

OWNER'S STATEMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY WITHIN THE BOUNDARY OF THE LAND SHOWN ON THIS MAP. I ALSO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP AND AM THE ONLY PERSON WHOSE CONSENT IS REQUIRED TO PASS TITLE TO SAID LANDS.

DATED: April 23, 2024 Lance E. Wehrman  
LANCE E. WEHRMAN, TRUSTEE  
OF THE LANCE E. WEHRMAN LIVING TRUST

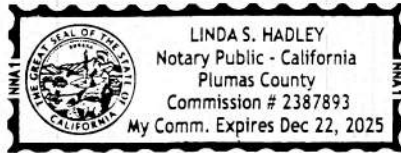
GENERAL ACKNOWLEDGEMENT

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 April 23, 2024, BEFORE ME Linda S. Hadley, NOTARY PUBLIC, PERSONALLY APPEARED LANCE E. WEHRMAN 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 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.



WITNESS MY HAND AND OFFICIAL SEAL.  
Linda S. Hadley

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 LANCE E. WEHRMAN IN FEBRUARY 2024. ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP. IF ANY.

DATED: 11/18/2024 Daniel B. Bastian  
DANIEL B. BASTIAN  
L.S. 7045  
LICENSE EXP. DATE: 12/31/24



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.

DATED: 11/21/24 R. Tom Hunter  
R. TOM HUNTER, R.C.E. 30515  
PLUMAS COUNTY SURVEYOR  
LICENSE EXP. DATE: 3/31/26



COUNTY TAX COLLECTOR'S CERTIFICATE

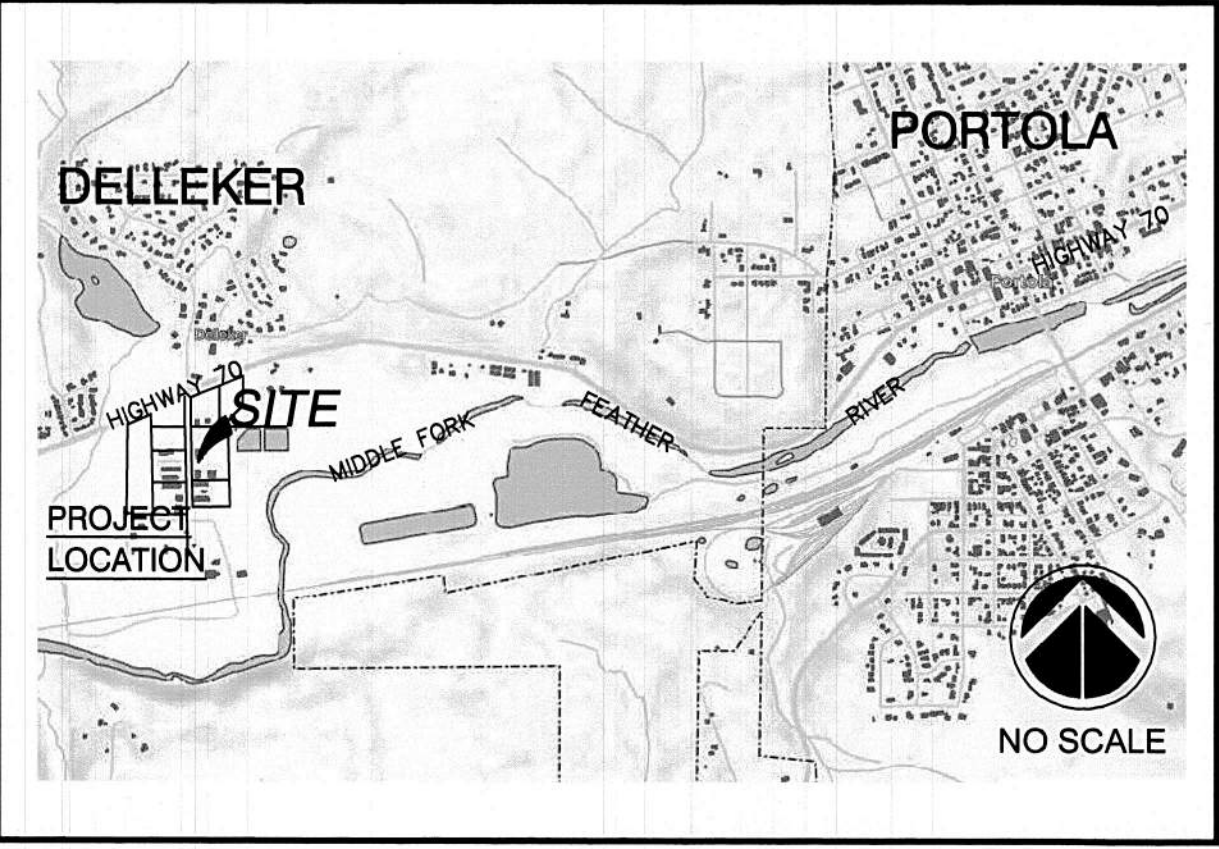
I, JULIE WHITE, TAX COLLECTOR OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THERE ARE NO TAX LIENS AGAINST THE LOTS, AS SHOWN HEREON, FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR ASSESSMENTS NOT YET PAYABLE. TAXES OR ASSESSMENTS WHICH ARE A LIEN BUT NOT YET PAYABLE, ARE ESTIMATED TO BE IN THE AMOUNT OF \$ 0.

DATED: 11/26/2024 Julie A. White  
JULIE WHITE  
PLUMAS COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE

FILED THIS 4<sup>th</sup> DAY OF December, 2024, AT 9:02 a.m. IN BOOK 13 OF PARCEL MAPS, AT PAGES 28-29, AT THE REQUEST OF THE COUNTY SURVEYOR.

FEE: \$85.00  
DOCUMENT NO. 2024-0005481  
Marcy DeMartile  
COUNTY RECORDER  
BY: Diana Ortiz  
DEPUTY



LOCATION MAP  
NTS

PARCEL MAP

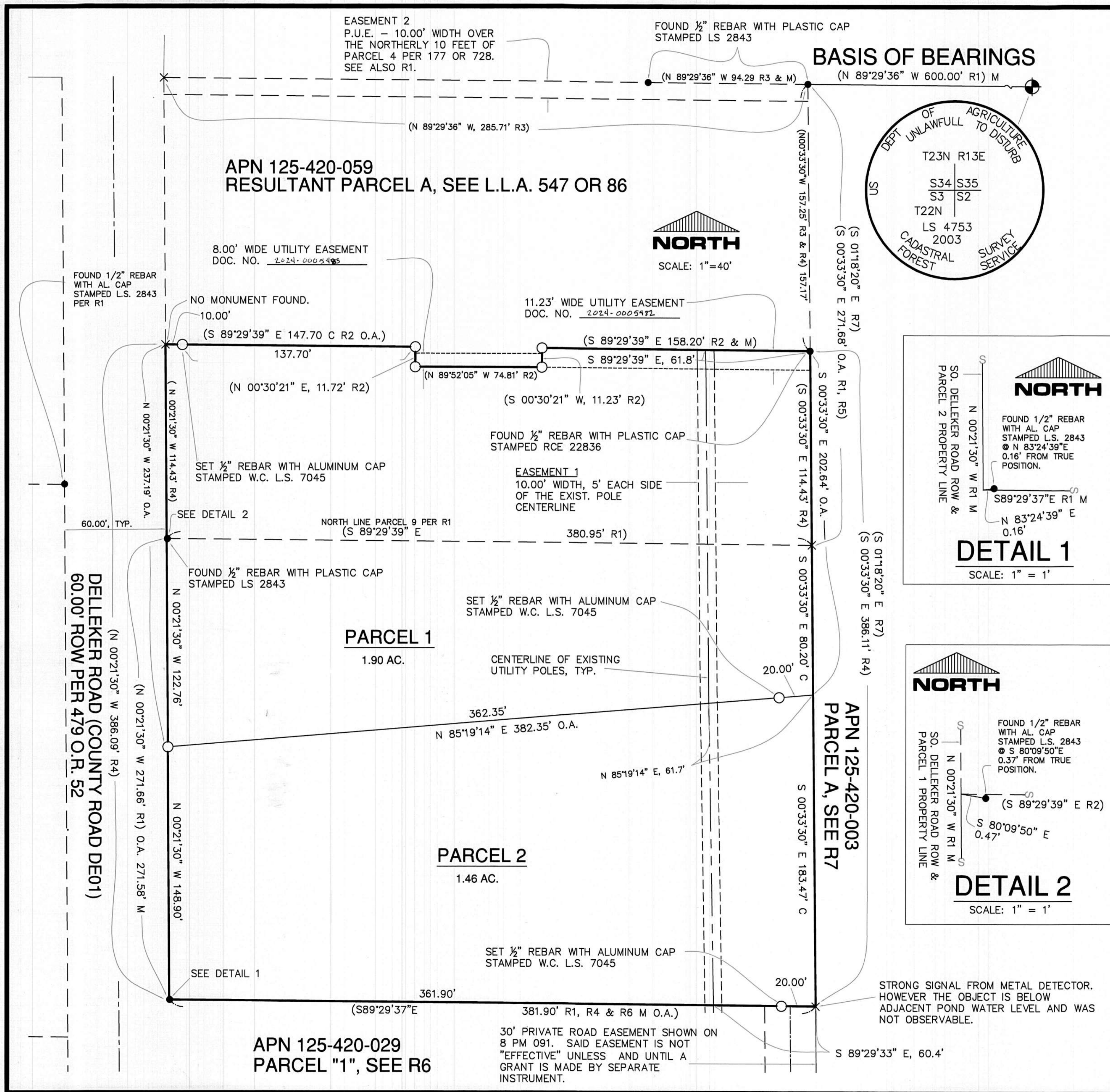
FOR:

LANCE E. WEHRMAN, TRUSTEE OF THE  
LANCE E. WEHRMAN OF THE LIVING TRUST  
RESULTING PARCEL B PARCEL OF LLA 441-525.  
RECORDED DOCUMENT 2011-0005580  
WITHIN SECTION 3, T 22 N. R. 13 E.  
PLUMAS COUNTY, CALIFORNIA

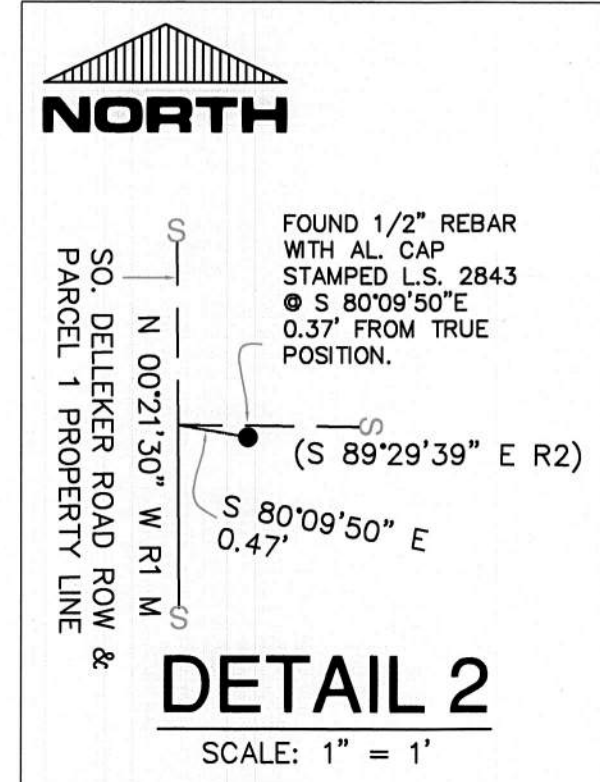
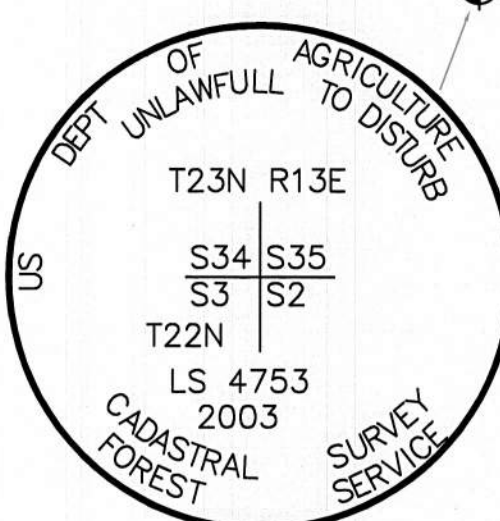
PREPARED BY:  
**BASTIAN ENGINEERING**  
211 POPLAR VALLEY ROAD  
BLAIRSDEN, CALIFORNIA 96103  
L.S. 7045

13 pm 28





**BASIS OF BEARINGS**



**RECORD EASEMENTS**

**EASEMENT 1**  
An easement for the purpose shown below and rights incidental thereto as set forth in a document Granted to Pacific Telephone and Telegraph Company  
Purpose Pole line  
Recorded February 29, 1952  
Book/Page 51 Official Records 10  
The exact location of the easement is not disclosed by the instrument.

**EASEMENT 2**  
An easement for the purpose shown below and rights incidental thereto as reserved in a Document.  
Reserved by Purpose Recorded Book/Page  
Kenneth W. Sheller Public utilities October 11, 1967  
177 Official Records 728  
Affects : Northerly 10' as shown on the map of record

**LEGEND**

- FOUND 2 1/4" Aluminum Monument as noted.
- FOUND Monument as noted.
- SET 1/2" Rebar & Aluminum Cap Stamped LS 7045
- X, Searched for, nothing Found or Set
- (R1) Record Data per 6 PM 111
- (R2) 2011-0005580
- (R3) Record Data per 9 RS 018
- (R4) Record Data per 7 RS 076
- (R5) Record Data per 5 RS 078
- (R6) Record Data per 8 PM 091
- (R7) Record Data per 174 OR 319
- (M) Measured Data
- (C) Calculated Data
- (OA) Overall

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS MAP IS S 89°29'36" E WHICH IS THE NORTHERLY LINE OF SECTION 3 AS SHOWN ON 6 PM 111, PLUMAS COUNTY RECORDS.

**PARCEL MAP**

FOR:  
**LANCE E. WEHRMAN, TRUSTEE OF THE LANCE E. WEHRMAN OF THE LIVING TRUST**  
**RESULTING PARCEL B PARCEL OF LLA 441-525.**  
**RECORDED DOCUMENT 2011-0005580**  
**WITHIN SECTION 3, T 22 N. R. 13 E.**  
**PLUMAS COUNTY, CALIFORNIA**

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