

SUBDIVISION MAP
OF
THE GALEPPI RANCH
SUBDIVISION OF FORTY TWO LOTS
WITHIN
SECTIONS 7 & 8, T24N, R10E M.D.M.
PLUMAS COUNTY, CALIFORNIA
FOR
FLYING 'L' RANCH, A PARTNERSHIP

TOTAL AREA WITHIN SUBDIVISION = 168.31 Ac.
TOTAL AREA WITHIN LOTS = 149.91 Ac.
TOTAL AREA WITHIN ROADS = 18.40 Ac.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND SHOWN ON THIS SUBDIVISION MAP AND CONSENT TO PREPARATION AND RECORDING 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 DECLARED TO BE FOR PUBLIC OR PRIVATE USE AS INDICATED. EASEMENTS FOR PUBLIC UTILITIES ARE HEREBY DEDICATED FOR PUBLIC USE.

FLYING 'L' RANCH, A PARTNERSHIP
BY:

William K. Brinkman
WILLIAM K. BRINKMAN, PARTNER

1-12-83
DATE

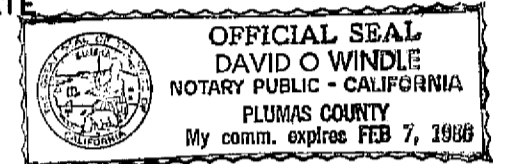
J.L. Lindsay
J.L. LINDSAY, PARTNER

1-12-83
DATE

Kenneth N. Barnard
KENNETH N. BARNARD, PARTNER

1-12-83
DATE

STATE OF CALIFORNIA)
COUNTY OF PLUMAS) ss



ON THIS 12th DAY OF JANUARY, IN THE YEAR 1983, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIAM K. BRINKMAN, J.L. LINDSAY AND KENNETH N. BARNARD, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE ALL OF THE PARTNERS OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

2-7-86
MY COMMISSION EXPIRES

David O. Windle
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 14th DAY OF February, 1983, AND THE PUBLIC UTILITY EASEMENTS SHOWN ON THE MAP WERE ACCEPTED FOR THE USES NOTED.

Ila Diggs
ILA DIGGS
COUNTY CLERK

ENGINEER'S CERTIFICATE

THIS MAP AND THE SURVEY PERFORMED THEREIN IN SEPT., 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 3rd DAY OF February, 1983 AT 10:34 A.M. IN BOOK 5 OF MAPS, AT PAGE 86, AT THE REQUEST OF THE COUNTY ENGINEER.

ILA DIGGS
COUNTY RECORDER

FEE \$ 13.00
FILE NO. 5540

BY Barb Cammack
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 1-31-83

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

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 \$ NONE.

DATED 2/1/83

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

BRANDT & ASSOCIATES
CIVIL ENGINEERS - SURVEYORS

75 COURT STREET
QUINCY, CALIFORNIA 95971
W.O. No. 811101

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

DATE: NOV. 1981

SHEET 1 OF 5

CERTIFICATE OF TRUSTEE

CAL-SIERRA TITLE 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.

CAL-SIERRA TITLE COMPANY

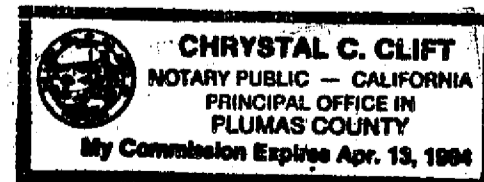
David O. Windle
DAVID O. WINDLE
VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF PLUMAS) ss

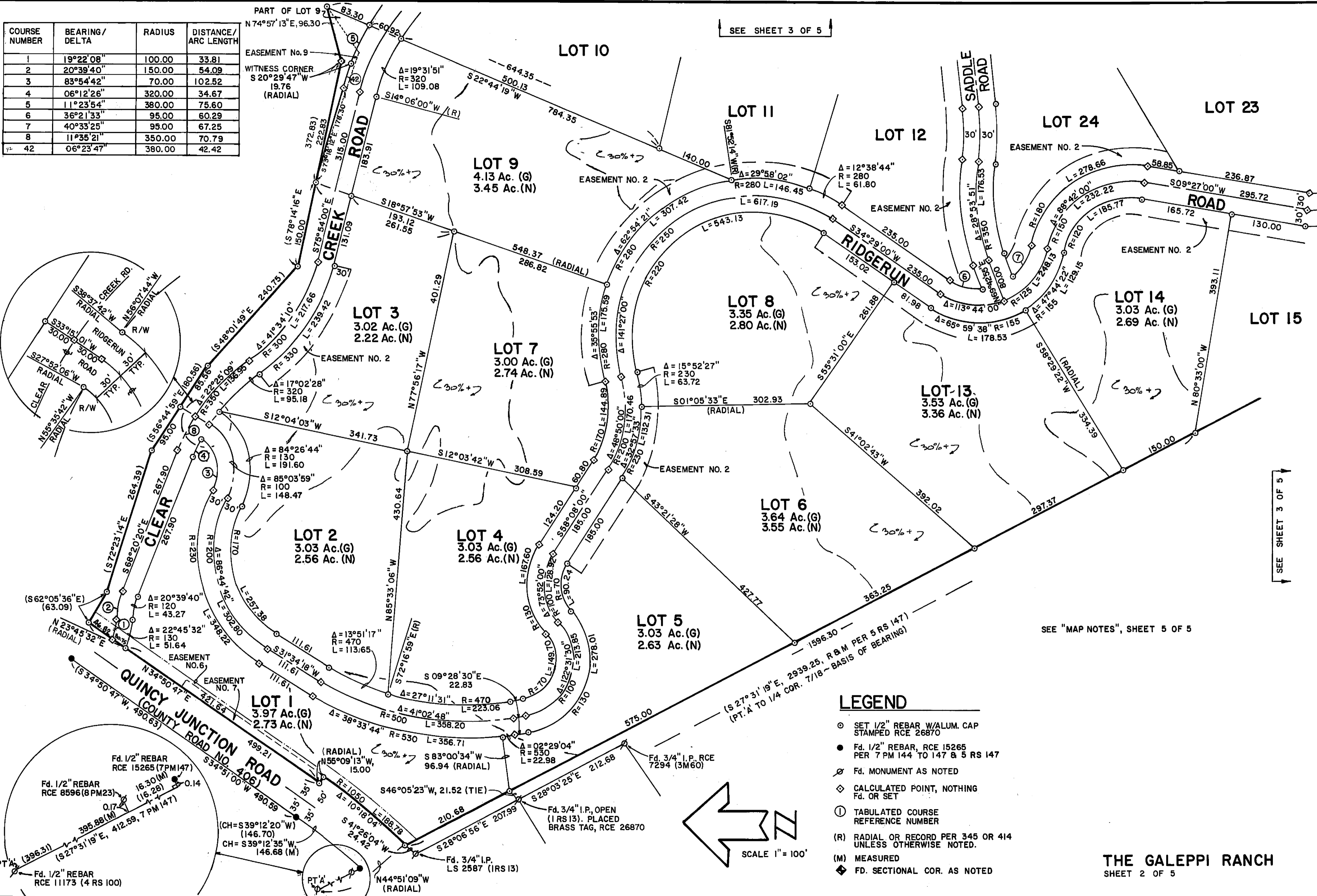
ON THIS 12th DAY OF JANUARY, IN THE YEAR 1983, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAVID O. WINDLE PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

Chrystal C. Clift
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-13-84



COURSE NUMBER	BEARING/ DELTA	RADIUS	DISTANCE/ ARC LENGTH
1	19°22'08"	100.00	33.81
2	20°39'40"	150.00	54.09
3	83°54'42"	70.00	102.52
4	06°12'26"	320.00	34.67
5	11°23'54"	380.00	75.60
6	36°21'33"	95.00	60.29
7	40°33'25"	95.00	67.25
8	11°35'21"	350.00	70.79
42	06°23'47"	380.00	42.42

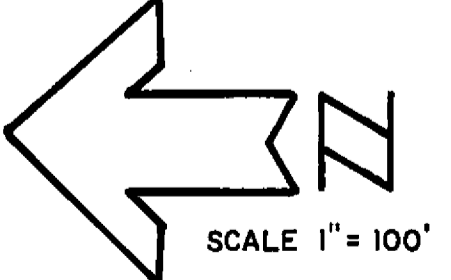


SEE SHEET 3 OF 5

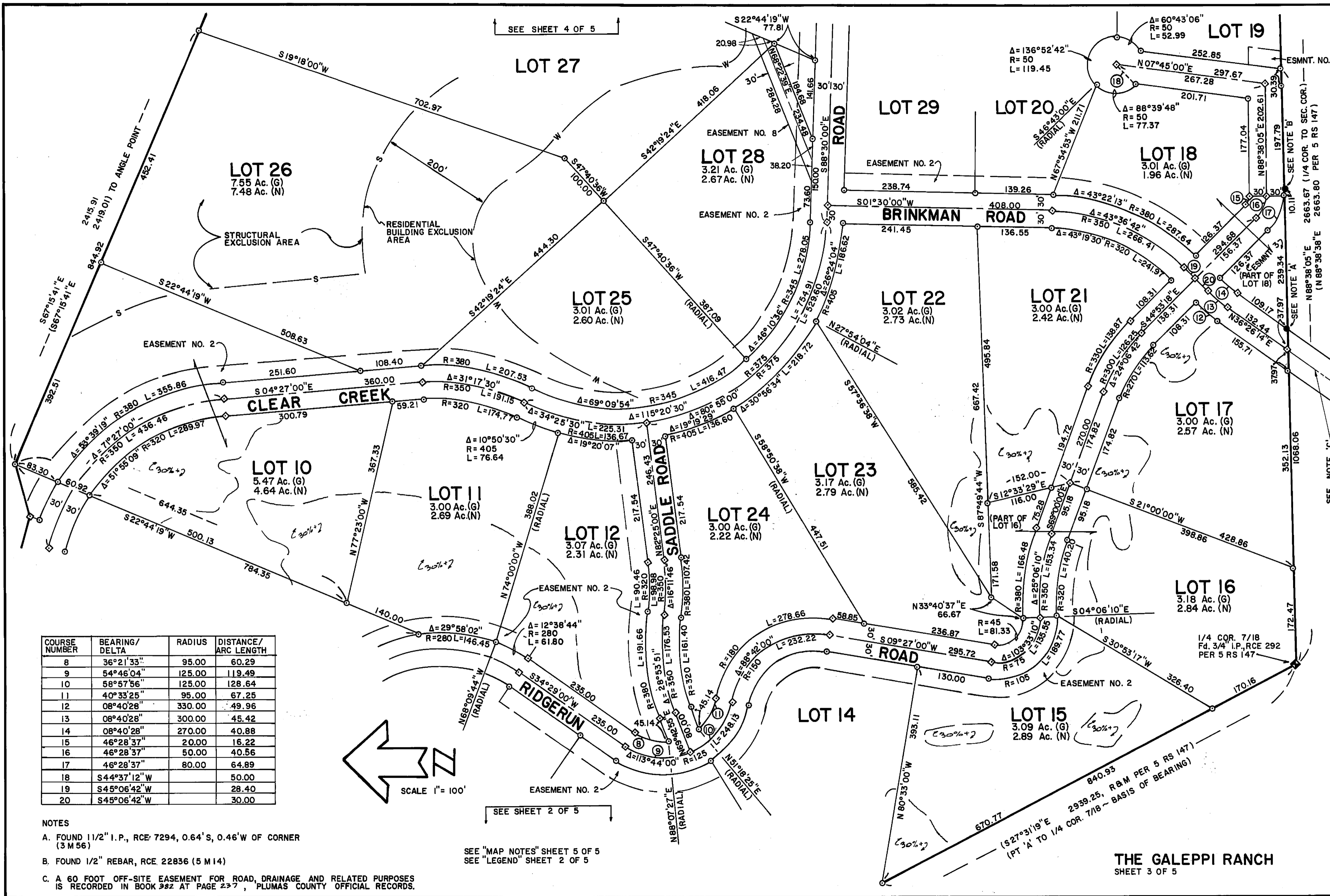
SEE SHEET 3 OF 5

SEE "MAP NOTES", SHEET 5 OF 5

- LEGEND**
- SET 1/2" REBAR W/ALUM. CAP STAMPED RCE 26870
 - Fd. 1/2" REBAR, RCE 15265 PER 7 PM 144 TO 147 & 5 RS 147
 - ⊗ Fd. MONUMENT AS NOTED
 - ◇ CALCULATED POINT, NOTHING Fd. OR SET
 - ① TABULATED COURSE REFERENCE NUMBER
 - (R) RADIAL OR RECORD PER 345 OR 414 UNLESS OTHERWISE NOTED.
 - (M) MEASURED
 - ◆ FD. SECTIONAL COR. AS NOTED



THE GALEPPI RANCH
SHEET 2 OF 5



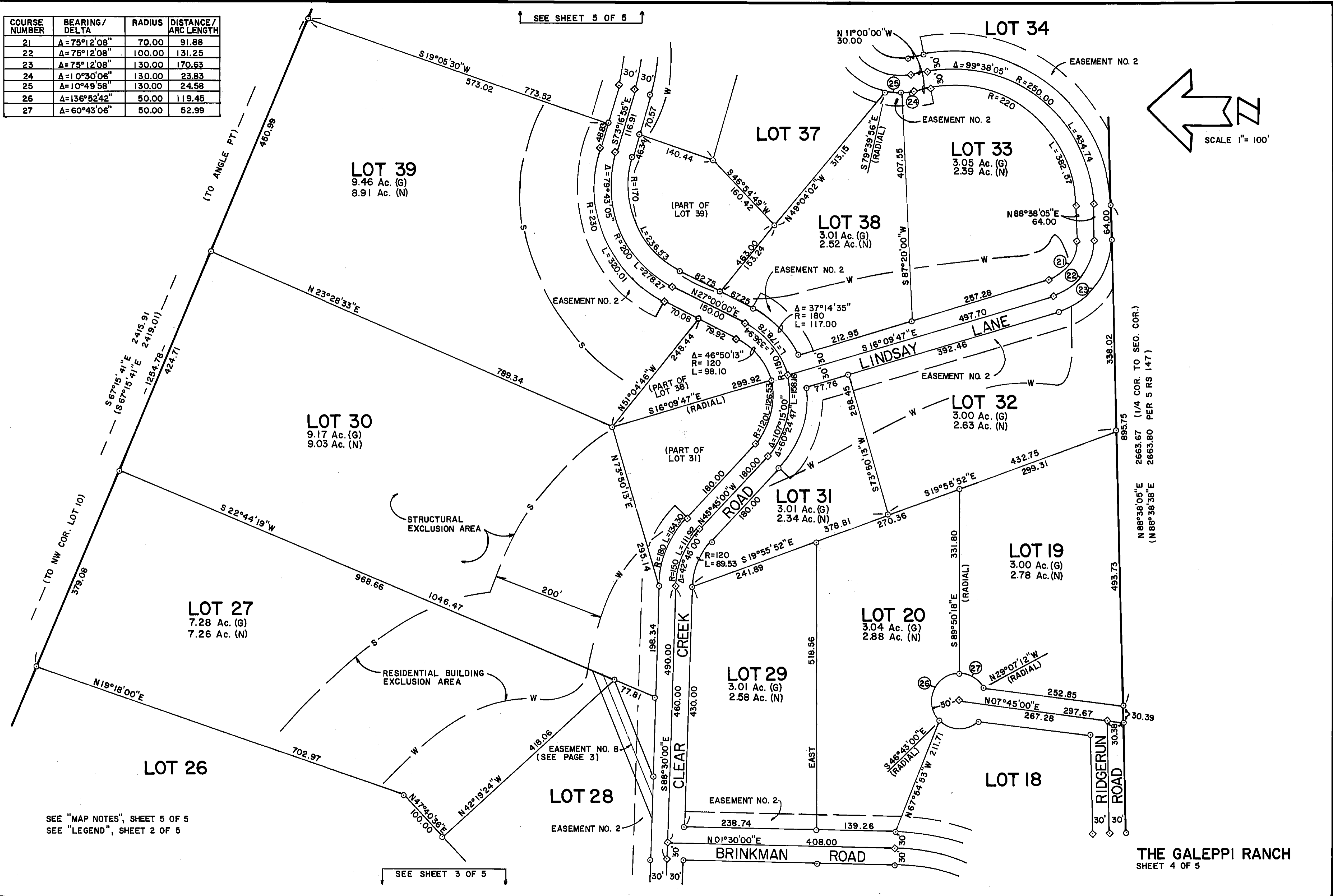
COURSE NUMBER	BEARING/ DELTA	RADIUS	DISTANCE/ ARC LENGTH
8	36°21'33"	95.00	60.29
9	54°46'04"	125.00	119.49
10	58°57'56"	125.00	128.64
11	40°33'25"	95.00	67.25
12	08°40'28"	330.00	49.96
13	08°40'28"	300.00	45.42
14	08°40'28"	270.00	40.88
15	46°28'37"	20.00	16.22
16	46°28'37"	50.00	40.56
17	46°28'37"	80.00	64.89
18	S44°37'12"W		50.00
19	S45°06'42"W		28.40
20	S45°06'42"W		30.00

NOTES
 A. FOUND 1 1/2" I.P., RCE: 7294, 0.64'S, 0.46'W OF CORNER (3 M 56)
 B. FOUND 1/2" REBAR, RCE: 22836 (5 M 14)
 C. A 60 FOOT OFF-SITE EASEMENT FOR ROAD, DRAINAGE AND RELATED PURPOSES IS RECORDED IN BOOK 322 AT PAGE 237, PLUMAS COUNTY OFFICIAL RECORDS.

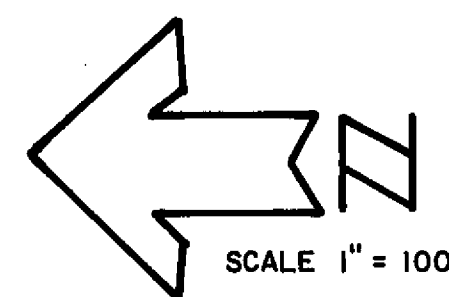
SEE SHEET 2 OF 5
 SEE "MAP NOTES" SHEET 5 OF 5
 SEE "LEGEND" SHEET 2 OF 5

THE GALEPPI RANCH
 SHEET 3 OF 5

COURSE NUMBER	BEARING/ DELTA	RADIUS	DISTANCE/ ARC LENGTH
21	$\Delta = 75^\circ 12' 08''$	70.00	91.88
22	$\Delta = 75^\circ 12' 08''$	100.00	131.25
23	$\Delta = 75^\circ 12' 08''$	130.00	170.63
24	$\Delta = 10^\circ 30' 06''$	130.00	23.83
25	$\Delta = 10^\circ 49' 58''$	130.00	24.58
26	$\Delta = 136^\circ 52' 42''$	50.00	119.45
27	$\Delta = 60^\circ 43' 06''$	50.00	52.99



NOTE 'D'
 FOUND 8" x 8" WOOD FENCE POST FOR "ANGLE POINT IN THE PASTURE FENCE" (345 O.R. 405 & 355 O.R. 233); SET WITNESS CORNER [1/2" x 18" REBAR W/ALUM. CAP R.C.E 26870] BEARS S57°53'15"W 1.00 FT.



COURSE NUMBER	BEARING/ DELTA	RADIUS	DISTANCE/ ARC LENGTH
28	Δ=53°37'56"	130.00	121.69
29	Δ=74°58'00"	100.00	130.84
30	Δ=74°58'00"	70.00	91.59
31	Δ=62°20'46"	50.00	54.41
32	Δ=128°24'29"	50.00	112.06
33	Δ=95°30'21"	50.00	83.35
34	Δ=35°24'00"	120.00	74.14
35	Δ=35°24'00"	150.00	92.68
36	Δ=35°24'00"	180.00	111.21
37	Δ=83°28'12"	50.00	72.84
38	N 21°26'18"E	-	20.13
39	Δ=129°25'12"	50.00	112.94
40	S 63°33'17"E (RADIAL)	(RADIAL)	50.00
41	Δ=45°34'23"	50.00	39.77

SEE "LEGEND", SHEET 2 OF 5

LOT 42
3.92 Ac.

LOT 41
10.61 Ac. (G)
10.01 Ac. (N)

LOT 36
4.84 Ac. (G)
4.26 Ac. (N)

LOT 35
3.30 Ac. (G)
2.89 Ac. (N)

LOT 34
3.52 Ac. (G)
3.18 Ac. (N)

LOT 40
5.58 Ac. (G)
4.92 Ac. (N)

LOT 37
3.05 Ac. (G)
2.67 Ac. (N)

THE GALEPPI RANCH
SHEET 5 OF 5

MAP NOTES

- EASEMENT NO. 1 IS A 60 FOOT WIDE PRIVATE ROAD AND PUBLIC UTILITY EASEMENT OF THE LOCATION AND DIMENSIONS SHOWN HEREON AND MORE PARTICULARLY ENCOMPASSING THOSE PRIVATE ROADS SHOWN HEREON AS "CLEAR CREEK RD., RIDGERUN RD., SADDLE RD., BRINKMAN RD. AND LINDSAY LANE".
- EASEMENT NO. 2 IS A 30 FOOT WIDE PUBLIC UTILITY EASEMENT OF THE LOCATIONS AND DIMENSIONS SHOWN.
- EASEMENT NO. 3 IS A PUBLIC UTILITY EASEMENT COVERING THE TRIANGULAR PORTION OF LOT 18.
- AREAS LYING NORTH AND WEST OF THE SEASONAL HIGH GROUND WATER LINE, DESIGNATED HEREON BY _____ ARE RESIDENTIAL BUILDING EXCLUSION AREAS. AREAS LYING MORE THAN 200' NORTH AND WEST OF THIS LINE ARE RESTRICTED FROM ANY AND ALL STRUCTURAL CONSTRUCTION. THE SOUTH AND EAST LIMITS OF THIS STRUCTURAL EXCLUSION AREA ARE DESIGNATED HEREON AS _____ S _____.
- CONDITIONS OF APPROVAL FOR THIS MAP REQUIRE THAT NO FURTHER DIVISION OF ANY LOT SHOWN HEREON BE PERMITTED AND THAT NO "GUEST HOUSE" BE A PERMITTED LAND USE ON ANY LOT CREATED HEREON.
- BASIS OF BEARING FOR THIS SURVEY IS THE SOUTHWESTERLY BOUNDARY, TAKEN AS S27°31'19"E, AS SHOWN ON 5 RS 147.
- EASEMENT NO. 4 IS A 30 FOOT WIDE ROAD & UTILITY EASEMENT FOR THE BENEFIT OF LOTS 41 AND 42.
- ROADS SHOWN HEREON ARE PRIVATE EASEMENTS NOT SUBJECT TO IMPROVEMENT OR MAINTENANCE BY PLUMAS COUNTY. SUCH EASEMENTS WILL NOT BECOME EFFECTIVE UNLESS AND UNTIL RESERVATIONS AND GRANTS ARE INCLUDED IN THE RESPECTIVE DEEDS.
- LEACH EXCLUSION AREAS ARE TO CONFORM TO PLUMAS COUNTY ORDINANCE 76-162, INCLUDING SLOPES OVER 30% AND AREAS WITHIN 50' OF SEASONAL DRAINAGES.

- EASEMENT NO. 5 IS A 40 FOOT WIDE IRRIGATION AND DRAINAGE EASEMENT 20 FEET EACH SIDE OF THE SHOWN CENTERLINE.
- EASEMENT NO. 6 IS A 20 FOOT WIDE PUBLIC UTILITY EASEMENT.
- EASEMENT NO. 7 IS A SLOPE EASEMENT FOR CONSTRUCTION, MAINTENANCE AND RECONSTRUCTION OF CUT SLOPES WITHIN 50 FEET OF CENTERLINE OF QUINCY JUNCTION ROAD.
- EASEMENT NO. 8 IS A 30 FOOT WIDE ROAD & UTILITY EASEMENT FOR THE BENEFIT OF LOTS 27 AND 30.
- EASEMENT NO. 9 IS AN IRRIGATION AND DRAINAGE EASEMENT AS DESCRIBED IN BOOK _____ OF OFFICIAL RECORDS AT PAGE 235, 382.

SEE SHEET 4 OF 5

N01°21'55"W (RADIAL)