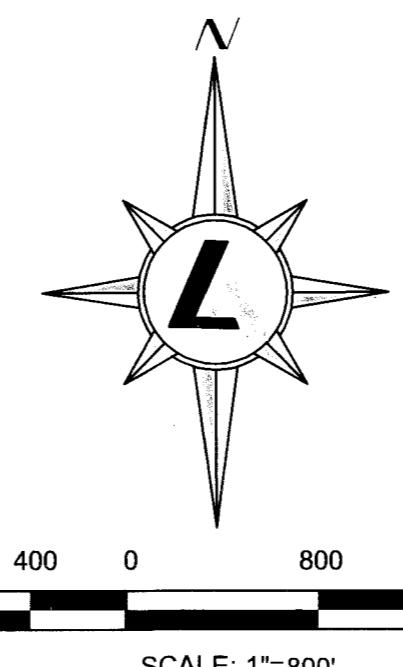
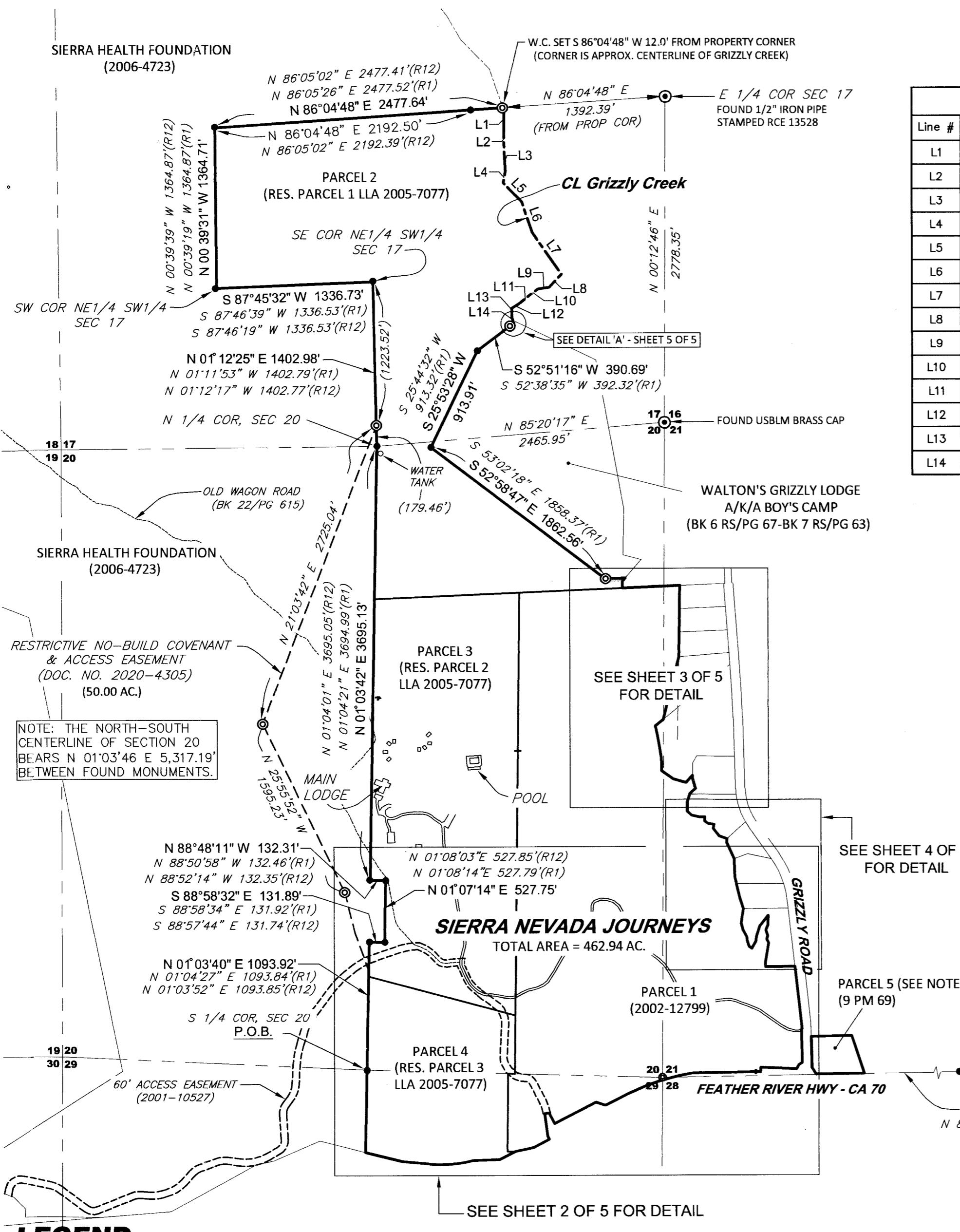


RECORD OF SURVEY

GRIZZLY CREEK RANCH

SIERRA NEVADA JOURNEYS CAMP PARCELS
IN SECTIONS 17, 20, 21, 28 & 29, T 23 N, R 14 E M.D.M.
PLUMAS COUNTY, CALIFORNIA

Sheet 1 of 5



PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE CONSOLIDATED EXTERIOR BOUNDARIES OF PARCELS 1, 2, 3 AND 4 OF THE GRANT DEED FILED FOR RECORD AT DOCUMENT NO. 2020-0004304 IN THE OFFICIAL RECORDS OF PLUMAS COUNTY IN ACCORDANCE WITH THE CALIFORNIA PROFESSIONAL LAND SURVEYORS ACT, SECTIONS 8762 THROUGH 8764.5. NO NEW PARCELS HAVE BEEN CREATED AS A RESULT OF THIS SURVEY.

BASIS OF BEARINGS

BEARINGS FOR THIS SURVEY ARE BASED UPON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 1, NAD83(94), DERIVED FROM REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED OCTOBER 10, 2018, USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM NGS STATION "HPGN D CA 03 MO" WITH A COMBINED SCALE FACTOR OF 0.99982083. FOR REFERENCE TO THIS SURVEY, THE SOUTH LINE OF THE SW 1/4 OF SECTION 21, AS SHOWN HEREON, IS THE BASIS OF BEARINGS. (N 88°56'14" E)

NOTES

- ALL DIMENSIONS ARE HORIZONTAL GROUND DISTANCES, AS MEASURED IN THE FIELD, UNLESS OTHERWISE INDICATED.
- PARCEL 5 IS NOT A PART OF THIS SURVEY. IT IS SHOWN FOR REFERENCE PURPOSES ONLY AS PART OF THE DEED CONVEYANCE AT DOCUMENT NO. 2020-0004304.

REFERENCE DOCUMENTS

(R1) LOT LINE ADJUSTMENT, RECORDED JULY 12, 2005, AT DOCUMENT NO. 2005-0007077, OFFICIAL RECORDS OF PLUMAS COUNTY.

(R2) - (R11) SEE SHEETS 2, 3 OR 4

(R12) RECORD OF SURVEY, RECORDED JANUARY 15, 2003, IN BOOK 12 OF RECORD OF SURVEYS, AT PAGE 100, OFFICIAL RECORDS OF PLUMAS COUNTY.

SURVEYOR'S CERTIFICATE

I, RICHARD B. BYREM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA, AS AGENT FOR LUMOS & ASSOCIATES, INC., CERTIFY THAT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF SIERRA NEVADA JOURNEYS.

THE SURVEY WAS COMPLETED BETWEEN NOVEMBER 25, 2019 AND FEBRUARY 11, 2021.

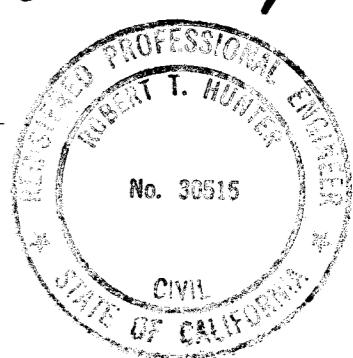

RICHARD B. BYREM, PLS
CALIFORNIA LS No. 9129



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 18 DAY OF May, 2021.

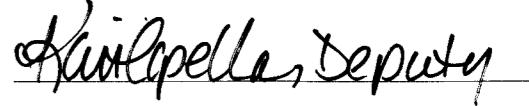

TOM HUNTER, RCE 200630515
PLUMAS COUNTY SURVEYOR
LICENSE EXPIRATION DATE: 3/31/2022



COUNTY RECORDER'S STATEMENT

FILED THIS 19 DAY OF May, 2021.
AT 3:19, IN BOOK 16 OF RECORD OF SURVEYS AT
PAGE 80-84, AT THE REQUEST OF THE PLUMAS COUNTY SURVEYOR.
FEE: \$93.00

DOCUMENT NO. 2021-0003428


SHIRLEY PELLER, DEPUTY
COUNTY RECORDER, CLERK
COUNTY OF PLUMAS, CALIFORNIA

BY: 
SHIRLEY PELLER, DEPUTY



225 KINGSBURY GRADE, SUITE A
PO BOX 3570, STATELINE, NV 89449
TEL (775) 588-6490
LUMOSINC.COM

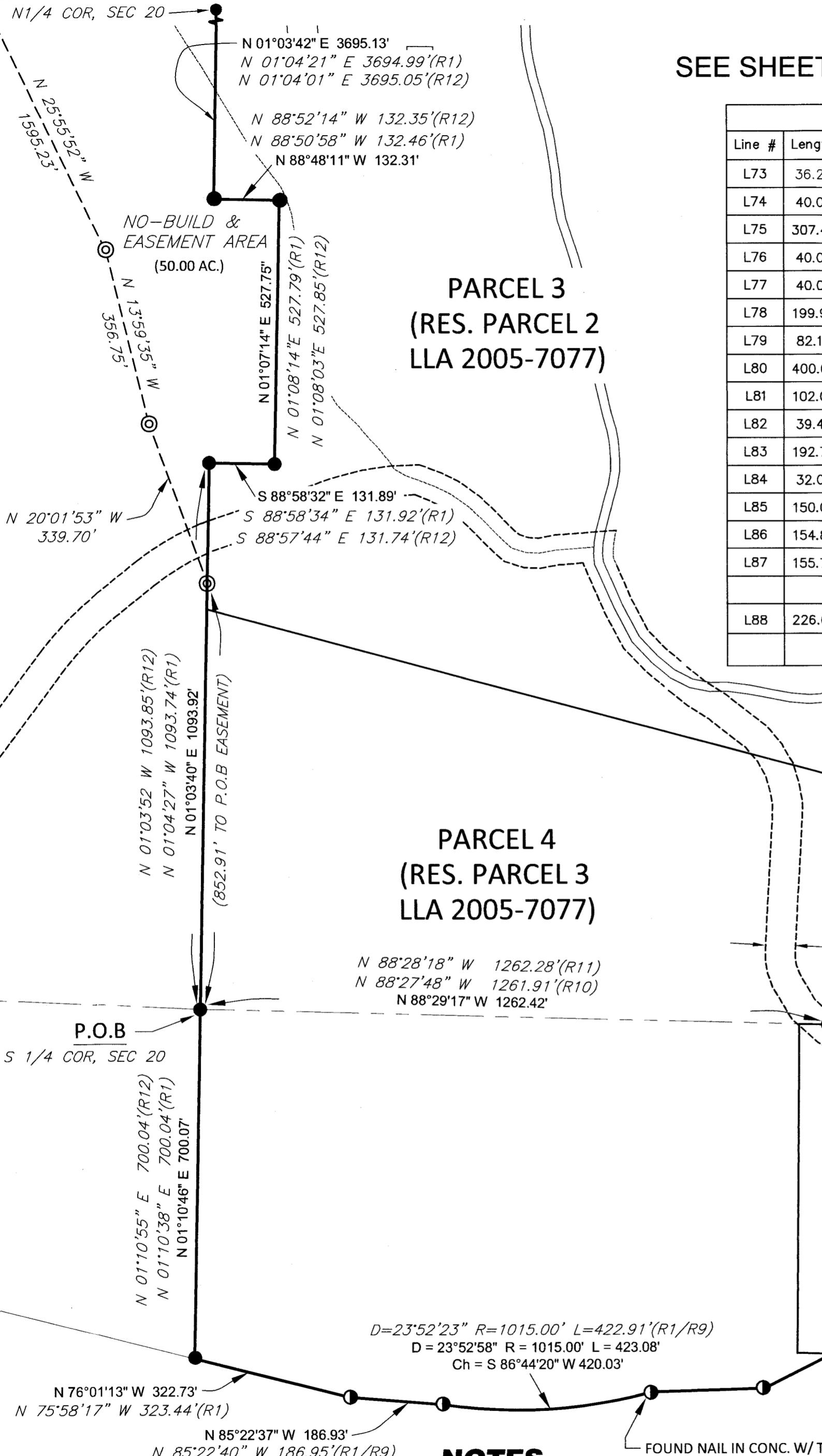
16 RS 80

RECORD OF SURVEY

SIERRA NEVADA JOURNEYS CAMP PARCELS
IN SECTIONS 17, 20, 21, 28 & 29, T 23 N, R 14 E M.D.M.
PLUMAS COUNTY, CALIFORNIA

SEE SHEET 1 OF 5

FOUND USBLM BRASS CAP



SIERRA NEVADA JOURNEYS

TOTAL AREA = 462.94 AC.

REFERENCE DOCUMENTS

(R1) LOT LINE ADJUSTMENT, RECORDED JULY 12, 2005, AT DOCUMENT NO. 2005-0007077 OFFICIAL RECORDS OF PLUMAS COUNTY.

(R2) - (R8) SEE SHEETS 3 OR 4

(R9) R-W RECORD MAP, PLU-70, MAP NO. 046412, DATED FEBRUARY 1966, CALIFORNIA DIVISION OF HIGHWAYS.

(R10) RECORD OF SURVEY, RECORDED AUGUST 30, 1982, IN BOOK 6 OF RECORD OF SURVEYS, AT PAGE 66, OFFICIAL RECORDS OF PLUMAS COUNTY.

(R11) RECORD OF SURVEY, RECORDED OCTOBER 7, 1999, IN BOOK 11 OF RECORD OF SURVEYS, AT PAGE 84, OFFICIAL RECORDS OF PLUMAS COUNTY.

(R12) RECORD OF SURVEY, RECORDED JANUARY 15, 2003, IN BOOK 12 OF RECORD OF SURVEYS, AT PAGE 100, OFFICIAL RECORDS OF PLUMAS COUNTY.

LEGEND

- FOUND REBAR W/ ALUMINUM CAP, PLS 2843 (HAMBY)
- FOUND T-POST W/ TAG, PLS 5369 (GRIST), OR AS NOTED
- FOUND SURVEY MONUMENT, AS NOTED
- SET 5/8" REBAR W/ PLASTIC OR ALUMINUM CAP, PLS 9129
- (R1) RECORD COURSE AND DISTANCE PER REFERENCED DOCUMENT
- (CFM) CALCULATED FROM MEASURED DIMENSIONS
- P.O.B. POINT OF BEGINNING
- W.C. WITNESS CORNER

225 KINGSBURY GRADE, SUITE A
PO BOX 3570, STATELINE, NV 89449
TEL (775) 588-6490
LUMOSINC.COM

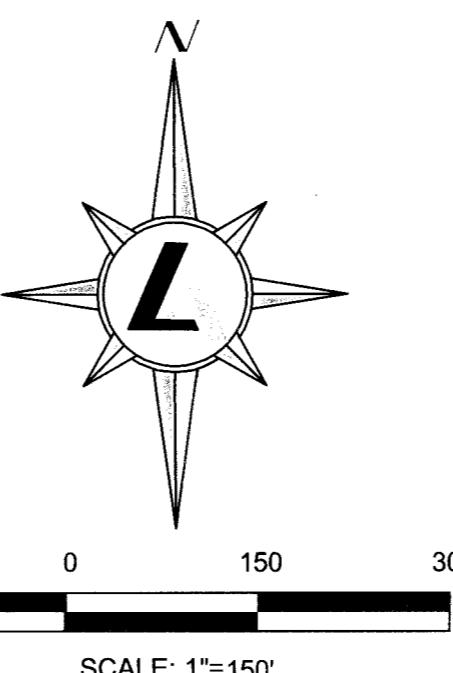
LUMOS
& ASSOCIATES

16 RS81

RECORD OF SURVEY

GRIZZLY CREEK RANCH
SIERRA NEVADA JOURNEYS CAMP PARCELS
IN SECTIONS 17, 20, 21, 28 & 29, T 23 N, R 14 E M.D.M.
PLUMAS COUNTY, CALIFORNIA

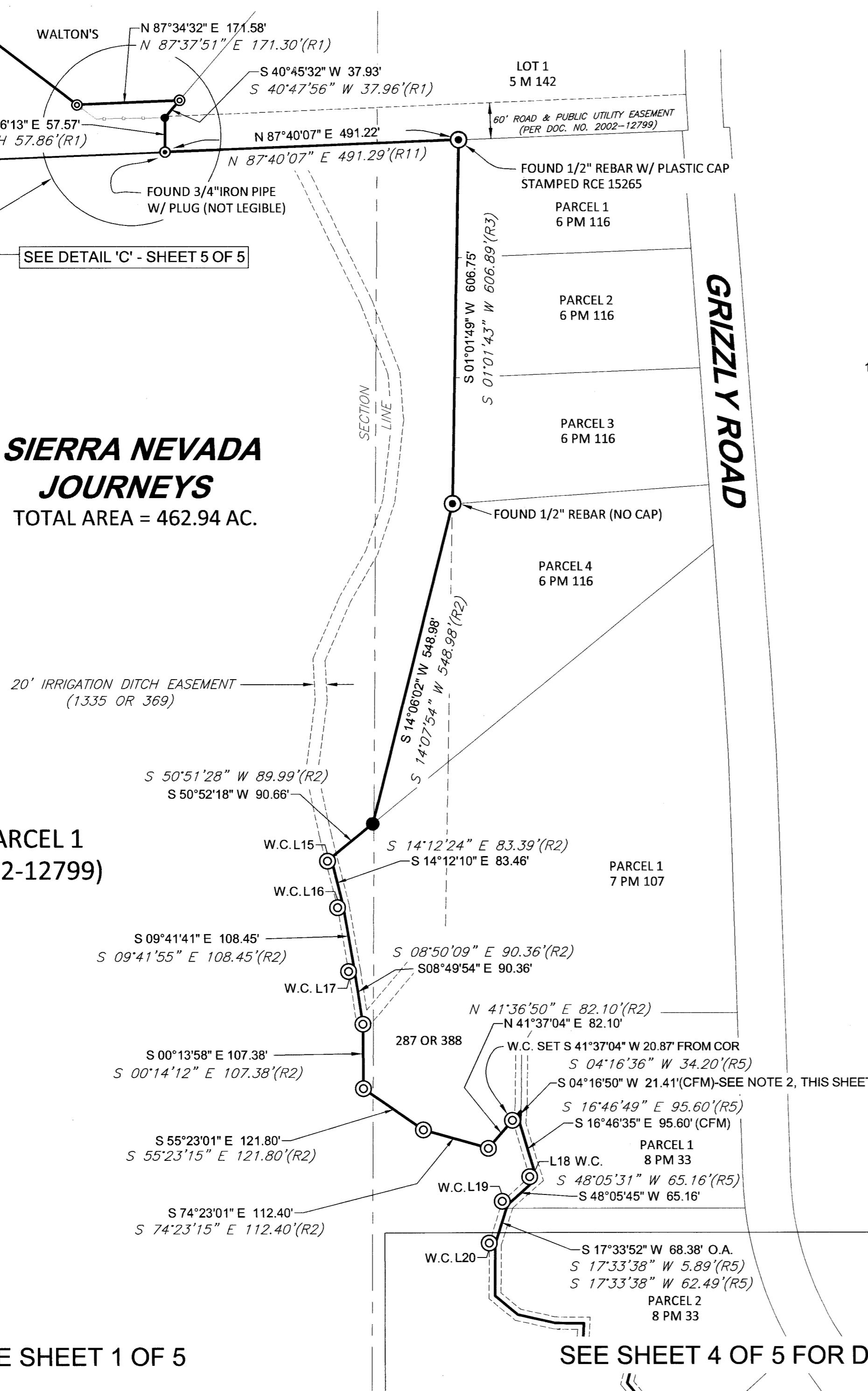
Sheet 3 of 5



SIERRA NEVADA JOURNEYS

TOTAL AREA = 462.94 AC.

PARCEL 1
(2002-12799)



SEE SHEET 1 OF 5

SEE SHEET 1 OF 5

Line Table		
Line #	Length	Direction
L15	8.04'	S 50°57'26" W
L16	10.00'	S 78°03'04" W
L17	10.00'	S 80°44'12" W
L18	11.90'	N 73°55'00" W
L19	10.29'	N 56°54'07" W
L20	10.24'	N 81°00'04" W

NOTES

1. ALL DIMENSIONS ARE HORIZONTAL GROUND DISTANCES, AS MEASURED IN THE FIELD, UNLESS OTHERWISE INDICATED.
2. PER DOCUMENT NO. 2002-0012799, THE POINT OF INTERSECTION OF THE SUBJECT PARCEL BOUNDARY IS S 04°16'36" W 12.79 FEET FROM AN ANGLE POINT ON THE WESTERLY BOUNDARY OF PARCEL 1, 8 PM 33, LEAVING A DISTANCE OF 21.41 FEET ALONG SAID COURSE OF PARCEL 1 (S 04°16'36" W 34.20') FOR THE BOUNDARY OF THE SUBJECT PARCEL.

REFERENCE DOCUMENTS

(R1) LOT LINE ADJUSTMENT, RECORDED JULY 12, 2005, AT DOCUMENT NO. 2005-0007077, OFFICIAL RECORDS OF PLUMAS COUNTY.
 (R2) GRANT DEED, RECORDED DECEMBER 19, 2002, AT DOCUMENT NO. 2002-0012799, OFFICIAL RECORDS OF PLUMAS COUNTY.
 (R3) PARCEL MAP, RECORDED JANUARY 19, 1979, IN BOOK 6 OF PARCEL MAPS, AT PAGE 116, OFFICIAL RECORDS OF PLUMAS COUNTY.
 (R4) PARCEL MAP, RECORDED NOVEMBER 6, 1980, IN BOOK 7 OF PARCEL MAPS, AT PAGE 107, OFFICIAL RECORDS OF PLUMAS COUNTY.
 (R5) PARCEL MAP, RECORDED AUGUST 28, 1981, IN BOOK 8 OF PARCEL MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLUMAS COUNTY
 (R11) RECORD OF SURVEY, RECORDED OCTOBER 7, 1999, IN BOOK 11 OF RECORD OF SURVEYS, AT PAGE 84, OFFICIAL RECORDS OF PLUMAS COUNTY.

LEGEND

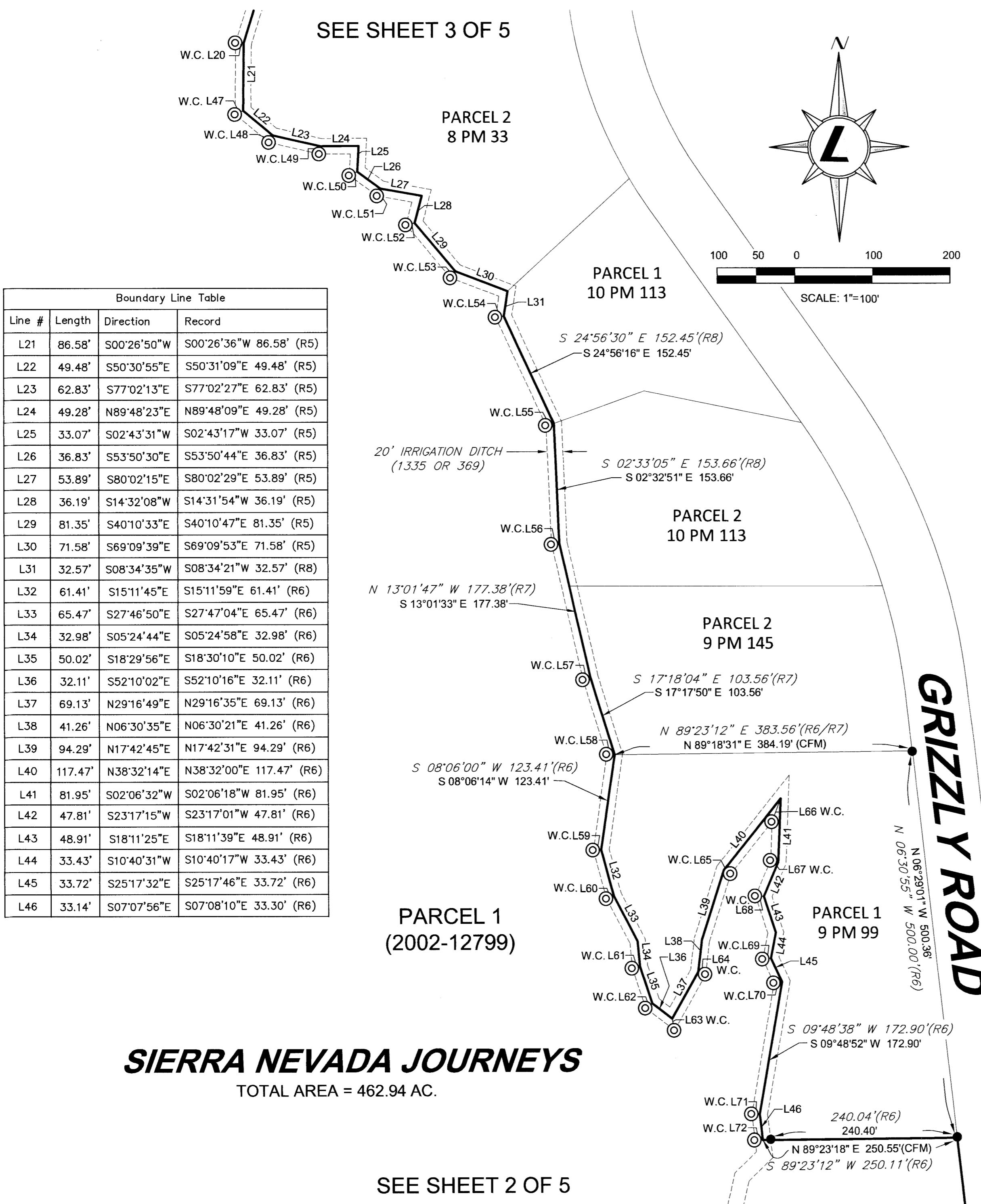
- FOUND REBAR W/ ALUMINUM CAP, PLS 2843 (HAMBY)
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- FOUND SURVEY MONUMENT, AS NOTED
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- (R1) RECORD COURSE AND DISTANCE PER REFERENCED DOCUMENT
- (CFM) CALCULATED FROM MEASURED DIMENSIONS
- P.O.B. POINT OF BEGINNING
- W.C. WITNESS CORNER
- O.A. OVERALL DIMENSION
- FENCE LINE

225 KINGSBURY GRADE, SUITE A
PO BOX 3570, STATELINE, NV 89449
TEL (775) 588-6490
LUMOSINC.COM



16 RS 82

SEE SHEET 2 OF 5



RECORD OF SURVEY

GRIZZLY CREEK RANCH
SIERRA NEVADA JOURNEYS CAMP PARCELS
IN SECTIONS 17, 20, 21, 28 & 29, T 23 N, R 14 E M.D.M.
PLUMAS COUNTY, CALIFORNIA

Sheet 4 of 5

NOTES

- ALL DIMENSIONS ARE HORIZONTAL GROUND DISTANCES, AS MEASURED IN THE FIELD, UNLESS OTHERWISE INDICATED.

REFERENCE DOCUMENTS

- (R1) LOT LINE ADJUSTMENT, RECORDED JULY 12, 2005, AT DOCUMENT NO. 2005-0007077, OFFICIAL RECORDS OF PLUMAS COUNTY.
- (R2) GRANT DEED, RECORDED DECEMBER 19, 2002, AT DOCUMENT NO. 2002-0012799, OFFICIAL RECORDS OF PLUMAS COUNTY.
- (R3) PARCEL MAP, RECORDED JANUARY 19, 1979, IN BOOK 6 OF PARCEL MAPS, AT PAGE 116, OFFICIAL RECORDS OF PLUMAS COUNTY.
- (R4) PARCEL MAP, RECORDED NOVEMBER 6, 1980, IN BOOK 7 OF PARCEL MAPS, AT PAGE 107, OFFICIAL RECORDS OF PLUMAS COUNTY.
- (R5) PARCEL MAP, RECORDED AUGUST 28, 1981, IN BOOK 8 OF PARCEL MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLUMAS COUNTY.
- (R6) PARCEL MAP, RECORDED JANUARY 12, 1988, IN BOOK 9 OF PARCEL MAPS, AT PAGE 99, OFFICIAL RECORDS OF PLUMAS COUNTY.
- (R7) PARCEL MAP, RECORDED SEPTEMBER 29, 1989, IN BOOK 9 OF PARCEL MAPS, AT PAGE 145, OFFICIAL RECORDS OF PLUMAS COUNTY.
- (R8) PARCEL MAP, RECORDED APRIL 13, 1994, IN BOOK 10 OF PARCEL MAPS, AT PAGE 113, OFFICIAL RECORDS OF PLUMAS COUNTY.

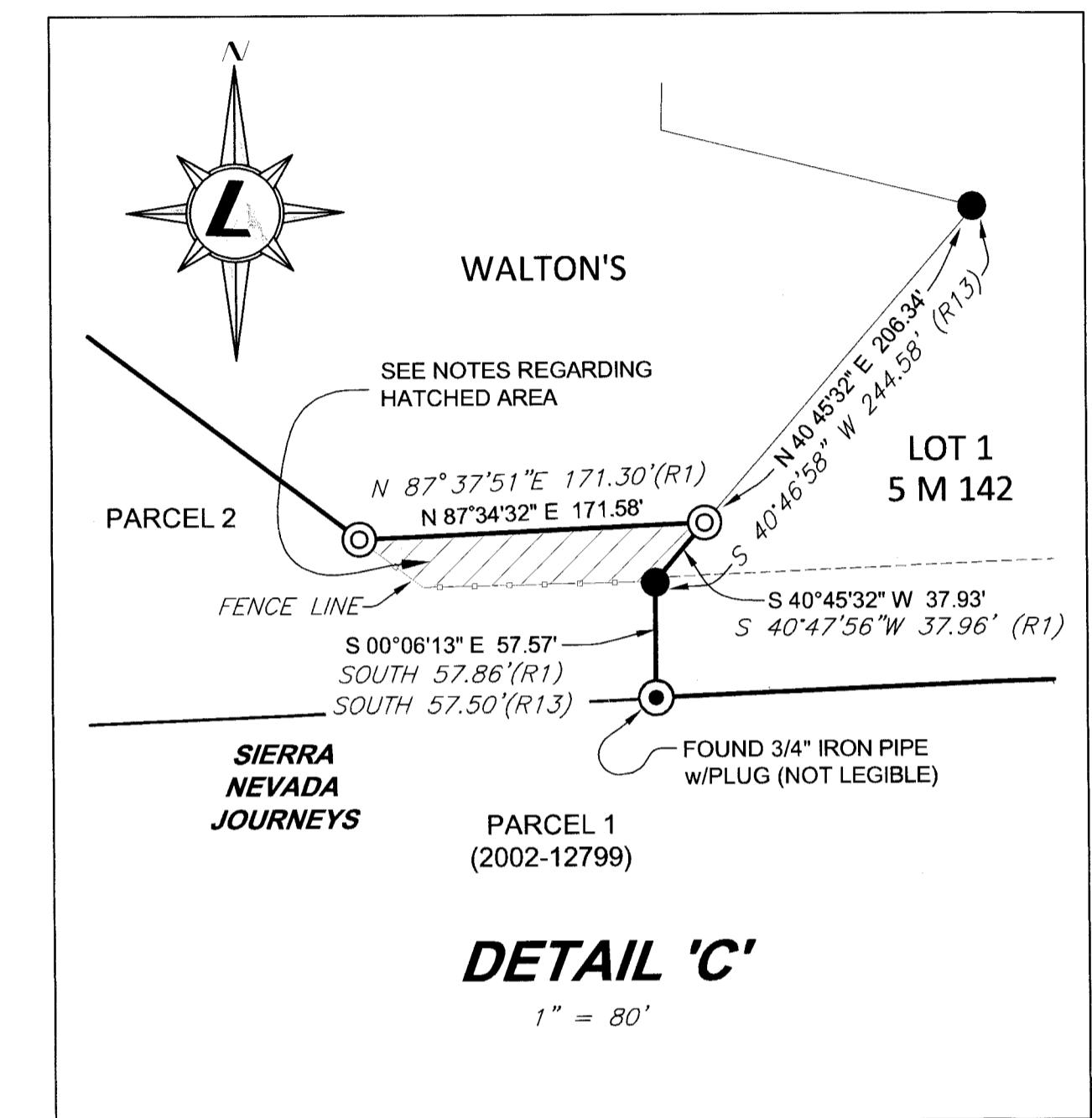
LEGEND

- FOUND REBAR W/ ALUMINUM CAP, PLS 2843 (HAMBY)
- FOUND T-POST W/ TAG, PLS 5369 (GRIST), OR AS NOTED
- FOUND SURVEY MONUMENT, AS NOTED
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- (CFM) CALCULATED FROM MEASURED DIMENSIONS
- P.O.B. POINT OF BEGINNING
- W.C. WITNESS CORNER

RECORD OF SURVEY

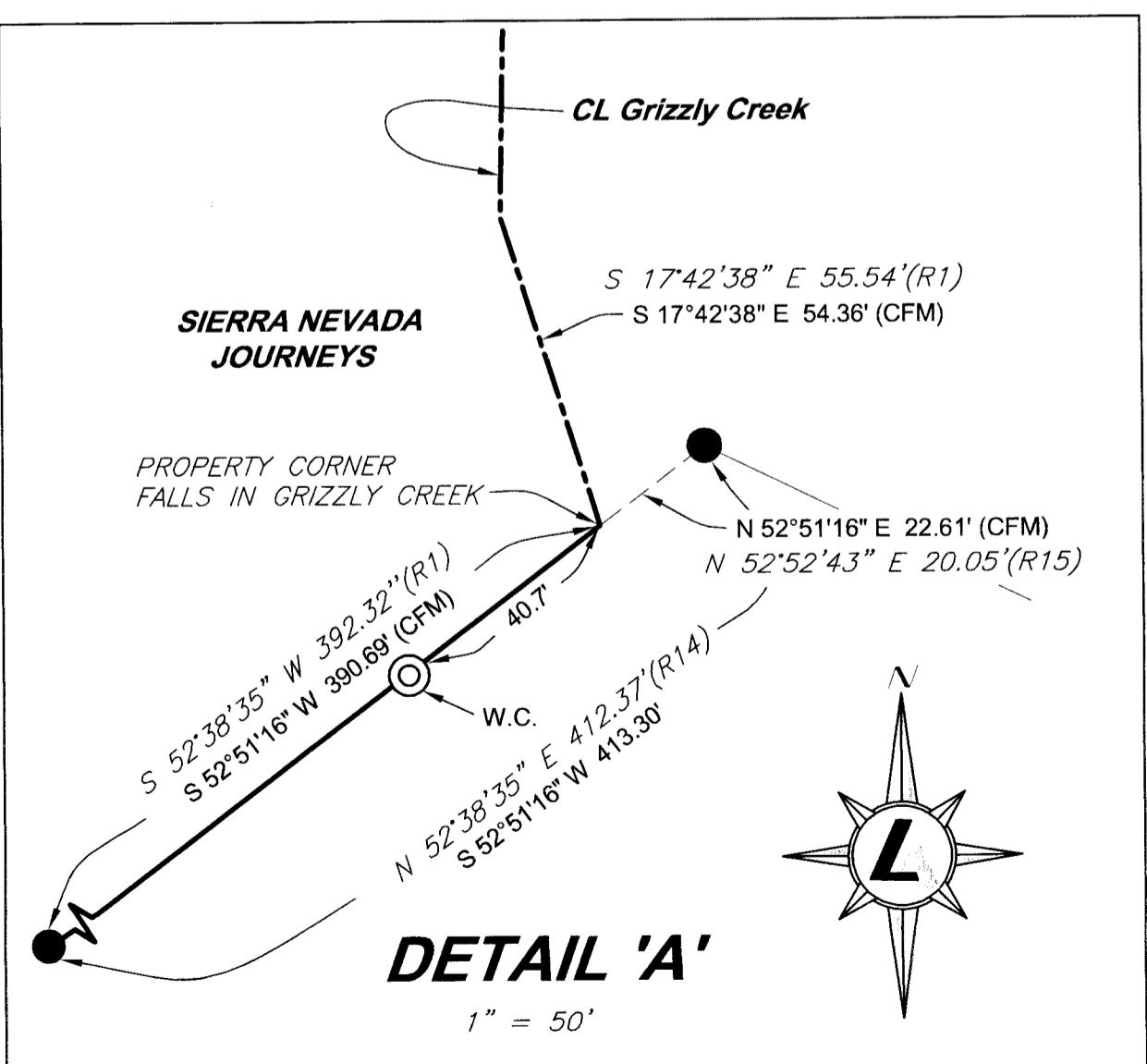
SIERRA NEVADA JOURNEYS CAMP PARCELS
IN SECTIONS 17, 20, 21, 28 & 29, T 23 N, R 14 E M.D.M.
PLUMAS COUNTY, CALIFORNIA

Sheet 5 of 5



SECTION CORNER DETAIL

(NOT TO SCALE)



DETAIL 'B'

(NOT TO SCALE)

REFERENCE DOCUMENTS

- (R1) LOT LINE ADJUSTMENT, RECORDED JULY 12, 2005, AT DOCUMENT NO. 2005-0007077 OFFICIAL RECORDS OF PLUMAS COUNTY.
- (R2) - (R8) SEE SHEETS 3 OR 4
- (R9) R-W RECORD MAP, PLU-70, DATED FEBRUARY 1966, CALIFORNIA DIVISION OF HIGHWAYS.
- (R10) RECORD OF SURVEY, RECORDED AUGUST 30, 1982, IN BOOK 6 OF RECORD OF SURVEYS, AT PAGE 66, OFFICIAL RECORDS OF PLUMAS COUNTY.
- (R11) RECORD OF SURVEY, RECORDED OCTOBER 7, 1999, IN BOOK 11 OF RECORD OF SURVEYS, AT PAGE 84, OFFICIAL RECORDS OF PLUMAS COUNTY.
- (R12) RECORD OF SURVEY, RECORDED JANUARY 15, 2003, IN BOOK 12 OF RECORD OF SURVEYS, AT PAGE 100, OFFICIAL RECORDS OF PLUMAS COUNTY.
- (R13) RIVER VALLEY SUBDIVISION, UNIT 2, RECORDED OCTOBER 31, 1984, IN BOOK 5 OF SUBDIVISION/FINAL MAPS, AT PAGE 142, OFFICIAL RECORDS OF PLUMAS COUNTY.
- (R14) RECORD OF SURVEY, RECORDED JANUARY 28, 1986, IN BOOK 7 OF RECORD OF SURVEYS, AT PAGE 63, OFFICIAL RECORDS OF PLUMAS COUNTY.
- (R15) RECORD OF SURVEY, RECORDED DECEMBER 29, 1998, IN BOOK 11 OF RECORD OF SURVEYS, AT PAGE 53, OFFICIAL RECORDS OF PLUMAS COUNTY.

NOTES

1. ALL DIMENSIONS ARE HORIZONTAL GROUND DISTANCES, AS MEASURED IN THE FIELD, UNLESS OTHERWISE INDICATED.
2. THE HATCHED AREA IN DETAIL 'C' IS A PORTION OF PARCEL 2 OF THIS SURVEY, PER THE DESCRIPTION OF RESULTING PARCEL 1 AT DOCUMENT NO. 2005-7077, SPECIFICALLY IDENTIFIED AS PARCEL 1A-R OF RESOLUTION NO. 84-23, RECORDED IN BOOK 425, AT PAGE 254, OFFICIAL RECORDS OF PLUMAS COUNTY.

LEGEND

- FOUND REBAR W/ ALUMINUM CAP, PLS 2843 (HAMBY)
- FOUND T-POST W/ TAG, PLS 5369 (GRIST), OR AS NOTED
- FOUND SURVEY MONUMENT, AS NOTED
- ◎ SET 5/8" REBAR W/ PLASTIC OR ALUMINUM CAP, PLS 9129
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