



LEGEND

- DENOTES BOUNDARY OF LIVING UNIT
- DENOTES RESTRICTED COMMON AREA
- DENOTES DECK
- D — DENOTES LOWER LIMIT ELEVATION WHICH IS THE PLANE OF THE FLOOR AT THE ELEVATION'S INDICATED.
- U.L.E. — DENOTES UPPER LIMIT ELEVATION WHICH IS THE PLANE OF CEILING AT THE ELEVATION'S INDICATED.

NOTE:

BASIS OF ELEVATIONS PER TOP OF IRON PIPE AT SOUTHERLY END OF WESTERLY BOUNDARY COURSE N13° 22' E 188.20. ELEVATION: 4500.70' P.G.E. DATUM

DORADO LAKESHORE CONDOMINIUM PLAN NOTES AND DEFINITIONS

1. PROJECT SHALL MEAN AND REFER TO ALL THAT CERTAIN REAL PROPERTY DESCRIBED AS LOT A AS SHOWN ON THE DORADO LAKESHORE, A CONDOMINIUM CONVERSION RECORDED July 8, 1981 IN BOOK 5 OF MAPS AS MAP NO. 21 IN THE OFFICE OF THE PLUMAS COUNTY RECORDER, AND ALL STRUCTURES AND OTHER IMPROVEMENTS, INCLUDING THE SEVEN UNITS CONSTRUCTED THEREON.
2. DECLARATION OF RESTRICTIONS SHALL MEAN AND REFER TO THE ENABLING DECLARATION OF CONVENTIONS, CONDITIONS AND RESTRICTIONS FOR THE PROJECT RECORDED IN THE OFFICE OF PLUMAS COUNTY, CALIFORNIA, RECORDER.
3. UNIT SHALL MEAN AND REFER TO A FREEHOLD ESTATE CONSISTING OF THE INTERIOR SPACES OR AREAS OF AN INDIVIDUAL RESIDENCE UNIT AS DEFINED IN SECTION 1350 (2) OF THE CALIFORNIA CIVIL CODE; THE BOUNDRIES OF THE UNIT ARE THE UNFINISHED INTERIOR SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS THEREOF; AND THE UNIT INCLUDES BOTH THE PORTION OF THE BUILDING SO DESCRIBED AND THE AIRSPACE SO ENCOMPASSED. THIS PLAN AND THE DIMENSIONS SHOWN HEREON ARE INTENDED TO IDENTIFY EACH UNIT; ITS RELATIVE LOCATION AND APPROXIMATE DIMENSIONS. THE DIMENSIONS SHOWN HEREON ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE TO USE FOR THE COMPUTATION OF FLOOR AREA OR AIRSPACE VOLUME IN ANY OR ALL OF THE UNITS. AVERAGE WALL THICKNESS IS .5", ± .2".
4. COMMON AREA SHALL MEAN AND REFER TO THE ENTIRE DEVELOPMENT EXCEPT ALL UNITS AS DEFINED IN THE DECLARATION OF RESTRICTIONS OR AS SHOWN ON THE CONDOMINIUM PLAN.
5. RESTRICTED COMMON AREA SHALL MEAN AND REFER TO THOSE PORTIONS OF THE COMMON AREA WHICH ARE DECKS DESIGNATED D-FOLLOWED BY A NUMBER AND WHICH ARE SET ASIDE FOR THE EXCLUSIVE USE OF THE UNITS TO WHICH THEY ARE ATTACHED OR ASSIGNED BY THIS PLAN OR THE CONDOMINIUM GRANT DEED EXECUTED BY THE DECLARANT IN THE DECLARATION OF RESTRICTIONS.
6. CONDOMINIUM SHALL MEAN AND REFER TO AN ESTATE IN REAL PROPERTY AS DEFINED IN CALIFORNIA CIVIL CODE SECTION 783 CONSISTING OF AN UNDIVIDED INTEREST AS A TENANT IN COMMON IN THE COMMON AREA TOGETHER WITH A FEE INTEREST IN A UNIT SHOWN AND DESCRIBED ON THE CONDOMINIUM PLAN AND ALL APPURTENANCES TO THAT UNIT INCLUDING ANY EXCLUSIVE EASEMENTS AND NONEXCLUSIVE EASEMENTS.
7. ALL ANGLES SHOWN ON THIS PLAN ARE RIGHT ANGLES UNLESS OTHERWISE SPECIFIED BY THE BEARING SHOWN.
8. ALL INTERIOR UNIT DIMENSIONS AND ELEVATIONS AS SHOWN ON SHEET 3 ARE MEASURED TO THE UNFINISHED INTERIOR SURFACES OF THE FLOORS, CEILINGS, AND WALLS.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS PLAN, CONSISTING OF 3 SHEETS, SHOWS THE BOUNDARIES OF THE LAND AND THE PROPOSED RELATION THERETO OF THE UNITS SHOWN HEREON.

DATE June 24, 1981

Paul E. Simpson
PAUL E. SIMPSON
R.C.E. 18535
CIVIL
STATE OF CALIFORNIA

DORADO LAKESHORE
A CONDOMINIUM CONVERSION
IN A PORTION OF THE W 1/2, SEC. 3 T. 27 N, R. 8 E, M.D.B.&M.
PLUMAS COUNTY, CALIFORNIA
SCALE: 1" = 10'

OWNER: UNIFIED MORTGAGE COMPANY, INC.

PAUL E. SIMPSON & ASSOCIATES ENGINEERING-PLANNING-SURVEYING
SUSANVILLE, CALIFORNIA

SHEET 3 OF 3

79-121