

## **NOTES**

1. A 50 FOOT WIDE NONSTRUCTURE SETBACK BUFFER SHALL EXTEND AWAY FROM BOTH SIDES OF ALL INTERMITTENT WATERCOURSES AND SMITH CREEK AS SHOWN ON THIS MAP.
2. LEACH EXCLUSION AREAS EXIST ON ALL THOSE PORTIONS OF THE PROPERTY: LYING WITHIN 100 FEET OF SMITH CREEK, SMITH CREEK OVERFLOW, AND THE WELL WITHIN LOT 34; LYING WITHIN 50 FEET OF EITHER SIDE OF THE INTERMITTENT WATERCOURSES SHOWN ON THIS MAP; AND WITHIN ANY AREA THAT HAS A SLOPE OF 30 PERCENT OR GREATER.
3. LOTS 34, 1, 2, 7, 8, 10, 18, AND 29 SHALL CONFORM WITH PLUMAS COUNTY ORDINANCE 76-162 BY USE OF AN ENGINEERED SYSTEM ACCEPTABLE TO THE PLUMAS COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH.
4. THE PORTION OF JAMISON ROAD CROSSING PARCEL 2, AS SHOWN IN BOOK 7 OF PARCEL MAPS AT PAGE 74, PLUMAS COUNTY RECORDS, SHALL BE DEDICATED TO THE COUNTY OF PLUMAS FOR PUBLIC ROAD AND DRAINAGE PURPOSES AND FOR PUBLIC UTILITY FACILITIES AND PUBLIC UTILITY EASEMENT PURPOSES. THE DEDICATION IS CONCURRENT WITH THE FILING OF THIS MAP AND IS RECORDED IN VOLUME 492 OF OFFICIAL RECORDS AT PAGE 231, PLUMAS COUNTY RECORDS.
5. THE 10 FOOT WIDE UTILITY EASEMENT (U.E.) SHOWN WITHIN PARCEL 2, AS SHOWN IN BOOK 7 OF PARCEL MAPS AT PAGE 74, PLUMAS COUNTY RECORDS, IS HEREBY RESERVED, FOR INSTALLATION, MAINTENANCE AND REPAIR OF ALL UNDERGROUND ELECTRICAL, TELEPHONE AND CABLE TELEVISION CABLES, DUCTS AND RELATED FACILITIES, TOGETHER WITH THE RIGHT TO TRIM AND REMOVE, AS OFTEN AS NECESSARY, TREES, LIMBS AND BRUSH, AND ARE GRANTED TO THE RESPECTIVE SERVING UTILITY COMPANIES AND CABLE TELEVISION COMPANY CONCURRENTLY WITH THE FILING OF THIS MAP. THIS GRANT OF EASEMENT IS RECORDED IN VOLUME 492 OF OFFICIAL RECORDS AT PAGE 235, PLUMAS COUNTY RECORDS.
6. AS A CONDITION SET FORTH IN THE PLANNED DEVELOPMENT PERMIT, THERE SHALL BE NO FURTHER DIVISION OF LOTS WITHIN GOLD RIDGE SUBDIVISION, UNIT NUMBER 2.
7. THE 10 FOOT WIDE UTILITY EASEMENT (U.E.) SHOWN WITHIN THE "OTHER LANDS OF OWNER" ON THIS MAP IS HEREBY RESERVED, FOR INSTALLATION, MAINTENANCE AND REPAIR OF ALL UNDERGROUND ELECTRICAL, TELEPHONE AND CABLE TELEVISION CABLES, DUCTS AND RELATED FACILITIES, TOGETHER WITH THE RIGHT TO TRIM AND REMOVE, AS OFTEN AS NECESSARY, TREES, LIMBS AND BRUSH, AND ARE GRANTED TO THE RESPECTIVE SERVING UTILITY COMPANIES AND CABLE TELEVISION COMPANY CONCURRENTLY WITH THE FILING OF THIS MAP. THIS GRANT OF EASEMENT IS RECORDED IN VOLUME 492 OF OFFICIAL RECORDS AT PAGE 237, PLUMAS COUNTY RECORDS.
8. PLANNED DEVELOPMENT STATEMENT: THE PROPERTY SHOWN HEREON IS SUBJECT TO A PLANNED DEVELOPMENT PERMIT WHICH IS RECORDED IN BOOK 492 OF OFFICIAL RECORDS AT PAGE 239, PLUMAS COUNTY RECORDS. FUTURE DEVELOPMENT OF THIS PROPERTY WILL BE SUBJECT TO THE CONDITIONS OF SAID PERMIT.
9. THE ADDITIONAL INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.
10. THE ADDITIONAL INFORMATION SHOWN HEREON IS DERIVED FROM PUBLIC RECORDS OR REPORTS, AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPAREE.

**ADDITIONAL INFORMATION SHEET**  
**GOLD RIDGE SUBDIVISION**  
**UNIT NO. 2**

**A PLANNED DEVELOPMENT  
FOR  
FEATHER RIVER ASSOCIATE**

BEING A PORTION OF SECTIONS  
15 AND 16, T. 22N., R12E., M.D.B.&M.  
IN PLUMAS COUNTY, CALIFORNIA

## LARRY ELITES ENGINEERING

P.O. BOX 308  
GRAEAGLE, CALIFORNIA 96103  
R.C.E. 13225

CURVE DATA

CURVE	△	R	L	T
V1	42°06'01"	291.28	214.03	112.11
V2	42°06'01"	261.28	191.99	100.56
V3	42°06'01"	231.28	169.94	89.01
W1	36°20'58"	195.00	123.71	64.02
W2	36°20'58"	225.00	142.74	73.87
W3	36°20'58"	255.00	161.78	83.72

