

We, ERNEST G. LEONHARDT, a married man, as his sole and separate property, as owner of the land included within PIONEER RANCHES SUBDIVISION UNIT NO. ONE and CAL-SIERRA TITLE COMPANY, Successor Trustee, under deed of trust dated November 18, 1963, and recorded November 20, 1963, in book 163, page 160, of the Official Records of Plumas County, State of California, do hereby certify that we are the only persons whose consent is necessary to pass a clear title to said land, and we consent to the preparation and recordation of said map as shown within the colored border lines. CAROL LANE, WEST as shown within the colored border lines on said map is hereby offered for dedication for public use for County Road purposes. We, also, offer for dedication, and do hereby so dedicate for specific purposes, the following:

(a) Rights of way and easements for water, gas, sewer, and drainage pipes and for overhead and underground wires for electric and telephone services, together with any and all appurtenances appertaining thereto, on, over, and under those strips of land lying between the rear and/or side lines of lots and the lines designated "PUBLIC UTILITY EASEMENT LINE."

(b) Easement for light and air over those strips of land lying between the front and/or side lines of lots and the lines shown hereon and designated "SETBACK LINE," said strips to be kept open and free of buildings.

(c) Easements for guy wires and anchorages extending 20 feet from the center lines of easements referred to in (a) above and five feet in width at the location shown hereon by symbols.

CAL-SIERRA TITLE COMPANY  
 By W. Owen Windle  
 W. OWEN WINDLE, SECRETARY

Ernest G. Leonhardt  
 ERNEST G. LEONHARDT

I, the undersigned, CHAIRMAN of the PLANNING COMMISSION of the COUNTY OF PLUMAS, STATE OF CALIFORNIA, do hereby certify that the annexed final map of PIONEER RANCHES SUBDIVISION UNIT NO. ONE conforms substantially with the subdivision design shown on the Tentative Map which was approved by this commission on the \_\_\_\_\_ day of \_\_\_\_\_, 196\_\_\_\_\_.

\_\_\_\_\_  
 Chairman of the Planning Commission  
 County of Plumas

I, the undersigned, TAX COLLECTOR of the COUNTY OF PLUMAS, STATE OF CALIFORNIA, do hereby certify that there are no liens against PIONEER RANCHES SUBDIVISION UNIT NO. ONE as herein set forth, or unpaid State, County, Municipal, or Local taxes, or special assessments collected as taxes, except taxes or special assessments not yet payable. Taxes or assessments which are a lien, but not yet payable, I estimate to be in the amount of \$ 500.00.

W. Owen Windle  
 Tax Collector  
 County of Plumas

I, the undersigned, do hereby certify that on the 3rd day of July, 1967, the PLUMAS COUNTY BOARD OF SUPERVISORS officially approved the subdivision map of PIONEER RANCHES SUBDIVISION UNIT NO. ONE. The receipt of satisfactory security in the Tax Collector's estimated amount of \$ 600.00 to insure payment of taxes which are a lien, but not yet payable, was acknowledged. CAROL LANE, WEST as shown within the colored border lines on said map and offered for dedication for public use was accepted on behalf of the public for County Road purposes.

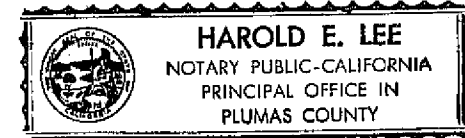
Richard Slater By \_\_\_\_\_  
 County Clerk Deputy

Filed in the office of the RECORDER of the COUNTY OF PLUMAS, STATE OF CALIFORNIA, at the request of L. J. Brock this 16th day of August, 1967, at 5 minutes past 10 o'clock A.M. in map book 3 at pages 55 + 56.

Recording No. 657

John Logan Growold By \_\_\_\_\_  
 County Recorder Deputy  
7:00

STATE OF CALIFORNIA ) ss  
 COUNTY OF PLUMAS )  
 On this 30th day of June, 1967, before me Harold E. Lee, a NOTARY PUBLIC in and for the said County of Plumas, personally appeared ERNEST G. LEONHARDT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same.

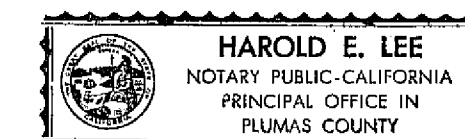


Harold E. Lee  
 NOTARY PUBLIC  
 My commission expires May 23, 1970

I, LAWRENCE J. BROCK, COUNTY ENGINEER of the COUNTY OF PLUMAS, STATE OF CALIFORNIA, do hereby certify that I have examined the final map of PIONEER RANCHES SUBDIVISION UNIT NO. ONE, that it is substantially the same as appeared on the Tentative Map on file, and any approved alterations thereof, that all provisions of the Subdivision Map Act of the Statutes of California, and any local ordinances applicable at the time of approval of said Tentative Map have been complied with, and I am satisfied that the map is technically correct.

Lawrence J. Brock  
 LAWRENCE J. BROCK, R.C.E. 13528  
 County Engineer

STATE OF CALIFORNIA ) ss  
 COUNTY OF PLUMAS )  
 On this 30th day of June, 1967, before me Harold E. Lee, a NOTARY PUBLIC in and for the said County of Plumas, personally appeared W. OWEN WINDLE, known to me to be the Secretary of CAL-SIERRA TITLE COMPANY, a corporation, which executed the foregoing certificate, and is known to me to be the person who executed the certificate on behalf of CAL-SIERRA TITLE COMPANY named therein, and acknowledged to me that said corporation executed the same.



Harold E. Lee  
 NOTARY PUBLIC  
 My commission expires May 23, 1970

I, the undersigned, HEALTH OFFICER of the COUNTY OF PLUMAS, STATE OF CALIFORNIA, do hereby certify that a proper and adequate sewage system is feasible, in conjunction with \_\_\_\_\_ individual well water supply, on each lot of PIONEER RANCHES SUBDIVISION UNIT NO. ONE as shown hereon.

Vernon R. Scott M.D.  
 Health Officer  
 County of Plumas

I, the undersigned, ROAD COMMISSIONER of the COUNTY OF PLUMAS, STATE OF CALIFORNIA, do hereby certify that the County Road Department has approved the public street and drainage facilities of PIONEER RANCHES SUBDIVISION UNIT NO. ONE as shown hereon.

Francis L. O'Rourke  
 Road Commissioner  
 County of Plumas

I, WALTER B. GRIMES, do hereby certify that I am a REGISTERED CIVIL ENGINEER of the STATE OF CALIFORNIA, that the annexed map of PIONEER RANCHES SUBDIVISION UNIT NO. ONE made under my direction in June, 1967, is true and complete as shown; that the monuments will be set by Aug. 31st, 1967, and will be of the character and will occupy the positions indicated and that said monuments will be sufficient to enable the survey to be retraced.

Walter B. Grimes  
 WALTER B. GRIMES  
 Registered Civil Engineer 7294

# PIONEER RANCHES SUBDIVISION UNIT NO. ONE

A PORTION OF THE WELDEN PIONEER RANCH  
 WITHIN THE NORTH 1/2 OF SECTION 18,  
 T. 24 N., R. 10 E., M. D. B. & M.  
 PLUMAS COUNTY, CALIFORNIA

OWNER & SUBDIVIDER  
**ERNEST G. LEONHARDT**

SCALE 1" = 200' JUNE, 1967

WALTER B. GRIMES & ASSOC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 1356 MANGROVE AVENUE, CHICO, CALIFORNIA

SHEET 1 OF 2 SHEETS