

**SUBDIVISION MAP
OF
CHANDLER HEIGHTS
SUBDIVISION OF THIRTY ONE LOTS
WITHIN
SECTIONS 7 & 8, T24N, R10E M.D.M.
PLUMAS COUNTY, CALIFORNIA
FOR
FLYING 'L' RANCH, A PARTNERSHIP**

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND SHOWN ON THIS SUBDIVISION MAP AND CONSENT TO PREPARATION AND RECORDATION OF THIS MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS REQUIRED TO PASS CLEAR TITLE TO SAID LANDS. THE EASEMENTS SHOWN ON THIS MAP TO BE CREATED BY RECORDATION THEREOF ARE CREATED WITH OUR CONSENT AND ARE HEREBY DEDICATED OR DECLARED TO BE FOR PUBLIC USE AS INDICATED. EASEMENTS FOR PUBLIC UTILITIES, ROADS, AND DRAINAGE FACILITIES ARE HEREBY DEDICATED FOR PUBLIC USE. (SEE NOTES, SHEET 3 OF 3)

FLYING 'L' RANCH, A PARTNERSHIP
BY

William K. Brinkman
WILLIAM K. BRINKMAN, PARTNER

5-19-82
DATE

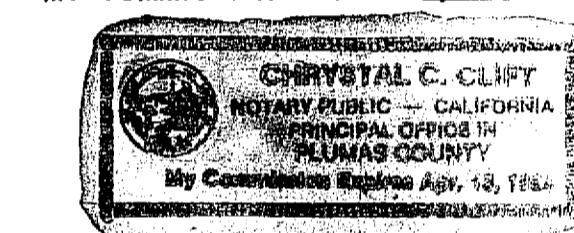
J. L. Lindsay
J. L. LINDSAY, PARTNER

5/19/82
DATE

STATE OF CALIFORNIA)
COUNTY OF PLUMAS)
ss

ON THIS 19 DAY OF May, 1982, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIAM K. BRINKMAN AND J.L. LINDSAY, KNOWN TO ME TO BE THE PARTNERS OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES 4-13-84



Crystal C. Clift
NOTARY PUBLIC

COUNTY CLERK'S CERTIFICATE

I, ILA DIGGS, CLERK OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS OF SAID COUNTY, HEREBY CERTIFY THAT THE HEREIN EMBODIED MAP WAS APPROVED BY THE SAID BOARD OF SUPERVISORS CONVENED IN REGULAR MEETING UPON THE 12th DAY OF October, 1982, AND THE EASEMENTS AND ROADS SHOWN ON THE MAP WERE ACCEPTED FOR THE USES NOTED.

Ilia Diggs
ILA DIGGS
COUNTY CLERK

ENGINEER'S CERTIFICATE

THIS MAP AND THE SURVEY PERFORMED THEREFORE IN MARCH, 1981 WERE MADE BY ME OR UNDER MY DIRECTION. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Joseph G. Brandt
JOSEPH G. BRANDT RCE 26870

COUNTY RECORDER'S CERTIFICATE

FILED THIS 14th DAY OF October, 1982 AT 2 P.M. IN BOOK 5 OF MAPS, AT PAGE 77, AT THE REQUEST OF THE COUNTY ENGINEER.

ILA DIGGS

COUNTY RECORDER

BY *Frances Nicol*
DEPUTY

COUNTY SURVEYOR'S CERTIFICATE

I HAVE EXAMINED THIS MAP AND FIND IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATION THEREOF. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED October 12, 1982

Lawrence J. Brock
LAWRENCE J. BROCK RCE 13528
PLUMAS COUNTY SURVEYOR

CERTIFICATE OF TRUSTEE

WESTERN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED JUNE 26, 1979, IN BOOK 310 OF OFFICIAL RECORDS AT PAGE 589, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP.

WESTERN TITLE INSURANCE COMPANY

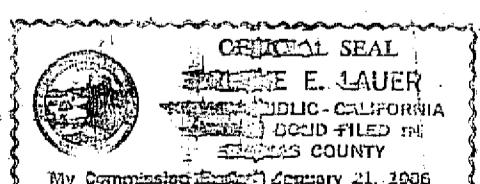
BY *W. D. Harley*
W. D. HARLEY
VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF PLUMAS)
ss

ON THIS 10th DAY OF June, 1982, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED W.D. HARLEY, KNOWN TO ME TO BE THE VICE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND ALSO KNOWN TO ME TO BE THE PERSON WHO EXECUTED IT ON BEHALF OF SUCH CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION BY ITS BOARD OF DIRECTORS.

Arlene E. Lauer
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-21-86



TOTAL ACREAGE WITHIN SUBDIVISION = 45.71 Ac.
TOTAL ACREAGE WITHIN LOTS = 38.48 Ac.
TOTAL ACREAGE WITHIN ROADS = 7.23 Ac.

COUNTY TAX COLLECTOR'S CERTIFICATE

I, BARBARA J. COKOR, COUNTY TAX COLLECTOR OF THE COUNTY OF PLUMAS STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THERE ARE NO TAX LIENS AGAINST THE LOTS, AS SHOWN HEREON, FOR UNPAID COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR ASSESSMENTS NOT YET PAYABLE. TAXES OR ASSESSMENTS WHICH ARE A LIEN BUT NOT YET PAYABLE, ARE ESTIMATED TO BE IN THE AMOUNT OF \$650.00.

DATED 10-14-82

Barbara J. Cokor
BARBARA J. COKOR
PLUMAS COUNTY TAX COLLECTOR

brandt & associates
CIVIL ENGINEERS ~ SURVEYORS

75 COURT STREET
QUINCY, CALIFORNIA 95971

P.O. BOX 749
(916) 283-1111

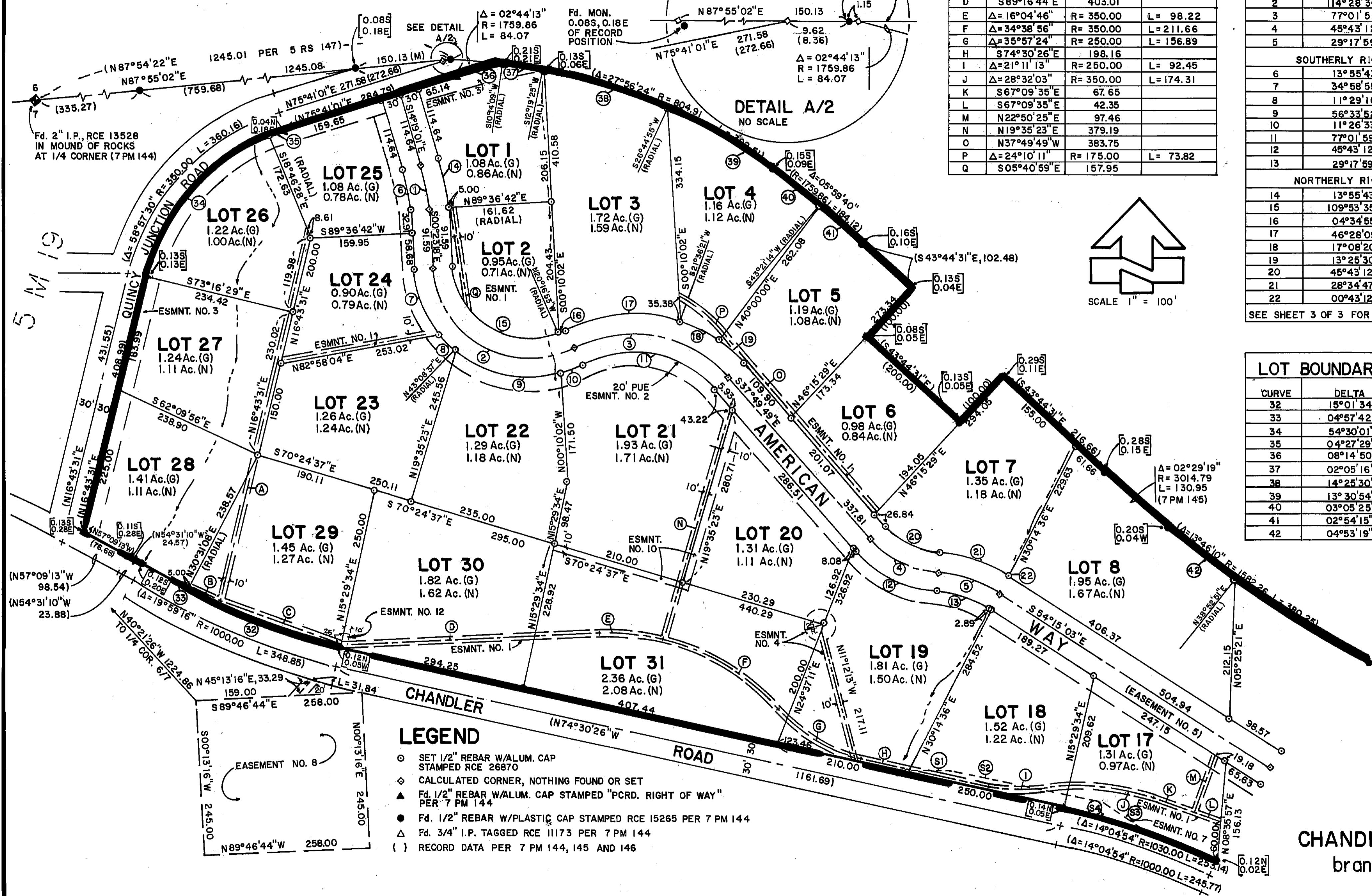
W.O. No. 810203

DATE: MARCH 1981

SHEET 1 OF 3

SEE "NOTES", SHEET 3 OF 3
FOR EASEMENT DESCRIPTIONS

EASEMENT 7		(SLOPE EASEMENT)	
COURSE	BEARING / Δ	RADIUS	DISTANCE / 'L'
S1	S 85° 31' 58" E		183.36
S2	S 75° 13' 13" E		243.04
S3	S 52° 35' 40" E		71.15
S4	A 06° 57' 25" S	1030.00	125.06



SEWER EASEMENT CENTER LINE			
COURSE			
A	S16°43'31"W	594.86	
B	N61°01'16"W	51.87	
C	S68°40'45"E	205.81	
D	S89°16'44"E	403.01	
E	Δ= 16°04'46"	R= 350.00	L= 98.22
F	Δ= 34°38'56"	R= 350.00	L= 211.66
G	Δ= 35°57'24"	R= 250.00	L= 156.89
H	S74°30'26"E	198.16	
I	Δ= 21°11'13"	R= 250.00	L= 92.45
J	Δ= 28°32'03"	R= 350.00	L= 174.31
K	S67°09'35"E	67.65	
L	S67°09'35"E	42.35	
M	N22°50'25"E	97.46	
N	N19°35'23"E	379.19	
O	N37°49'49"W	383.75	
P	Δ= 24°10'11"	R= 175.00	L= 73.82
Q	S05°40'59"E	157.95	

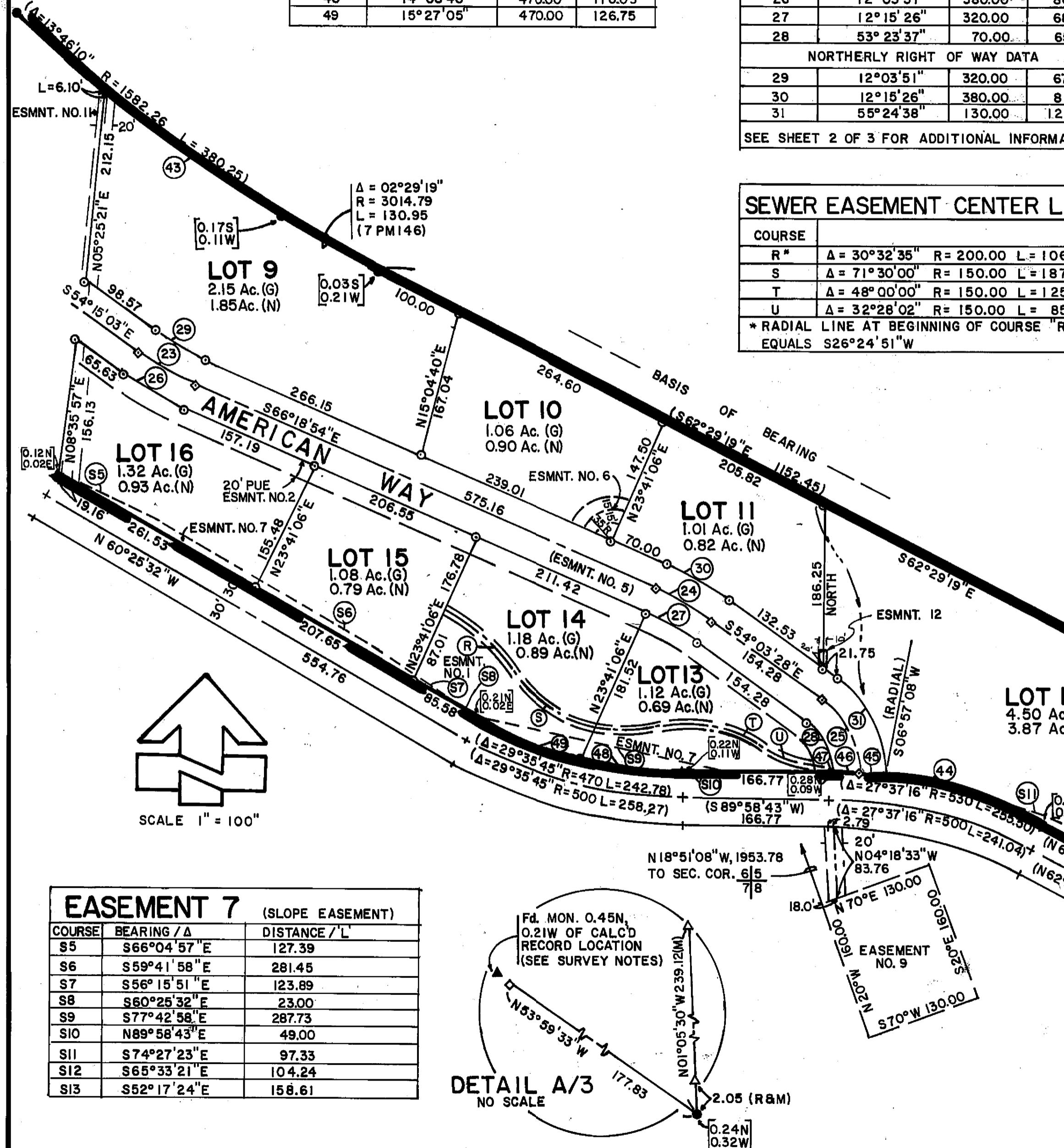
AMERICAN WAY			
CURVE	DELTA	RADIUS	ARC LENGTH
CENTERLINE DATA			
1	13° 55' 43"	300.00	72.93
2	114° 28' 30"	150.00	299.70
3	77° 01' 59"	200.00	268.90
4	45° 43' 12"	150.00	119.70
5	29° 17' 59"	200.00	102.28
SOUTHERLY RIGHT OF WAY DATA			
6	13° 55' 43"	270.00	65.64
7	34° 58' 55"	180.00	109.90
8	11° 29' 10"	180.00	36.08
9	56° 33' 52"	180.00	177.70
10	11° 26' 33"	180.00	35.95
11	77° 01' 59"	170.00	228.56
12	45° 43' 12"	180.00	143.63
13	29° 17' 59"	170.00	86.93
NORTHERLY RIGHT OF WAY DATA			
14	13° 55' 43"	330.00	80.22
15	109° 53' 35"	120.00	230.16
16	04° 34' 55"	120.00	9.60
17	46° 28' 09"	230.00	186.54
18	17° 08' 20"	230.00	68.80
19	13° 25' 30"	230.00	53.89
20	45° 43' 12"	120.00	95.76
21	28° 34' 47"	230.00	114.73
22	00° 43' 12"	230.00	2.89

LOT BOUNDARY CURVE DATA			
CURVE	DELTA	RADIUS	ARC LENGTH
32	15°01'34"	970.00	254.39
33	04°57'42"	970.00	84.00
34	54°30'01"	320.00	304.39
35	04°27'29"	320.00	24.90
36	08°14'50"	520.00	74.85
37	02°05'16"	1759.86	64.13
38	14°25'30"	804.91	202.65
39	13°30'54"	804.91	189.86
40	03°05'25"	1759.86	94.92
41	02°54'15"	1759.86	89.20
42	04°53'19"	1582.26	135.00

CHANDLER HEIGHTS

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LOT BOUNDARY CURVE DATA			
CURVE	DELTA	RADIUS	ARC LENGTH
42	04°53'19"	1582.26	135.00
43	08°52'51"	1582.26	245.25
44	20°38'51"	530.00	191.00
45	03°15'14"	530.00	30.10
46	03°14'46"	530.00	30.03
47	00°28'25"	530.00	4.38
48	14°08'40"	470.00	116.03
49	15°27'05"	470.00	126.75



NOTES

- EASEMENT NO. 1 IS A 10 FOOT WIDE SANITARY SEWER EASEMENT, THE LOCATION OF WHICH IS DESCRIBED BY COURSES "A" THROUGH "U" AND AS OTHERWISE SHOWN. EASEMENT NO. 1 IS TO BE CREATED BY RECORDATION OF THIS MAP AND IS PROVIDED FOR MAINTENANCE, REPAIR AND REPLACEMENT OF SANITARY SEWER FACILITIES AND APPURTENANT STRUCTURES FOR THE BENEFIT OF CHANDLER HEIGHTS HOMEOWNERS ASSOCIATION, A CALIFORNIA CORPORATION.
- EASEMENT NO. 2 IS A 20 FOOT WIDE PUBLIC UTILITY EASEMENT, CREATED HEREON, IN THE LOCATION SHOWN.
- EASEMENT NO. 3 IS A 20 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN ON 7 PM 145.
- EASEMENT NO. 4 IS AN EASEMENT OF DIMENSIONS SHOWN FOR OPERATION AND MAINTENANCE OF A SPRING AND WATER LINE PER 295 OR 243.
- EASEMENT NO. 5 IS A 60 FOOT WIDE PUBLIC ROAD, DRAINAGE AND UTILITY EASEMENT TO BE DEDICATED TO PLUMAS COUNTY.
- EASEMENT NO. 6 IS A 30 FOOT WIDE DRIVEWAY EASEMENT FOR THE BENEFIT OF LOT 11.
- EASEMENT NO. 7 IS A SLOPE EASEMENT FOR FUTURE WIDENING OF CHANDLER ROAD PER 345 OR 403, AND AS SHOWN ON 7 PM 145, 146.
- EASEMENT NO. 8 IS AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF A COMMON LEACH FIELD SERVING LOTS 1 THROUGH 9 AND LOTS 16 THROUGH 31 PER 356 OR 446.
- EASEMENT NO. 9 IS AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF A COMMON LEACH FIELD SERVING LOTS 10 THROUGH 15 PER 354 OR 556.
- EASEMENT NO. 10 IS A 10 FOOT WIDE PUBLIC UTILITY EASEMENT.
- NO DIRECT ACCESS VIA CHANDLER ROAD SHALL BE PERMITTED SERVING LOTS 13, 14, 15, 17, AND 18 SHOWN HEREON.
- EASEMENT NO. 11 IS A 20' WIDE PUBLIC UTILITY EASEMENT, CENTERED ON AN EXISTING OVERHEAD PHONE LINE, THE CENTERLINE OF SAID EASEMENT BEARS S05°10'48" W, 440.95 FEET.

- LOT 1 THROUGH 31, AS SHOWN HEREON, ARE PART OF A "PLANNED UNIT DEVELOPMENT" AS DEFINED BY PLUMAS COUNTY CODE, TITLE 9, ARTICLE 7 AND MAY NOT BE FURTHER DIVIDED. 376 OR 169
- EASEMENT NO. 12 IS A GROUND WATER TEST WELL EASEMENT OF THE LOCATION SHOWN.

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF QUINCY RAILROAD RIGHT OF WAY AS SHOWN ON 7 PM 146.

SURVEY NOTE

A FIELD SURVEY, CONSISTING OF A CLOSED LOOP TRAVERSE WITH AN ERROR OF CLOSURE OF 1:29,000, INDICATES THE PARENT PARCEL, AS MONUMENTED, TO BE APPROXIMATELY 0.5 FEET SHORTER IN THE OVERALL EAST/WEST DIRECTION THAN REFLECTED BY RECORD INFORMATION. THIS DIFFERENCE APPEARS TO COME FROM AN ACCUMULATION OF RELATIVELY MINOR DISCREPANCIES IN THE MONUMENTED LOCATIONS RATHER A "SCALE FACTOR" CREATED BY USE OF E.D.M.'S WITH DIFFERENT CALIBRATIONS. THE JUSTIFICATION OF THE SUBDIVISION BOUNDARY, THEREFOR, WAS ACCOMPLISHED BY A COMPARISON OF RECORD VERSUS MEASURED COORDINATES, WITH THE MEASURED COORDINATES BEING ROTATED AND TRANSLATED TO BEST FIT RECORD. THIS JUSTIFICATION HAS RESULTED IN THE NORTHINGS AND EASTINGS BEING ESTABLISHED TO BALANCE TO AN "AVERAGE" LOCATION, WITH A STANDARD DEVIATION OF 0.19 FEET IN THE NORTHINGS AND 0.17 FEET IN THE EASTINGS. THE RESULTING RELATIONSHIP OF EACH MONUMENTED CORNER TO THE CORRESPONDING RECORD CORNER HAS BEEN SHOWN ON THE MAP.

LEGEND

- SET 1/2" REBAR W/ALUM. CAP STAMPED RCE 26870
- CALCULATED CORNER, NOTHING FOUND OR SET
- FOUND 1/2" REBAR W/ALUM. CAP STAMPED "PCRD RIGHT OF WAY" PER 7 PM 144
- FOUND 1/2" REBAR W/PLASTIC CAP STAMPED RCE 15265 PER 7 PM 144
- FOUND 3/4" I.P. TAGGED RCE 11173 PER 7 PM 144
- RECORD DATA PER 7 PM 144, 145 AND 146
- SEASONAL DRAINAGE
- LATITUDE/DEPARTURE AND DISTANCE FROM CALCULATED RECORD CORNER TO FOUND MONUMENT. SEE SURVEY NOTES
- NET ACREAGE
- GROSS ACREAGE

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SHEET 3 OF 3