

REMAINDER  
Other Lands of Subdivider  
373 O.R. 461  
51.24 Acres

REMAINDER  
Other Lands of Subdivider  
373 O.R. 461  
3.15 Acres

Top of the West Unit No. 1  
(6 A/M 107-109)

Lake Almanor West Unit No. 5  
(5 R/M 69-71)

Lake Almanor West Unit No. 5  
(5 R/M 69-71)

**NOTES:**

1. A 10' wide public utility is created by this map along and adjacent to all public roads except on Lots 6, 7 and 8 of "Lake Almanor West Unit No. 5, 5 R/M 69-71"
2. 3' wide public utility easements are created by this map along and adjacent to both sides of lot sidelines and within the boundaries of this subdivision only.
3. Areas:  
 Lots = 7.288 Ac.  
 Dedicated road = 3.170 Ac.  
 Total = 10.458 Ac.
4. THE CUT & FILL SLOPE EASEMENTS WITHIN THE REMAINDER WERE GRANTED TO PLUMAS COUNTY IN 565 OR. 558.

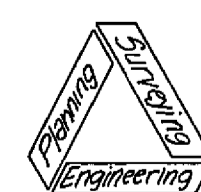
**LEGEND**

- ⊕ Set nail and tag stamped "L.S. 3989" in concrete slab
- Set 1/2" rebar w/cap stamped "L.S. 3989"
- Fnd. 1/2" rebar w/cap stamped "L.S. 3989" per 6 R/M 107-109
- Fnd. 1" I.P. tagged "L.S. 3202" per 5 R/M 69-71
- ✱ Fnd. 1/2" or 3/4" I.P. tagged "L.S. 3202" per 5 R/M 69-71
- ① Common driveway easement for lots 8 and 9, 15' in width
- ② Common driveway easement for lots 10, 11 and 12, 20' in width
- ③ Common driveway easement for lots 13, 14 and 15, 30' in width
- ④ Common driveway easement for lots 2, 3 and 4, width varies
- ⑤ Cut and Fill slope easement, width varies
- (R) Indicates radial bearing

**BASIS OF BEARING**

The Basis of Bearings of this survey is N60°00'E as shown on the northerly line of Lake Almanor West Unit No. 5 (5 R/M 69-71) and was established using the monuments shown as found.

**PLANNED DEVELOPMENT AND SUBDIVISION MAP OF TOP OF THE WEST UNIT NO. 2**  
 IN SECTIONS 32 AND 33,  
 T.28 N., R. 7 E., M.D.B. & M.  
 PLUMAS COUNTY, CALIFORNIA



JST Engineering Associates, Inc.  
 45 South Hoop Street  
 Susanville, California  
 (916) 257-5173