

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

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.

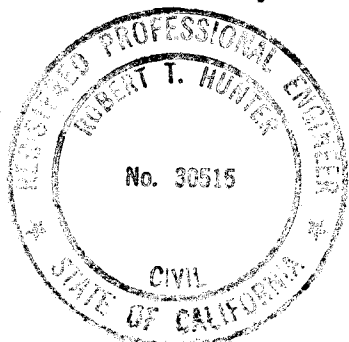
Richard B. Byrem
RICHARD B. BYREM, PLS
CALIFORNIA LS No. 9129



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.

R. Tom Hunter
TOM HUNTER, RCE 30515
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

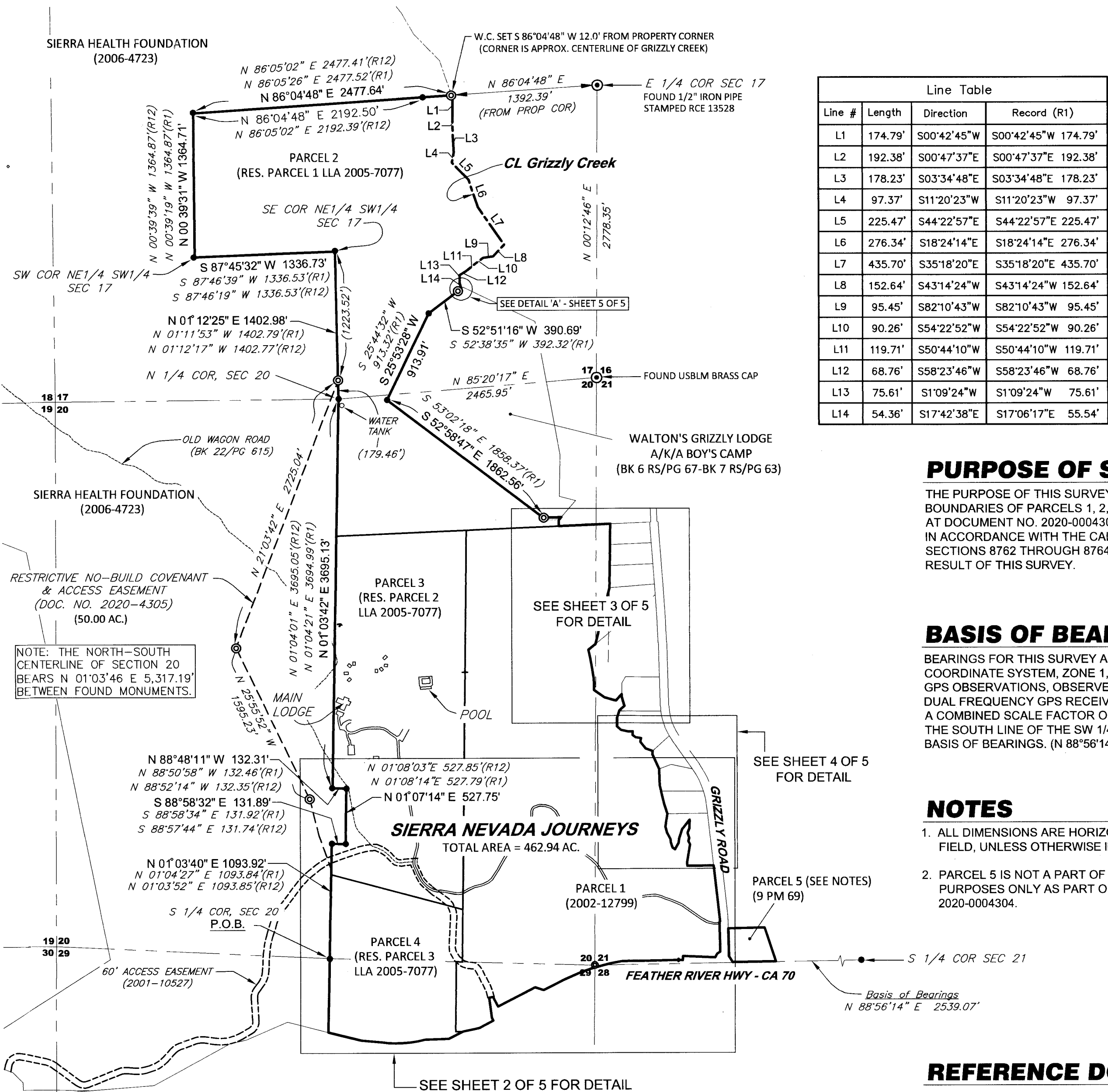
Kim Pella
COUNTY RECORDER, CLERK
COUNTY OF PLUMAS, CALIFORNIA

BY: *Kim Pella*
DEPUTY



225 KINGSBURY GRADE, SUITE A
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16 RS 80



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.

LEGEND

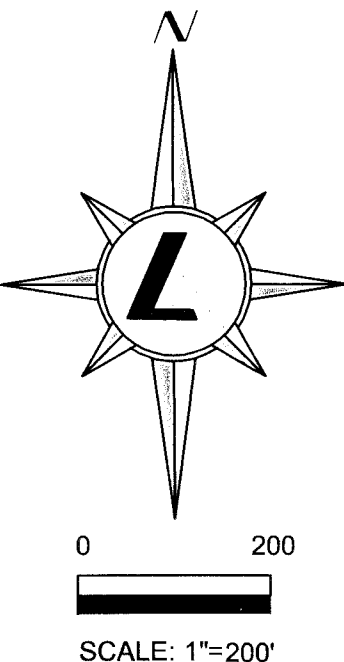
- FOUND REBAR W/ ALUMINUM CAP, PLS 2843 (HAMBY)
- FOUND T-POST W/ TAG, PLS 5369 (GRIST), OR AS NOTED
- FOUND SURVEY MONUMENT, AS NOTED
- SET 5/8" REBAR W/ PLASTIC OR ALUMINUM CAP, PLS 9129
- (R1) RECORD COURSE AND DISTANCE PER REFERENCED DOCUMENT
- (CFM) CALCULATED FROM MEASURED DIMENSIONS
- P.O.B. POINT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

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 2 of 5

SEE SHEET 4 OF 5
FOR DETAIL



SEE SHEET 1 OF 5

Boundary Line Table			
Line #	Length	Direction	Record
L73	36.25'	S57°57'25"W	S58°05'45"W 36.10'(R9)
L74	40.00'	S28°01'20"W	S28°09'40"W 40.00'(R9)
L75	307.46'	N87°22'49"W	N87°14'29"W 307.46'(R9)
L76	40.00'	S02°37'11"W	S02°45'31"W 40.00'(R9)
L77	40.09'	N87°14'29"W	N87°14'29"W 40.09'(R9)
L78	199.97'	S63°07'56"W	S63°07'30"W 199.81'(R9)
L79	82.18'	N70°46'48"W	N70°24'23"W 82.76'(R9)
L80	400.00'	S63°07'56"W	S63°07'30"W 400.00'(R9)
L81	102.00'	N26°52'04"W	N26°52'30"W 102.00'(R9)
L82	39.49'	S82°29'32"W	S82°29'06"W 39.22'(R9)
L83	192.79'	S07°52'18"E	S07°52'44"E 193.54'(R9)
L84	32.00'	S26°52'04"E	S26°52'30"E 32.00'(R9)
L85	150.00'	S63°07'56"W	S63°07'30"W 150.00'(R9)
L86	154.84'	S77°31'11"W	S78°03'22"W 155.24'(R9)
L87	155.75'	S63°35'05"W	S63°07'30"W 155.50'(R9)
			S63°07'30"W 151.13'(R1)
L88	226.69'	S88°10'06"W	S88°10'37"W 226.70'(R9)
			S88°10'37"W 226.70'(R1)

PARCEL 1
(2002-12799)

PARCEL 3
(RES. PARCEL 2
LLA 2005-7077)

PARCEL 4
(RES. PARCEL 3
LLA 2005-7077)

SIERRA NEVADA JOURNEYS

TOTAL AREA = 462.94 AC.

PARCEL 5
(NOT A PART-
SEE NOTES)
2.92 AC.
(9 PM 69)

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

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- (CFM) CALCULATED FROM MEASURED DIMENSIONS
- P.O.B. POINT OF BEGINNING
- W.C. WITNESS CORNER

LUMOS
& ASSOCIATES

225 KINGSBURY GRADE, SUITE A
PO BOX 3570, STATELINE, NV 89449
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NOTES

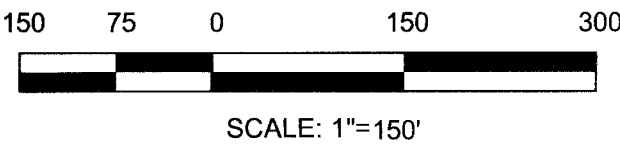
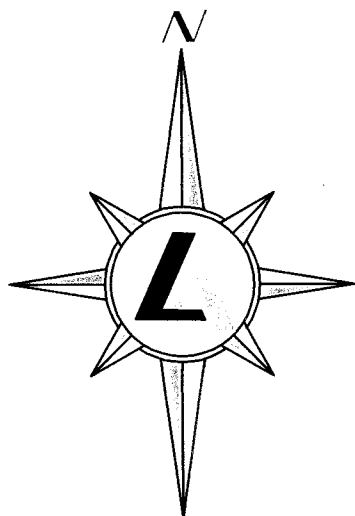
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16 RS 81

RECORD OF SURVEY

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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



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

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- ⊙ 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
- O.A. OVERALL DIMENSION
- FENCE LINE



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16 RS 82

SEE SHEET 1 OF 5

SIERRA NEVADA
JOURNEYS
TOTAL AREA = 462.94 AC.

PARCEL 1
(2002-12799)

SEE SHEET 1 OF 5

SEE SHEET 4 OF 5 FOR DETAIL

SEE SHEET 2 OF 5

Boundary Line Table			
Line #	Length	Direction	Record
L21	86.58'	S00°26'50"W	S00°26'36"W 86.58' (R5)
L22	49.48'	S50°30'55"E	S50°31'09"E 49.48' (R5)
L23	62.83'	S77°02'13"E	S77°02'27"E 62.83' (R5)
L24	49.28'	N89°48'23"E	N89°48'09"E 49.28' (R5)
L25	33.07'	S02°43'31"W	S02°43'17"W 33.07' (R5)
L26	36.83'	S53°50'30"E	S53°50'44"E 36.83' (R5)
L27	53.89'	S80°02'15"E	S80°02'29"E 53.89' (R5)
L28	36.19'	S14°32'08"W	S14°31'54"W 36.19' (R5)
L29	81.35'	S40°10'33"E	S40°10'47"E 81.35' (R5)
L30	71.58'	S69°09'39"E	S69°09'53"E 71.58' (R5)
L31	32.57'	S08°34'35"W	S08°34'21"W 32.57' (R8)
L32	61.41'	S15°11'45"E	S15°11'59"E 61.41' (R6)
L33	65.47'	S27°46'50"E	S27°47'04"E 65.47' (R6)
L34	32.98'	S05°24'44"E	S05°24'58"E 32.98' (R6)
L35	50.02'	S18°29'56"E	S18°30'10"E 50.02' (R6)
L36	32.11'	S52°10'02"E	S52°10'16"E 32.11' (R6)
L37	69.13'	N29°16'49"E	N29°16'35"E 69.13' (R6)
L38	41.26'	N06°30'35"E	N06°30'21"E 41.26' (R6)
L39	94.29'	N17°42'45"E	N17°42'31"E 94.29' (R6)
L40	117.47'	N38°32'14"E	N38°32'00"E 117.47' (R6)
L41	81.95'	S02°06'32"W	S02°06'18"W 81.95' (R6)
L42	47.81'	S23°17'15"W	S23°17'01"W 47.81' (R6)
L43	48.91'	S18°11'25"E	S18°11'39"E 48.91' (R6)
L44	33.43'	S10°40'31"W	S10°40'17"W 33.43' (R6)
L45	33.72'	S25°17'32"E	S25°17'46"E 33.72' (R6)
L46	33.14'	S07°07'56"E	S07°08'10"E 33.30' (R6)

SIERRA NEVADA JOURNEYS
TOTAL AREA = 462.94 AC.

SEE SHEET 2 OF 5

SEE SHEET 3 OF 5

PARCEL 1
(2002-12799)

PARCEL 2
8 PM 33

PARCEL 1
10 PM 113

PARCEL 2
10 PM 113

PARCEL 2
9 PM 145

PARCEL 1
9 PM 99

W.C. L71
W.C. L72

W.C. L61
W.C. L62

W.C. L59
W.C. L60

W.C. L58

W.C. L57

W.C. L56

W.C. L55

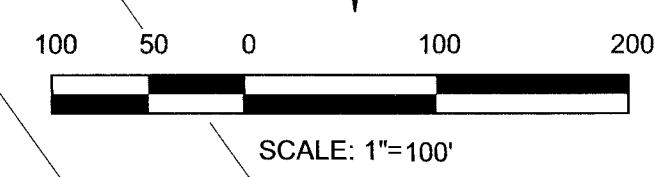
W.C. L54
W.C. L53

W.C. L52
W.C. L51

W.C. L50
W.C. L49

W.C. L48
W.C. L47

W.C. L20



W.C. Line Table		
Line #	Length	Direction
L20	10.24'	N81°00'04"W
L47	11.18'	S65°03'14"W
L48	10.27'	S26°38'28"W
L49	10.14'	S06°29'58"W
L50	11.38'	S64°31'41"W
L51	10.28'	S22°55'24"W
L52	11.18'	S77°15'44"W
L53	10.26'	S35°24'36"W
L54	10.43'	S81°36'53"W
L55	10.21'	S76°20'53"W
L56	10.09'	S81°54'01"W
L57	10.00'	S75°04'06"W
L58	10.05'	N87°42'25"W
L59	10.19'	S86°03'09"W
L60	10.04'	S68°04'18"W
L61	10.10'	S77°30'08"W
L62	10.52'	S54°14'53"W
L63	15.27'	S11°21'07"E
L64	10.19'	S72°19'07"E
L65	10.15'	S61°23'46"E
L66	32.03'	S20°26'37"W
L67	10.34'	N78°22'51"W
L68	10.57'	N87°21'02"W
L69	10.40'	S82°58'20"W
L70	10.40'	S81°44'41"W
L71	10.20'	N88°31'58"W
L72	10.01'	N89°55'21"W

RECORD OF SURVEY

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SIERRA NEVADA JOURNEYS CAMP PARCELS
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PLUMAS COUNTY, CALIFORNIA

Sheet 4 of 5

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- (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.

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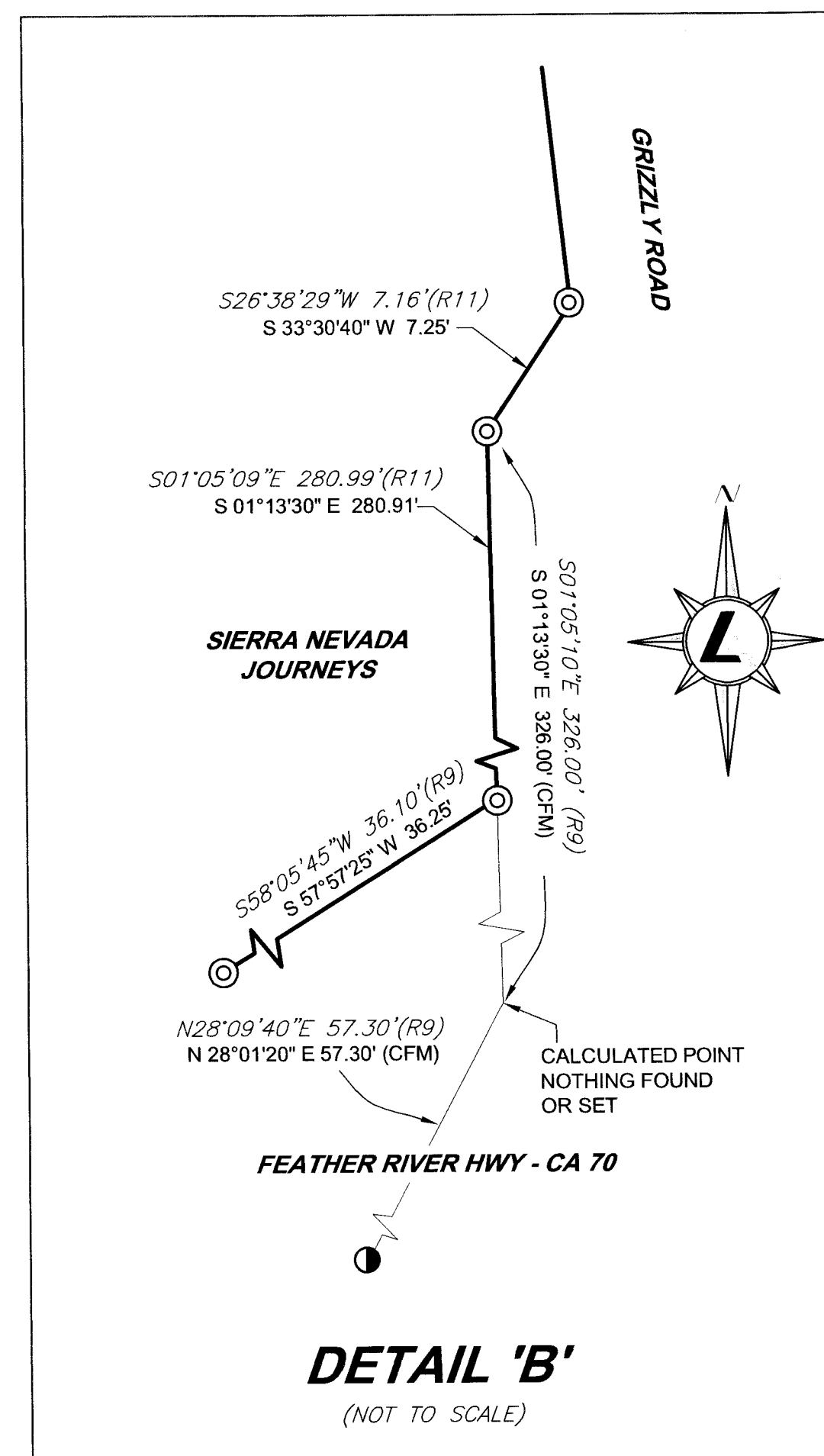
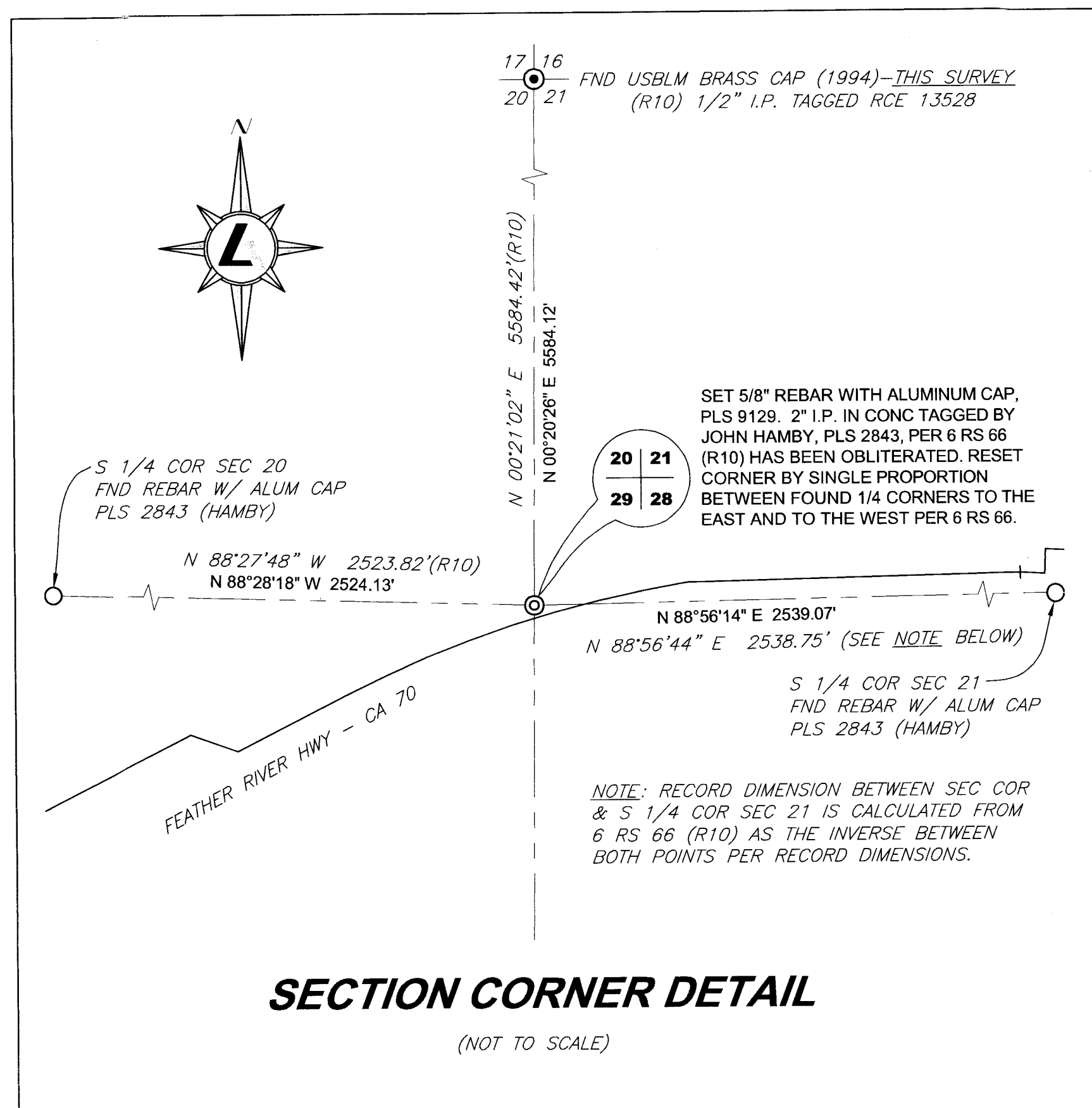
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16 RS 83

RECORD OF SURVEY

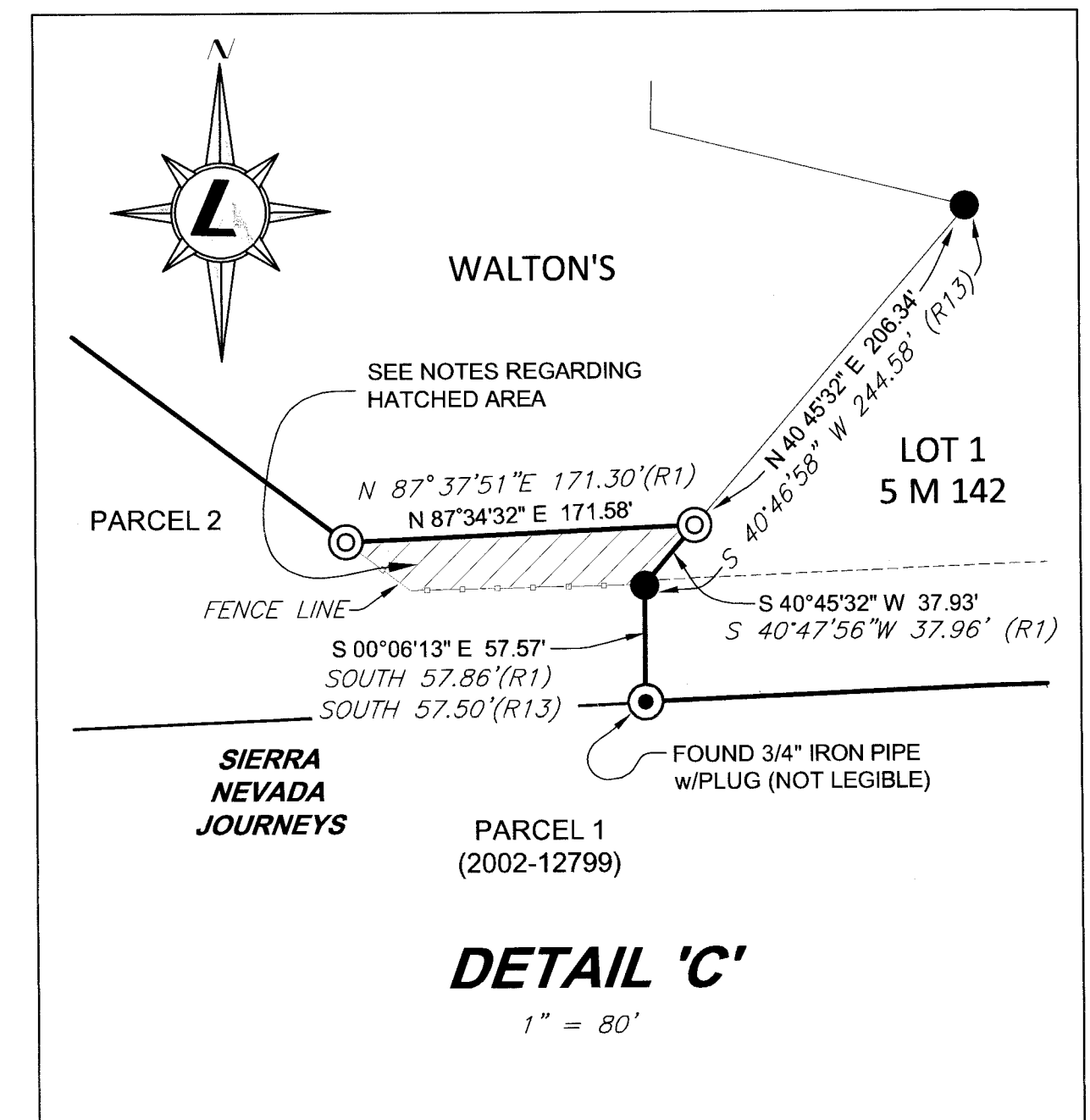
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- (R9) R-W RECORD MAP, PLU-70, DATED FEBRUARY 1966, CALIFORNIA DIVISION OF HIGHWAYS.
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- (R12) RECORD OF SURVEY, RECORDED JANUARY 15, 2003, IN BOOK 12 OF RECORD OF SURVEYS, AT PAGE 100, OFFICIAL RECORDS 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.

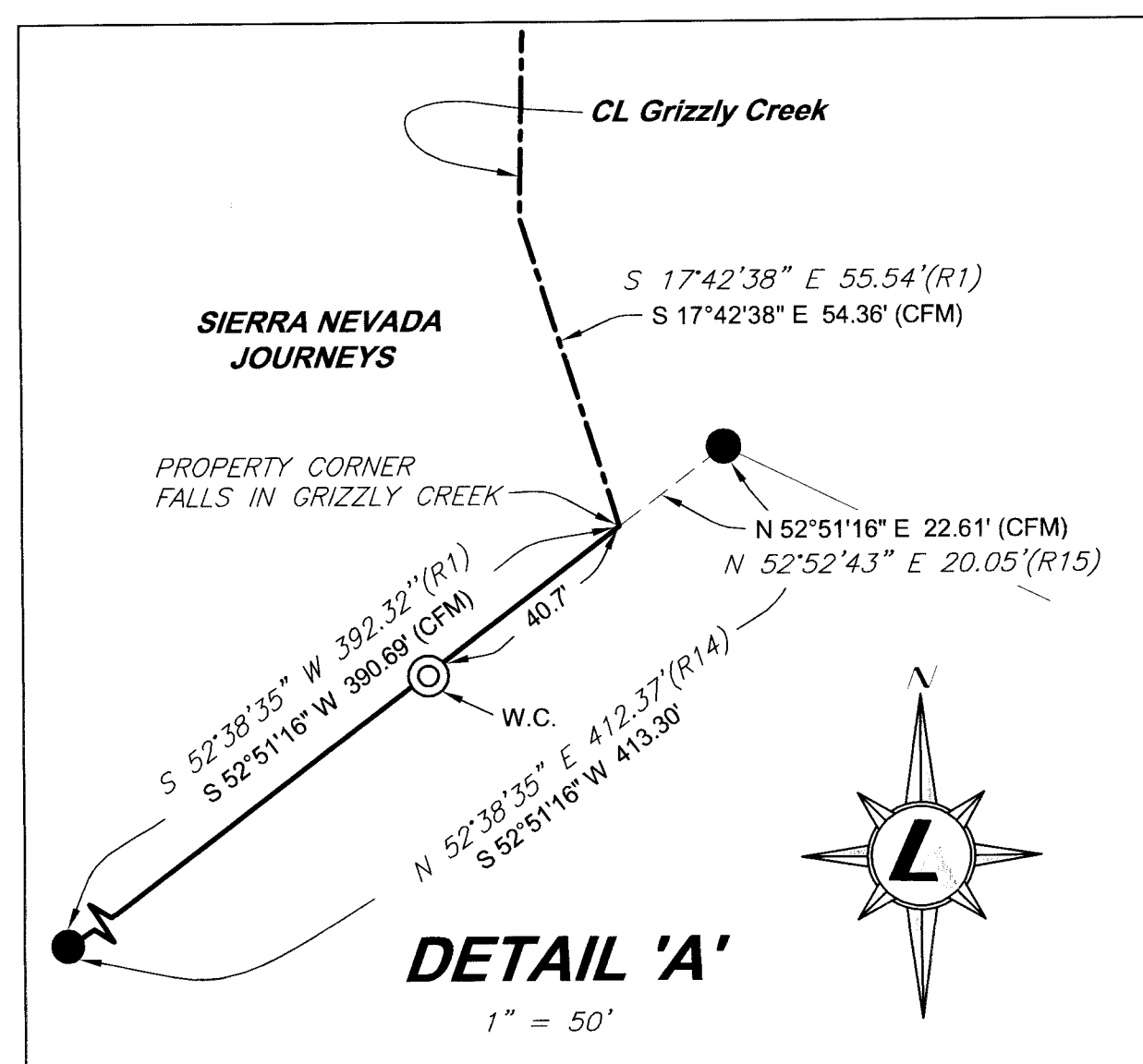


NOTES

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- 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

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