



LEGEND

- SET 1/2" REBAR, RCE 26870
- FOUND 1/2" REBAR, RCE 26870 PER 7 PM 83
- FOUND 6"X6" CONCRETE HIGHWAY MONUMENT
- FOUND T-BAR W/CAP STAMPED "CALIF. DIV. HWYS."
- FOUND 3/4" I.P., RCE 7294 PER 3 PM 30
- ◊ CALCULATED CORNER, NOTHING SET
- () RECORD INFORMATION PER 7 PM 83
- — — LEACH EXCLUSION LINE
- ⊕ PROPOSED WELL SITE
- — — SEASONAL DRAINAGE
- — — BUILDING SETBACK LINE (LOT 1)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF CALIFORNIA STATE ROUTE 70/89 TAKEN AS N 67° 51' 50" W, AS SHOWN ON 7 PM 83.

TOTAL ACREAGE WITHIN SUBDIVISION = 9.34 AC
TOTAL ACREAGE WITHIN LOTS = 7.63 AC
TOTAL ACREAGE WITHIN ROADS = 1.71 AC

NOTES

1. EASEMENT NO. 1 IS A PRIVATE ROAD AND PUBLIC UTILITY EASEMENT OF THE CONFIGURATION SHOWN.
2. ACCESS TO ALL LOTS WITHIN THIS SUBDIVISION IS RESTRICTED TO THE EXISTING AND PROPOSED PRIVATE ROAD EASEMENTS. NO OTHER DIRECT ACCESS TO COUNTY ROAD 129 WILL BE ALLOWED.
3. LEACH EXCLUSION AREAS ARE TO INCLUDE AREAS WITHIN 100 FEET OF PROPOSED WELL SITES AS SHOWN, AREAS WITHIN 50 FEET OF SEASONAL DRAINAGES, AREAS OF SLOPE GREATER THAN 30%, ROADWAY EASEMENTS AND ADDITIONAL AREAS AS REQUIRED BY PLUMAS COUNTY ORDINANCE 76-162.
4. LOT NO. 1 SHALL NOT BE ALLOWED TO KEEP HORSES ON THE PROPERTY, AS MAY OTHERWISE HAVE BEEN ALLOWED UNDER PLUMAS COUNTY CODE SECTION 9-4.413.
5. LOTS 1 THROUGH 7 ARE A PART OF A "PLANNED UNIT DEVELOPMENT" AS DEFINED BY PLUMAS COUNTY CODE TITLE 9, ARTICLE 7, AND MAY NOT BE FURTHER DIVIDED. (371 OR 10)
6. ROADS SHOWN HEREON ARE PRIVATE EASEMENTS THAT ARE ESTABLISHED BY A DECLARATION ON SHEET 1 OF 2 OF THIS MAP. SUCH EASEMENTS MAY NOT BECOME FULLY EFFECTIVE UNLESS AND UNTIL RESERVATIONS AND GRANTS ARE INCLUDED IN THE RESPECTIVE DEEDS.

SIERRA PINES

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SHEET 2 OF 2