

County Tax Collector's Certificate

I, Ginny Dunbar, 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 state, county, municipal, or local taxes or special assessments which are a lien but not yet payable, are estimated to be in the amount of \$3148.00.

Dated: 4-24-06
Ginny Dunbar
Plumas County Tax Collector

County Recorder's Certificate
Filed this 1st day of May 2006 at 10:01 a.m. in Book 12 of Parcel Maps, at page, 39-42 at the request of the County Surveyor.

Kathleen Williams
County Recorder

Fee: 14.00
Document No. 2006-0003478
By: D. Jewell Deputy

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 Ordinances at the request of James W. Birks in August of 2005. All the monuments shown hereon are of the character and occupy the positions indicated and are sufficient to enable the survey to be retraced. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

Gerald Joseph Tibbedeaux
P.L.S. 6051
License Exp. Date 6-30-07

Owner's Statement

I, James W. Birks, having record title interest in the subdivided lands do hereby consent to the preparation and recordation of this map. I am the only person whose consent is required to pass title to said lands. I do hereby offer for dedication Easement A shown hereon as a 40 foot wide private road and public utility easement and Easement B as a 20 foot wide public utility easement. The private roads shown as Easement A and Easement C (shown as Ingress/Egress easements on sheets 2 & 3) will be conveyed to all grantees of the affected property as shown thereon and for the purpose noted.

Dated: 7/11/06
James W. Birks

Notary
State of California
County of Plumas

On 4-4-06 before me Lorrin Sieck, Notary personally appeared James W. Birks, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument, the persons or entity upon behalf of which the persons acted, executed the instrument.

Witness my Hand and Official Seal.

Lorrin Sieck
Signature of Notary

My Commission Expires July 11, 2007

Deed Reference Note:

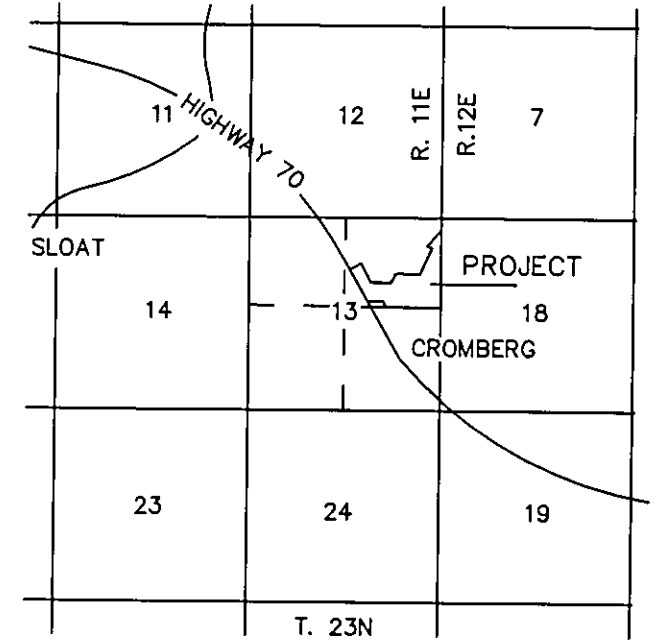
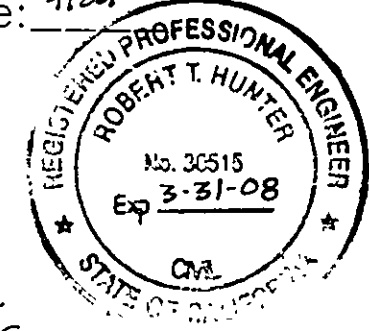
This map represents a subdivision of the lands as described in Book 800 of Official Records, Page 331.



County Surveyor's Statement

I have examined this map and find it 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 ordinances applicable at the time of approval of the tentative map have been complied with and I am satisfied that the map is technically correct. The offers of dedication for public utility easements as shown upon this map are accepted for the uses as noted.

Date: 4/26/06
Tom Hunter R.C.E. 30515
Plumas County Surveyor
License Exp. Date 3-31-08



LOCATION MAP
NOT TO SCALE

LEGEND

- ▲ FOUND 5/8" REBAR & CAP OSGOOD 445 (A)
◇ FOUND 5/8" REBAR, SET TAG P.L.S. 6051 (A)
◆ FOUND 1/2" REBAR & CAP L.S. 3297 (B)
○ SET 1/2" REBAR & CAP P.L.S. 6051
● FOUND 1/2" REBAR & CAP P.L.S. 6051 (A)
+ NOTHING FOUND OR SET, LOCATION FROM RECORD INFORMATION
(A) RECORD INFORMATION PER 13 R.S. 120
(B) RECORD INFORMATION PER BOOK 6 PM 109 RECORD PER (A) AND MEASURED
BASIS OF BEARINGS:
THE BEARING OF N 34°13'22" W FOR THE NE R/W OF CALIFORNIA HIGHWAY 70 AS SHOWN IN BOOK 13 OF RECORDS OF SURVEYS 120 IS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

PARCEL 1

NET AREA 3.44 ACRES
GROSS AREA 3.57 ACRES

LOT 1 (5 M 116)

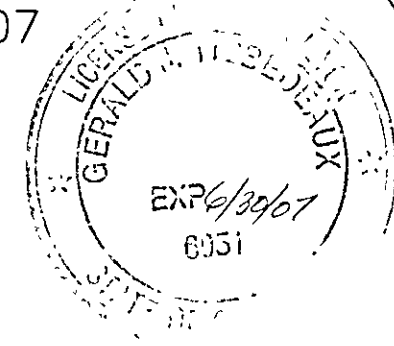
LOT 4 (5 M 116)

PARCEL 2

NET AREA 1.46 ACRES
GROSS AREA 1.80 ACRES

REMAINING LAND
35.69 ACRES (13 RS 120)

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 5 rows of survey data.



Planned Development Note:

The property shown hereon is subject to a Planned Development Permit which is recorded as Document # 2006-0003477 of Official Records. Future development of this property will be subject to the conditions of said permit.

Concurrent Map Beneficiaries Statement:

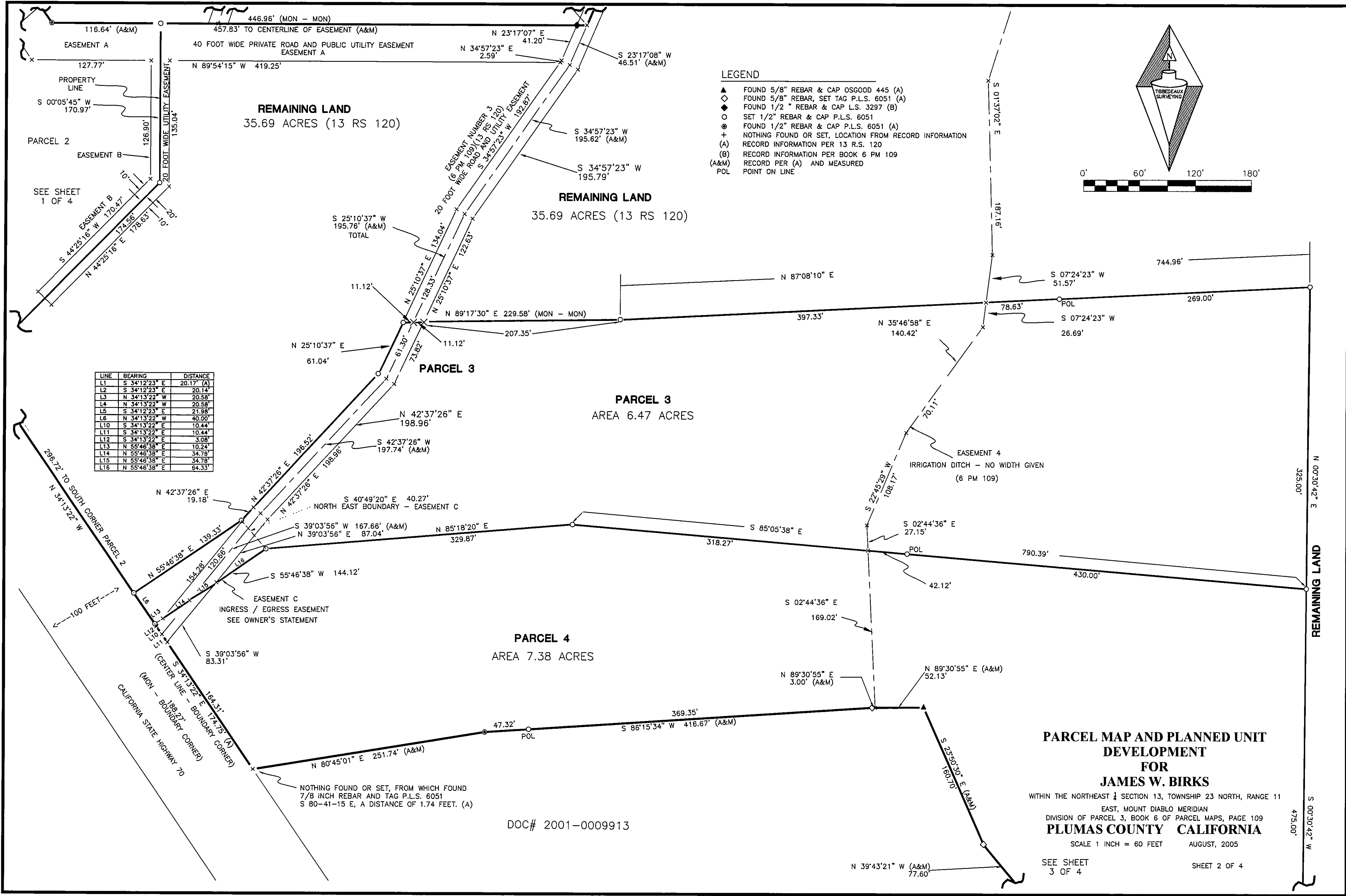
A Beneficiaries Certificate consenting to the preparation and recording of this map is on file with the Plumas County Recorder as Document # 2006-0003479 of Official Records.

SEE SHEET 2 OF 4

Tibbedeaux Surveying
PO Box 1960 - 565 Ridge Street
Portola, CA 96122
(530) 832-5772

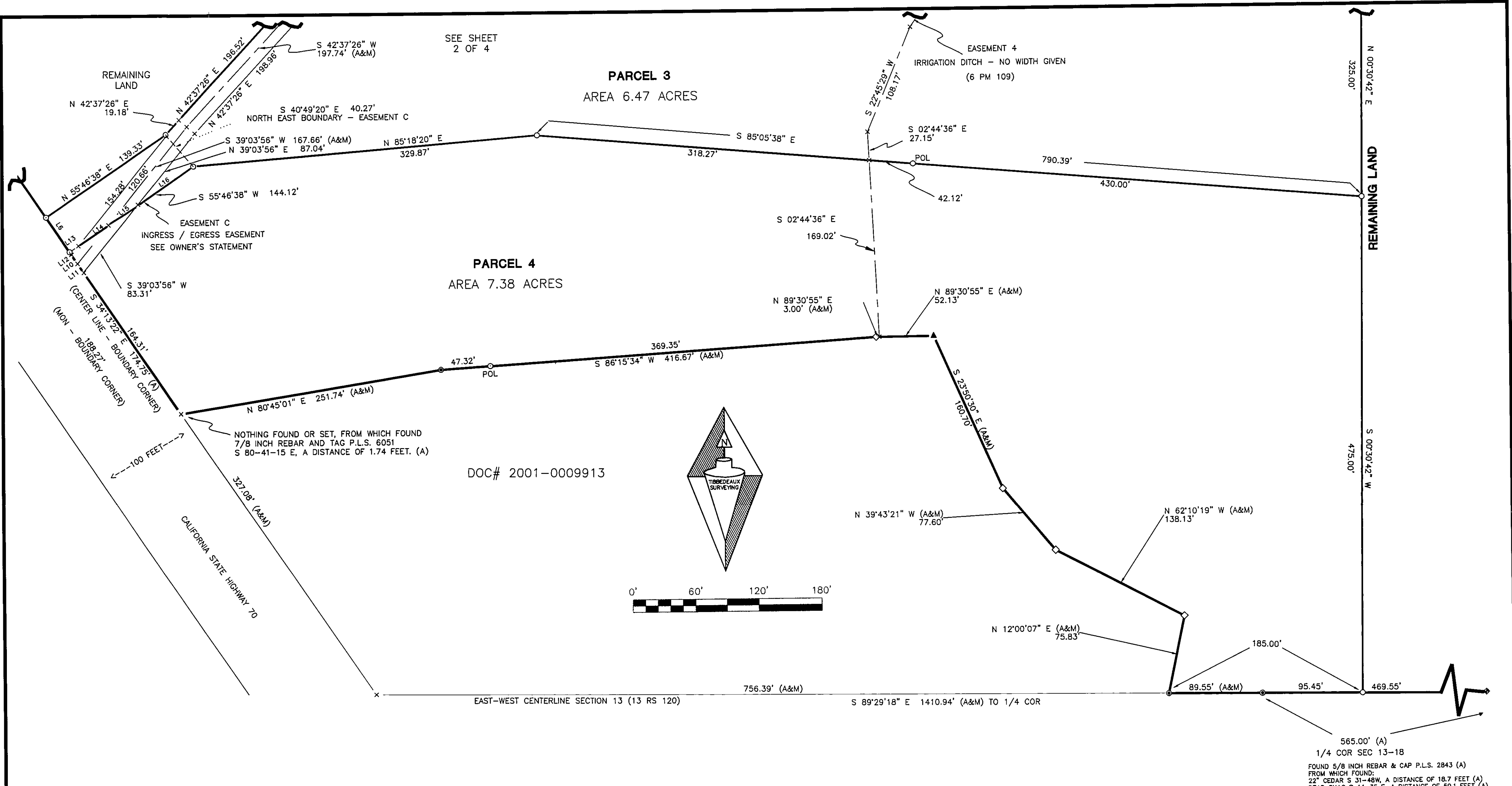
PARCEL MAP AND PLANNED UNIT DEVELOPMENT FOR JAMES W. BIRKS

WITHIN THE NORTHEAST 1/4 SECTION 13, TOWNSHIP 23 NORTH, RANGE 11 EAST, MOUNT DIABLO MERIDIAN
DIVISION OF PARCEL 3, BOOK 6 OF PARCEL MAPS, PAGE 109
PLUMAS COUNTY CALIFORNIA
SCALE 1 INCH = 60 FEET AUGUST, 2005



PARCEL MAP AND PLANNED UNIT DEVELOPMENT FOR JAMES W. BIRKS
 WITHIN THE NORTHEAST 1/4 SECTION 13, TOWNSHIP 23 NORTH, RANGE 11 EAST, MOUNT DIABLO MERIDIAN
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 SEE SHEET 3 OF 4 SHEET 2 OF 4

DOC# 2001-000913



LEGEND

- ▲ FOUND 5/8" REBAR & CAP OSGOOD 445
- ◇ FOUND 5/8" REBAR, SET TAG P.L.S. 6051 (A)
- ◆ FOUND 1/2" REBAR & CAP L.S. 3297 (B)
- SET 1/2" REBAR & CAP P.L.S. 6051
- ⊕ FOUND 1/2" REBAR & CAP P.L.S. 6051 (A)
- + NOTHING FOUND OR SET, LOCATION FROM RECORD INFORMATION
- (A) RECORD INFORMATION PER 13 R.S. 120
- (B) RECORD INFORMATION PER BOOK 6 PM 109
- (A&M) RECORD PER (A) AND MEASURED
- POL POINT ON LINE

LINE	BEARING	DISTANCE
L1	S 34°12'23" E	20.17' (A)
L2	S 34°12'23" E	20.14'
L3	N 34°13'22" W	20.58'
L4	N 34°13'22" W	20.58'
L5	S 34°12'23" E	21.98'
L6	N 34°13'22" W	40.00'
L10	S 34°13'22" E	10.44'
L11	S 34°13'22" E	10.44'
L12	S 34°13'22" E	3.08'
L13	N 55°46'38" E	10.24'
L14	N 55°46'38" E	34.78'
L15	N 55°46'38" E	34.78'
L16	N 55°46'38" E	64.33'

PARCEL MAP AND PLANNED UNIT DEVELOPMENT FOR JAMES W. BIRKS

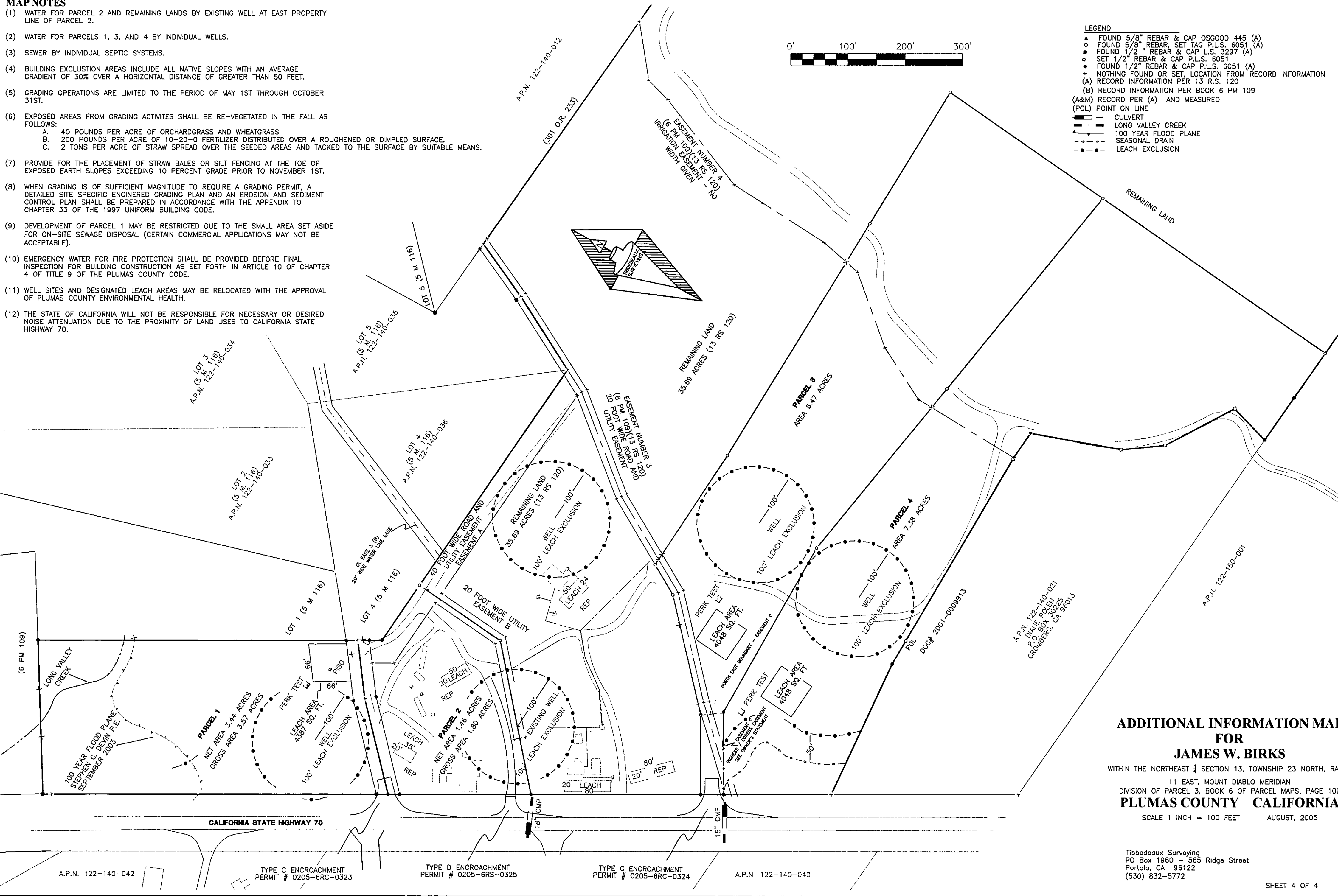
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PLUMAS COUNTY CALIFORNIA
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MAP NOTES

- (1) WATER FOR PARCEL 2 AND REMAINING LANDS BY EXISTING WELL AT EAST PROPERTY LINE OF PARCEL 2.
- (2) WATER FOR PARCELS 1, 3, AND 4 BY INDIVIDUAL WELLS.
- (3) SEWER BY INDIVIDUAL SEPTIC SYSTEMS.
- (4) BUILDING EXCLUSION AREAS INCLUDE ALL NATIVE SLOPES WITH AN AVERAGE GRADIENT OF 30% OVER A HORIZONTAL DISTANCE OF GREATER THAN 50 FEET.
- (5) GRADING OPERATIONS ARE LIMITED TO THE PERIOD OF MAY 1ST THROUGH OCTOBER 31ST.
- (6) EXPOSED AREAS FROM GRADING ACTIVITIES SHALL BE RE-VEGETATED IN THE FALL AS FOLLOWS:
 - A. 40 POUNDS PER ACRE OF ORCHARDGRASS AND WHEATGRASS
 - B. 200 POUNDS PER ACRE OF 10-20-0 FERTILIZER DISTRIBUTED OVER A ROUGHENED OR DIMPLED SURFACE.
 - C. 2 TONS PER ACRE OF STRAW SPREAD OVER THE SEEDED AREAS AND TACKED TO THE SURFACE BY SUITABLE MEANS.
- (7) PROVIDE FOR THE PLACEMENT OF STRAW BALES OR SILT FENCING AT THE TOE OF EXPOSED EARTH SLOPES EXCEEDING 10 PERCENT GRADE PRIOR TO NOVEMBER 1ST.
- (8) WHEN GRADING IS OF SUFFICIENT MAGNITUDE TO REQUIRE A GRADING PERMIT, A DETAILED SITE SPECIFIC ENGINEERED GRADING PLAN AND AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE APPENDIX TO CHAPTER 33 OF THE 1997 UNIFORM BUILDING CODE.
- (9) DEVELOPMENT OF PARCEL 1 MAY BE RESTRICTED DUE TO THE SMALL AREA SET ASIDE FOR ON-SITE SEWAGE DISPOSAL (CERTAIN COMMERCIAL APPLICATIONS MAY NOT BE ACCEPTABLE).
- (10) EMERGENCY WATER FOR FIRE PROTECTION SHALL BE PROVIDED BEFORE FINAL INSPECTION FOR BUILDING CONSTRUCTION AS SET FORTH IN ARTICLE 10 OF CHAPTER 4 OF TITLE 9 OF THE PLUMAS COUNTY CODE.
- (11) WELL SITES AND DESIGNATED LEACH AREAS MAY BE RELOCATED WITH THE APPROVAL OF PLUMAS COUNTY ENVIRONMENTAL HEALTH.
- (12) THE STATE OF CALIFORNIA WILL NOT BE RESPONSIBLE FOR NECESSARY OR DESIRED NOISE ATTENUATION DUE TO THE PROXIMITY OF LAND USES TO CALIFORNIA STATE HIGHWAY 70.

LEGEND

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- FOUND 5/8" REBAR, SET TAG P.L.S. 6051 (A)
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- (A&M) RECORD PER (A) AND MEASURED
- (POL) POINT ON LINE
- CULVERT
- LONG VALLEY CREEK
- - - 100 YEAR FLOOD PLANE
- - - SEASONAL DRAIN
- - - LEACH EXCLUSION



**ADDITIONAL INFORMATION MAP
FOR
JAMES W. BIRKS**

WITHIN THE NORTHEAST 1/4 SECTION 13, TOWNSHIP 23 NORTH, RANGE
11 EAST, MOUNT DIABLO MERIDIAN
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