

Resolution

The resolution of this survey is based on a property corner search and field survey of all found corners and an exhaustive review of numerous deeds, record maps, and unrecorded survey work performed by private surveyors and the County of Plumas. The County of Plumas performed a survey within portions of Lots 4, 5, 6 of Block 7 and Lot 12 of Block 6 in October 1977, for purposes of acquiring road right-of-way. Their survey tied in numerous property corners along South Main Street as well as verifying the South line of Section 3 between the quarter corner and the Southeast corner. The survey by the County appears to be the first survey of the South section line utilizing a electronic distance meter, and the only survey since 1962. Consequently the coordinates calculated from the County survey for points Δ through Δ were accepted and used in the resolution and adjustment of this survey after a field traverse, to verify their location in relation to this survey, was closed and adjusted. Bearings shown on Maps of Record used in this Resolution were rotated to coincide with the Basis of Bearing of this survey.

For clarity, a table is provided showing the record bearing and distance and source whenever the measured data is different, which is prevalent throughout the Bidwell Addition.

Point Δ is established by projection of the East line of Parcel "D" to the South line of the WPRR R/W as shown on references R₂ and R₁₀. Point Δ is the Southeast corner of Lot 5 on the South line of Section 3, which lies approximately 2.5 feet North of a fence post of long standing. Point Δ is the Southwest corner of Lot 7 of the Bidwell Addition, which lies approximately 0.5 South of a bent 3/4-inch iron pipe. The East line of Lot 5, South of the WPRR R/W was accepted as being along a fence of long standing, which accounts for the angle point at the South R/W of the WPRR.

The Record Map of the Bidwell Addition, R₂, does not close by 0.47' North and South; Therefore, all the lots within the Bidwell Addition were adjusted and closed proportionally.

Points Δ through Δ were tied to the field survey and accepted as being in their proper position which accounts for the non-tangent sections at the end of several horizontal curves.

The Northwest corner of Lot 4, Point Δ , is established by proration of the record distance as shown on R₁ to the measured distance between Points Δ and Δ per R₅ and County coordinates for these points.

Point Δ (corner between Lots 1, 3, 4 and 6 of Block 7) was accepted from R₅ as noted on the resolution thereof. Parcel "E" is a remnant of Lot 6, Block 7 and there are no deeds or maps of record describing this parcel. Record maps R₈, R₃, R₇ and R/W data for Setzer Road and South Main Street obtained from the County were used in establishing the corner locations for Parcel "E" as follows: The Westerly corner of Parcel "E" was established by calculating its position from the 1-1/4" iron pipe in a double fir stump per R₈ and rotating it to fall on the South line of Setzer Road. The two most Northerly legs of Parcel "E" are record, per R₈. The Northeasterly leg of Parcel "E" is parallel and 100 feet distant from the North line of Main Street established by found monuments per R₇.

RECORD DATA

COURSE NO.	RECORD DATA	SOURCE
1	North 1683.00	Official Plat - Town of Greenville
2	East 660.00	Official Plat - Town of Greenville
3	N89° 29'W 386.69	Exhibit "A" WPRR
4	N25° 06' 45"E 821.03	Record of Survey Bk 2, Pg 93
	N26° 30'E 844.67	Calais to Ness Deed Bk 88, Pg 539
	N25° 18'E 844.67	Exhibit "A" WPRR
5	N89° 48' 38"E 790.03	Record of Survey Bk 2, Pg 93
	East 775.5	Official Plat - Town of Greenville
6	West 329.79	Bidwell Addition, Bk 3 of Maps, Pg 16
7	North 53.09	Bidwell Addition
8	North 46.91	"
9	N26° 57'E 14.83	"
10	N26° 57'E 39.02	"
11	East 89.41	"
12	East 33.36	"
13	East 156.61	"
14	East 149.89	"
15	N8° 56'E 116.77	"
16	N8° 56'E 75.92	"
17	North 75.00	"
18	North 62.35	"
19	North 5.61	"
20	N24° 25'E 63.79	"
21	N24° 25'E 68.48	"
22	N30° 53'E 72.65	"
23	N15° 05'E 64.57	"
24	N9° 18'E 63.18	"
25	North 62.35	"
26	North 75.00	"
27	N38° 14'W 96.08	"
28	N5° 15'W 115.83	"
29	North 60.13	"
30	North 30.00	Grant Deed Bk 98, Pg 391
31	West 155.00	Parcel Map Bk 5, Pg 70
32	West 27.30	Parcel Map Bk 5, Pg 70
33	South 75.98	Parcel Map Bk 5, Pg 70
34	N70° 49' 30"E 142.51	Parcel Map Bk 5, Pg 70
35	N19° 10' 30"E 283.52	Parcel Map Bk 5, Pg 70
36	R = 225 = 45° 54' 50"	Parcel Map Bk 5, Pg 70
	L = 180.34	
37	N65° 05' 20"E 152 ⁺	Parcel Map Bk 5, Pg 70
38	N36° 00'E 876.50	Exhibit "A" WPRR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT AT THE REQUEST OF BRUCE BIDWELL IN MAY, 1978.

Joseph E. Anderson
JOSEPH E. ANDERSON, JR.
R.C.E. 18151

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT THIS 30th DAY OF June, 1978.

Dan A. P.
COUNTY SURVEYOR

BY DEPUTY

RECORDER'S CERTIFICATE

FILED THIS 30th DAY OF June, 1978,
AT 11:10 A.M. IN BOOK 5 OF RECORD OF SURVEYS AT PAGE
22123 AT THE REQUEST OF BRUCE BIDWELL.

FEE #7.00
FILE NO. 4

RAYNELLE SLATEN
COUNTY RECORDER

Catherine Shuman
BY DEPUTY

Map References:

R ₁	Official Plat, Town of Greenville	Bk. A, Pg. 25
R ₂	Bidwell Addition to Town of Greenville	Bk. 1 of Maps, Pg. 16
R ₃	Record of Survey	Bk. 2, Pg. 93
R ₄	Parcel Map	Bk. 5, Pg. 70
R ₅	Parcel Map	Bk. 5, Pg. 38
R ₆	Record of Survey	Bk. 3, Pg. 112
R ₇	Parcel Map	Bk. 4, Pg. 48

R ₈	Record of Survey	Bk. 1, Pg. 59
R ₉	Record of Survey	Bk. 1, Pg. 70
R ₁₀	WPRR Co. R/W and Track Maps, C.E., 24-3 & 23-5, 1932.	Unrecorded
R ₁₁	Exhibit "A", WPRR showing R/W Required over property of Est. of Clara Bidwell, dtd. Nov. 14, 1930.	Unrecorded
R ₁₂	Sketch of proposed roadway esm't through portion of Lot 12, Blk. 6, Town of Greenville by Plumas Co. Rd. Dept., dtd Nov. 1977.	Unrecorded

RECORD OF SURVEY

A PORTION OF LOTS 4, 5 AND 6 IN BLOCK 7 OF THE TOWN OF GREENVILLE, PLUMAS COUNTY CALIFORNIA

FOR
BRUCE S. BIDWELL

Rolls, Anderson & Rolls
CIVIL ENGINEERS
CHICO, CALIFORNIA 95926

APRIL, 1978

SHEET 1 OF 2