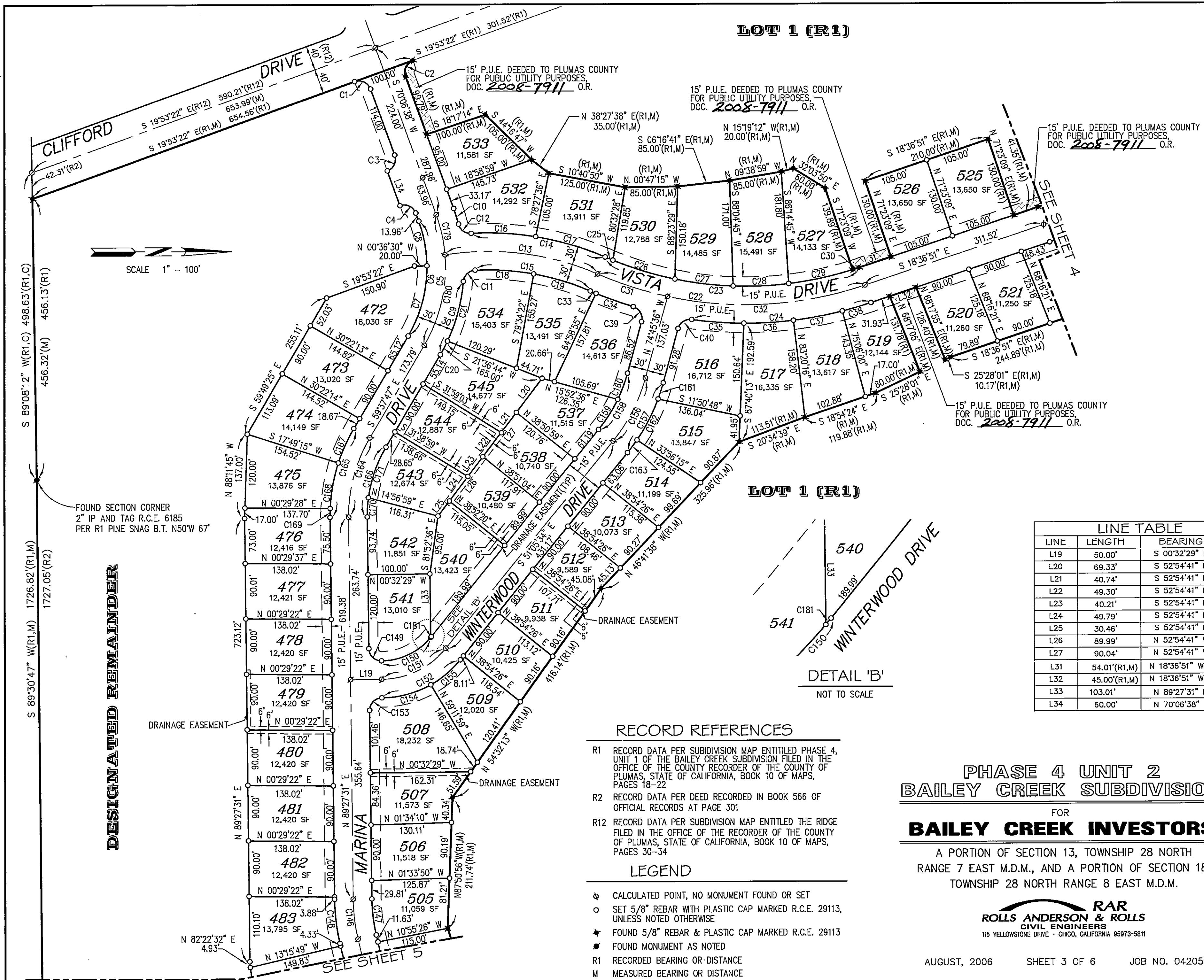
**PHASE 4 UNIT 2
BAILEY CREEK SUBDIVISION**

FOR
BAILEY CREEK INVESTORS

RAR
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
115 YELLOWSTONE DRIVE • CHICO, CALIFORNIA 95923-5811

EASEMENT NOTES

1. PG&E EASEMENT - BOOK 192 O.R. 67 LOCATION NOT DEFINED.
2. PLUMAS COUNTY EASEMENT - BOOK 434 O.R. 170 - FOR ROAD AND UTILITY PURPOSES HAS INADEQUATE LEGAL DESCRIPTION.
3. WALTER W. WALKER, ETAL - BOOK 566 O.R. 228 - FOR INGRESS, EGRESS AND UTILITY PURPOSES - EXACT LOCATION NOT DEFINED.



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'(R1,M)	90°00'00"(R1,M)	31.42'(R1,M)
C3	20.00'	90°00'00"	31.42'
C4	20.00'	90°00'00"	31.42'
C5	250.00'	50°15'35"	219.30'
C6	220.00'	50°15'35"	192.98'
C7	220.00'	30°58'43"	118.95'
C8	220.00'	19°16'52"	74.03'
C9	280.00'	25°37'38"	125.24'
C10	280.00'	5°26'04"	26.56'
C11	20.00'	82°25'50"	28.77'
C12	20.00'	78°47'02"	27.50'
C13	442.62'	32°38'32"	252.17'
C14	472.62'	26°53'32"	221.83'
C15	412.62'	26°28'49"	190.70'
C16	472.62'	12°43'26"	104.96'
C17	472.62'	14°10'07"	116.87'
C18	412.62'	13°16'08"	95.56'
C19	412.62'	13°12'41"	95.14'
C20	280.00'	5°05'32"	24.89'
C21	280.00'	20°32'07"	100.35'
C22	600.00'	42°16'03"	442.62'
C23	570.00'	42°16'03"	420.49'
C24	630.00'	26°42'33"	293.68'
C25	570.00'	1°21'18"	13.48'
C26	570.00'	10°34'35"	105.22'
C27	570.00'	9°34'26"	95.24'
C28	570.00'	9°03'39"	90.14'
C29	570.00'	10°35'47"	105.42'
C30	570.00'(R1,M)	01°06'18"(R1,M)	10.99'(R1,M)
C31	600.00'	11°21'37"	118.96'
C32	600.00'	30°54'26"	323.66'
C33	630.00'	0°55'21"	10.14'
C34	630.00'	5°48'09"	63.80'
C35	630.00'	7°44'02"	85.04'
C36	630.00'	7°18'02"	80.27'
C37	630.00'	7°17'53"	80.25'
C38	630.00'	4°22'37"	48.13'
C39	20.00'	88°18'41"	30.83'
C40	20.00'	82°51'19"	28.92'
C146	300.00'	12°29'54"	65.44'
C147	270.00'	12°29'54"	58.90'
C148	330.00'	12°29'54"	71.99'
C149	20.00'	90°00'00"	31.42'
C150	105.00'	49°37'57"	90.96'
C151	135.00'	50°33'04"	119.11'
C152	165.00'	50°33'04"	145.58'
C153	20.00'	90°00'00"	31.42'
C154	165.00'	28°46'21"	82.86'
C155	165.00'	21°46'44"	62.72'
C156	280.00'	23°40'02"	115.66'
C157	310.00'	23°40'02"	128.05'
C158	250.00'	23°40'02"	103.27'
C159	250.00'	13°16'44"	57.94'
C160	250.00'	10°23'18"	45.33'
C161	310.00'	5°05'38"	27.56'
C162	310.00'	13°50'48"	74.92'
C163	310.00'	4°43'36"	25.57'
C164	250.00'	30°54'42"	134.88'
C165	280.00'	30°54'42"	151.06'
C166	220.00'	30°54'42"	118.69'
C167	280.00'	12°32'58"	61.33'
C168	280.00'	15°23'36"	75.23'
C169	280.00'	2°58'08"	14.51'
C170	220.00'	8°09'49"	31.35'
C171	220.00'	22°44'53"	87.35'
C179	250.00'	15°14'47"	66.52'
C180	250.00'	35°00'49"	152.78'
C181	105.00'	0°55'08"	1.68'

RECORD REFERENCES

RECORD DATA PER SUBDIVISION MAP ENTITLED PHASE 4,
UNIT 1 OF THE BAILEY CREEK SUBDIVISION FILED IN THE
OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF
PLUMAS, STATE OF CALIFORNIA, BOOK 10 OF MAPS,
PAGES 18-22

RECORD DATA PER DEED RECORDED IN BOOK 566 OF
OFFICIAL RECORDS AT PAGE 301

RECORD DATA PER SUBDIVISION MAP ENTITLED THE RIDGE
FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY
OF PLUMAS, STATE OF CALIFORNIA, BOOK 10 OF MAPS,
PAGES 30-34

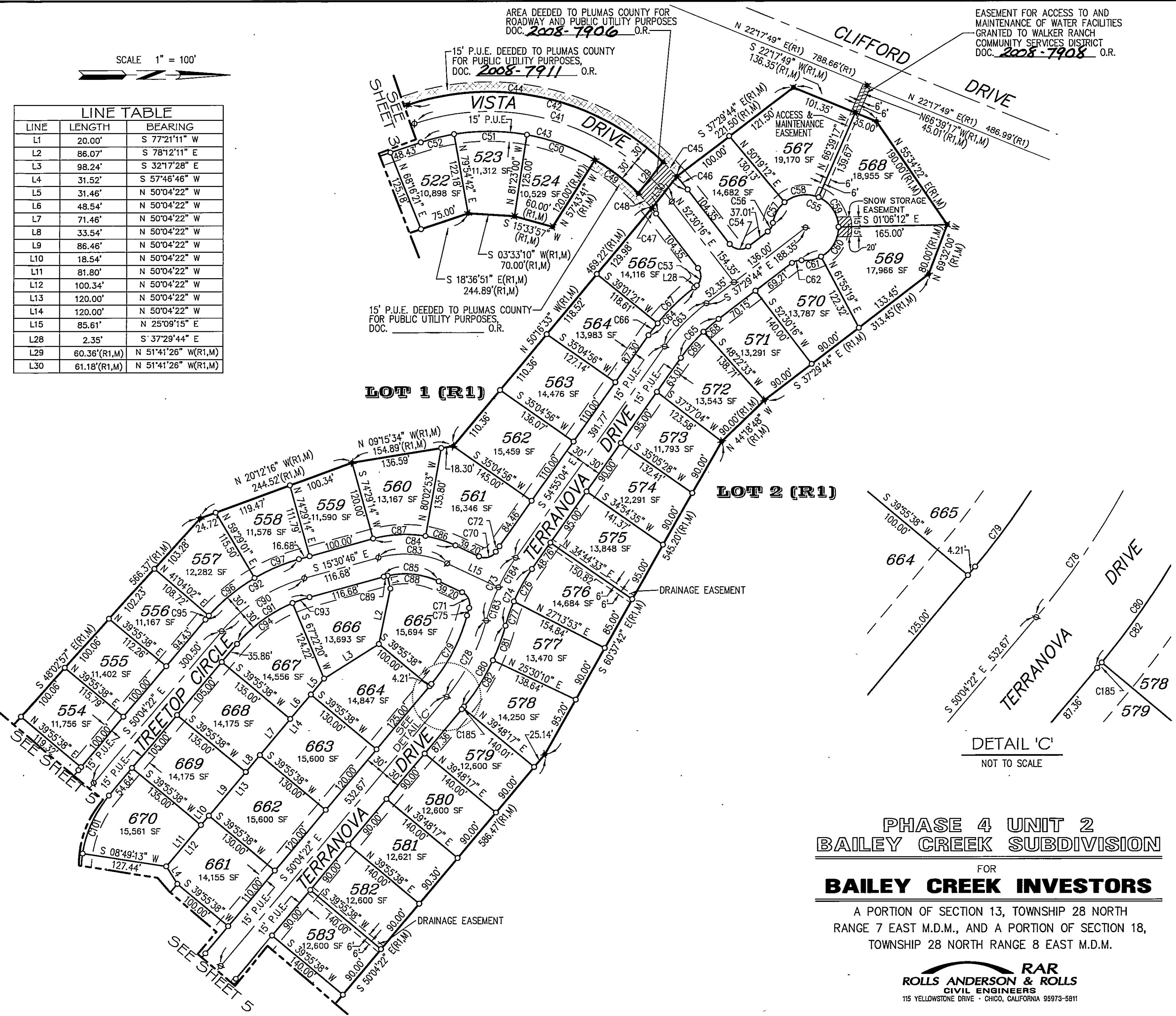
LEGEND

CALCULATED POINT, NO MONUMENT FOUND OR SET
SET 5/8" REBAR WITH PLASTIC CAP MARKED R.C.E. 29113,
UNLESS NOTED OTHERWISE
FOUND 5/8" REBAR & PLASTIC CAP MARKED R.C.E. 29113
FOUND MONUMENT AS NOTED
RECORDED BEARING OR DISTANCE
MEASURED BEARING OR DISTANCE

PHASE 4 UNIT 2 BAILEY CREEK SUBDIVISION

FOR
BAILEY CREEK INVESTORS

The logo for RAR (Rolls, Anderson & Rolls) Civil Engineers. It features the letters 'RAR' in a bold, sans-serif font, with a large, thin-lined arch graphic extending from the left side of the 'R' over the 'A' and 'R'. Below the arch, the words 'ROLLS ANDERSON & ROLLS' are stacked, with 'ROLLS' on top, 'ANDERSON' in the middle, and '& ROLLS' on the bottom right. Underneath that, the words 'CIVIL ENGINEERS' are centered. At the very bottom, the address '115 YELLOWSTONE DRIVE - CHICO, CALIFORNIA 95973-5811' is printed in a smaller, all-caps font.



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C41	350.00'	71°07'07"	434.44'
C42	380.00'	71°07'07"	471.68'
C43	320.00'	71°07'07"	397.20'
C44	380.00'(R1,M)	62°40'45"(R1,M)	415.70'(R1,M)
C45	380.00'	4°34'10"	30.31'
C46	380.00'	3°52'11"	25.66'
C47	320.00'	1°54'22"	10.65'
C48	320.00'	5°26'57"	30.43'
C49	320.00'(R1,M)	14°55'00"(R1,M)	83.31'(R1,M)
C50	320.00'	19°47'38"	110.55'
C51	320.00'	19°47'37"	110.55'
C52	320.00'	9°15'33"	51.71'
C53	20.00'	90°00'00"	31.42'
C54	20.00'	90°00'00"	31.42'
C55	50.00'	268°49'50"	234.60'
C56	20.00'	44°24'55"	15.50'
C57	50.00'	42°13'51"	36.85'
C58	50.00'	63°01'31"	55.00'
C59	50.00'	65°33'05"	57.20'
C60	50.00'	63°01'31"	55.00'
C61	50.00'	34°59'52"	30.54'
C62	20.00'	44°24'55"	15.50'
C63	300.00'	17°25'20"	91.22'
C64	330.00'	17°25'20"	100.35'
C65	270.00'	17°25'20"	82.10'
C66	330.00'	3°56'25"	22.69'
C67	330.00'	13°28'55"	77.65'
C68	270.00'	6°20'38"	29.89'
C69	270.00'	11°04'42"	52.21'
C70	20.00'	81°47'12"	28.55'
C71	20.00'	81°47'12"	28.55'
C72	330.00'	1°42'53"	9.88'
C73	300.00'	20°13'51"	105.93'
C74	270.00'	20°13'51"	95.34'
C75	330.00'	2°05'22"	12.03'
C76	270.00'	11°59'12"	56.49'
C77	270.00'	8°14'39"	38.85'
C78	300.00'	25°04'34"	131.30'
C79	270.00'	25°04'33"	118.17'
C80	330.00'	25°04'34"	144.43'
C81	330.00'	9°46'00"	56.25'
C82	330.00'	14°51'04"	85.54'
C83	150.00'	40°40'01"	106.47'
C84	180.00'	40°40'01"	127.76'
C85	120.00'	40°40'01"	85.17'
C86	180.00'	15°12'08"	47.76'
C87	180.00'	25°27'53"	80.00'
C88	120.00'	37°48'04"	79.17'
C89	120.00'	2°51'57"	6.00'
C90	250.00'	34°33'36"	150.80'
C91	220.00'	34°33'36"	132.70'
C92	280.00'	34°33'36"	168.89'
C93	220.00'	7°06'54"	27.32'
C94	220.00'	27°26'42"	105.38'
C95	280.00'	1°08'24"	5.57'
C96	280.00'	18°24'59"	90.00'
C97	280.00'	15°00'13"	73.32'
C101	180.00'	31°06'25"	97.73'
C183	300.00'	10°18'10"	53.95'
C184	300.00'	9°55'41"	51.98'
C185	330.00'	0°27'30"	2.64'

**PHASE 4 UNIT 2
BAILEY CREEK SUBDIVISION**

A PORTION OF SECTION 13, TOWNSHIP 28 NORTH
RANGE 7 EAST M.D.M., AND A PORTION OF SECTION 18,
TOWNSHIP 28 NORTH RANGE 8 EAST M.D.M.

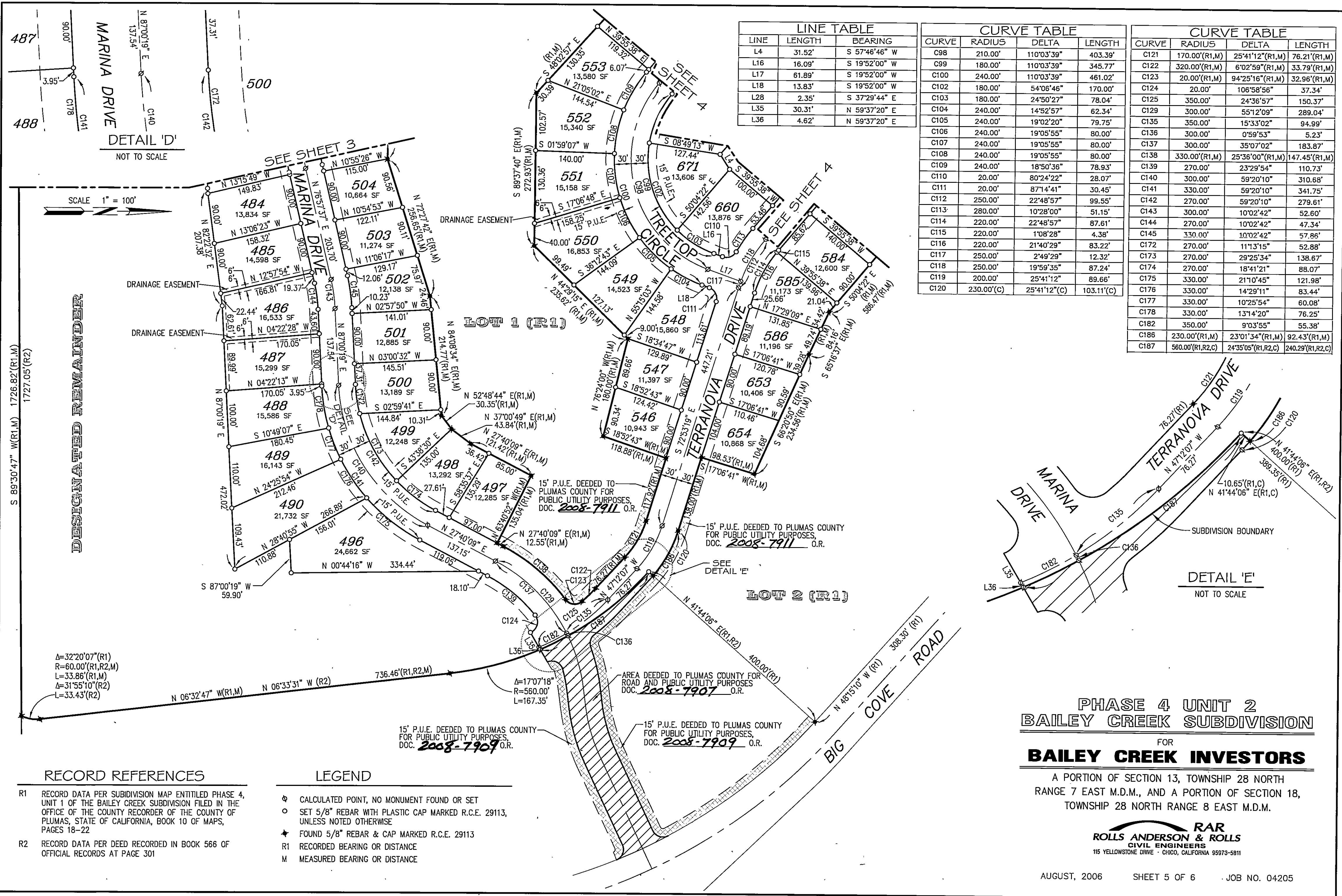
RAR
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
115 YELLOWSTONE DRIVE • CHICO, CALIFORNIA 95973-5811

AUGUST, 2006 SHEET 4 OF 6 JOB NO. 04205

- Q CALCULATED POINT, NO MONUMENT FOUND OR SET
- O SET 5/8" REBAR WITH PLASTIC CAP MARKED R.C.E. 29113, UNLESS NOTED OTHERWISE
- FOUND 5/8" REBAR & CAP MARKED R.C.E. 29113
- R1 RECORDED BEARING OR DISTANCE
- M MEASURED BEARING OR DISTANCE

RECORD REFERENCES

R1 RECORD DATA PER SUBDIVISION MAP ENTITLED PHASE 4,
UNIT 1 OF THE BAILEY CREEK SUBDIVISION FILED IN THE
OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF
PLUMAS, STATE OF CALIFORNIA, BOOK 10 OF MAPS,
PAGES 18-22



THE ISSUANCE OF BUILDING AND GRADING PERMITS IS SUBJECT TO THE PROVISIONS OF THE APPROVED EROSION CONTROL, GRADING AND DUST CONTROL PLANS

- 1) A GRADING PLAN SHALL BE SUBMITTED WITH EACH APPLICATION FOR A GRADING PERMIT OR A BUILDING PERMIT WHERE GROUND DISTURBANCE WILL OCCUR. THIS GRADING PLAN SHALL BE CONSISTENT WITH THE GRADING SPECIFICS OUTLINED BELOW.
- 2) GRADING AND TERRACING FOR BUILDING FOUNDATIONS SHALL BE DESIGNED TO BLEND INTO THE NATURAL CONTOURS OF THE SITE.
- 3) SLOPE ROUNDING AND CONTOUR GRADING SHALL BLEND WITH NATURAL CONTOURS. ON THOSE LOTS WITH SLOPES GREATER THAN 15%, ALL CUT AND FILL FOR BUILDINGS SHALL HAVE A MINIMUM SETBACK FROM THE NOSE OF THE SLOPES AS PER THE UNIFORM BUILDING CODE (AS ADOPTED BY PLUMAS COUNTY) SECTION 7011 SETBACKS.
- 4) GROUND DISTURBING CONSTRUCTION SHALL BE LIMITED TO APRIL 1 THROUGH OCTOBER 31. AFTER EARTHWORK HAS BEEN COMPLETED, CONSTRUCTION SHALL BE LANDSCAPED, COVERED WITH STRAW OR WOOD OR OTHER MATERIALS. WOODY MATERIAL FROM CHIPPING OR BRUSH, WOOD OR CONSTRUCTION DEBRIS CAN BE USED TO COVER EXPOSED SOIL AREAS, ON OR BEFORE OCTOBER 1 OR ON COMPLETION, WHICHEVER IS LATER. AREAS COVERED WITH LANDSCAPING OR HYDRO-SEEDING SHALL BE WATERED UNTIL A BASE LAYER OF VEGETATION IS ESTABLISHED (ONE-INCH FOR GRASSES). IF SUBSTANTIAL RAINY PERIODS OCCUR BETWEEN APRIL 1 AND OCTOBER 31, GROUND DISTURBING CONSTRUCTION OPERATIONS SHALL USE EROSION CONTROL MEASURES SUCH AS GRAVEL FILTER STABILIZED CONSTRUCTION ENTRANCES AND SEDIMENT TRAPS SUFFICIENT TO ELIMINATE ADVERSE EFFECTS ON SURFACE WATERS. SITE PROTECTION ACTIVITIES FOR WATER QUALITY PURPOSES WILL BE ALLOWED AT ANY TIME.
- 5) FOR CONSTRUCTION ON NATURAL SLOPES WITH GRADIENTS IN EXCESS OF 15%, A DESIGN TO MINIMIZE EROSION PREPARED BY AN ENGINEERING GEOLOGIST OR GEOTECHNICAL ENGINEER IS REQUIRED.
- 6) STORM WATER RUNOFF FROM ROOFS SHALL BE DIVERTED INTO AND THROUGH INFILTRATION TRENCHES ON EACH PROPERTY. OVERFLOW FROM THESE TRENCHES SHALL BE DIRECTED OVER VEGETATED AREAS BEFORE REACHING ROADSIDE GUTTERS. PLANS SHOWING HOW THIS WILL BE DONE SHALL BE SUBMITTED FOR APPROVAL WITH APPLICATIONS FOR BUILDING PERMITS, UNDER WHICH ROOFS WILL BE CONSTRUCTED, ENLARGED OR MODIFIED AND WITH APPLICATIONS FOR BUILDING PERMITS FOR CONSTRUCTION WHICH WOULD MODIFY EXISTING DIVERSIONS.

EROSION CONTROL PLAN:

- A) SURPLUS OR WASTE EARTHEN MATERIAL SHALL NOT BE PLACED IN DRAINAGE WAYS ON THE PROPERTY.
- B) ALL LOOSE PILES OF SOIL, SILT, CLAY, SAND, DEBRIS, OR OTHER EARTHEN MATERIALS SHALL BE PROTECTED IN A REASONABLE MANNER, AS SET FORTH IN THE STORM WATER POLLUTION PREVENTION PLAN, TO PREVENT THE DISCHARGE OF THESE MATERIALS TO WATERS OF THE STATE.
- C) AFTER COMPLETION OF CONSTRUCTION ACTIVITIES, ALL SURPLUS OR WASTE EARTHEN MATERIALS SHALL BE REMOVED FROM THE SITE AND DEPOSITED IN AN APPROVED DISPOSAL LOCATION OR STABILIZED ON SITE.
- D) ALL DISTURBED AREAS SHALL BE STABILIZED BY APPROPRIATE SOIL STABILIZATION MEASURES, AS SET FORTH IN THE STORM WATER POLLUTION PREVENTION PLAN BY OCTOBER 15 OF EACH YEAR.
- E) DRAINAGE SWALES DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE STABILIZED BY APPROPRIATE SOIL STABILIZATION MEASURES, AS DETERMINED BY THE STORM WATER POLLUTION PREVENTION PLAN.
- F) DURING CONSTRUCTION, TEMPORARY GRAVEL, HAY BALE, EARTHEN, OR SAND BAG DIKES AND/OR NON-WOVEN FILTER FABRIC FENCES SHALL BE USED, AS NECESSARY, TO PREVENT DISCHARGE OF EARTHEN MATERIALS FROM THE SITE DURING PERIODS OF PRECIPITATION OR RUNOFF.
- G) IMPERVIOUS AREAS SHALL BE CONSTRUCTED WITH INFILTRATION TRENCHES OR SIMILAR PROTECTION FACILITIES ALONG THE DOWN GRADIENT SIDES TO INFILTRATE AND RETAIN THE INCREASE IN RUNOFF RESULTING FROM THE NEW IMPERVIOUS AREAS.
- H) WASTE DRAINAGE WATERS IN EXCESS OF THAT WHICH CAN BE ADEQUATELY RETAINED ON THE PROPERTY SHALL BE COLLECTED BEFORE SUCH WATERS HAVE A CHANCE TO RESULT IN SOIL EROSION, AND SHALL BE TREATED, IF NECESSARY, BEFORE DISCHARGE FROM THE PROPERTY SO AS TO PREVENT ADVERSE WATER QUALITY IMPACTS.
- I) ALL DRAINAGE DITCHES AND CULVERTS WITH A LONGITUDINAL GRADE EXCEEDING 6% SHALL BE ROCK-LINED WITH 2 INCH TO 8 INCH STONES, UNLESS SUCH DITCHES ARE IN AREAS OF ROCK WHICH DO NOT PRESENT AN EROSION HAZARD.
- J) INLETS AND OUTLETS OF ALL CULVERTS SHALL BE ROCKED TO PREVENT EROSION AND UNDERCUTTING.

ADDITIONAL INFORMATION SHEET

PHASE 4 UNIT 2
BAILEY CREEK SUBDIVISION

FOR
BAILEY CREEK INVESTORS

A PORTION OF SECTION 13, TOWNSHIP 28 NORTH
RANGE 7 EAST M.D.M., AND A PORTION OF SECTION 18,
TOWNSHIP 28 NORTH RANGE 8 EAST M.D.M.


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