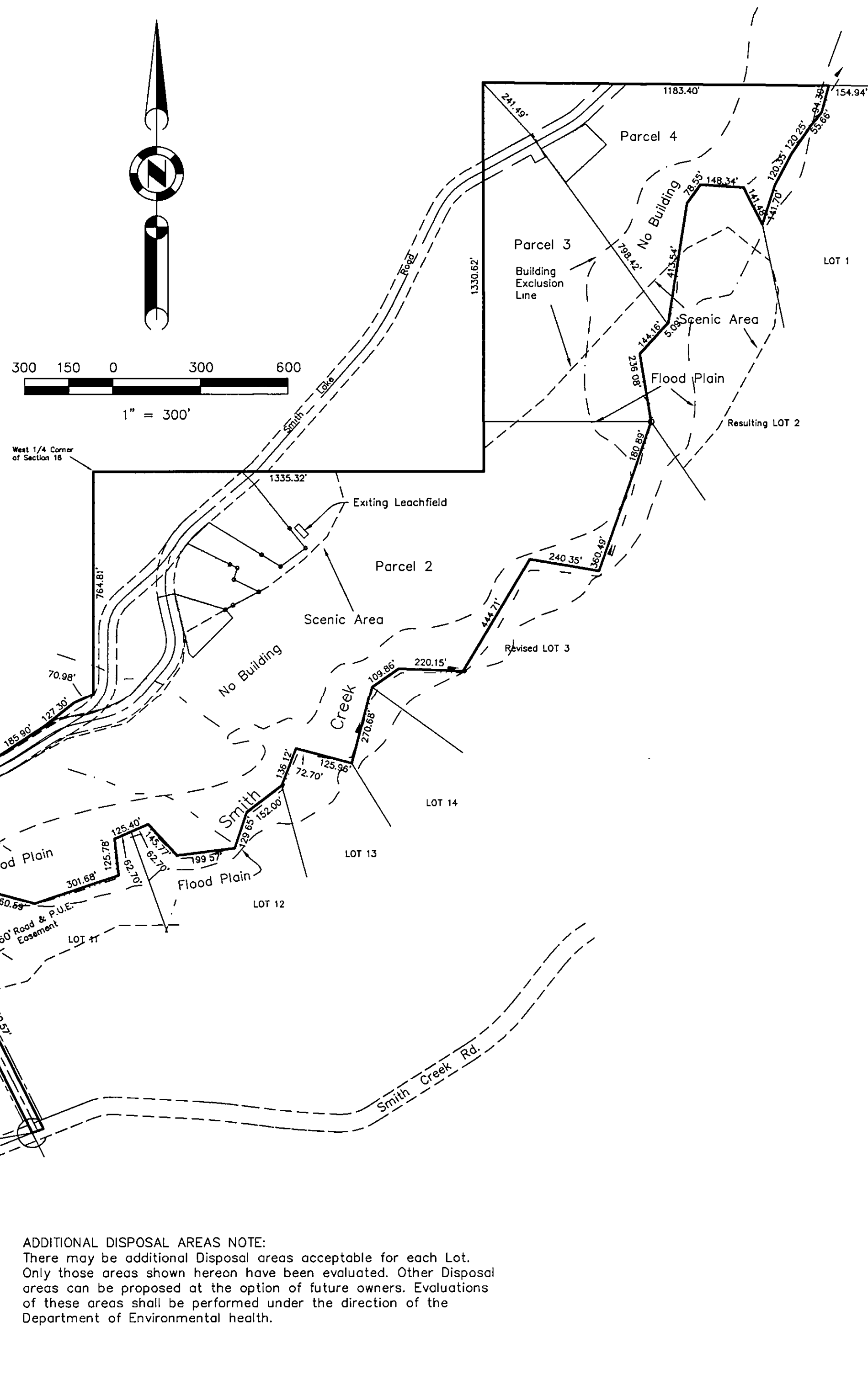


SMITH LAKE ROAD is a private easement not subject to improvement or maintenance by Plumas County. Such easement will not become effective unless and until reservations and grants are included in the respective deeds.

The property shown hereon is subject to a Road Maintenance Agreement which is recorded as Document 2004-0803121 of Official Records.

The property shown hereon is subject to a Planned Development Permit which is recorded in Book 614 of Official Records at page 573. Future development of this property will be subject to the conditions of said permit.

The additional information shown hereon is for information purposes describing conditions as of the date of filing, and is not intended to affect record title interest.



- Constructed Road per Plot Plan for Smith Creek Ranch 1993
- - - Ephemeral Watercourse
- - - Perennial Watercourse
- Flood Plain & Line of High water per Gray & Associates Smith Creek Base Flood Delineation Map 3/04/03

- Parcel 2 allowed building sites
- 1/2 Acre Proposed Leach Areas

ADDITIONAL DISPOSAL AREAS NOTE:
There may be additional Disposal areas acceptable for each Lot. Only those areas shown hereon have been evaluated. Other Disposal areas can be proposed at the option of future owners. Evaluations of these areas shall be performed under the direction of the Department of Environmental health.

Notes: DRIVEWAYS

- a) Maximum driveway longitudinal slope shall be 13% or less, except that with written permission from the Plumas County Fire Warden and the Director of Public Works, the maximum longitudinal slope shall not exceed 16%.
- b) Driveway surfaces exceeding 7% longitudinal slope shall be rocked or paved in accordance with Plumas County Standards, to prevent rilling of the soil.
- c) Driveways with a native material traveled way surface shall have a cross slope of 3 to 4 percent, to preclude rutting and ponding.
- d) Culvert outlets shall be located on natural soil (no fill), and/or the outlet channel invert shall be rock-lined where greater than 10% slope.

CUT AND FILL SLOPES

All cut and fill slopes shall be 2:1 or flatter, or be rock-lined, except that such slopes or portions of such slopes which are greater than two feet in vertical height may be rock-lined with six inch to two foot diameter rock tightly-placed on a surface of 1.5 : 1 or flatter.

All slopes less than 3 feet in height shall be graded 3:1 or flatter.

All cut slopes steeper than 3:1 shall be revegetated, unless cut face is dense rocky silt or is rock lined.

All fill slopes over 3 feet in depth shall be track or sheepfoot-rolled on completion, to result in a tight, dimpled surface, and be revegetated.

The slope, height, and depth of cut and fill slopes shall be shown on the building permit plot plan.

BUILDING LOCATION

Interceptor ditches or swales shall be constructed at the base of all cut slopes (upper side of building pad.)

Any concentrated flow areas or downspout gutters steeper than 7% slope on building sites shall be armored to the point where flow changes to sheet flow.

When construction occurs on slopes steeper than 15%, the finished ground surface shall have a slope of 3:1 or flatter, and unpaved surfaces shall be revegetated as prescribed below, or with lawn, landscaped ground cover or relatively short, fire-resistant plants or grasses.

The percent slope shall be indicated on all building permit plot plans.

REVEGETATION SHALL BE BY:

40 pounds per acre of Orchardgrass and Wheatgrass and 250 pounds per acre of 16-20-0 fertilizer broadcast on the roughened or dimpled surface; and

2 tons per acre of straw spread over the seeded slopes and impressed in or tacked onto the dimpled ground surface.

PERFORMANCE

All erosion control measures shall be in place by October 15 of the year, unless approved by the County Engineer.

BUILDING AND DEVELOPMENT EXCLUSION AREAS:

The following areas are building and development exclusion areas:

The Scenic Area and the Flood Plain as described in the Plumas County General Plan, and shown on this map.

Within 50 feet of ephemeral watercourses.

Within 100 feet of the banks of Smith Creek.

Grading or filling within a building or development exclusion area is prohibited. Vegetation within the above areas shall be protected during construction.

Additional Information Sheet Parcel Map for Sim and Kate Sheppard

Resulting Lot 10, Smith Creek Ranch, being a portion of Sections 16, 17 & 20, T. 22 N., R. 12 E., M.D.M. Plumas County, California
Scale 1"=300' December, 2003

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