

**OWNER'S STATEMENT**

THE UNDERSIGNED HAVING RECORD TITLE INTEREST IN THE HEREON SHOWN LANDS DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

THE PRIVATE ROAD SHOWN WITHIN SAID MAP WHICH PURPORTS TO BE AN EASEMENT AND APPURTENANT TO SAID PROPERTY WILL BE CONVEYED TO ALL GRANTEEES OF THE AFFECTED PROPERTY AS SHOWN HEREON AND FOR THE PURPOSES NOTED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES.

EASEMENT NO. 1: I DO HEREBY OFFER FOR DEDICATION THE RUE CARRIE COURT EXTENSION, AS SHOWN HEREON, AS A PUBLIC UTILITY EASEMENT.

DATED: 11/13/21 Nanine Van Draanen  
 Nanine Van Draanen, **DRAANEN**  
 Trustee of the Nanine Van Draanen dated June 15, 2015  
 By: Nanine Van Draanen - Trustee

**GENERAL ACKNOWLEDGEMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
 COUNTY OF PLUMAS

ON Nov 13, 2021, BEFORE ME, L. ROSS, NOTARY PUBLIC,  
 PERSONALLY APPEARED Nanine Van Draanen

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

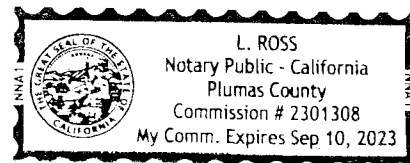
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

MY COMMISSION EXPIRES

WITNESS MY HAND AND OFFICIAL SEAL.

9-10-23

L. Ross



**COUNTY RECORDER'S CERTIFICATE**

FILED THIS 14<sup>th</sup> DAY OF December, 2021 AT 1:22P M. IN BOOK 11 OF MAPS, AT PAGES 5-7, AT THE REQUEST OF THE COUNTY SURVEYOR.

FEE: \$97.00  
 DOCUMENT NO. 2021-0008415  
 Marcy DeMartile  
 COUNTY RECORDER  
 BY: Paul Capella, Deputy  
 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 ORDINANCE AT THE REQUEST OF NANINE VAN DRAANEN IN OCTOBER 2021. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONS OF THE CONDITIONAL CERTIFICATE OF COMPLIANCE AS APPROVED BY THE PLUMAS COUNTY ZONING ADMINISTRATOR ON DECEMBER 11, 2019.

DATED: 11/24/2021 Daniel B. Bastian  
 DANIEL B. BASTIAN  
 L.S. 7045  
 LICENSE EXP. DATE: 12/31/2022



**COUNTY SURVEYOR'S STATEMENT**

I HAVE EXAMINED THIS MAP. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL BY THE PLUMAS COUNTY ZONING ADMINISTRATION OF THE CONDITIONAL CERTIFICATE OF COMPLIANCE HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED: 11/29/21 R. Tom Hunter  
 R. TOM HUNTER, R.C.E. 30515  
 PLUMAS COUNTY SURVEYOR  
 LICENSE EXP. DATE: 3/31/22



**COUNTY BOARD CLERK'S CERTIFICATE**

I, HEIDI PUTNAM, CLERK TO THE PLUMAS COUNTY BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE HEREIN EMBODIED MAP WAS APPROVED BY SAID BOARD OF SUPERVISORS CONVENED IN A REGULAR MEETING UPON THE 14<sup>th</sup> DAY OF December, 2021.

THE OFFER OF DEDICATION OF RUE CARRIE COURT EXTENSION AS A PUBLIC UTILITY EASEMENT AS SHOWN ON THE MAP WAS ACCEPTED FOR THE USES NOTED,

DATED: 12/14/2021 Heidi Putnam  
 HEIDI PUTNAM  
 CLERK TO THE BOARD OF SUPERVISORS

**COUNTY TAX COLLECTOR'S CERTIFICATE**

I, JULIE WHITE, TAX COLLECTOR OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THERE ARE NO TAX LIENS AGAINST THE LOT, AS SHOWN HEREON, FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR ASSESSMENTS NOT YET PAYABLE. TAXES OR ASSESSMENTS WHICH ARE A LIEN BUT NOT YET PAYABLE, ARE ESTIMATED TO BE IN THE AMOUNT OF \$3,083.72.

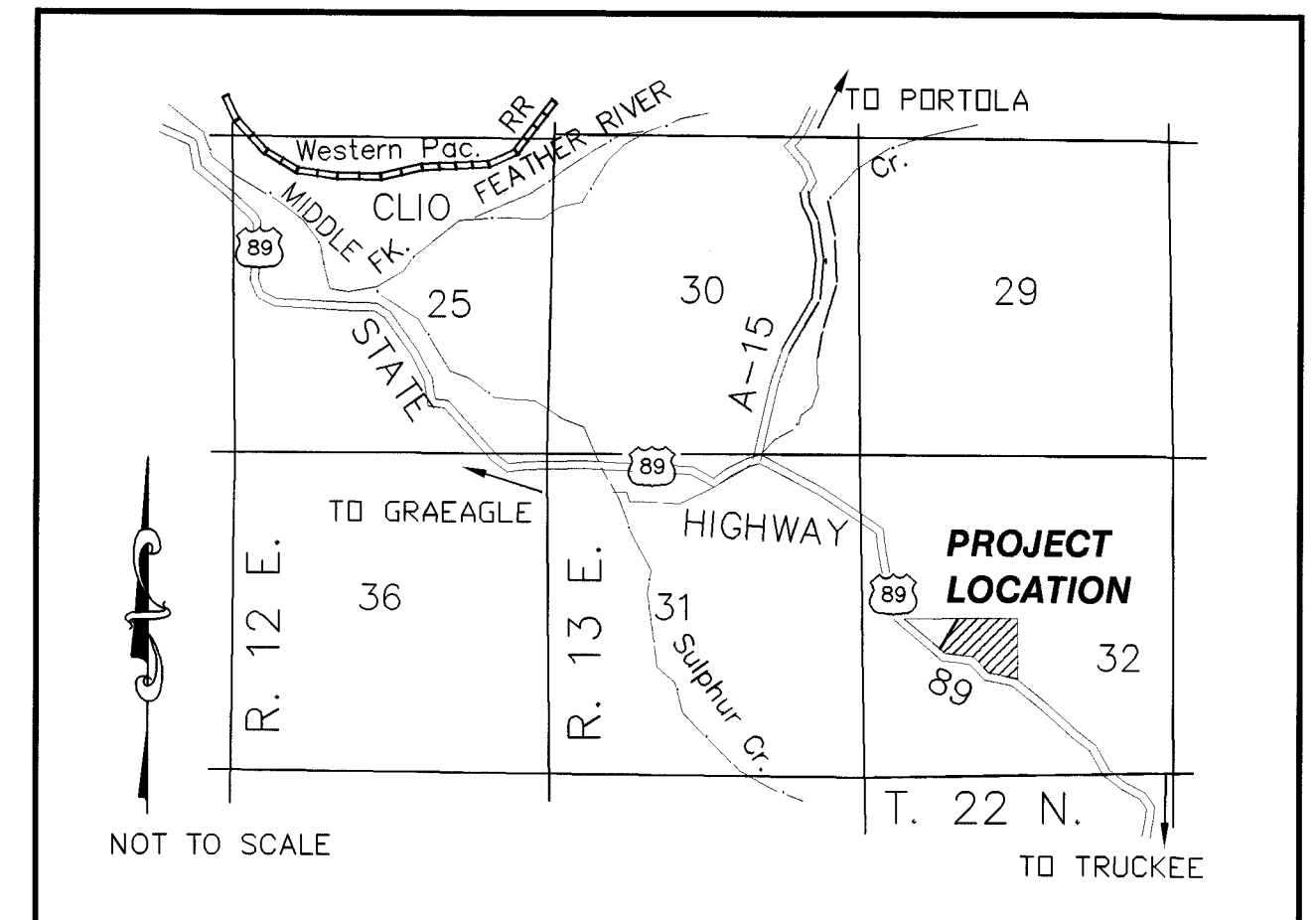
DATED: 12/12/2021 Julie White  
 JULIE WHITE  
 PLUMAS COUNTY TAX COLLECTOR

**DEVELOPMENT AGREEMENT**

THE PROPERTY SHOWN HEREON IS SUBJECT TO A DEVELOPMENT AGREEMENT WHICH IS RECORDED AS DOCUMENT 2007-0005414 OF OFFICIAL RECORDS. FUTURE DEVELOPMENT OF THIS PROPERTY WILL BE SUBJECT TO THE CONDITIONS OF SAID AGREEMENT.

**PLANNED DEVELOPMENT STATEMENT**

THE PROPERTY SHOWN HEREON IS SUBJECT TO A PLANNED DEVELOPMENT PERMIT WHICH IS RECORDED AS DOCUMENT 2007-0005453 OF OFFICIAL RECORDS. FUTURE DEVELOPMENT OF THIS PROPERTY WILL BE SUBJECT TO THE CONDITIONS OF SAID PERMIT.



LOCATION MAP

**EASEMENT NOTE:**

THE AGREEMENT AND EASEMENT BY AND BETWEEN MOHAWK VALLEY RANCH, INC. AND SONIC CABLE TELEVISION OF NORTHERN CALIFORNIA RECORDED DECEMBER 20, 1994 IN BOOK 646 OF OFFICIAL RECORDS AT PAGE 127 IS NOT LOCATABLE FROM RECORD INFORMATION.

**ROAD MAINTENANCE STATEMENT**

THE ROAD SHOWN WITHIN LOT 2 OF THE MAP RECORDED IN BOOK 10 OF MAPS AT PAGE 115, IS SUBJECT TO A ROAD MAINTENANCE AGREEMENT WHICH IS RECORDED AS DOCUMENT NO. 2010-0008294, OF OFFICIAL RECORDS.

**PRIVATE ROAD STATEMENTS**

THE ROAD SHOWN AS RUE CARRIE COURT WITHIN LOT 2 OF THE MAP RECORDED IN BOOK 10 OF MAPS AT PAGE 115, IS A PRIVATE ROAD EASEMENT NOT SUBJECT TO IMPROVEMENT OR MAINTENANCE BY PLUMAS COUNTY. SUCH EASEMENT WILL NOT BECOME EFFECTIVE UNLESS AND UNTIL RESERVATIONS AND GRANTS ARE INCLUDED IN THE RESPECTIVE DEEDS.

THE ROAD SHOWN AS RUE CARRIE COURT EXTENSION WITHIN LOT 1 OF THIS MAP IS A PRIVATE ROAD EASEMENT NOT SUBJECT TO IMPROVEMENT OR MAINTENANCE BY PLUMAS COUNTY. SUCH EASEMENT WILL NOT BECOME EFFECTIVE UNLESS AND UNTIL RESERVATIONS AND GRANTS ARE INCLUDED IN THE RESPECTIVE DEEDS.

DESIGNATED REMAINDER  
 PROPERTY INFORMATION

APN 133-370-003 Property Acreage Calculation: 15.25 acres

**Eureka Heights Subdivision  
 A Subdivision and Planned Development  
 DESIGNATED REMAINDER  
 FINAL MAP**

Of The Designated Remainder shown on the Eureka Heights Subdivision, Unit 1 Final Map recorded in Book 10 of Maps at Page 115, Plumas County Official Records, situate in the Southwest 1/4 of Section 32, Township 22 North, Range 13 East, M.D.M.

In the Unincorporated Area of  
 Plumas County, California

PREPARED BY:  
**BASTIAN ENGINEERING**  
 211 POPLAR VALLEY ROAD  
 BLAIRSDEN, CALIFORNIA 96103  
 L.S. 7045

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