



NOTES:
 THE BASIS OF BEARING IS THE SOUTHEASTERLY LINE OF THAT CERTAIN RECORD OF SURVEY OF THE LANDS OF R.D. MITCHELL FILED MAY 23, 1966, IN BOOK 3 OF RECORD OF SURVEYS AT PAGE 67 IN THE OFFICE OF THE RECORDER OF PLUMAS COUNTY, RECORDING NO. 4424.

TOTAL ACREAGE 68.37 AC.
 TOTAL ACREAGE IN LOTS 64.45 AC.
 TOTAL ACREAGE IN STREETS 3.92 AC.
 See tract restrictions, regarding BUILDING SETBACK LINES, which may be more restrictive, for individual lots, than those shown. Said tract restrictions to be recorded concurrently herewith.

LEGEND:
 3/4" IRON PIPE SET AT ALL LOT CORNERS
 1-1/2" IRON PIPE
 BUILDING SETBACK LINE
 (Building setback lines shown thus are minimum. See notes above.)

CURVE DATA

"A" Δ = 08°30'22" R = 830.00' L = 123.22'	"C" Δ = 18°24'09" R = 770.00' L = 247.31'	"E" Δ = 08°43'12" R = 330.00' L = 50.22'
"B" Δ = 09°08'19" R = 770.00' L = 122.81'	"D" OMITTED	"F" Δ = 02°49'20" R = 630.00' L = 31.03'

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.10E., 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 2 OF 2 SHEETS

LOCATION MAP
 SCALE 1" = 2000'

