

## 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 John McMorrow in November of 2007. 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 J. Tibbedeaux*  
Gerald Joseph Tibbedeaux  
P.L.S. 6051  
License Exp. Date 6-30-09

## County Surveyor's Statement

I have examined this map and find it is 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 compiled with and I am satisfied that the map is technically correct. The offers of dedication for public utility easements within Riverdance Road as shown upon this map are accepted for the uses as noted.

Date: 12/8/2008 By: *Robert T. Hunter*  
Robert T. Hunter RCE 30515  
Plumas County Surveyor  
License Expiration Date:  
3-31-2010



## County Tax Collector's Certificate

I, GINNY DUNDAR, 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 \$ 0.

Dated: 12/8/08 *GINNY DUNDAR*  
ASST. TREASURER-TAX COLLECTOR  
Plumas County Tax Collector

## County Recorder's Certificate

Filed this 8th day of December 2008, at 3:10 P.M. in  
Book 12 of Parcel Maps, at page, 99-102, at the request of the  
County Surveyor.

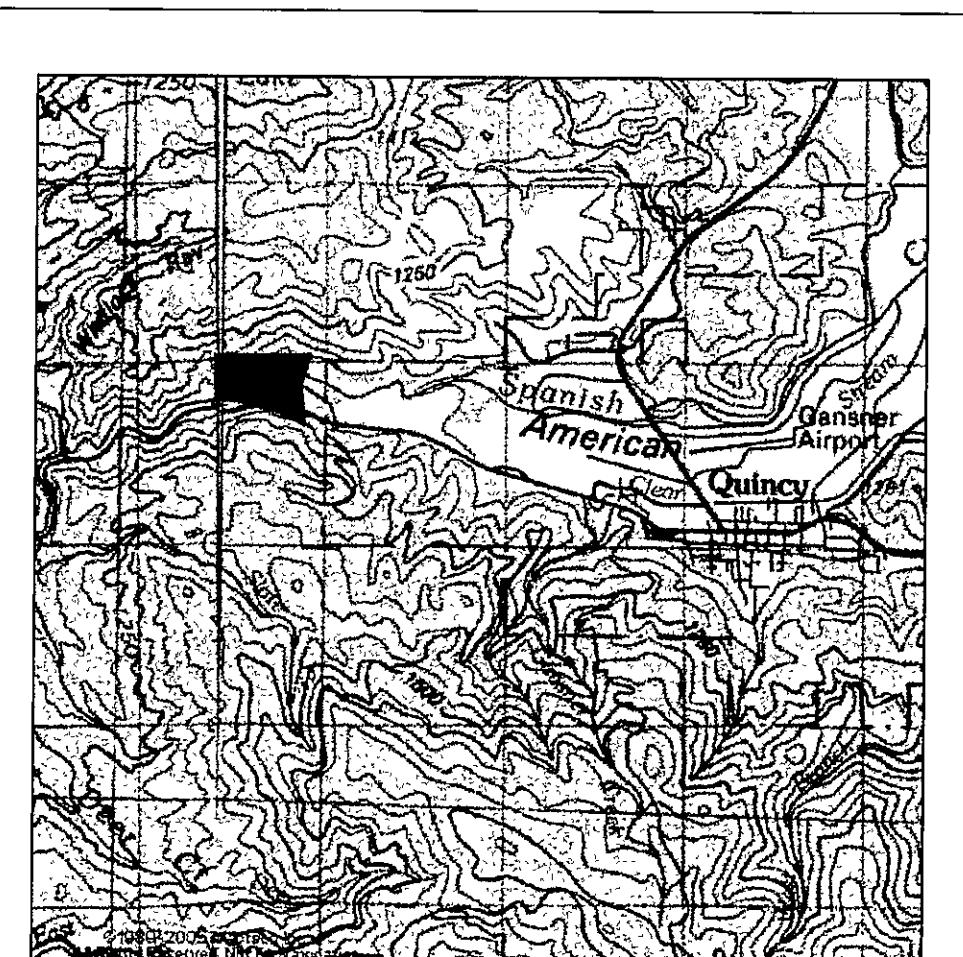
Kathleen Williams  
County Recorder  
By: *Chas. Williams*  
Fee: \$14.00 Deputy  
Document No. 2008-0008985

## Owner's Statement

We, John McMorrow and Elizabeth McMorrow having record title interest in the subdivided lands do hereby consent to the preparation and recordation of this map. We are the only person whose consent is required to pass title to said lands. We do hereby offer for dedication Riverdance Road as a public utility easement and as a private access and drainage easement for the benefit of Parcels 1,2,3, and 4.

Dated: 12-8-2008

*John McMorrow*  
John McMorrow  
*Elizabeth McMorrow*  
Elizabeth McMorrow



**LOCATION MAP**  
**NOT TO SCALE**

## Notary Public

State of California) County of Plumas)

On 12-8-2008 before me, S. Paulsen, Notary, personally appeared John McMorrow and Elizabeth McMorrow, who proved to me on the basis of satisfactory evidence to be the person(s) whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature S. Paulsen

Commission # 1775745

Expires 10-22-2011

## Private Road Statement

The road (Riverdance Road) as shown hereon is a private access, drainage, and public utility easement not subject to improvement or maintenance by Plumas County. The access shown within said map which purports to be easements and appurtenant to said property will be conveyed to all grantees of the affected property as shown thereon and for the purposes noted.

## Easement Notes:

1. The easement granted to Pacific Gas and Electric Company, described in book 74 of Deeds at Page 259 is a strip of land of undefined width in sections 17 and 18. The centerline of said easement is shown on this map from the West line of Parcel 1, Book 12 of Parcel Maps Page 52 to the intersection of said centerline with the westerly line of Easement A, Book 12 of Parcel Maps, page 52.
2. The easement granted to Pacific Gas and Electric Company, described in Book 250 of Official Records, Page 13 is a strip of land of undefined width in section 16 and is shown in Book 12 of Parcel Maps at 52.
3. The property shown hereon is subject to a Planned Development Permit which is recorded in Document No. 2006-0008890.
4. Easement A is the 20 foot wide easement shown in Book 12 of Parcel Maps, Page 52 as easement A and accepted by Plumas County. Said easement is shown on this map only where it is not encompassed by other easements created by this map.
5. This property is subject to the covenants, conditions and restrictions set forth in Document No. 2006-0010740.
6. Easement B is the 60 foot wide road and utility easement shown in Book 12 of Parcel Maps, Page 52 and described in Document No. 2007-0000033.
7. Access easement No. 1 and access easement No. 2, are access easements No. 1 and 2 described in Document No. 2008-0008894 granted to Plumas Corporation, a California corporation. Said easement is shown on this map only where it is not encompassed by other easements created by this map.
8. The stream restoration and mining easement is the stream restoration and mining easement described in Document No. 2008-0008894 granted to Plumas Corporation, a California corporation.

## Road Maintenance Statement:

The property shown hereon is subject to a Road Maintenance Agreement which is recorded as Doc No. 2008-0008999

**PARCEL MAP  
FOR  
JOHN AND ELIZABETH MC MORROW  
WITHIN SECTION 16 & 17, TOWNSHIP 24 NORTH, RANGE 9 EAST,  
MOUNT DIABLO MERIDIAN.**

A DIVISION OF PARCEL 1, BOOK 12 OF PARCEL MAPS, PAGE 52-55,  
DOCUMENT No.2007-0000033  
PLUMAS COUNTY RECORDS.

**PLUMAS COUNTY CALIFORNIA**

NOVEMBER, 2008

Tibbedeaux Surveying  
PO Box 1960 - 565 Ridge Street  
Portola, CA 96122  
(530) 832-5772  
Job# 2006-22

SHEET 1 OF 4