



NORTH
1" = 200'

LEGEND
HATCH INDICATES APPROXIMATE LEACH EXCLUSION AREA

SUPPLEMENTAL INFORMATION SHEET

1. The information shown hereon is for information purposes describing conditions as of the date of filing, and is not intended to affect record title interest.
2. Leach exclusion areas are all areas within 50' of property lines, within easements, within 50' of a watercourse, within 100' of wells, all slopes of 30% or greater, and areas of high groundwater, and within 50' of edge of wet meadow.
3. The private roads shown hereon, "Powderhorn Road" and Coyote Peak Road 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.
4. All slopes of 15% or more are building and grading exclusion areas until an erosion control plan is prepared, submitted to, and approved by the Planning Director and the County Engineer.
5. Under 1275.00 et. seq. of the SRA Fire Safe Regulations and the provisions of Article 10 of Chapter 4 of Title 9, commencing with Section 9-4.1001 of the Plumas County Code, emergency water for fire protection will be required before final inspections for building construction.
6. The designated building sites shown hereon may be changed with written approval of Cal. Dept of Fish and Game.
7. Future division is precluded until it is shown that further division would not have a significant adverse effect on deer winter range.

POWDERHORN ESTATES

A division of three lots by Planned Development within T23N, R11E, Sec. 10, 11 MDBM near Cromberg, Plumas County, California

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