

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

AMERICAN WAY

CURVE	DELTA	RADIUS	ARC LENGTH
CENTERLINE DATA			
23	12°03'51"	350.00	73.70
24	12°15'26"	350.00	74.88
25	54°12'57"	100.00	94.63
SOUTHERLY RIGHT OF WAY DATA			
26	12°03'51"	380.00	80.02
27	12°15'26"	320.00	68.46
28	53°23'37"	70.00	65.23
NORTHERLY RIGHT OF WAY DATA			
29	12°03'51"	320.00	67.38
30	12°15'26"	380.00	81.30
31	55°24'38"	130.00	125.72

SEWER EASEMENT CENTER LINE

COURSE	
R*	$\Delta = 30^\circ 32' 35''$ R = 200.00 L = 106.62
S	$\Delta = 71^\circ 30' 00''$ R = 150.00 L = 187.19
T	$\Delta = 48^\circ 00' 00''$ R = 150.00 L = 125.66
U	$\Delta = 32^\circ 28' 02''$ R = 150.00 L = 85.00
* RADIAL LINE AT BEGINNING OF COURSE "R"	
EQUALS S26°24'51"W	

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

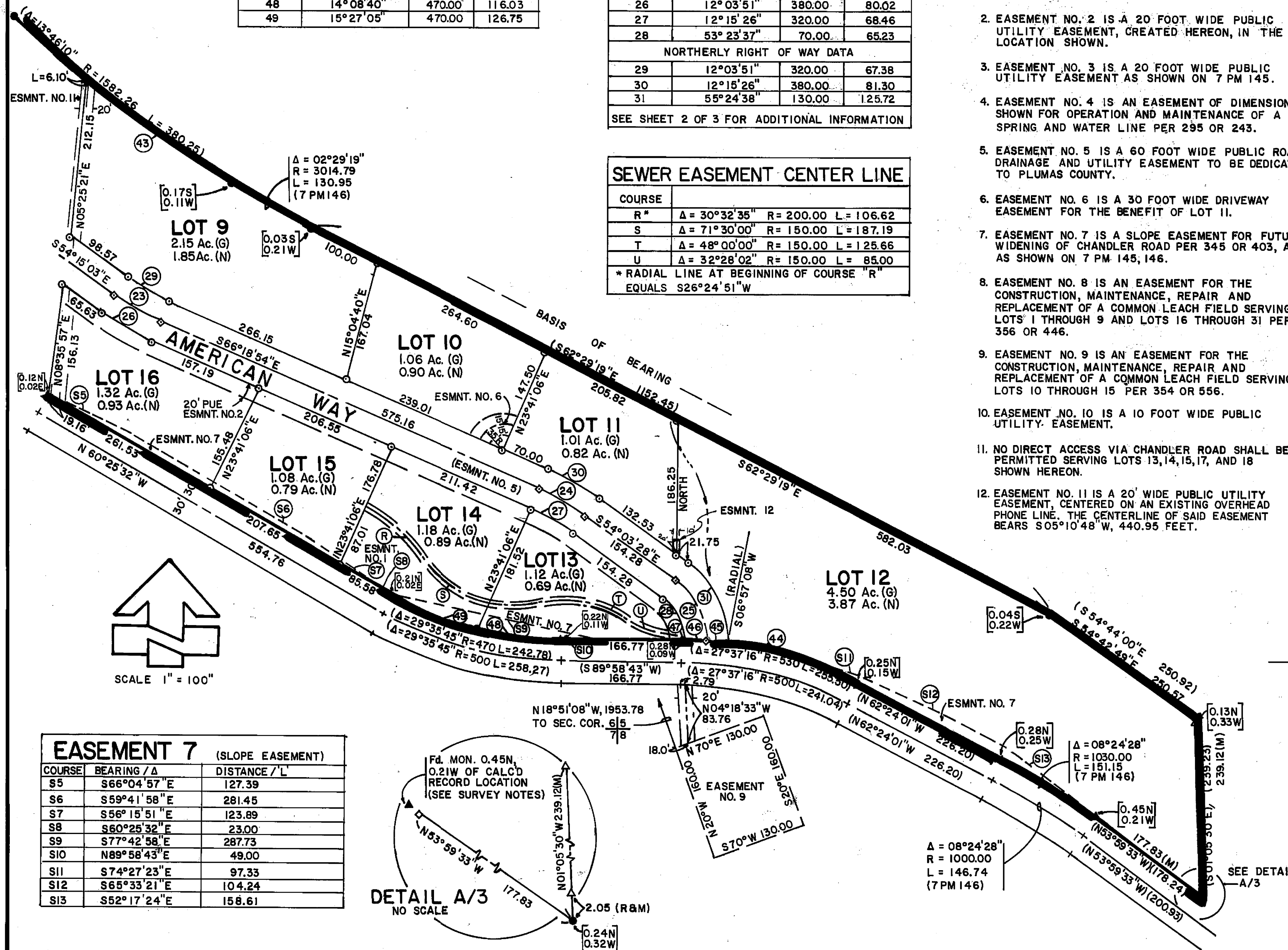
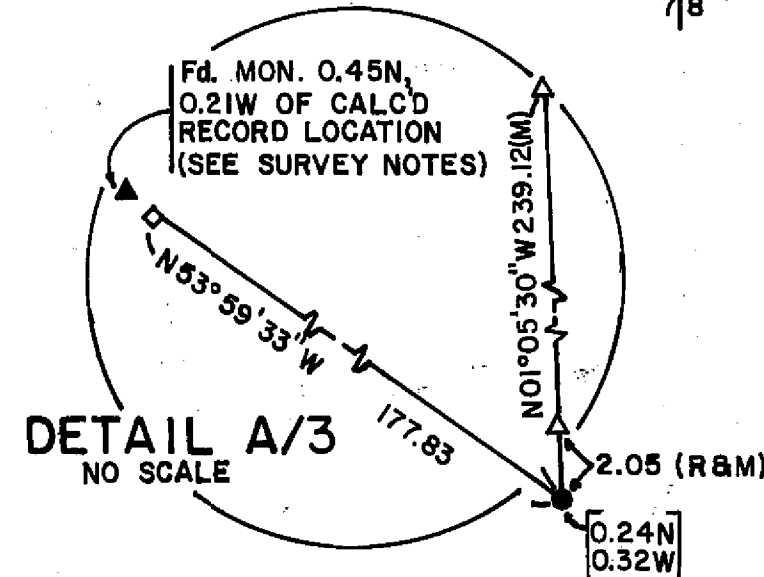
A FIELD SURVEY, CONSISTING OF A CLOSED LOOP TRAVERSE WITH AN ERROR OF CLOSURE OF 1:29,000, INDICATES THE PARENT PARCEL, AS MONUMENTED, TO BE APPROXIMATELY 0.5 FEET SHORTER IN THE OVER-ALL EAST/WEST DIRECTION THAN REFLECTED BY RECORD INFORMATION. THIS DIFFERENCE APPEARS TO COME FROM AN ACCUMULATION OF 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
- [0.16N
0.20E] LATITUDE/DEPARTURE AND DISTANCE FROM CALCULATED RECORD CORNER TO FOUND MONUMENT. SEE SURVEY NOTES
- (N) NET ACREAGE
- (G) GROSS ACREAGE

EASEMENT 7 (SLOPE EASEMENT)

COURSE	BEARING / Δ	DISTANCE / L
S5	S66°04'57"E	127.39
S6	S59°41'58"E	281.45
S7	S56°15'51"E	123.89
S8	S60°25'32"E	23.00
S9	S77°42'58"E	287.73
S10	N89°58'43"E	49.00
S11	S74°27'23"E	97.33
S12	S65°33'21"E	104.24
S13	S52°17'24"E	158.61

DETAIL A/3
NO SCALE

CHANDLER HEIGHTS
brandt & associates

SHEET 3 OF 3