



LOCATION MAP
SCALE: 1" = 2-1/2 MILES

LAKE DAVIS HIGHLANDS SUBDIVISION
UNIT NO. 1, FILED 26 NOVEMBER, 1968

IMPROVEMENT REQUIREMENTS

CONSTRUCTION OF ONSITE IMPROVEMENTS WERE A CONDITION OF APPROVAL FOR THIS DIVISION OF LAND AND SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A PERMIT OR OTHER GRANT OF APPROVAL BY THE COUNTY FOR THE DEVELOPMENT OF ANY OF THE PARCELS SHOWN HEREON. THESE IMPROVEMENTS CONSISTS OF FINISH GRADING, COMPACTION AND CONSTRUCTION OF THE NECESSARY DRAINAGE FACILITIES. NO BOND OR OTHER GUARANTEE HAS BEEN POSTED BY THE DEVELOPER FOR THESE IMPROVEMENTS AND SUBSEQUENT PURCHASERS MAY BE RESPONSIBLE FOR ANY AND ALL OF THE IMPROVEMENTS. ALL ROAD CONSTRUCTION SHALL BE MADE UNDER A GRADING PERMIT WITH THE COUNTY AND UNDER AN ENGINEER'S SUPERVISION.

LEGEND

- INDICATES FD. 3/4" I.P. TAGGED R.C.E. 7294
- INDICATES SET 3/4" I.P. TAGGED R.C.E. 7294
- △ INDICATES CALCULATED PT.

NOTE

ROADS SHOWN HEREON ARE PRIVATE EASEMENTS THAT ARE ESTABLISHED BY A DECLARATION FILED CONCURRENT WITH OR PRIOR TO RECORDATION OF THIS MAP. SUCH EASEMENTS MAY NOT BECOME FULLY EFFECTIVE UNLESS AND UNTIL RESERVATIONS AND GRANTS ARE INCLUDED IN THE RESPECTIVE DEEDS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS MAP IS THE SOUTH LINE OF PARCEL 4, GIVEN AS N 89° 36' 06" W ON THAT CERTAIN MAP FILED IN BOOK 3 OF RECORD OF SURVEYS AT PAGE 108.

PARCEL MAP

A PORTION OF SECTION 11 T. 23 N., R. 13 E.,
PLUMAS COUNTY — CALIFORNIA
LANDS OF—BIDWELL LAND AND DEVELOPMENT CO.

SCALE 1" = 300'
JUNE, 1977

WALTER B. GRIMES
REGISTERED ENGINEER
86 FAIRWAY DRIVE, CHICO CALIF.

COUNTY TAX COLLECTOR'S CERTIFICATE

TAX COLLECTOR OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THERE ARE NO TAX LIENS AGAINST THE PARCELS, AS SHOWN HEREON, FOR UNPAID 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

Lois Alexander
LOIS ALEXANDER
PLUMAS COUNTY TAX COLLECTOR

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED 1-25-78

Larry A. Fites
LARRY A. FITES
PLUMAS COUNTY ENGINEER

RECORDER'S CERTIFICATE

FILED THIS 25 DAY OF January, 1978, AT 11:44 A.M. IN BOOK 6 OF PARCEL MAPS AT PAGE 39 AT THE REQUEST OF THE COUNTY ENGINEER.

FEE \$ 5.00
FILE NO. 5865

RAYNELLE SLATEN
COUNTY RECORDER
BY *Catherine Shuman*
DEPUTY

OWNER'S CERTIFICATE

WE, BIDWELL LAND AND DEVELOPMENT COMPANY, A PARTNERSHIP, AS OWNERS OF THE LAND AS SHOWN HEREON, DO HEREBY CERTIFY THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE BORDER LINES.

BY BIDWELL INVESTMENT COMPANY, A CALIFORNIA CORPORATION
A PARTNER

BY *Walter L. Stile* BY *Walter B. Grimes*
WALTER L. STILE PRESIDENT WALTER B. GRIMES SECRETARY

STATE OF CALIFORNIA) ss
COUNTY OF BUTTE)

ON THIS 27th DAY OF Sept 1977, BEFORE ME DORIS B. ARBUCKLE
A NOTARY PUBLIC IN AND FOR THE COUNTY OF BUTTE, PERSONALLY APPEARED WALTER L. STILE AND WALTER B. GRIMES, KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF BIDWELL INVESTMENT COMPANY, A CALIFORNIA CORPORATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING CERTIFICATE FOR SAID CORPORATION.

OFFICIAL SEAL
DORIS B. ARBUCKLE
NOTARY PUBLIC-CALIFORNIA
Principal Office in BUTTE County
My Commission Expires May 12, 1981

Doris B. Arbuckle
DORIS B. ARBUCKLE
NOTARY PUBLIC

SURVEYORS CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY AND RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF BIDWELL LAND & DEVELOPMENT CO. IN JULY 1977. I HEREBY STATE THAT THE PARCEL MAP PROCEDURES OF THE LOCAL AGENCY HAVE BEEN COMPLETED WITH AND THAT THIS PARCEL MAP CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF WHICH WERE REQUIRED TO BE FULFILLED PRIOR TO THE FILING OF THE PARCEL MAP.

Walter B. Grimes
WALTER B. GRIMES R. E. 7294

