

VICINITY MAP

N.T.S.

PRIVATE ROAD STATEMENT:

THE ROAD SHOWN HEREON, MOSQUITO MEADOWS LANE, IS A PRIVATE EASEMENT AND 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.

COUNTY SURVEYOR'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYOR'S ACT THIS 15 DAY OF May, 2025.

R Tom Shunk
TOM HUNTER, RCE 30515
PLUMAS COUNTY SURVEYOR

LICENSE EXPIRATION DATE: 3/31/26

SURVEYOR'S CERTIFICATE:

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 VINTON CA ASSOCIATES, LLC. ON JANUARY 2023. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITION BEFORE DECEMBER 31, 2024, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DANIEL T. KELSÖE

P.L.S. 8419

LICENSE EXPIRATION DATE: 12/31/2026

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

Kawana
JULIE WHITE

PLUMAS COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE:

FILED THIS 9th DAY OF June, 2025, AT 3:11 P.M. IN BOOK 13 OF PARCEL MAPS AT PAGE, 30-31 AT THE REQUEST OF THE PLUMAS COUNTY SURVEYOR.

FEE: 87.00
FILE NO.: 2025-0002488

W. J. DeMartile
MARCY DeMARTILE, COUNTY RECORDER

PARCEL MAP
FOR

VINTON CA ASSOCIATES, LLC.
A CALIFORNIA LIMITED LIABILITY COMPANY

BEING PARCEL 2, AS SHOWN ON 10 RS 1.
ALSO BEING A PORTION OF SECTION 22 & 27,
T. 23 N., R. 16 E., M.D.M.

PLUMAS COUNTY

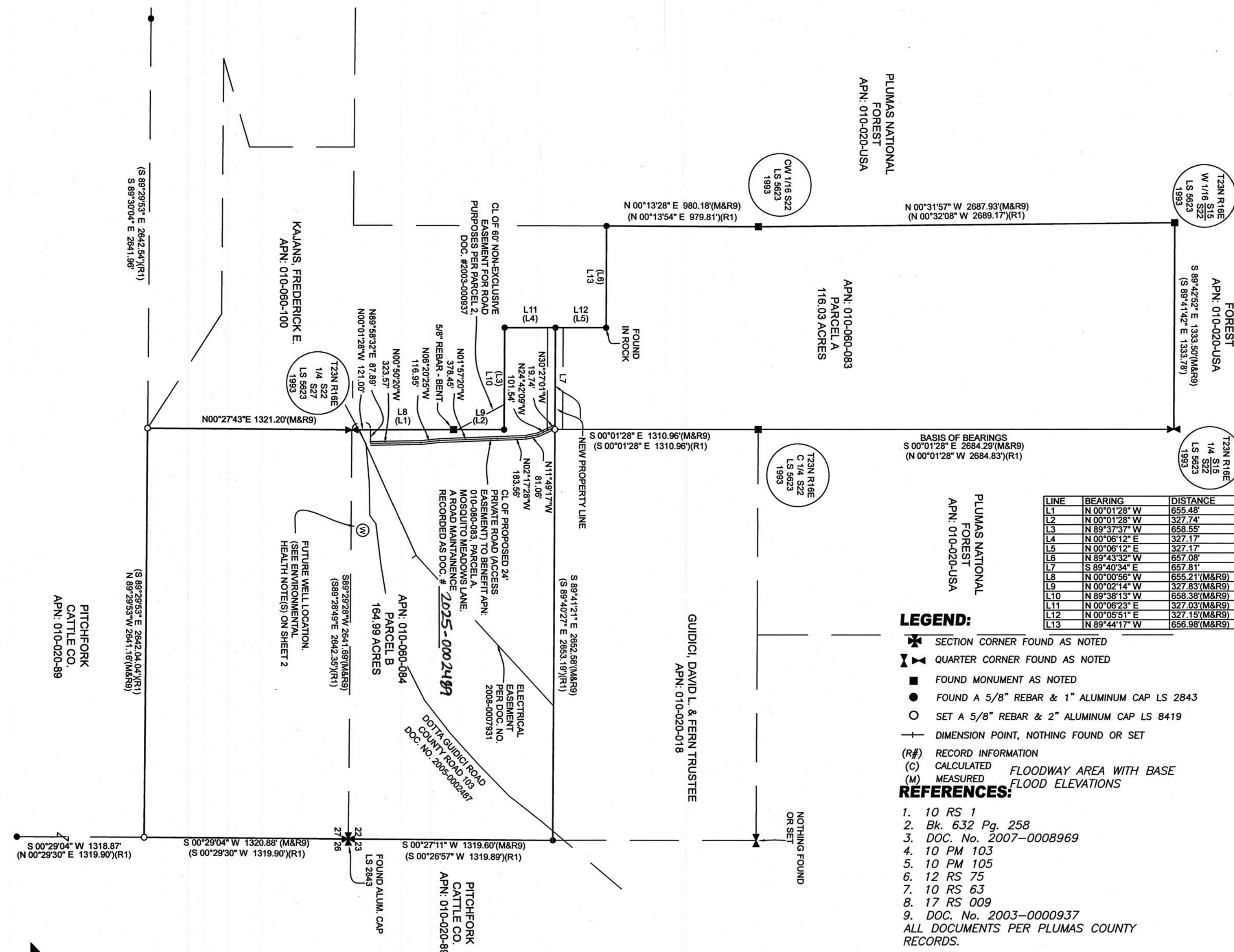
CALIFORNIA

DK

SURVEY, Inc.
2035 WOODHAVEN LANE
SPARKS, NV 89434
775-750-0584

DRAWN BY: AJK/DTK
DATE: 01/08/2025
PROJ. CODE: JOY
PROJ. #: 238-23-001

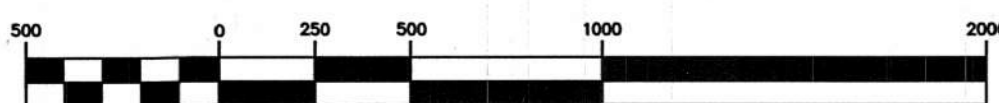
SHEET
1 OF **2**



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS THE EASTERLY LINE OF THAT PARCEL 2, AS SHOWN ON RECORD OF SURVEY FOR ALEX G. GASSIOT, RECORDED AS 10 RS 1, FILE NO. 1994-4667, OFFICIAL RECORDS OF PLUMAS COUNTY, CALIFORNIA; BEING BETWEEN THE $\frac{1}{4}$ OF SECTION 22 AND THE $\frac{1}{4}$ OF SECTION 22, BOTH WITHIN T23N, R16E, MDM. SAID BEARING BEING: N00°01'28\"W

GRAPHIC SCALE



(IN FEET)
1 inch = 500 ft.

OWNER'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY WITHIN THE LIMITS OF THE MAP BEING RECORDED. I 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. THE ACCESS SHOWN WITHIN SAID MAP WHICH PURPORTS TO BE EASEMENTS AND APPURTENANT TO SAID PROPERTY WILL BE CONVEYED TO ALL GRANTEEES OF THE AFFECTED PROPERTY AS SHOWN THEREON AND FOR THE PURPOSES NOTED.

VINTON CA ASSOCIATES, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

NAME AND TITLE

DATE

LEGEND:

- SECTION CORNER FOUND AS NOTED
- QUARTER CORNER FOUND AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND A 5/8\" REBAR & 1\" ALUMINUM CAP LS 2843
- SET A 5/8\" REBAR & 2\" ALUMINUM CAP LS 8419
- DIMENSION POINT, NOTHING FOUND OR SET

- (R#) RECORD INFORMATION
- (C) CALCULATED FLOODWAY AREA WITH BASE
- (M) MEASURED FLOOD ELEVATIONS

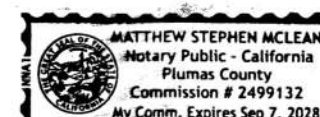
REFERENCES:

- 10 RS 1
 - Bk. 632 Pg. 258
 - DOC. No. 2007-0008969
 - 10 PM 103
 - 10 PM 105
 - 12 RS 75
 - 10 RS 63
 - 17 RS 009
 - DOC. No. 2003-0000937
- ALL DOCUMENTS PER PLUMAS COUNTY RECORDS.

NOTARY PUBLIC ACKNOWLEDGMENT:

STATE OF California
COUNTY OF Plumas

S.S.



ON THIS 28th DAY OF April, 2025, RICHARD LEE JOY JR. OF VINTON CA ASSOCIATES, LLC., PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

A NOTARY PUBLIC OR OTHER OFFICE 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.

13 pm 030

NOTES:

THE ADDITIONAL INFORMATION SHOWN HEREIN IS FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

THE ADDITIONAL INFORMATION SHOWN HEREIN IS DERIVED FROM PUBLIC RECORDS OR REPORTS AND DOES NOT IMPLY THE CORRECTNESS NOR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER.

PER THE NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT RULE 226 (DUST CONTROL), A DUST CONTROL PLAN IS REQUIRED FOR ANY PROJECT INVOLVING SURFACE DISTURBANCE OF MORE THAN ONE ACRE. IF THE DISTURBED AREA IS LESS THAN ONE ACRE, A DUST CONTROL PLAN IS NOT REQUIRED BUT REASONABLE PRECAUTIONS SHALL BE TAKEN TO PREVENT DUST CROSSING THE PROPERTY BOUNDARY AND CAUSING A NUISANCE. EXAMPLES OF REASONABLE PRECAUTIONS INCLUDE:

1. THE SITE SHALL BE WATERED AS NEEDED TO PREVENT VISIBLE DUST CROSSING THE PROPERTY BOUNDARY.
2. ANY TRACK-OUT DIRT SHALL BE REMOVED FROM PUBLIC ROADWAYS AS NEEDED TO PREVENT DUST BEING ENTRAINED IN THE AIR BY PASSING VEHICLES.
3. ANY ROCK OR SOIL TRANSPORTED OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT IT BEING ENTRAINED IN THE AIR, AND THERE MUST BE A MINIMUM OF SIX(6) INCHES OF FREEBOARD IN THE BED OF THE TRANSPORT VEHICLE.

SHOULD DEVELOPMENT ACTIVITIES REVEAL THE PRESENCE OF CULTURAL RESOURCES (i.e., ARTIFACT CONCENTRATIONS, INCLUDING ARROWHEADS AND OTHER STONE TOOLS OR CHIPPING DEBRIS, CANS, GLASS, ETC.; STRUCTURAL REMAINS; HUMAN SKELETAL REMAINS), WORK WITHIN 50 FEET OF THE FIND SHALL CEASE IMMEDIATELY UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN BE CONSULTED TO EVALUATE THE REMAINS AND IMPLEMENT APPROPRIATE MITIGATION PROCEDURES. SHOULD HUMAN SKELETAL REMAINS BE ENCOUNTERED, STATE LAW REQUIRES IMMEDIATE NOTIFICATION OF THE COUNTY CORONER. SHOULD THE COUNTY CORONER DETERMINE THAT SUCH REMAINS ARE IN AN ARCHAEOLOGICAL CONTEXT, THE NATIVE AMERICAN HERITAGE COMMISSION IN SACRAMENTO SHALL BE NOTIFIED IMMEDIATELY, PURSUANT TO STATE LAW, TO ARRANGE FOR NATIVE AMERICAN PARTICIPATION IN DETERMINING THE DISPOSITION OF SUCH REMAINS.

DEPARTMENT OF ENVIRONMENTAL HEALTH CONDITIONS:

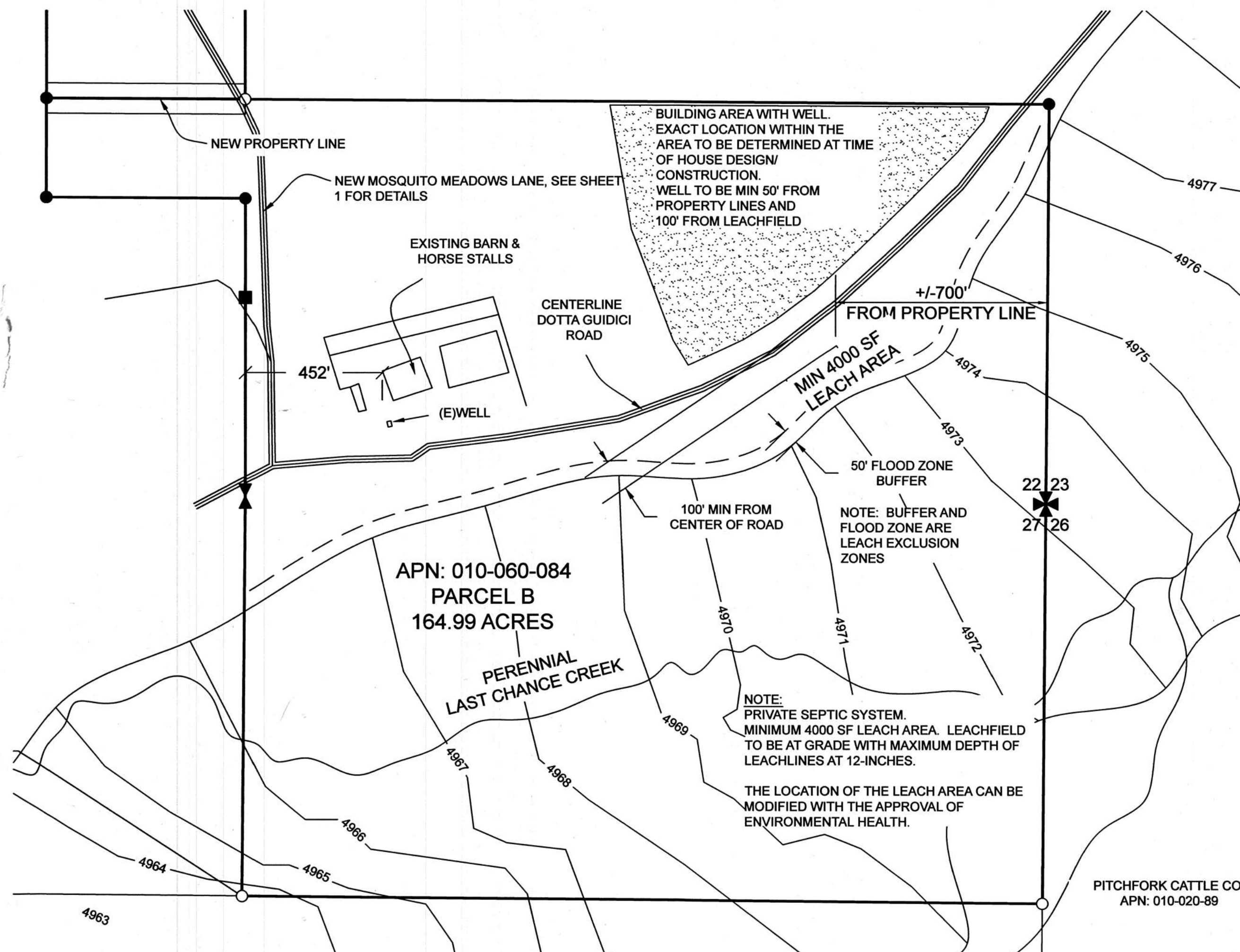
1. THE ADDITIONAL INFORMATION MAP RECORDED WITH THE FINAL PARCEL MAP SHALL BE IN SUBSTANTIAL CONFORMANCE WITH REVISED ADDITIONAL INFORMATION MAP SENT TO ENVIRONMENTAL HEALTH ON OCTOBER 8, 2023.
2. TO SERVE ONE DWELLING UNIT PLANNED ON PARCEL B, A NEW WELL AND SEPTIC SYSTEM SHALL BE INSTALLED UNDER PERMIT BY THE ENVIRONMENTAL HEALTH DEPARTMENT AT THE TIME OF FUTURE IMPROVEMENT.

DEPARTMENT OF PLANNING CONDITIONS:

- 1A. INCLUDE A NEW ACCESS EASEMENT FOR PROPOSED ROAD/EXISTING DRIVEWAY ACROSS PARCEL B TO SERVE PARCEL A.
 - 1B. REMOVE "PG&E" AND INCLUDE "ELECTRICITY" PROVIDER "PLUMAS-SIERRA RURAL ELECTRIC COOPERATIVE (PSREC)"
 - 1C. INCLUDE CENTER LINE OF (PERENNIAL) LAST CHANCE CREEK ON ADDITIONAL INFORMATION MAP.
 - 1D. ANY NEW WELL APPLICATION SHALL BE PROVIDED TO THE SIERRA GROUNDWATER MANAGEMENT DISTRICT WITH A GROUNDWATER SUPPLY EVALUATION WHICH MEETS THE STANDARDS OF THE DISTRICT.
 - 1E. 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, SUB CHAPTER 2. STATE MINIMUM FIRE SAFE REGULATIONS FOUND IN PUBLIC RESOURCE CODE 4290 SHALL BE APPLIED.
 - 1F. STRUCTURES CONSTRUCTED IN THE STATE RESPONSIBILITY AREA (SRA) ARE REQUIRED TO COMPLY WITH 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.
 - 1G. SPECIAL PLAN SCENIC ROAD (SP-ScR) DEVELOPMENT STANDARDS APPLY TO PARCEL B, SOUTH OF DOTTA GUIDICI ROAD (COUNTY ROAD 103), AS SHOWN ON COUNTY GIS, AND INCLUDE:
 - i. NO OFF-PREMISES ADVERTISING SIGNS.
 - ii. SIGNS, ON-PREMISES ONLY, SHALL NOT EXCEED 6 SQUARE FEET MAXIMUM FOR RESIDENTIAL USES, AND 100 SQUARE FEET MAXIMUM AREA FOR COMMERCIAL USES. SIGNS WILL NOT EXCEED THE HEIGHT OF ANY ON-SITE BUILDING ROOF LINE. NO PENNANTS OR FLASHING LIGHTS SHALL BE PERMITTED.
 - iii. LOCATE TRANSMISSION AND UTILITY LINES WHERE THEY MAY BE CONCEALED BY VEGETATION OR TOPOGRAPHIC FEATURES.
 - iv. ESTABLISH BUILDING EXCLUSION AREAS WITHIN 50 FEET FROM PERENNIAL STREAMS OR IRRIGATION DITCHES, MEASURED FROM TOP OF THE BANK.
 - v. MAINTAIN NATURAL TOPOGRAPHICAL FEATURES WITHIN PUBLIC ROAD RIGHTS-OF-WAY WHERE IT IS NOT A CLEAR AND PRESENT DANGER TO PUBLIC HEALTH, SAFETY, AND WELFARE.
 - vi. MAINTAIN NATURAL VEGETATION WITHIN SCENIC CORRIDOR AREAS.
 - 1H. A NEW PRIVATE ROADWAY CALLED "MOSQUITO MEADOWS LANE" HAS BEEN ADDED TO SHEETS 1 & 2. ACCESS EASEMENT AREA IS A 24' WIDE PRIVATE ACCESS EASEMENT. A "DECLARATION OF ROAD MAINTENANCE AGREEMENT" AFFECTING PARCELS A & B IS BEING RECORDED CONCURRENTLY HERewith IN INSTRUMENT NO. **2025-0002487** O.R.P.C.
2. THE FINAL PARCEL MAP SHALL BE RECORDED PRIOR TO NOVEMBER 8, 2025, OR AN EXTENSION OF TIME SHALL BE FILED.

LEGEND:

- ✱ SECTION CORNER FOUND AS NOTED
- ✱ QUARTER CORNER FOUND AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND A 5/8" REBAR & 1" ALUMINUM CAP LS 2843
- SET A 5/8" REBAR & 2" ALUMINUM CAP LS 8419
- DIMENSION POINT, NOTHING FOUND OR SET
- (R#) RECORD INFORMATION
- (C) CALCULATED



GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



ADDITIONAL INFORMATION MAP FOR VINTON CA ASSOCIATES, LLC. A CALIFORNIA LIMITED LIABILITY COMPANY BEING PARCEL 2, AS SHOWN ON 10 RS 1. ALSO BEING A PORTION OF SECTION 22 & 27, T. 23 N., R. 16 E., M.D.M.	
PLUMAS COUNTY	CALIFORNIA
DRAWN BY: DK / AJK/DTK	
DATE: 01/08/2025	
PROJ. CODE: JOY	
PROJ. #: 238-23-001	
SHEET 2 OF 2	
SURVEY, Inc. 2035 WOODHAVEN LANE SPARKS, NV 89434 775-750-0584	

13 pm 031