



PARCEL A

TOTAL	2.66 AC.
COUNTY ROAD	0.23 AC.
PRIVATE ROAD	0.12 AC.
NET	2.31 AC.

PARCEL B

TOTAL	3.37 AC.
COUNTY ROAD	0.19 AC.
NET	3.18 AC.

WATER RIGHTS AND EASEMENT OVER AN EXISTING 1 1/2" AND 3/4" PIPE LINE SERVING PARCELS A & B. BEGINNING AT A POINT ON THE SOUTH WESTERLY LINE OF PARCEL A WHICH BEARS S 61° 33' 15" E 858.71' FROM THE NW COR. OF SEC. 28, THENCE WESTERLY OVER THE FOLLOWING COURSES.

- (1 1/2" LINE)
- S 70° 30' W 29.5'
 - S 52° 00' W 144.7'
 - S 61° 15' W 188.0'
 - S 81° 00' W 60.0'
 - S 47° 20' W 116.4'
 - S 61° 00' W 180.0'
 - S 49° 10' W 164.0'
 - S 80° 00' W 40.0'
 - S 70° 25' W 255.3'
 - N 52° 35' W 200.0'
 - N 64° 30' W 122.0'
 - WEST 75.0'
 - N 54° 15' W 121.8'
 - N 49° 30' W 110.0'
 - N 83° 20' W 164.0'
 - S 89° 10' W 226.0'
 - N 78° 30' W 260.0'
 - S 70° 20' W 164.4'
 - S 15° 00' W 80.0'
 - S 24° 40' W 142.6'
 - S 28° 00' E 40.0'
 - S 11° 30' W 100.0'

NOTES:

- BASIS OF BEARING IS TAKEN FROM THAT CERTAIN MAP FILED IN BOOK 3 OF RECORD OF SURVEYS AT PAGE 103, PLUMAS COUNTY RECORDS.
- PARCEL A, A EASEMENT FOR ROADS, DRAINAGE, UTILITIES, AND INCIDENTAL PURPOSES IS TO BE GRANTED TO PLUMAS COUNTY CONCURRENTLY WITH THE FILING OF THIS MAP 399 / 117 O.R.
- EASEMENT NO. 1 AS SHOWN HEREON IS A PRIVATE EASEMENT NOT SUBJECT TO IMPROVEMENT OR MAINTENANCE BY PLUMAS COUNTY. SUCH EASEMENT WILL NOT BECOME EFFECTIVE UNLESS AND UNTIL RESERVATIONS AND GRANTS ARE INCLUDED IN THE RESPECTIVE DEEDS.
- TELEPHONE EASEMENT 61/206 & 207 DEEDS
- 12' PUBLIC UTILITY EASEMENT TO BE GRANTED TO PACIFIC GAS & ELECTRIC CO. ON EXISTING POWER LINE.
- LEACH EXCLUSION AREAS ARE, WITHIN 50' OF PROPERTY LINES, WITHIN A DISTANCE OF 4 TIMES THE HEIGHT OF CUT BANKS, AND ALL SLOPES OF 30% OR GREATER. THERE ARE NO WELLS, STREAMS, OR DRAINAGE COURSES WITHIN THE USABLE LOT AREA FOR PARCEL B. AN INDIVIDUAL SEPTIC SYSTEM IS CURRENTLY DEVELOPED ON SITE FOR PARCEL A.
- THIS MAP IS A DIVISION OF THE PARCEL CONVEYED IN 295 O.R. 387. PER 3/103 R.S.
- WATER RIGHTS AND EASEMENTS 157/71 & 206/311 O.R.
- THAT PORTION OF PARCEL A LYING SOUTH OF THE COUNTY ROAD MAY NOT BE SEPARATELY SOLD, LEASED OR FINANCED WITHOUT APPROVAL BY THE COUNTY OF PLUMAS.

LEGEND

- FOUND MONUMENTS AS NOTED, I TAGGED L.S. 3297.
- SET 1/2" REBAR CAPPED L.S. 3297.
- () PARENTHESIS INDICATE RECORD - 3 R. 5. 103.
- P - POWER LINE

SURVEYOR'S CERTIFICATE

This map was prepared by me or under my direction and was compiled from record data and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and Local Ordinance at the request of Russell A. Niel in July 1981. I hereby state that the parcel map procedures of the local agency have been complied 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.

Gerald C. Henderson
Gerald C. Henderson L.S. 3297

COUNTY SURVEYOR'S CERTIFICATE

This map conforms with the requirements of the Subdivision Map Act and local ordinances.

Dated 12-19-83

Lawrence J. Brock by R. Tom Schuler
Lawrence J. Brock R.C.E. 13528
Plumas County Surveyor

COUNTY TAX COLLECTOR'S CERTIFICATE

I, Barbara J. Cokor, 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 un-paid 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

Dated 12/12/83

Barbara J. Cokor
Barbara J. Cokor
Plumas County Tax Collector

COUNTY RECORDER'S CERTIFICATE

Filed this 19th day of December, 1983, at PM, in Book 8 of PARCEL MAPS, at page 126, at the request of the County Engineer.

Fee \$ 5.00
File No. _____

Ila Diggs
County Recorder
By *Patricia Lacey*
Deputy



PARCEL MAP
OF A SUBDIVISION INTO TWO PARTS
FOR
RUSSELL A. & MAXINE A. NIEL
PORTION OF THE NW1/4 NW1/4, SECTION 28, T24N., R.8E, M.D.M.
PLUMAS COUNTY, CALIFORNIA
JULY 1981

Gerald C. Henderson
Gerald C. Henderson
CIVIL ENGINEER LAND SURVEYOR
P.O. BOX 1377
PORTOLA, CA. 96122