



LEGEND

- SET 1/2" REBAR W/ALUM. CAP, RCE 26870
- FOUND 1/2" REBAR W/ALUM. CAP, RCE 26870 PER 7 PM 55 UNLESS OTHERWISE NOTED
- ◊ CALCULATED CORNER, NOTHING FOUND OR SET

— — — — — WATER COURSE

NOTES

1. EASEMENT NO. 1 IS A 60 FOOT WIDE PRIVATE ROAD AND PUBLIC UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1 THROUGH 8.
2. EASEMENT NO. 2 IS A 10 FOOT WIDE PUBLIC UTILITY EASEMENT ADJACENT TO THE SOUTHERLY RIGHT OF WAY LINE OF RED KNOLL ROAD AS SHOWN.
3. EASEMENTS NO. 3, 4 AND 5 ARE 20 FOOT WIDE PUBLIC UTILITY EASEMENTS LYING 10 FEET ON EACH SIDE OF THE RESPECTIVE LOT LINES.
4. LEACH EXCLUSION AREAS ARE TO CONFORM TO PLUMAS COUNTY ORD. 76-162, INCLUDING SLOPES OVER 30% AND AREAS WITHIN 50 FEET OF ALL SEASONAL DRAINS AND LOT LINES.
5. RED KNOLL ROAD, AS SHOWN HEREON, IS A PRIVATE ROAD, NOT SUBJECT TO COUNTY IMPROVEMENT OR MAINTENANCE. IT WILL BE REQUIRED THAT SUCH ROAD BE IMPROVED TO COUNTY STANDARDS AT NO COST TO THE COUNTY BEFORE SUCH ROAD WILL BE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY ROAD SYSTEM.

6. INTEREST IN AND TO MINERAL RIGHTS ON ALL LOTS SHOWN HEREON HAVE BEEN RESERVED BY JOHN C. ERWIN, ET UX, AS RESERVED IN THAT CERTAIN DEED RECORDED IN BOOK 125, OFFICIAL RECORDS AT PAGE 137.
7. LEACH EXCLUSION AREAS ADJACENT TO LOT LINES MAY BE MODIFIED BY THE COUNTY SANITARIAN.
8. EASEMENT NO. 6 IS A 30 FOOT WIDE DRIVEWAY EASEMENT FOR THE BENEFIT OF LOT 6.

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS THE SOUTHEASTERLY
RIGHT OF WAY LINE OF PECKS VALLEY ROAD, TAKEN AS
S 31° 30' 41" W AS SHOWN ON 7 PM 55.

RED KNOLL ROAD
CENTER LINE DATA

LINE	BEARING OR DELTA	RADIUS	DISTANCE / ARC LENGTH
A	34°47'46"	175.00	106.28
B	40°00'00"	150.00	104.72
C	S 63°41'33"E		80.00
D	56°14'20"	200.00	196.31
E	68°26'34"	100.00	119.46
F	S 51°29'19"E		148.66

RED KNOLL ROAD
RIGHT OF WAY DATA

LINE	BEARING OR DELTA	RADIUS	DISTANCE / ARC LENGTH
G	05°35'10"	205.00	19.99
H	29°12'36"	205.00	104.51
I	40°00'00"	120.00	83.78
J	S 63°41'33"E		80.00
K	56°14'20"	170.00	166.86
L	07°06'07"	130.00	16.11
M	61°20'27"	130.00	139.18
N	S 51°29'19"E		74.49
O	28°31'40"	80.00	39.83
P	40°45'56"	80.00	56.92
Q	139°27'59"	80.00	194.73
R	107°11'30"	80.00	149.67
S	N 51°29'19"W		74.49
T	68°26'34"	70.00	83.62
U	44°53'29"	230.00	180.21
V	11°20'51"	230.00	45.55
W	N 63°41'33"W		70.18
X	N 63°41'33"W		9.82
Y	33°35'56"	180.00	105.55
Z	06°24'04"	180.00	20.11
AA	34°47'46"	145.00	88.06
BB	N 58°29'19"W		210.00
CC	29°12'36"	175.00	89.22

TOTAL ACREAGE WITHIN SUBDIVISION = 20.38 ACRES
TOTAL ACREAGE WITHIN LOTS = 18.70 ACRES
TOTAL ACREAGE WITHIN ROADS = 1.68 ACRES

RED KNOLL SUBDIVISION

brandt & associates