



LEGEND

- Found 1/2" Rebar tag RCE 22836 per 8 PM 54
- Found 1/2" Rebar tag LS 2843 per 7 PM 49
- Set 1/2" Rebar tag RCE 22836
- Seasonal Drainage
- Approximate leach exclusion
- () Record & Measured per 8 PM 54

Acreage Summary

County Road Esmt.	0.48 acres (Not included in areas shown)
Private Road	0.32 acres
Net acres	<u>14.48</u> acres
Total acres	15.28 acres

No.	ROAD	DATA	
R	Brng	Radius	Delta
		1030'	6°41'05"
S		720'	23°46'32"
Q	N08°25'17"W		286.58'
a	N46°08'06"E		136.72'
b	S81°44'27"E		72.71'
c	N08°25'17"W		52.78'
d	N08°25'17"W		73.65'

- NOTES**
1. Juniper Lane as shown hereon is a private easement not subject to improvement or maintenance by Plumas County. Such easements will not become effective unless or until reservations or grants are included in the respective deeds.
 2. Leach exclusion areas include 50' from seasonal drainage and property lines, 100' from wells, and slopes over 30%.
 3. This map is a division of parcel 1 of 8 PM 54.
 4. This division was approved as a planned unit development. No further division or rezoning is permitted without consent of all lot owners subject to the PUD permit.
 5. The PUD permit allows a 20-foot front yard building setback from Juniper Lane.
 6. A "Habitable Building Exclusion Area" noted hereon will be in effect until the area is annexed to a fire district.
 7. These lands are subject to a road maintenance agreement recorded in Book 350 Official Records at page 68.

JUNIPER LANE
Subdivision and P.U.D.

Section 14 T26N R10E MDB & M

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