



**ADDITIONAL INFORMATION NOTES:**

1. THE ADDITIONAL INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.
2. THE ADDITIONAL INFORMATION SHOWN HEREON IS DERIVED FROM PUBLIC RECORDS OR REPORTS, AND DOES NOT IMPLY THE CORRECTNESS NOR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER.
3. FURTHER DEVELOPMENT OF THE PARCELS SHOWN ON THIS PARCEL MAP IS SUBJECT TO THE DEVELOPMENT AGREEMENT RECORDED IN BOOK 731 AT PAGE 142, OFFICIAL RECORDS OF PLUMAS COUNTY, AND TO THE PLANNED DEVELOPMENT PERMIT RECORDED IN BOOK 731 AT PAGE 172, OFFICIAL RECORDS OF PLUMAS COUNTY.
4. THE IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT RECORDED IN BOOK 731 AT PAGE 142, OFFICIAL RECORDS OF PLUMAS COUNTY, AND THE PLANNED DEVELOPMENT PERMIT RECORDED IN BOOK 731 AT PAGE 172, OFFICIAL RECORDS OF PLUMAS COUNTY, SHALL BE REQUIRED AT THE TIME A PERMIT OR OTHER GRANT OF APPROVAL FOR DEVELOPMENT OF THE PARCEL OR PARCELS IS ISSUED BY PLUMAS COUNTY.
5. THE ACCESS ROAD BETWEEN PHASES IX AND XII IS AN UNRESTRICTED ACCESS TO HIGHWAY 89 IN EXHIBIT "E" OF THE AMENDED DEVELOPMENT AGREEMENT RECORDED IN BOOK 782 AT PAGE 326, OFFICIAL RECORDS OF PLUMAS COUNTY. PARCEL 2 SHALL BE IMPROVED TO THE STANDARD REQUIRED BY THE DEVELOPMENT AGREEMENT RECORDED IN BOOK 731 AT PAGE 142, OFFICIAL RECORDS OF PLUMAS COUNTY, AND THE PLANNED DEVELOPMENT PERMIT RECORDED IN BOOK 731 AT PAGE 172, OFFICIAL RECORDS OF PLUMAS COUNTY. SUCH IMPROVEMENT SHALL BE REQUIRED AT THE TIME A PERMIT OR OTHER GRANT OF APPROVAL FOR DEVELOPMENT OF PARCEL 2 IS ISSUED BY PLUMAS COUNTY. THIS REQUIREMENT APPLIES TO THE ISSUANCE OF ANY SUCH PERMIT OR GRANT OF APPROVAL, INCLUDING WELL AND SEPTIC SYSTEM PERMITS.
6. THE ACCESS ROAD EASEMENT FOR PARCEL 2 AS SHOWN ON THIS PARCEL MAP WILL NOT BECOME EFFECTIVE UNLESS OR UNTIL RESERVATIONS OR GRANTS ARE INCLUDED IN THE PARCEL 2 DEED.
7. ANY APPROVED AMENDMENT TO THE DEVELOPMENT AGREEMENT RECORDED IN BOOK 731 AT PAGE 142, OFFICIAL RECORDS OF PLUMAS COUNTY, WHICH AFFECTS ACCESS TO PARCEL 2, MAY ALTER THE LOCATION AND/OR REQUIREMENT FOR SAID EASEMENTS.
8. THERE MAY BE ADDITIONAL DISPOSAL AREAS ON PARCEL 2 THAT ARE ACCEPTABLE FOR LEACH DISPOSAL. ONLY THE AREA SHOWN HAS BEEN EVALUATED. OTHER DISPOSAL AREAS CAN BE PROPOSED AT THE OPTION OF THE PARCEL OWNER. EVALUATIONS OF ANY OTHER AREAS SHALL BE PERFORMED UNDER THE DIRECTION OF THE PLUMAS COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH.

**LEGEND**

- FOUND MONUMENT : 1/2" REBAR WITH ALUMINUM CAP STAMPED R.C.E. 13225, PER 8 M 60 OR 7 M 118 AS NOTED, OR AS NOTED OTHERWISE.
- SET 1/2" REBAR WITH ALUMINUM CAP STAMPED L.S. 7045
- +
- COMPUTED POINT, NOTHING SET.
- EPHEMERAL WATERCOURSE

**WHITEHAWK RANCH  
PARCEL MAP**

A PLANNED DEVELOPMENT  
FOR  
MOHAWK VALLEY RANCH, INC.  
WITHIN A PORTIONS OF SECTION 5, T. 21 N., R. 13 E., M.D.M.  
AND SECTION 32, T. 22 N., R. 13 E., M.D.M.  
PLUMAS COUNTY, CALIFORNIA

PREPARED BY:  
**BASTIAN ENGINEERING**  
P.O. BOX 280  
GRAEAGLE, CALIFORNIA 96103  
L.S.7045

AUGUST 1999

SHEET 4 OF 5

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(ETA: 12x-VPRO\BASTIAN\BASTIAN.DWG)