

REMAINING LANDS OF THE OWNER
DILDRETO/PLUMAS LTD.
483 D.R. 23

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TANGENT TABLE

NO.	DISTANCE	BEARING
1	55.58	N 35°00'00"E
2	95.76	S 80°44'42"W
3	106.22	N 03°24'44"E
4	44.56	N 44°01'24"E
5	149.29	N 81°40'18"E
6	97.40	N 35°00'00"E
7	88.11	S 00°22'26"E
8	88.64	S 03°40'12"E
9	95.73	S 06°35'08"E
10	36.46	N 07°22'22"W
11	96.44	N 13°26'35"E
12	94.88	N 13°26'35"E
13	89.76	N 01°30'55"W
14	92.86	N 00°14'02"E
15	34.00	S 72°20'00"E
16	94.92	S 44°32'56"E
17	62.64	N 84°15'55"E
18	52.72	N 80°23'03"E
19	25.61	N 80°23'03"E
20	25.81	N 84°36'29"E
21	49.27	S 74°37'37"E
22	69.12	S 74°37'37"E
24	47.00	N 80°44'42"E
25	54.00	N 80°44'42"E
26	56.00	N 80°44'42"E
27	13.61	N 80°44'42"E
28	35.76	S 80°44'42"W
29	3.00	N 81°40'18"E
30	56.00	N 81°40'18"E
31	34.29	N 81°40'18"E
32	42.40	S 81°40'18"W
33	55.00	S 81°40'18"W
34	12.60	S 81°40'18"W
35	14.46	S 03°24'44"W
36	53.00	S 03°24'44"W
37	50.00	S 03°24'44"W
38	25.00	N 35°00'00"E
39	25.00	N 35°00'00"E
40	42.00	S 55°00'00"E
41	16.04	N 03°24'44"E
42	18.00	N 81°40'18"E
43	44.00	S 01°25'11"W
44	35.00	S 01°25'11"W
45	52.00	S 01°25'11"W
46	41.73	N 82°24'18"W
47	41.48	S 80°44'42"E
48	12.62	S 88°16'13"W
49	55.00	S 88°16'13"W
50	38.00	N 55°00'00"E
51	20.34	S 21°33'51"W
53	5.00	N 80°23'03"E
54	143.10	N 80°44'42"E
55	102.49	N 80°44'42"E
56	117.46	N 03°24'44"E
57	80.00	S 55°00'00"E
58	64.45	N 48°27'15"W
59	77.66	S 80°44'42"E
60	60.57	S 88°02'46"E
61	48.18	N 36°07'31"W
62	90.00	S 21°56'19"W
63	114.58	S 81°28'24"E
64	63.42	N 21°56'19"E
65	27.48	S 55°00'00"E
76	127.01	N 80°44'42"E
67	137.47	N 03°24'44"E
68	25.00	S 08°19'42"E
69	20.10	N 56°09'48"E

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
2	225.00	44°15'18"	173.79	91.49	169.50	S 77°07'39"E
3	225.00	00°38'30"	2.52	1.26	2.52	S 55°19'15"E
4	225.00	43°36'48"	171.27	90.02	167.16	S 77°26'44"E
7	250.00	43°40'40"	190.58	100.19	186.00	S 77°24'58"E
17	200.00	43°32'00"	151.96	79.86	148.33	S 77°29'18"E
19	150.00	41°50'34"	109.54	57.34	107.13	N 14°04'43"E
20	180.00	41°50'34"	131.45	68.81	128.55	N 14°04'43"E
21	120.00	41°50'34"	87.64	45.87	85.70	N 14°04'43"E
82	80.00	40°36'40"	56.70	29.60	55.52	N 23°43'04"E
83	80.00	37°38'54"	52.57	27.27	51.63	N 62°50'51"E
84	105.00	40°36'40"	74.42	38.85	72.88	N 23°43'04"E
85	105.00	37°38'54"	68.99	35.79	67.76	N 62°50'51"E
86	130.00	40°36'40"	92.14	48.10	90.23	N 23°43'04"E
87	130.00	37°38'54"	85.42	44.32	83.89	N 62°50'51"E
90	250.00	09°40'49"	42.24	21.17	42.19	S 60°25'03"E
91	250.00	09°51'18"	43.00	21.55	42.95	S 70°11'06"E
92	250.00	11°27'33"	50.00	25.08	49.92	S 80°50'31"E
93	250.00	11°27'33"	50.00	25.08	49.92	S 87°41'56"E
94	250.00	01°13'27"	5.34	2.67	5.34	N 81°21'26"E
95	475.00	07°50'26"	65.00	32.55	64.95	N 84°39'55"E
96	475.00	12°54'19"	106.99	53.72	106.76	S 84°57'43"E
97	50.00	82°58'39"	72.41	44.22	66.25	S 68°20'28"E
98	50.00	28°38'52"	25.00	12.77	24.74	N 55°50'46"E
99	50.00	49°24'08"	43.11	23.00	41.79	N 16°49'16"E
111	50.00	115°11'27"	100.52	78.77	84.43	N 65°28'31"W
112	525.00	04°21'59"	40.01	20.01	40.00	N 80°02'49"W
113	525.00	05°33'57"	51.00	25.52	50.98	N 85°00'46"W
114	525.00	07°38'22"	70.00	35.05	69.95	N 88°23'04"W
115	525.00	03°49'11"	35.00	17.51	34.99	S 82°39'17"W
116	80.00	09°18'38"	13.00	6.51	12.99	N 08°04'03"E
117	80.00	31°18'02"	43.70	22.41	43.16	N 28°22'23"E
118	50.00	26°59'10"	23.55	12.00	23.33	S 41°17'33"E
119	50.00	53°35'15"	46.76	25.25	45.08	S 81°34'46"E
132	25.00	51°39'25"	22.54	12.10	21.78	S 52°40'51"E
134	50.00	276°13'06"	241.04			
135	25.00	45°12'26"	19.73	10.41	19.22	S 79°31'58"W
136	25.00	70°31'44"	30.77	17.68	28.87	S 63°03'50"E
138	50.00	250°31'44"	218.62			
142	50.00	34°22'39"	30.00	15.47	29.55	N 54°26'17"E
143	50.00	40°28'00"	35.31	18.43	34.58	N 17°00'58"E
144	50.00	24°03'51"	21.00	10.66	20.85	N 18°14'58"W
145	50.00	22°55'06"	20.00	10.14	19.87	N 38°44'27"W
146	50.00	48°07'42"	42.00	22.33	40.78	N 74°15'51"W
147	130.00	14°06'13"	32.00	16.08	31.92	S 10°27'50"W
148	130.00	20°42'53"	47.00	23.76	46.74	S 27°52'23"W
149	130.00	05°47'34"	13.14	6.58	13.14	S 41°07'37"W
150	130.00	22°55'59"	52.03	26.37	51.69	S 55°29'23"W
151	130.00	14°42'55"	33.39	16.79	33.30	S 74°18'50"W
152	200.00	12°08'23"	42.38	21.27	42.30	N 61°47'29"W
153	200.00	31°23'37"	109.58	56.21	108.22	N 83°33'29"W
204	500.00	27°30'07"	240.00	122.36	237.70	S 85°30'14"E
209	475.00	20°44'44"	171.99	86.95	171.05	S 88°52'56"E
211	525.00	21°23'29"	196.01	99.16	194.87	N 88°33'34"W

LOT ACREAGE TABLE

NO.	ACRES	NO.	ACRES	NO.	ACRES
1	0.19	21	0.13	41	0.20
2	0.17	22	0.16	42	0.23
3	0.12	23	0.12	'A'	0.10
4	0.11	24	0.14	'B'	0.11
5	0.12	25	0.20	'C'	0.30
6	0.13	26	0.20	'D'	0.70
7	0.13	27	0.23	'E'	0.94
8	0.13	28	0.21		
9	0.13	29	0.14		
10	0.14	30	0.13		
11	0.14	31	0.13		
12	0.17	32	0.13		
13	0.17	33	0.14		
14	0.16	34	0.17		
15	0.14	35	0.15		
16	0.15	36	0.16		
17	0.14	37	0.15		
18	0.14	38	0.13		
19	0.19	39	0.14		
20	0.13	40	0.19		

AREA TABULATION

LOT AREA = 6.412± AC.
STREET AREA = 1.831± AC.
OPEN SPACE = 2.135± AC.
TOTAL AREA = 10.378± AC.

SCALE: 1" = 100'

BASIS OF BEARINGS:

WEST LINE OF COTTONWOOD DRIVE TAKEN AS
N 06° 50' 34" W AS ESTABLISHED FROM THE
FOUND POINTS SHOWN ON 5 M 51 AS
RECORDED IN PLUMAS COUNTY.

GENERAL NOTES:

- ALL LOTS SHALL HAVE A 2-1/2 FOOT WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO SIDE AND REAR LOT LINES FOR THE BENEFIT OF ADJACENT LOTS.
- A SOILS AND GEOLOGIC REPORT ON THIS SUBDIVISION WAS PREPARED IN JANUARY 1989 BY TRANSWESTERN ENGINEERING CORP. THIS IS ON FILE WITH THE PLUMAS COUNTY ENGINEERING DEPARTMENT.

LEGEND:

- (R) RADIAL BEARING
- SET 5/8" REBAR LLS 5055 AT ALL LOT CORNERS
- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND SECTION SUBDIVISION CORNER AS NOTED
- EASEMENT
- FOUND POINT AS NOTED
- SS SANITARY SEWER
- SD STORM DRAIN

PLUMAS EUREKA ESTATES
UNIT 7 PHASE II
FOR DILDRETO/PLUMAS LIMITED
A PLANNED DEVELOPMENT