

DIXIE VALLEY PROPERTIES UNIT 1

BEING A PORTION OF
SECTIONS 6, 7, 17, 18, 20 AND 21
TOWNSHIP 24 NORTH, RANGE 15 EAST, M.D.M.
PLUMAS COUNTY, CALIFORNIA

OCTOBER 1971
THE MURRAY-McGORMICK ENVIRONMENTAL GROUP
RENO, NEVADA

SHEET 1 OF 9 SHEETS

OWNER'S CERTIFICATE

AND CAL-SIERRA TITLE COMPANY, A CALIFORNIA CORPORATION, DIXIE VALLEY LTD., A LIMITED PARTNERSHIP AS OWNERS OF THE LAND INCLUDED WITHIN "DIXIE VALLEY PROPERTIES," AS SHOWN ON THE ANNEXED MAP, AND FIRST AMERICAN TITLE COMPANY, A CORPORATION, AS TRUSTEE UNDER DEED OF TRUST DATED OCTOBER 20, 1970 AND RECORDED NOVEMBER 5, 1970 IN VOLUME 199 OF PLUMAS COUNTY OFFICIAL RECORDS, AT PAGE 8, DO HEREBY CERTIFY THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE COLORED BORDER LINES. CAMEO COURT, SIERRA COURT, AND ASPEN COURT AS SHOWN WITHIN THE COLORED BORDER LINES ON SAID MAP ARE PRIVATE ROADS; BUT SUBJECT TO EASEMENTS OVER AND ALONG AND WITHIN SAID ROADS FOR PUBLIC UTILITY FACILITIES AND DRAINAGE, WE, ALSO OFFER FOR DEDICATION AND DO HEREBY 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 APPURTEINANCES APPERTAINING THERETO, ON, OVER, AND UNDER THOSE STRIPS OF LAND DESIGNATED "PUBLIC UTILITY EASEMENT".

(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 4 FEET IN WIDTH AT LOCATIONS DETERMINED BY THE UTILITY COMPANY.

(D) NO CONSTRUCTION TO BE ALLOWED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS, SCENIC EASEMENTS, OR MEADOW AREAS AS SHOWN HEREON, EXCEPT DRIVEWAYS AT DESIGNATED LOCATIONS ON LOTS 50, 51, 52, 53, 54, 55, 56, 91, 92.

(E) BUILDINGS ON LOTS 12, 13, 32, 33, 34, 38, 39, 47, 48, 49, 72, 85, 91, 94 AND 96 SHALL BE LIMITED TO THOSE PORTIONS OF THE LOT INDICATED AS BUILDING SITES.

(F) LOTS SHOWN HEREON SHALL FURTHER BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.

(G) THE USE OF LEACH FIELDS FOR SEPTIC DISPOSAL WILL NOT BE ALLOWED ON THOSE LOTS SHOWN HEREON WITH CIRCLED LOT NUMBERS.

(H) THE UNITED STATES FOREST SERVICE ROAD 25 NO 6 SHOWN HEREON AS "DIXIE VALLEY ROAD" IS DESCRIBED IN THE DEED RECORDED IN BOOK 52, OFFICIAL RECORDS OF PLUMAS COUNTY, AT PAGE 192.

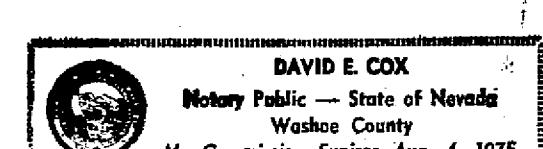
(I) THE FIFTY (50.00) FOOT ROADWAY EASEMENT DESIGNATED "U.S.F.S. ROAD 24 NO 8 Y.1" HEREON GRANTED TO THE U.S. FOREST SERVICE BY DEED RECORDED IN BOOK 52, PAGE 192, PLUMAS COUNTY RECORDS.

(J) THE SIXTY-SIX (66.00) FOOT ROADWAY EASEMENT DESIGNATED "U.S.F.S. ROAD 24N.78X" HEREON GRANTED TO THE U.S. FOREST SERVICE BY DEED RECORDED IN BOOK 52, PAGE 192, PLUMAS COUNTY RECORDS.

DIXIE VALLEY LTD.
A LIMITED PARTNERSHIP BY
GECO DEVELOPMENT CO., INC.
THE GENERAL PARTNER.

BY Robert W. George
STATE OF NEVADA)
COUNTY OF WASHOE)
) SS

ON THIS 30 DAY OF MAY 1972, BEFORE ME DAVID E. COX
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
ROBERT W. GEORGE KNOWN TO ME TO BE THE GENERAL PARTNER
OF THE PARTNERSHIP THAT EXECUTED THE WITHIN CERTIFICATE AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

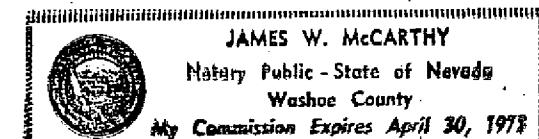


MY COMMISSION EXPIRES AUGUST 4, 1975

STATE OF NEVADA)
COUNTY OF WASHOE)
) SS

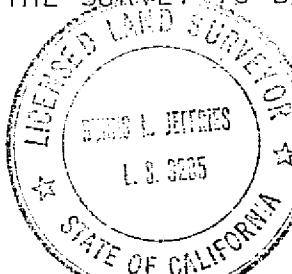
ON THIS 8 DAY OF MAY 1972, BEFORE ME JAMES W. McCARTHY
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
LYNN COOPER KNOWN TO ME TO BE THE PRESIDENT OF
FIRST AMERICAN TITLE INSURANCE COMPANY NAMED HEREIN AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

James W. McCarthy
MY COMMISSION EXPIRES APRIL 30, 1973



SURVEYOR'S CERTIFICATE

I, BURNS L. JEFFRIES, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THE ANNEXED MAP OF "DIXIE VALLEY PROPERTIES" MADE UNDER MY DIRECTION IN OCTOBER 1971, IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN THEREON EXIST AND ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Burns L. Jeffries
BURNS L. JEFFRIES,
LICENSED LAND SURVEYOR NO. 3285

COUNTY TAX COLLECTOR'S CERTIFICATE

I, THE UNDERSIGNED, TAX COLLECTOR OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THERE ARE NO LIENS AGAINST "DIXIE VALLEY PROPERTIES" 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 \$4735.00

Douglas S. Redstreak

Douglas S. REDSTREAK,
COUNTY TAX COLLECTOR

COUNTY ENGINEER'S CERTIFICATE

I, DARRELL P. PAYNE, COUNTY ENGINEER OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF "DIXIE VALLEY PROPERTIES" 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.

Darrell P. Payne

DARRELL P. PAYNE, R.C.E. 8596
COUNTY ENGINEER

COUNTY HEALTH OFFICER'S CERTIFICATE

I, STEVEN L. CHRISTENSON, 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 AN ADEQUATE INDIVIDUAL WELL FOR A WATER SUPPLY, ON EACH LOT OF "DIXIE VALLEY PROPERTIES" AS SHOWN HEREON.

Steven L. Christenson MD

STEVEN L. CHRISTENSON, M.D.
COUNTY HEALTH OFFICER

COUNTY ROAD COMMISSIONER'S CERTIFICATE

I, LAWRENCE J. BROCK, ROAD COMMISSIONER OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE COUNTY ROAD DEPARTMENT HAS NO OBJECTION TO THE PRIVATELY OWNED STREETS AND DRAINAGE FACILITIES SHOWN HEREON.

Lawrence J. Brock

LAWRENCE J. BROCK, R.C.E. 13528
COUNTY ROAD COMMISSIONER

COUNTY CLERK'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT ON THE 15th DAY OF MAY 1972, THE PLUMAS COUNTY BOARD OF SUPERVISORS OFFICIALLY APPROVED THE SUBDIVISION MAP OF "DIXIE VALLEY PROPERTIES." THE RECEIPT OF SATISFACTORY SECURITY IN THE ASSESSOR'S ESTIMATED AMOUNT OF \$4,736.00 TO INSURE PAYMENT OF TAXES WHICH ARE A LIEN, BUT NOT YET PAYABLE, WAS ACKNOWLEDGED. AT THE SAME TIME, THE EASEMENTS SHOWN ON THE MAP WERE ACCEPTED FOR THE PARTICULAR USES NOTED.

Raynelle Slater

COUNTY CLERK

RECORDER'S CERTIFICATE

FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, AT THE REQUEST OF County Engineer THIS 16th DAY OF June, 1972, AT 45 MINUTES PAST 4 O'CLOCK P.M. IN MAP BOOK 4 AT PAGES 5 RECORDING NO. 6853

12100

Dorothy New Marley

COUNTY RECORDER

BY DEPUTY

STATE OF CALIFORNIA)
COUNTY OF PLUMAS)
) SS

ON THIS 16 DAY OF JUNE 1972, BEFORE ME VICKI D. ABERNETHY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED W. OWEN WINDLE, KNOWN BY ME TO BE THE PRESIDENT OF THE CAL-SIERRA TITLE COMPANY NAMED HEREIN AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

Vicki D. Abernethy
NOTARY PUBLIC

MY COMMISSION EXPIRES JUNE 14, 1975