

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 ordinance applicable at the time of approval of the tentative map have been complied with and I am satisfied that the map is technically correct.

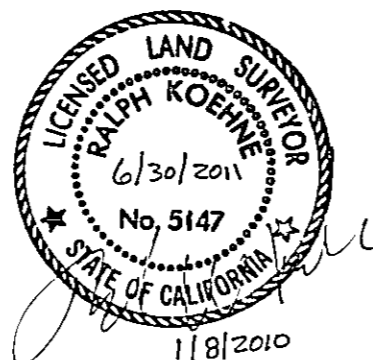
Dated: 3/25/2010 R. Tom Hunter R.C.E. 30515 Plumas County Surveyor License Expiration Date 3/31/2010



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 Loren E. Lindner and Donald D. Dunham in JULY of 2009. I hereby state that all the monuments are of the character and occupy the positions indicated or that they will be set in those positions before 7/5/2009, and that the monuments are, or will be, sufficient to enable the survey to be retraced, and that this final map substantially conforms to the conditionally approved tentative map.

Ralph W. Koehne L.S. 5147 License Expiration Date 6/30/11



COUNTY RECORDER'S STATEMENT

Filed this 15th day of April, 2010 at 2:02 p.m. in book 10 of Maps, at page 98-100 at the request of the County Surveyor.

Fee \$ 12.00 Kathleen Williams County Recorder Document No. 2010-0002231 By Laura Davis Deputy

COUNTY TAX COLLECTOR'S CERTIFICATE

I, Susan Bryant-Grant, Tax Collector of the County of Plumas, State of California, do hereby certify that there are no tax liens against the lots shown hereon for unpaid state, county, municipal or local taxes of 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 \$ 0.

Dated: 2/18/10 Susan Bryant-Grant Plumas County Tax Collector

ACREAGE TOTALS

Acreege prior to Recording of Map = 11.85 Total acreage lots = 3.71 Total acreage streets = 0.93 Total acreage in subdivision = 11.85

OWNERS STATEMENT

Loren E. Lindner & Virginia K. Lindner, Trustees and Donald D. Dunham & Bernadine H. Dunham having record title interest in the hereon subdivided lands do hereby consent to the preparation and recordation of this map, as shown within the distinctive border line.

"CHENEY STREET", the 10 foot wide easement "C", the 20 Foot wide easement "E", the 20 foot easement "G" and the variable width easement "F" as shown on the map are hereby offered for dedication as public utility easements, and as access for maintenance of those utilities.

We do hereby grant concurrently with the recording of this map a 60 foot wide easement "CHENEY STREET", the 20 foot wide easement "E" and the variable width easement "F" as shown on the map, for access, maintenance, drainage, snow removal and road purposes, together with the right to trim and remove trees and vegetation, for the benefit of Lots 1 through 5 and the remainder as shown on the map, and those lots and parcels identified in documents #2002-0007171

Conveying said easements does not restrict the use and granting of future access (ingress, egress and utilities) over "Cheney Street" to the future division (lots or parcels) of the "Remainder" lands as shown on said map.

We do hereby grant concurrently with the recording of this map 10 foot wide easements "D" as shown on the map for sewer facilities for the benefit of the "Remainder" land. Such easement will not become effective unless and until reservations and grants are included in the respective deeds.

We do hereby grant concurrently with the recording of this map 10 foot wide easements "A" and "B", as shown on the map, for sewer main facilities to the Indian Valley Community Services District, together with the right to forever maintain, operate, construct, reconstruct, parallel, renew and enlarge any existing or new facilities and appurtenances within said easement, along with the right of ingress and egress to said easement at all times. The grantors, their successors, heirs and assigns agree not to erect any buildings or other structures, nor to plant trees upon any portion of said easement. Said grant of easement deed is recorded in Document Number 2010-0002232 of Plumas County Records.

Signatures and dates of Loren E. Lindner, Virginia K. Lindner, Donald D. Dunham, and Bernadine H. Dunham.

ACKNOWLEDGMENT

State of California County of PLUMAS On 11-12-09 before me, S. PAULSEN, NOTARY (insert name and title of the officer)

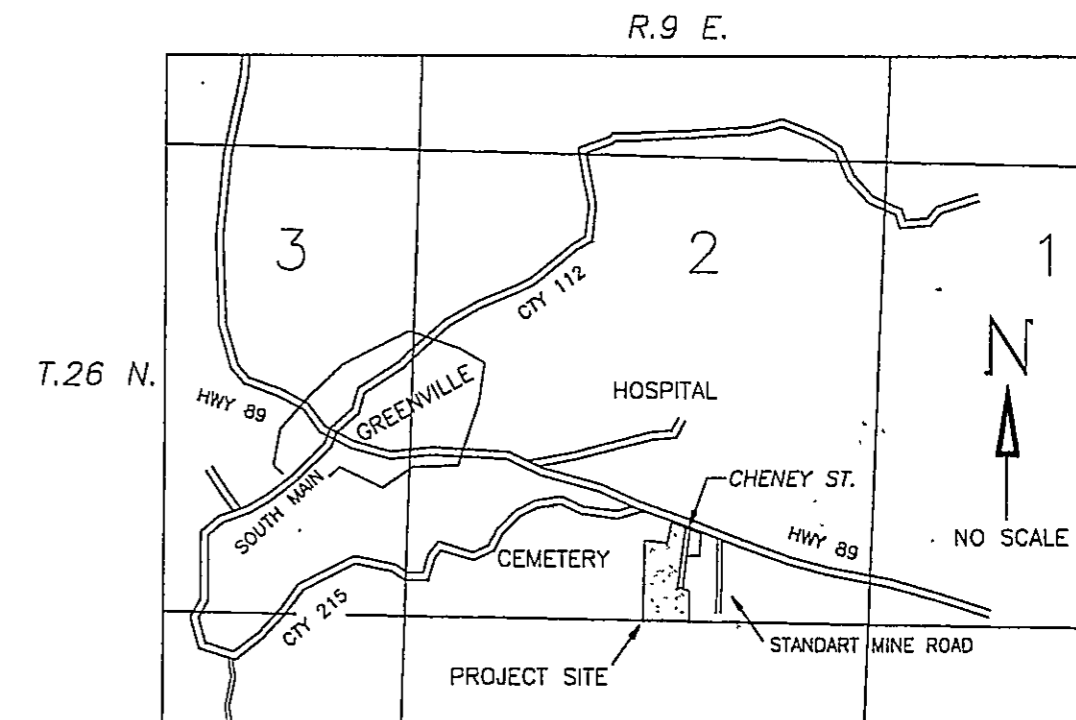
personally appeared LORENE E. LINDNER, VIRGINIA K. LINDNER, DONALD D. DUNHAM, BERNADINE H. DUNHAM

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.

Comm # 1775/45 - EXPIRES 10-22-2011

WITNESS my hand and official seal. Signature (Seal)



A PORTION OF SECTION 2, T.26 N., R.9 E.

COUNTY BOARD CLERK'S CERTIFICATE

I, Nancy DaForno, Clerk to the Board of Supervisors, hereby certify that the herein embodied map was approved by the said board of supervisors convened in a regular meeting upon the 4th day of April, 2010. The offer of dedication for the Public Utility Easements (P.U.E.) as shown on the map were accepted for the uses noted.

Dated: 4/4/10 Nancy DaForno Clerk to the Board of Supervisors

PRIVATE ROAD STATEMENT

Roads shown hereon, "CHENEY STREET" are private easements not subject to improvement or maintenance by Plumas County. Such easements will not become effective until reservations and grants are included in the respective deeds.

ROAD MAINTENANCE STATEMENT

The property shown hereon is subject to a Road Maintenance Agreement, which is recorded as Document #2010-0002233 of Plumas County Records.

SOILS REPORT

A preliminary soils report was prepared for this subdivision by Ralph Koehne, PE, on 6/24/2004, as required by the health and safety code of California, Section 17953.

SUBDIVISION MAP OF CHENEY ESTATES

FOR LINDNER FAMILY LIVING TRUST LOREN E. LINDNER & VIRGINIA K. LINDNER, Trustees AND DONALD D. DUNHAM & BERNADINE H. DUNHAM

A PORTION OF THE REMAINDER AS SHOWN ON THAT PARCEL MAP FILED IN BOOK 11 AT PAGE 115 SECTION 2, T.26 N., R.9 E., M.D.M. LOCATED WITHIN PLUMAS COUNTY, CALIFORNIA

BY: RALPH W. KOEHNE CALIFORNIA LAND SURVEYOR LS 5147 BOX 214, QUINCY, CA. 95971

NOVEMBER 10, 2009

SHEET 1 OF 3

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS MAP IS THE NORTHERLY LINE OF 614 O.R. 521 AS SHOWN ON 4RS57 HAVING A BEARING OF S 71°53'51"E BETWEEN THE TWO FOUND CORNERS TAGGED RCE 7567, SET PER 2RS29.

EASEMENT A CENTERLINE		
LINE	BEARING	HORIZ DIST
L1	S71°51'37"E	152.12'
L2	S88°17'23"W	30.93'
L3	S45°27'31"W	34.21'
L4	N82°57'31"W	55.96'
L5	S33°44'25"W	58.50'
L6	S72°24'43"W	108.01'
L7	S14°31'50"W	84.83'
L8	N80°56'09"W	163.00'
L9	N9°00'00"E	5.00'

EASEMENT B CENTERLINE		
LINE	BEARING	HORIZ DIST
L1	S71°51'37"E	152.12'
L10	S04°40'48"W	42.18'

EASEMENT C CENTERLINE		
LINE	BEARING	HORIZ DIST
L11	S71°51'37"E	89.06'
L12	S14°08'04"E	69.50'
L13	S16°06'38"W	94.57'
L14	S16°36'11"W	138.16'
L15	S22°22'29"W	75.87'
L16	S05°34'05"W	20.85'
L26	S76°03'58"E	15.00'

EASEMENT D		
LINE	BEARING	HORIZ DIST
L17	S09°00'00"W	40.08'
L18	N76°03'58"W	10.04'
L19	N09°00'00"E	153.91'
L20	S80°56'06"E	10.04'

EASEMENT E		
LINE	BEARING	HORIZ DIST
L27	S17°14'02"W	115.12'
L28	S72°45'58"E	20.00'
L29	N17°14'02"E	143.97'

EASEMENT F		
LINE	BEARING	HORIZ DIST
L21	N71°51'37"W	17.13'
L22	S51°56'13"W	15.10'
L23	S33°52'52"W	46.43'
L24	N76°03'58"W	9.87'
L25	S17°14'02"W	30.00'

MISC. LINES		
LINE	BEARING	HORIZ DIST
L30	N17°14'02"E	12.68'
L31	S76°03'58"E	60.10'
L32	N17°14'02"E	1.44'
L33	N17°14'02"E	1.26'
L56	S76°03'58"E	15.00'
L57	S76°03'58"E	30.00'

C/L CHENEY ROAD AND EASEMENT PER 11PM115		
LINE	BEARING	HORIZ DIST
L40	S28°15'18"W	50.00'
L42	S17°14'02"W	376.49'

WEST BDY CHENEY ROAD EASEMENT			
LINE	BEARING	HORIZ DIST	RADIUS
C41	S24°08'42"W	104.28'	272.74'
C42	S25°43'58"W	100.39'	242.74'

EASEMENT G			
LINE	BEARING	HORIZ DIST	RADIUS
L44	N09°00'00"E	20.04'	
L45	N80°56'09"W	121.91'	
L46	N74°49'13"W	85.66'	

WEST BDY CHENEY ROAD EASEMENT			
LINE	BEARING	HORIZ DIST	RADIUS
L55	N28°15'18"E	46.72'	
L53	N17°14'02"E	135.00'	
L52	N17°14'02"E	125.00'	
L51	N17°14'02"E	40.00'	
L50	N17°14'02"E	75.12'	

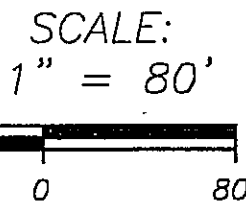
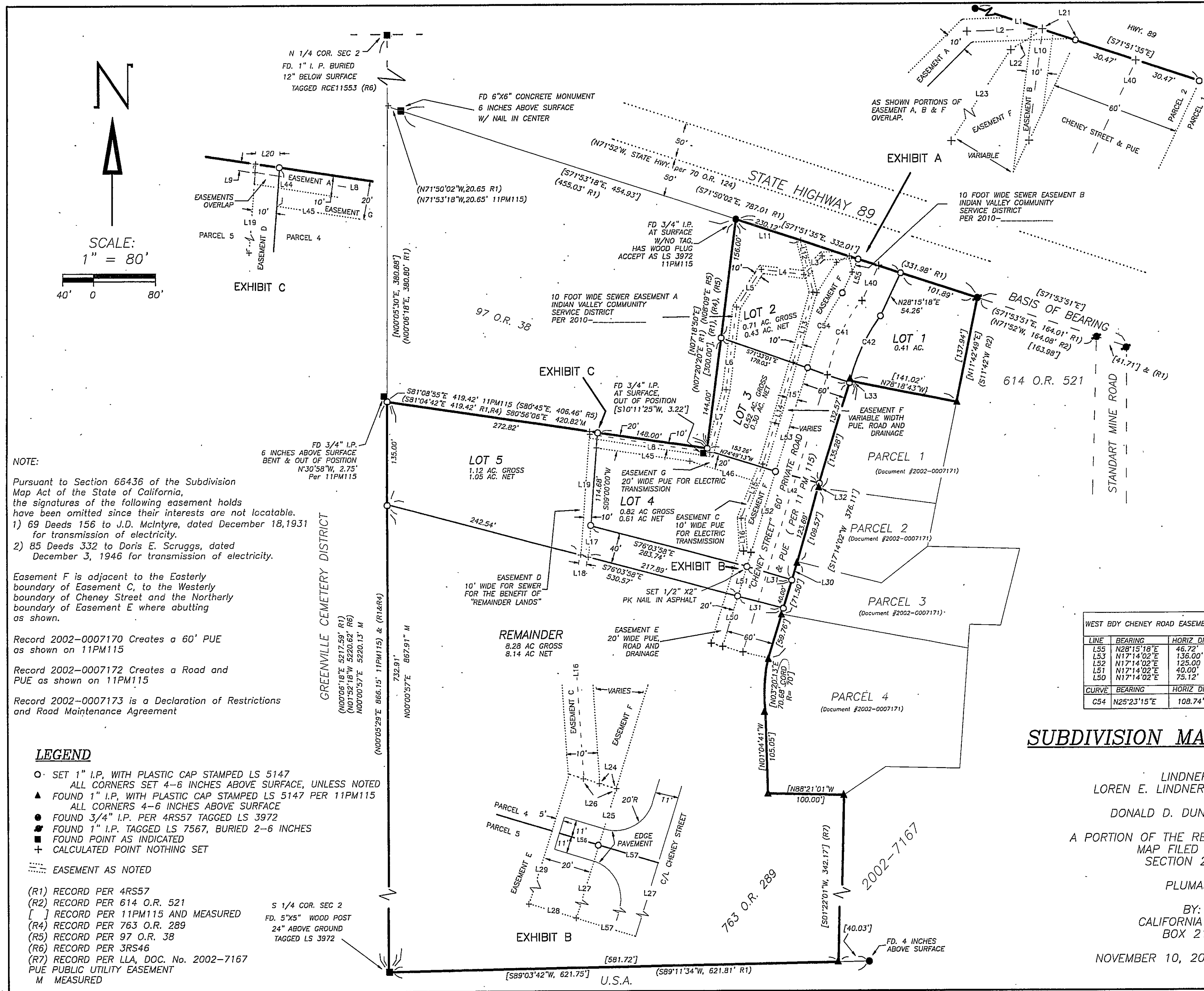
**SUBDIVISION MAP OF CHENEY ESTATES**

FOR  
 LINDNER FAMILY LIVING TRUST  
 LOREN E. LINDNER & VIRGINIA K. LINDNER, Trustees  
 AND  
 DONALD D. DUNHAM & BERNADINE H. DUNHAM  
 A PORTION OF THE REMAINDER AS SHOWN ON THAT PARCEL  
 MAP FILED IN BOOK 11 AT PAGE 115  
 SECTION 2, T.26 N., R.9 E., M.D.M.  
 LOCATED WITHIN  
 PLUMAS COUNTY, CALIFORNIA

BY: RALPH W. KOEHNE  
 CALIFORNIA LAND SURVEYOR LS 5147  
 BOX 214, QUINCY, CA. 95971

NOVEMBER 10, 2009

SHEET 2 OF 3



**NOTE:**  
 Pursuant to Section 66436 of the Subdivision Map Act of the State of California, the signatures of the following easement holds have been omitted since their interests are not locatable.  
 1) 69 Deeds 156 to J.D. McIntyre, dated December 18, 1931 for transmission of electricity.  
 2) 85 Deeds 332 to Doris E. Scruggs, dated December 3, 1946 for transmission of electricity.

Easement F is adjacent to the Easterly boundary of Easement C, to the Westerly boundary of Cheney Street and the Northerly boundary of Easement E where abutting as shown.

Record 2002-0007170 Creates a 60' PUE as shown on 11PM115

Record 2002-0007172 Creates a Road and PUE as shown on 11PM115

Record 2002-0007173 is a Declaration of Restrictions and Road Maintenance Agreement

**LEGEND**

- SET 1" I.P. WITH PLASTIC CAP STAMPED LS 5147 ALL CORNERS SET 4-6 INCHES ABOVE SURFACE, UNLESS NOTED
- ▲ FOUND 1" I.P. WITH PLASTIC CAP STAMPED LS 5147 PER 11PM115 ALL CORNERS 4-6 INCHES ABOVE SURFACE
- FOUND 3/4" I.P. PER 4RS57 TAGGED LS 3972
- FOUND 1" I.P. TAGGED LS 7567, BURIED 2-6 INCHES
- FOUND POINT AS INDICATED
- + CALCULATED POINT NOTHING SET

----- EASEMENT AS NOTED

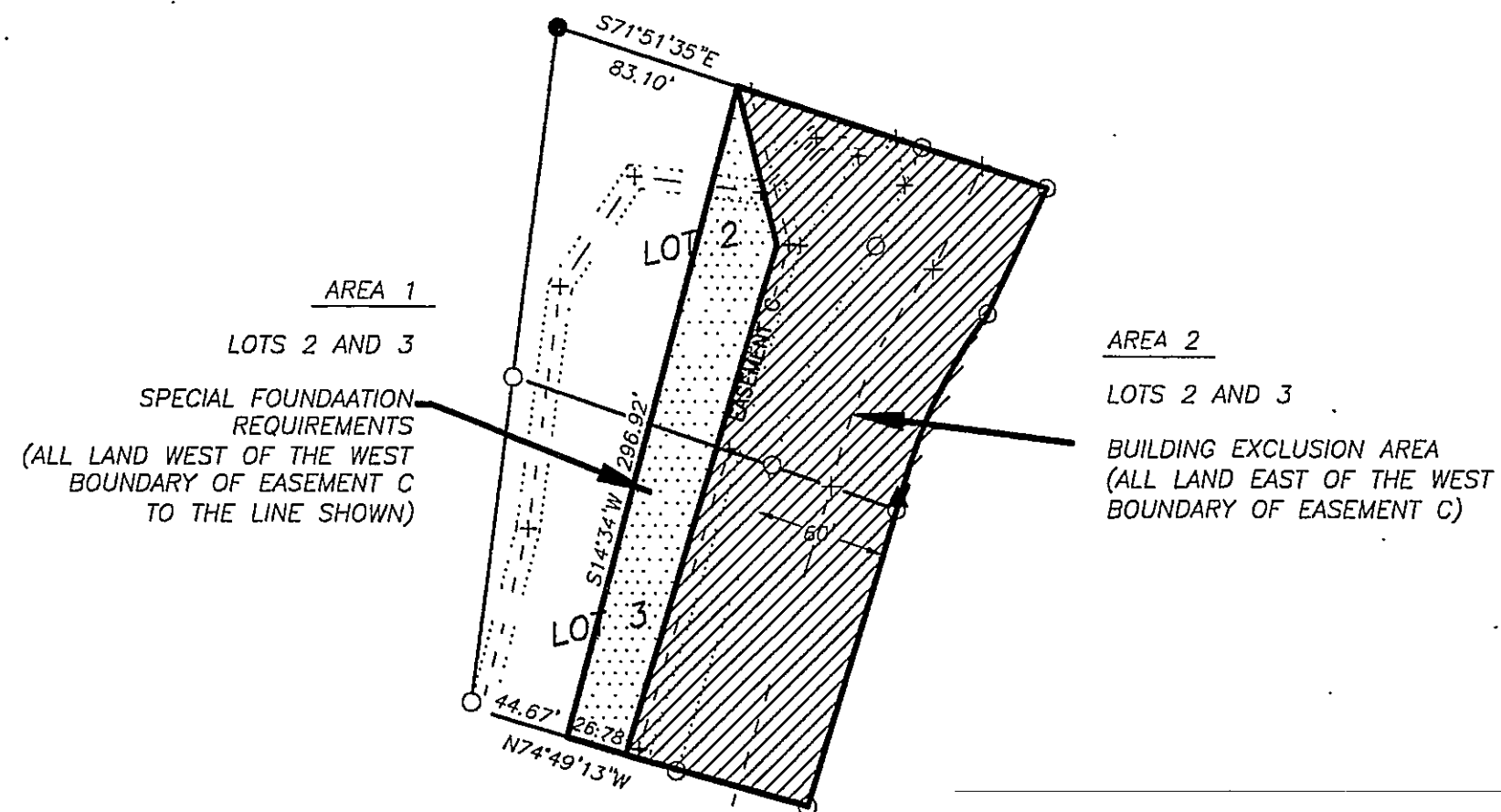
- (R1) RECORD PER 4RS57
- (R2) RECORD PER 614 O.R. 521
- [ ] RECORD PER 11PM115 AND MEASURED
- (R4) RECORD PER 763 O.R. 289
- (R5) RECORD PER 97 O.R. 38
- (R6) RECORD PER 3RS46
- (R7) RECORD PER LLA, DOC. No. 2002-7167
- PUE PUBLIC UTILITY EASEMENT
- M MEASURED

ADDITIONAL INFORMATION STATEMENT

The additional information shown on this sheet is for information purposes, describing conditions as of the date of filing, and is not intended to affect record title interest. This information is derived from public record or reports, and does not imply the correctness or sufficiency of those record or reports by the prepare of the document or additional map sheet.

NOTES:

- 1) FURTHER DEVELOPMENT IN THIS AREA MAY REQUIRE HIGHWAY IMPROVEMENTS. FUTURE PROPERTY OWNERS WOULD BE RESPONSIBLE FOR PARTICIPATING IN THE FUNDING OF THE HIGHWAY IMPROVEMENTS.
- 2) LOTS 1 AND 2 OF THIS DIVISION ARE NOT ALLOWED ACCESS FROM HIGHWAY 89.
- 3) THE APPLICANT SHALL SUBMIT TO THE NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT A DUST MITIGATION PLAN FOR DISTRICT APPROVAL, PRIOR TO THE ISSUANCE OF A GRADING PERMIT.



LOT 1 AND 2 SPECIAL FOUNDATION REQUIREMENT

For one and two story structures, footings shall be at least 18 inches below lowest adjacent finished grade and bearing at least 12 inches into the undisturbed natural material. The minimum width shall be 18" and meet all other requirements of the Plumas County Building Department.

ADDITIONAL INFORMATION SHEET

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LINDNER FAMILY LIVING TRUST  
LOREN E. LINDNER & VIRGINIA K. LINDNER, Trustees  
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SHEET 3 OF 3