

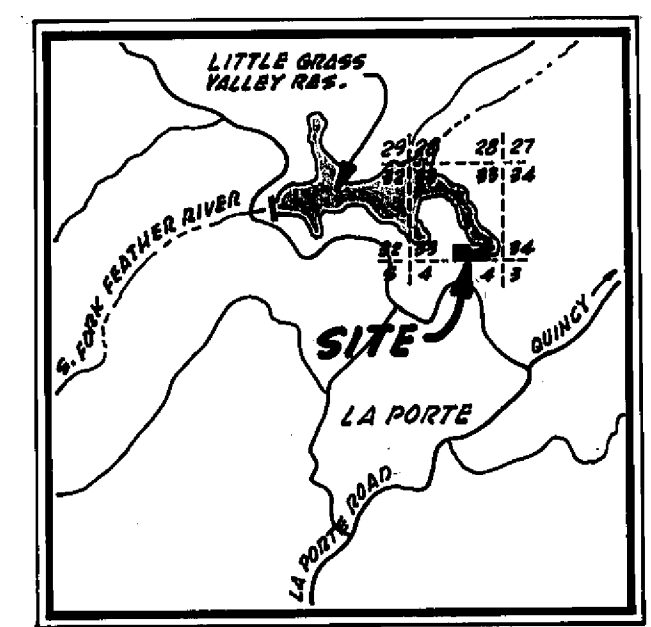
ANSERINE MEADOWS

A PORTION OF THE SE 1/4 OF SECTION 33,
T22N, R9E, M.D.M. IN THE UNINCORPORATED
AREA OF PLUMAS COUNTY, CAL.

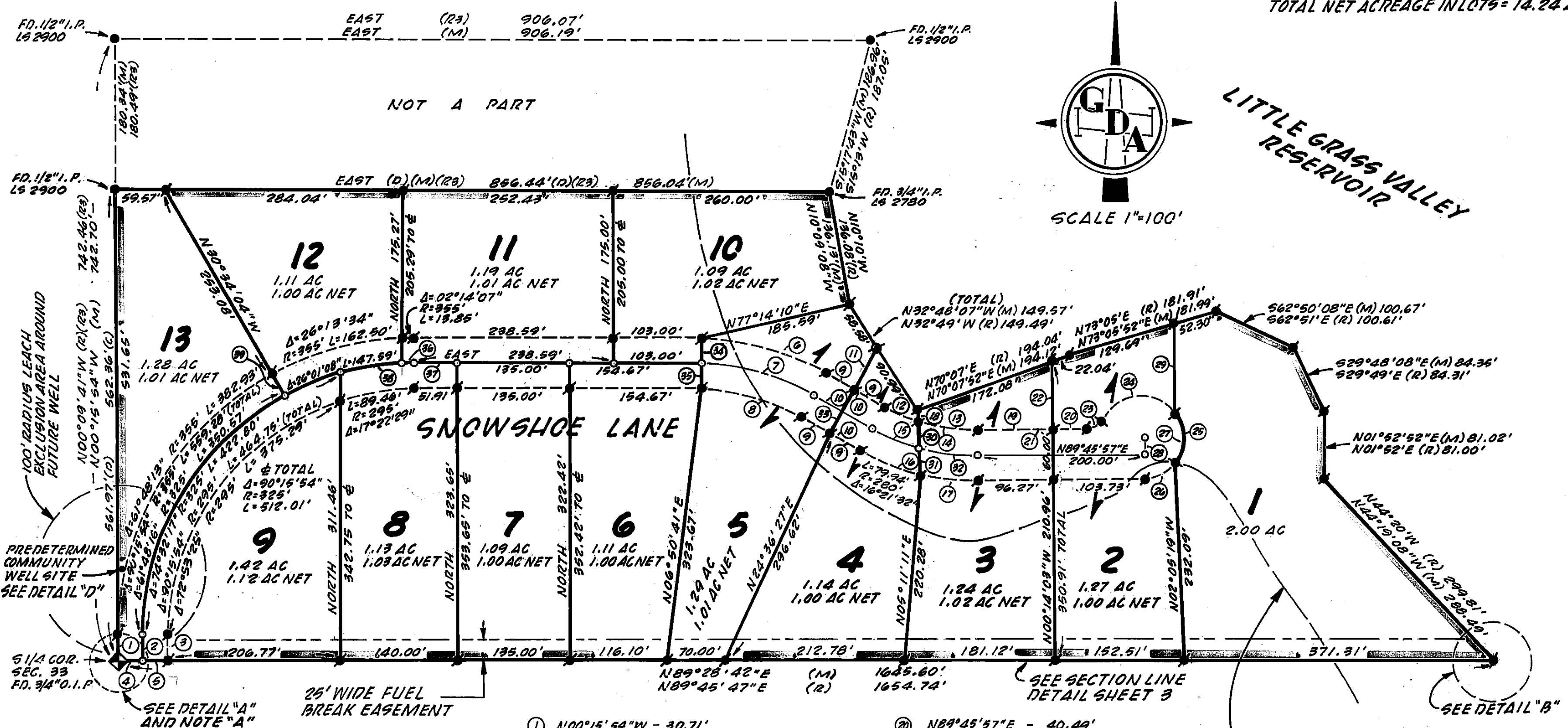
NOTE: SNOWSHOE LANE IS A 60.00' WIDE
NON-EXCLUSIVE RIGHT OF WAY FOR
ROAD AND PUBLIC UTILITIES TO BE
RESERVED IN DEEDS FOR THE BENEFIT
OF ALL PARCELS.

NOTE: ROADS SHOWN HEREON, SNOWSHOE LANE, ARE PRIVATE EASEMENTS NOT
SUBJECT TO IMPROVEMENT OR MAINTENANCE BY PLUMAS COUNTY. SUCH EASE-
MENTS WILL NOT BECOME EFFECTIVE UNLESS AND UNTIL RESERVATIONS
AND GRANTS ARE INCLUDED IN THE RESPECTIVE DEEDS.

TOTAL ACREAGE IN SUBDIVISION = 16.37 AC
TOTAL ACREAGE IN STREET = 2.13 AC
TOTAL NET ACREAGE IN LOTS = 14.24 AC



LOCATION MAP
N T S



- LEGEND**
- - SET 1/2" REBAR L53625
 - - FOUND MONUMENT AS INDICATED
 - - POINT DETERMINED ONLY
 - (M) - MEASURED
 - (R) - BOOK 2 R.O.S. 72
 - (D) - 258 O.R. 267
 - (R2) - UNRECORDED PLAT BY GILLET-HARRIS & ASSOCIATES, DATED OCT. 1962 JOB #2506, A COPY OF WHICH IS ON FILE WITH THE PLUMAS COUNTY SURVEYOR.
 - (R3) - UNRECORDED PLAT BY K.E. SOULE DATED SEPT. 1961 #B-320A, A COPY OF WHICH IS ON FILE WITH THE PLUMAS COUNTY SURVEYOR.

NOTE: EXTERIOR BOUNDARY OF THIS SUBDIVISION IS RECORD PER BOOK 5, RECORD OF SURVEYS, PG. 108

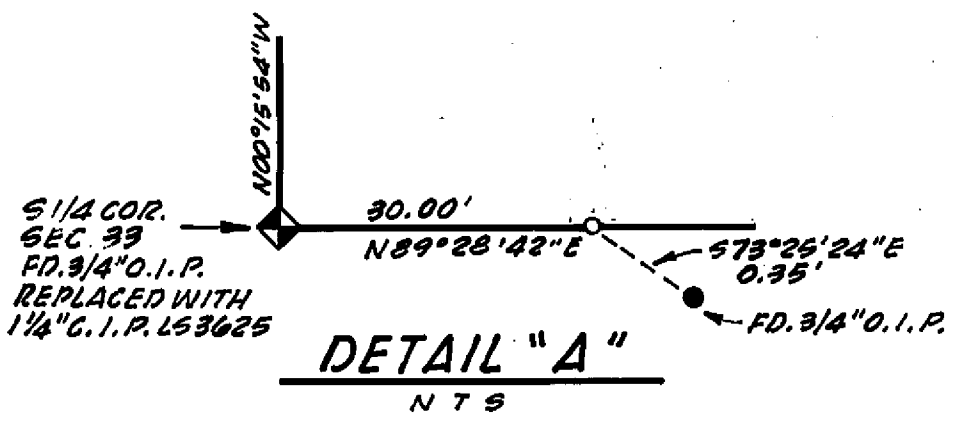
BASIS OF BEARINGS

THE LINE ESTABLISHED BY L5 2900 AS THE SOUTH LINE OF SECTION 33 TAKEN BETWEEN POINTS INDICATED AS N89°45'47"E PER BOOK 2 OF MAPS, PAGE 72 (SEE SHEET 3)

APPROXIMATE LOCATION OF 200' SETBACK LINE FROM THE HIGH WATER LINE OF LITTLE GRASS VALLEY RESERVOIR. NO BUILDING OR SEPTIC LEACHING IS PERMITTED BETWEEN THIS LINE AND RESERVOIR. HIGH WATER LINE ELEV. = 5047'

NOTE: ALL PARCELS AND OWNERS THEREOF ARE SUBJECT TO TERMS AND CONDITIONS RELATING TO ROAD MAINTENANCE, WATER SYSTEM MAINTENANCE AND A FUEL BREAK MAINTENANCE AGREEMENT RECORDED IN BOOK 413 O.R. PAGE 482

- | | | | |
|----|------------------------------------|----|---------------------------------------|
| 1 | N00°15'54"W - 30.71' | 20 | N89°45'57"E - 40.49' |
| 2 | N00°15'54"W - 30.58' | 21 | N89°45'57"E - 136.75' TOTAL |
| 3 | N00°15'54"W - 30.44' | 22 | N00°14'03"W - 79.95' |
| 4 | N89°28'42"E - 30.00' | 23 | Δ=64°37'23" R=20.00' L=22.96' |
| 5 | N89°28'42"E - 30.00' | 24 | Δ=120°14'44" R=50.00' L=104.93' |
| 6 | Δ=29°20'44" R=305' L=156.21' | 25 | Δ=68°45'21" R=50.00' L=60.00' |
| 7 | Δ=29°20'44" R=275' L=140.85' | 26 | Δ=55°37'18" R=50.00' L=48.54' |
| 8 | Δ=29°20'44" R=245' L=125.48' | 27 | Δ=244°37'23" R=50.00' L=213.47' TOTAL |
| 9 | N60°39'16"W - 40.00' | 28 | N00°14'03"W - 20.00' |
| 10 | N60°39'16"W - 80.00' TOTAL | 29 | N00°14'03"W - 106.32' |
| 11 | N29°20'44"E - 57.94' | 30 | N01°35'27"W - 31.45' |
| 12 | Δ=12°15'12" R=220' L=47.05' | 31 | N01°35'27"W - 31.13' |
| 13 | Δ=17°19'35" R=220' L=66.53' | 32 | Δ=15°01'00" R=250' L=65.92' |
| 14 | Δ=29°34'47" R=220' L=113.58' TOTAL | 33 | N29°20'44"E - 60.00' |
| 15 | Δ=14°33'48" R=250' L=63.54' | 34 | NORTH - 30.00' |
| 16 | Δ=29°34'47" R=280' L=144.55' | 35 | NORTH - 30.00' |
| 17 | Δ=13°15'15" R=280' L=64.61' | 36 | Δ=02°26'30" R=325' L=13.85' |
| 18 | N01°35'27"W - 12.14' | 37 | EAST - 51.91' |
| 19 | N89°45'57"E - 96.26' | 38 | Δ=15°43'38" R=325' L=89.21' |
| | | 39 | N28°28'10"W - 30.00' (RADIAL) |



GDA

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