

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey and was compiled from record data in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Brett Womack in December, 2022. I hereby state that this parcel map substantially conforms to the approved tentative map or conditionally approved tentative map, if any; that all monuments are the character and occupy the positions indicated; that the monuments are sufficient to enable the survey to be retraced.

Vernon H. Templeton

Vernon H. Templeton,
LS 4647, Expires 9/30/24

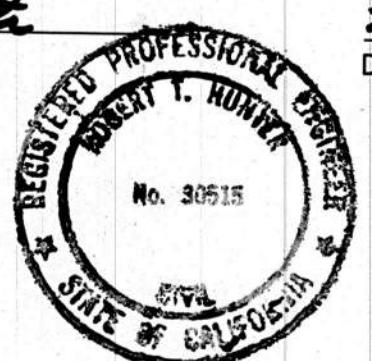
6/11/24
Date

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 complied with and I am satisfied that the map is technically correct.

R. Tom Hunter
R. Tom Hunter, RCE 30515
Plumas County Surveyor
(lic. exp. 3/31/26)

7/12/24
DATE



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 Parcel, 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 0.

Julie White
Julie White
Plumas County Tax Collector

7/10/24
DATE

COUNTY RECORDER'S STATEMENT

Filed this 18 day of July, 2024 at 10:46 AM in
Book 13 of Parcel Maps at page 25-27 at the request of
the County Surveyor.

FEE: \$7.00

DOCUMENT # 2024-0003174

Marcy DeMortile
Marcy DeMortile, County Recorder

By: _____
Deputy

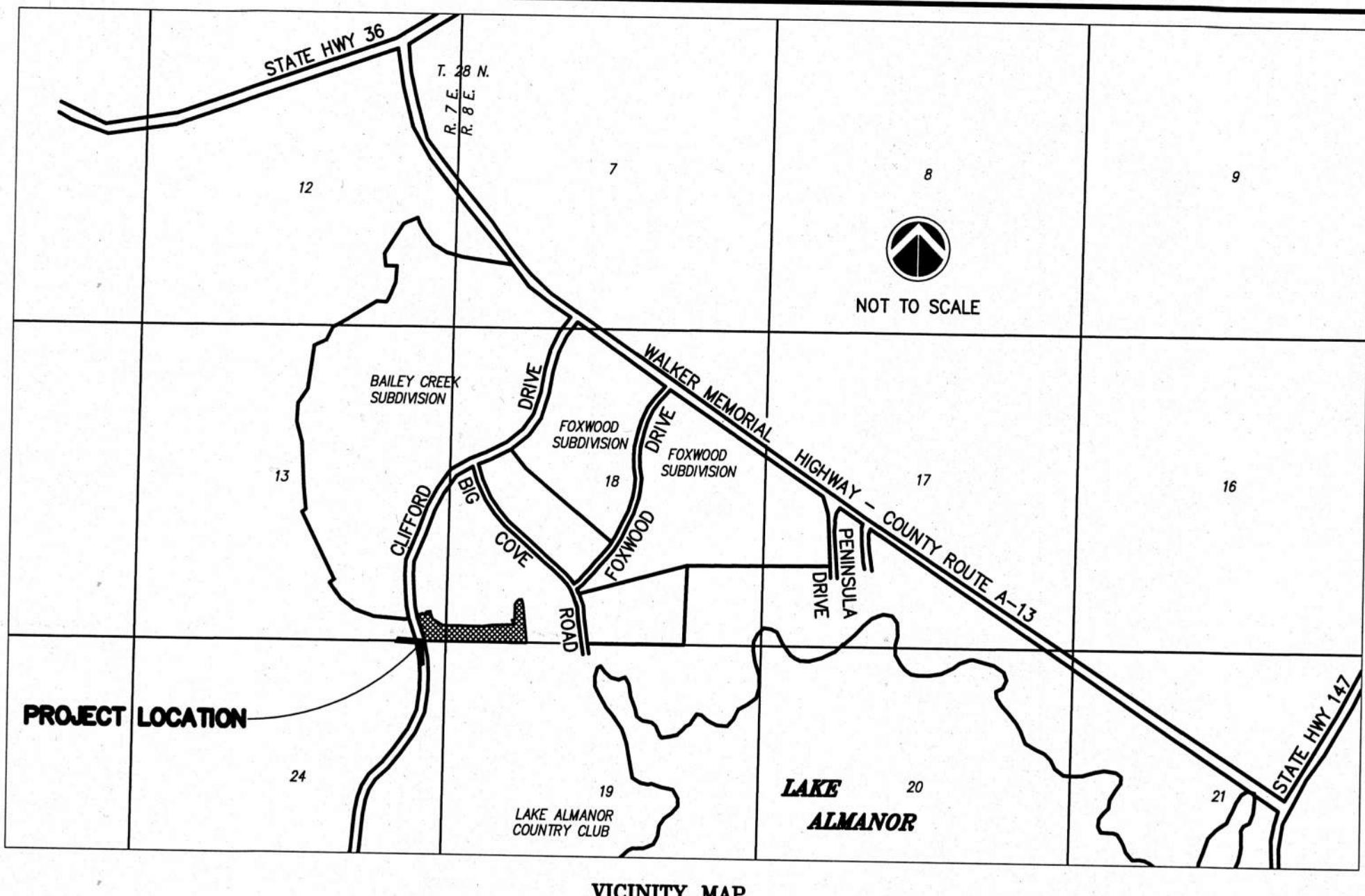
OWNER'S STATEMENT

We hereby certify that we are the owners of the real property within the boundary of the land shown on this map. We also hereby state that we are the only persons whose consent is necessary to pass clear title to said land and that we consent to the preparation and recordation of this map.

Scarlett Pumpernickel Properties, LLC

William F. Maudru
By: *William F. Maudru*

6/11/24
Date



PROJECT LOCATION

VICINITY MAP

STATE OF CALIFORNIA
COUNTY OF PLUMAS } SS
)

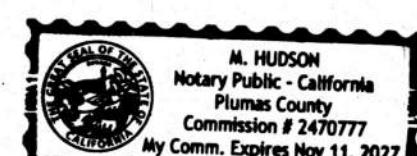
On 6/11/24 before me, M. Hudson, a Notary Public in and for said State, appeared, William F. Maudru who proved to me on the basis of satisfactory evidence to be the person[s] whose name[s] is/are subscribed to the within instrument and acknowledge to me that he/she/they executed the same in his/her/their 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.

WITNESS my hand and official seal.

Signature

W. Maudru



**PARCEL MAP
FOR
SCARLETT PUMPERNICKEL
PROPERTIES, LLC**

A SUBDIVISION OF THE
DESIGNATED REMAINDER PER
10 M 92-97
IN PTN SECTION 13, T28N R7E,
PTN SEC 18, T28N R8E, MDB&M
PLUMAS COUNTY, CALIFORNIA

NST Engineering, Inc.
1495 Riverside Drive
Susanville, CA 96130
(530) 257-5173

APRIL 2024

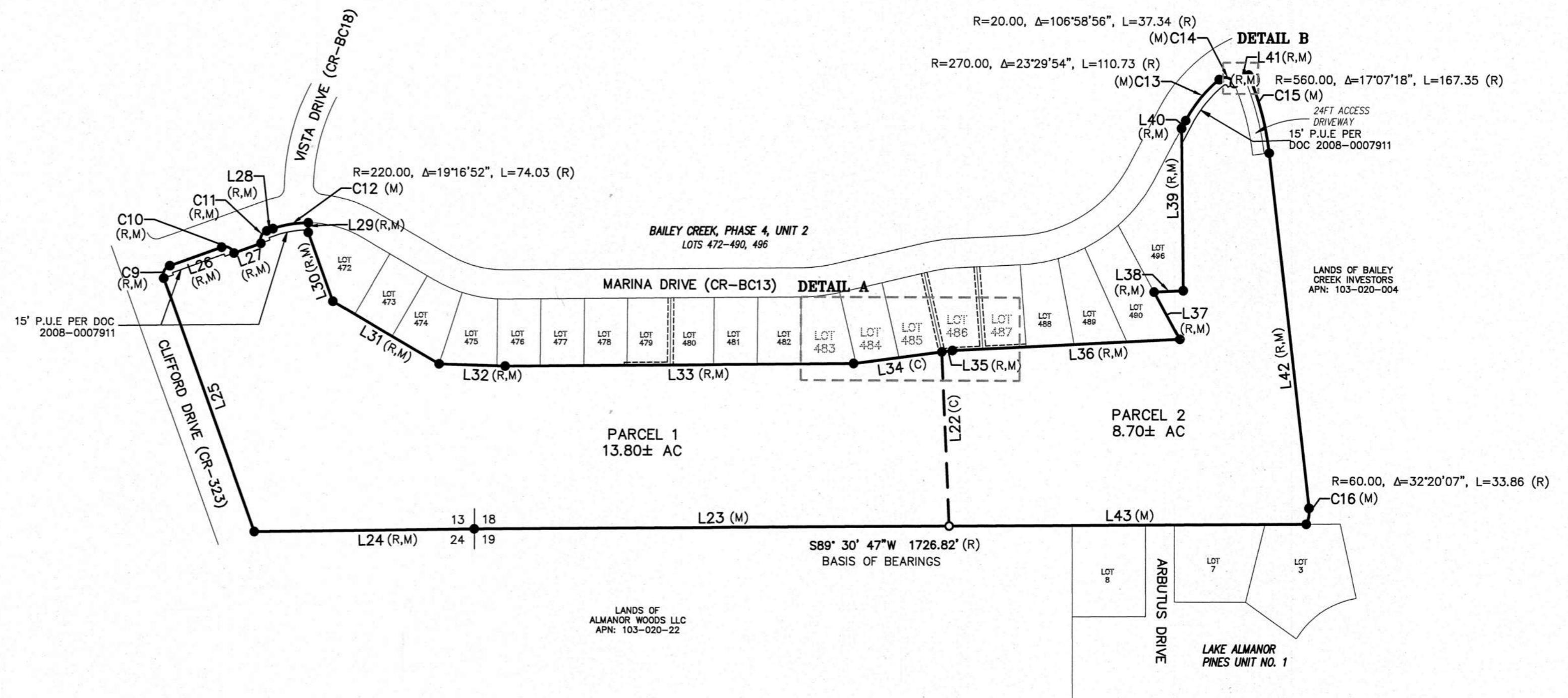
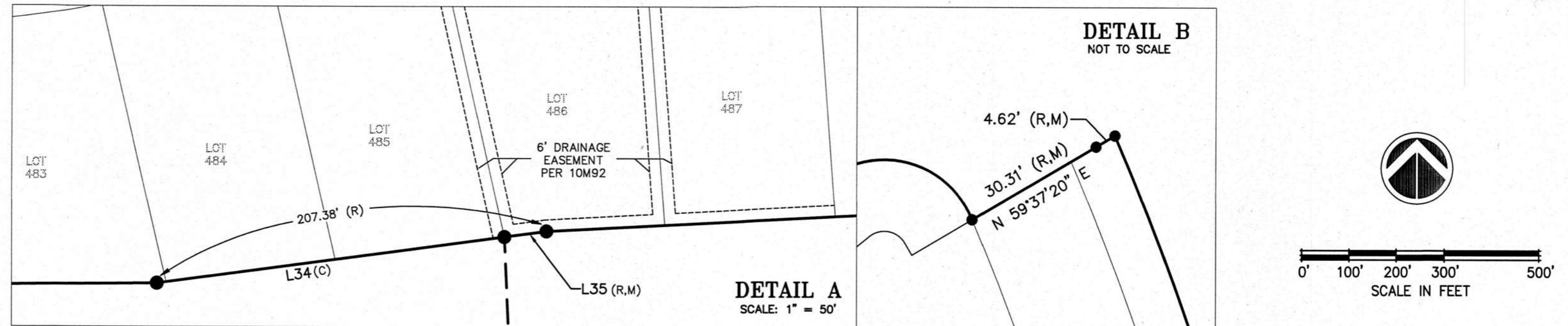
2022-046

1 OF 3

13 PM 025

Parcel 1 Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
C9	31.42	90°00'00"	20.00
C10	31.42	90°00'00"	20.00
C11	31.42	90°00'00"	20.00
C12	74.22	19°19'42"	220.00
L22	359.33	S2° 34' 34"E	
L23	985.99	S89° 30' 47"W	
L24	456.13	S89° 08' 12"W	
L25	554.56	N19° 53' 22"W	
L26	114.00	S70° 06' 38"W	
L27	60.00	S70° 06' 38"W	
L28	13.96	S70° 06' 38"W	
L29	20.00	N0° 36' 30"W	
L30	150.90	N19° 53' 22"W	
L31	255.11	N59° 49' 25"W	
L32	137.00	N88° 11' 45"W	
L33	723.12	S89° 27' 31"W	
L34	184.94	S82° 22' 32"W	

Parcel 2 Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
C13	110.73	23°29'51"	270.00
C14	37.34	106°58'16"	20.00
C15	167.35	17°07'20"	560.00
C16	33.86	32°20'02"	60.00
L22	359.33	S2° 34' 34"E	
L35	22.44	N82° 22' 32"E	
L36	472.02	S87° 00' 19"W	
L37	110.88	S28° 40' 55"E	
L38	59.90	S87° 00' 19"W	
L39	334.44	N0° 44' 16"W	
L40	18.10	N27° 40' 09"E	
L41	34.93	N59° 37' 20"E	
L42	736.46	S6° 32' 47"E	
L43	740.83	S89° 30' 47"W	



THE ISSUANCE OF BUILDING AND GRADING PERMITS IS SUBJECT TO THE PROVISIONS OF THE APPROVED EROSION CONTROL, GRADING AND DUST CONTROL PLANS.

1. A GRADING PLAN SHALL BE SUBMITTED WITH EACH APPLICATION FOR A GRADING PERMIT OR A BUILDING PERMIT WHERE GROUND DISTURBANCE WILL OCCUR. THIS GRADING PLAN SHALL BE CONSISTENT WITH THE GRADING SPECIFICS OUTLINED BELOW.
2. GRADING AND TERRACING FOR BUILDING FOUNDATIONS SHALL BE DESIGNED TO BLEND INTO THE NATURAL CONTOURS OF THE SITE.
3. SLOPE ROUNDING AND CONTOUR GRADING SHALL BLEND WITH NATURAL CONTOURS ON THOSE LOTS WITH SLOPES GREATER THAN 15%, ALL CUT AND FILL FOR BUILDINGS SHALL HAVE A MINIMUM SETBACK FROM THE NOSE OF THE SLOPES AS PER THE UNIFORM BUILDING CODE (AS ADOPTED BY PLUMAS COUNTY) SECTION 7011 SETBACKS.
4. GROUND DISTURBING CONSTRUCTION SHALL BE LIMITED TO APRIL 1 THROUGH OCTOBER 31. AFTER EARTHWORK HAS BEEN COMPLETED, CONSTRUCTION SHALL BE LANDSCAPED, COVERED WITH STRAW OR WOOD OR OTHER MATERIALS. WOODY MATERIAL FROM CHIPPING OR BRUSH, WOOD OR CONSTRUCTION DEBRIS CAN BE USED TO COVER EXPOSED SOIL AREAS, ON OR BEFORE OCTOBER 1 OR ON COMPLETION, WHICHEVER IS LATER. AREAS COVERED WITH LANDSCAPING OR HYDRO-SEEDING SHALL BE WATERED UNTIL A BASE LAYER OF VEGETATION IS ESTABLISHED (ONE-INCH FOR GRASSES). IF SUBSTANTIAL RAINY PERIODS OCCUR BETWEEN APRIL 1 AND OCTOBER 31, GROUND DISTURBING CONSTRUCTION OPERATIONS SHALL USE EROSION CONTROL MEASURES SUCH AS GRAVEL FILTER STABILIZED CONSTRUCTION ENTRANCES AND SEDIMENT TRAPS SUFFICIENT TO ELIMINATE ADVERSE EFFECTS ON SURFACE WATERS. SITE PROTECTION ACTIVITIES FOR WATER QUALITY PURPOSES WILL BE ALLOWED AT ANY TIME.
5. FOR CONSTRUCTION ON NATURAL SLOPES WITH GRADIENTS IN EXCESS OF 15%, A DESIGN TO MINIMIZE EROSION PREPARED BY AN ENGINEERING GEOLOGIST OR GEOTECHNICAL ENGINEER IS REQUIRED.
6. STORM WATER RUNOFF FROM ROOFS SHALL BE DIVERTED INTO AND THROUGH INFILTRATION TRENCHES ON EACH PROPERTY. OVERFLOW FROM THESE TRENCHES SHALL BE DIRECTED OVER VEGETATED AREAS BEFORE REACHING ROADSIDE GUTTERS. PLANS SHOWING HOW THIS WILL BE DONE SHALL BE SUBMITTED FOR APPROVAL WITH APPLICATIONS FOR BUILDING PERMITS, UNDER WHICH ROOFS WILL BE CONSTRUCTED, ENLARGED OR MODIFIED AND WITH APPLICATIONS FOR BUILDING PERMITS FOR CONSTRUCTION WHICH WOULD MODIFY EXISTING DIVERSIONS.

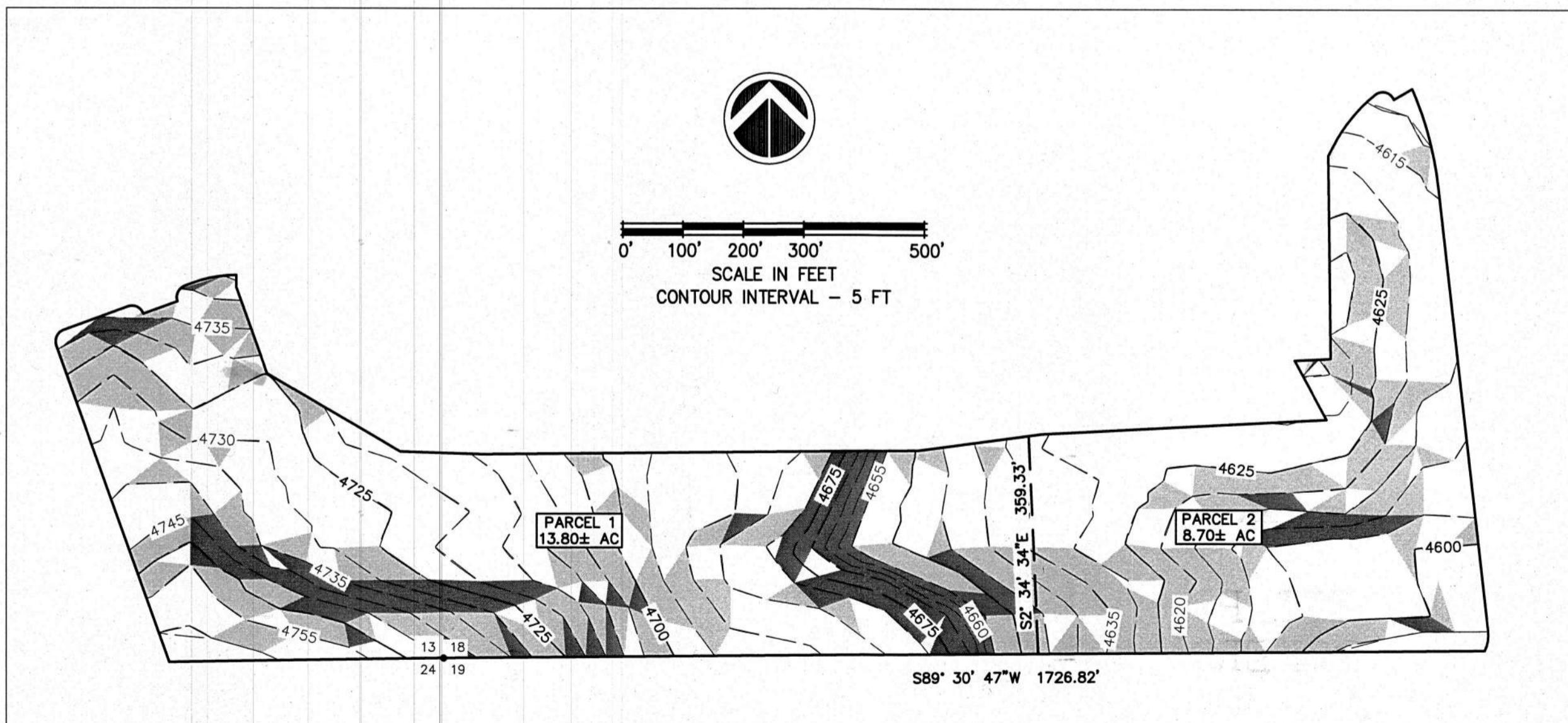
EROSION CONTROL PLAN:

- A. SURPLUS OR WASTE EARTHEN MATERIAL SHALL NOT BE PLACED IN DRAINAGE WAYS ON THE PROPERTY.
- B. ALL LOOSE PILES OF SOIL, SILT, CLAY, SAND, DEBRIS, OR OTHER EARTHEN MATERIALS SHALL BE PROTECTED IN A REASONABLE MANNER, AS SET FORTH IN THE STORM WATER POLLUTION PREVENTION PLAN, TO PREVENT THE DISCHARGE OF THESE MATERIALS TO WATERS OF THE STATE.
- C. AFTER COMPLETION OF CONSTRUCTION ACTIVITIES, ALL SURPLUS OR WASTE EARTHEN MATERIALS SHALL BE REMOVED FROM THE SITE AND DEPOSITED IN AN APPROVED DISPOSAL LOCATION OR STABILIZED ON SITE.
- D. ALL DISTURBED AREAS SHALL BE STABILIZED BY APPROPRIATE SOIL STABILIZATION MEASURES, AS SET FORTH IN THE STORM WATER POLLUTION PREVENTION PLAN BY OCTOBER 15 OF EACH YEAR.
- E. DRAINAGE SWALES DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE STABILIZED BY APPROPRIATE SOIL STABILIZATION MEASURES, AS DETERMINED BY THE STORM WATER POLLUTION PREVENTION PLAN.
- F. DURING CONSTRUCTION, TEMPORARY GRAVEL, HAY BALES, EARTHEN, OR SAND BAG DIKES AND /OR NONWOVEN FILTER FABRIC FENCES SHALL BE USED, AS NECESSARY, TO PREVENT DISCHARGE OF EARTHEN MATERIALS FROM THE SITE DURING PERIODS OF PRECIPITATION OR RUNOFF.
- G. IMPERVIOUS AREAS SHALL BE CONSTRUCTED WITH INFILTRATION TRENCHES OR SIMILAR PROTECTION FACILITIES ALONG THE DOWN GRADIENT SIDES TO INFILTRATE AND RETAIN THE INCREASE IN RUNOFF RESULTING FROM THE NEW IMPERVIOUS AREAS.

- i. SHOULD DEVELOPMENT OCCUR, ALL APPLICABLE SECTIONS OF CALIFORNIA CODE OF REGULATIONS, TITLE 14. NATURAL RESOURCES, DIVISION 1.5. DEPARTMENT OF FORESTRY AND FIRE PROTECTION, CHAPTER 7. FIRE PROTECTION, SUBCHAPTER 2. STATE MINIMUM FIRE SAFE REGULATIONS FOUND IN PUBLIC RESOURCE CODE 4290 SHALL BE APPLIED.
- ii. STRUCTURES CONSTRUCTED IN THE STATE RESPONSIBILITY AREA (SRA) ARE REQUIRED TO COMPLY WITH PUBLIC RESOURCE CODE 4291 AND THE DEFENSIBLE SPACE REGULATIONS IN CALIFORNIA CODE OF REGULATIONS, TITLE 14. NATURAL RESOURCES, DIVISION 1.5. DEPARTMENT OF FORESTRY AND FIRE PROTECTION, CHAPTER 7. FIRE PROTECTION, SUBCHAPTER 3. FIRE HAZARD.
- iii. APPROPRIATE DUST SUPPRESSION MEASURES AS PER THE NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT'S RULES AND REGULATIONS SHALL BE IMPLEMENTED TO PREVENT DUST EMISSION AND/OR AIRBORNE TRANSMISSION OF FUGITIVE DUST FROM CONSTRUCTION IMPROVEMENTS.

SEWER AND WATER SERVICES:

WATER SUPPLY AND SEWAGE DISPOSAL SHALL BE PROVIDED BY THE WALKER RANCH COMMUNITY SERVICES DISTRICT

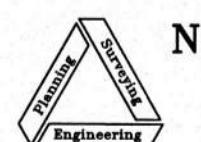


Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	10.00%	15.00%	■
2	16.00%	58.00%	■

**PARCEL MAP
FOR
SCARLETT PUMPERNICKEL
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DESIGNATED REMAINDER PER
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IN PTN SECTION 13, T28N R7E,
PTN SEC 18, T28N R8E, MDB&M
PLUMAS COUNTY, CALIFORNIA



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