

OWNER'S STATEMENT

WE, BAILEY CREEK INVESTORS, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNERS OF THE LAND SHOWN ON THE MAP AND CAL-SIERRA TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEEDS OF TRUST RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF PLUMAS IN BOOK 738 AT PAGE 152 AND IN BOOK 741 AT PAGE 401, DO HEREBY STATE THAT WE ARE THE ONLY PARTIES WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

WE HEREBY OFFER FOR DEDICATION AND DO DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- (A) DURKIN DRIVE AND FLINT WAY AS SHOWN ON THE MAP FOR ROADWAY AND PUBLIC UTILITY PURPOSES.
(B) EASEMENTS FOR PUBLIC UTILITY PURPOSES, INCLUDING WATER, SEWER, DRAINAGE, ELECTRIC, GAS AND COMMUNICATION FACILITIES, AND ALL OTHER PUBLIC UTILITY PURPOSES OVER, ON AND UNDER THOSE STRIPS OF LAND SHOWN ON THE MAP AS "P.U.E." (PUBLIC UTILITY EASEMENT).
(C) EASEMENTS FOR SNOW STORAGE OVER AND ON THOSE STRIPS OF LAND SHOWN ON THE MAP AS SNOW STORAGE EASEMENTS.
(D) THE DRAINAGE EASEMENTS, AS SHOWN ON THE MAP, ARE RESERVED FOR MAINTENANCE OF WATERCOURSES, INCLUDING NECESSARY ACCESS THERETO, AND ARE BEING GRANTED TO WALKER RANCH COMMUNITY SERVICES DISTRICT CONCURRENTLY WITH THE FILING OF THIS MAP. THIS GRANT OF EASEMENT IS RECORDED IN VOLUME 795 OF OFFICIAL RECORDS AT PAGE 45 PLUMAS COUNTY RECORDS.

DENNIS W. DURKIN
GENERAL PARTNER
BAILEY CREEK INVESTORS
A CALIFORNIA LIMITED PARTNERSHIP
1766 BIDWELL AVENUE
CHICO, CA 95926

DAVID O. WINDLE
PRESIDENT
CAL-SIERRA TITLE COMPANY
A CALIFORNIA CORPORATION
20 CRESCENT STREET/P.O. BOX 238
QUINCY, CA 95971

STATE OF CALIFORNIA
COUNTY OF Butte

ON THIS 21st DAY OF September, 1998, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Dennis W. Durkin, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE GENERAL PARTNER OF BAILEY CREEK INVESTORS, A CALIFORNIA LIMITED PARTNERSHIP, WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND NO SEAL REQUIRED.

SIGNATURE Mary R. Casagere MARY R. CASAGERE
PRINTED NAME

COMMISSION EXPIRES 4-27-01

NOTARY'S PRINCIPAL PLACE OF BUSINESS CHICO, BUTTE, CA
(CITY & COUNTY)

STATE OF CALIFORNIA
COUNTY OF PLUMAS

ON THIS 21 DAY OF September, 1998, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED David O. Windle, PERSONALLY KNOWN TO ME (OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE), TO BE THE PRES OF CAL-SIERRA TITLE, A CALIFORNIA CORPORATION, WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY AND THAT BY HIS/HER/THEIR SIGNATURE ON THE INSTRUMENT THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND #1077041 NO SEAL REQUIRED.

SIGNATURE Sandra Buchanan SANDRA BUCHANAN
PRINTED NAME

COMMISSION EXPIRES 11-05-99

NOTARY'S PRINCIPAL PLACE OF BUSINESS QUINCY, PLUMAS
(CITY & COUNTY)

COUNTY BOARD CLERK'S CERTIFICATE

I, NANCY DAFORNO, CLERK TO THE PLUMAS COUNTY BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE HEREIN EMBODIED MAP WAS APPROVED BY SAID BOARD OF SUPERVISORS CONVENED IN A REGULAR MEETING UPON THE 10th DAY OF October, 1998. THE OFFER OF DEDICATION OF DURKIN DRIVE, FLINT WAY, PUBLIC UTILITY EASEMENTS AND SNOW STORAGE EASEMENTS AS SHOWN ON THE MAP WERE ACCEPTED FOR USES NOTED.

DATED 10/6/98

Nancy Daforno
NANCY DAFORNO
CLERK TO THE BOARD OF SUPERVISORS

COUNTY TAX COLLECTOR'S STATEMENT

I, BARBARA J. COATES, TAX COLLECTOR OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THERE ARE NO TAX LIENS AGAINST THE LOTS AS SHOWN HEREON FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR ASSESSMENTS NOT YET PAYABLE. TAXES OR ASSESSMENTS WHICH ARE A LIEN BUT NOT YET PAYABLE ARE ESTIMATED TO BE IN THE AMOUNT OF 12,816.00.

DATE: 9-28-98

Barbara J. Coates
By: Henny Dumber, asst.
BARBARA J. COATES
PLUMAS COUNTY TAX COLLECTOR

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THIS MAP AND FIND IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: 10/6/98

R. Tom Hunter
R. TOM HUNTER R.C.E. 30515
LICENSE EXPIRES 3/31/00
PLUMAS COUNTY SURVEYOR

ENGINEER'S STATEMENT

I, WILLIAM J. DINSMORE, DO HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, THAT THE MAP OF BAILEY CREEK SUBDIVISION PHASE 1, UNIT 2 CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN JULY 1991, THAT IT IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN WILL BE SET IN THEIR CORRECT POSITIONS WITHIN 90 DAYS OF MAP RECORDATION, AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



William J. Dinsmore
WILLIAM J. DINSMORE
R.C.E. 29113
REGISTRATION EXPIRES: 03/31/99

RECORDER'S STATEMENT

FILED THIS 7th DAY OF October, 1998, AT 10:40 A.M., IN BOOK 8 OF MAPS AT PAGES 99-101 AT THE REQUEST OF THE COUNTY SURVEYOR.

JUDITH WELLS
COUNTY CLERK

BY: Thomas R. Crawford
DEPUTY

FEE \$12.00
FILE NO. 8059

TOTAL ACREAGE IN LOTS = 11.22
TOTAL ACREAGE IN STREETS = 4.53
TOTAL ACREAGE IN SUBDIVISION = 15.75

PHASE 1, UNIT 2
BAILEY CREEK SUBDIVISION

FOR
BAILEY CREEK INVESTORS
A PORTION OF SECTIONS 12 AND 13, TOWNSHIP 28 NORTH
RANGE 7 EAST M.D.M., AND A PORTION OF SECTIONS
7 AND 18, TOWNSHIP 28 NORTH RANGE 8 EAST M.D.M.
PLUMAS COUNTY, CALIFORNIA

RAR
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
115 YELLOWSTONE DRIVE - CHICO, CALIFORNIA 95973-5811

RESOLUTION NOTES

1. THE CALCULATED CENTERLINE OF WALKER ROAD AS SHOWN ON THIS MAP IS BASED ON RECORD DATA PER 434 O.R. 178 WHICH AGREES WITH THE PHYSICAL CENTERLINE OF THE ASPHALT PAVEMENT.
2. THE CALCULATED RIGHT-OF-WAY LINE OF COLLINS PINE RAILROAD AS SHOWN ON THIS MAP IS BASED ON RECORD DATA PER 77 O.R. 344 AND THE FIELD TIED CENTERLINE OF THE RAILROAD TRACKS.

LEGEND

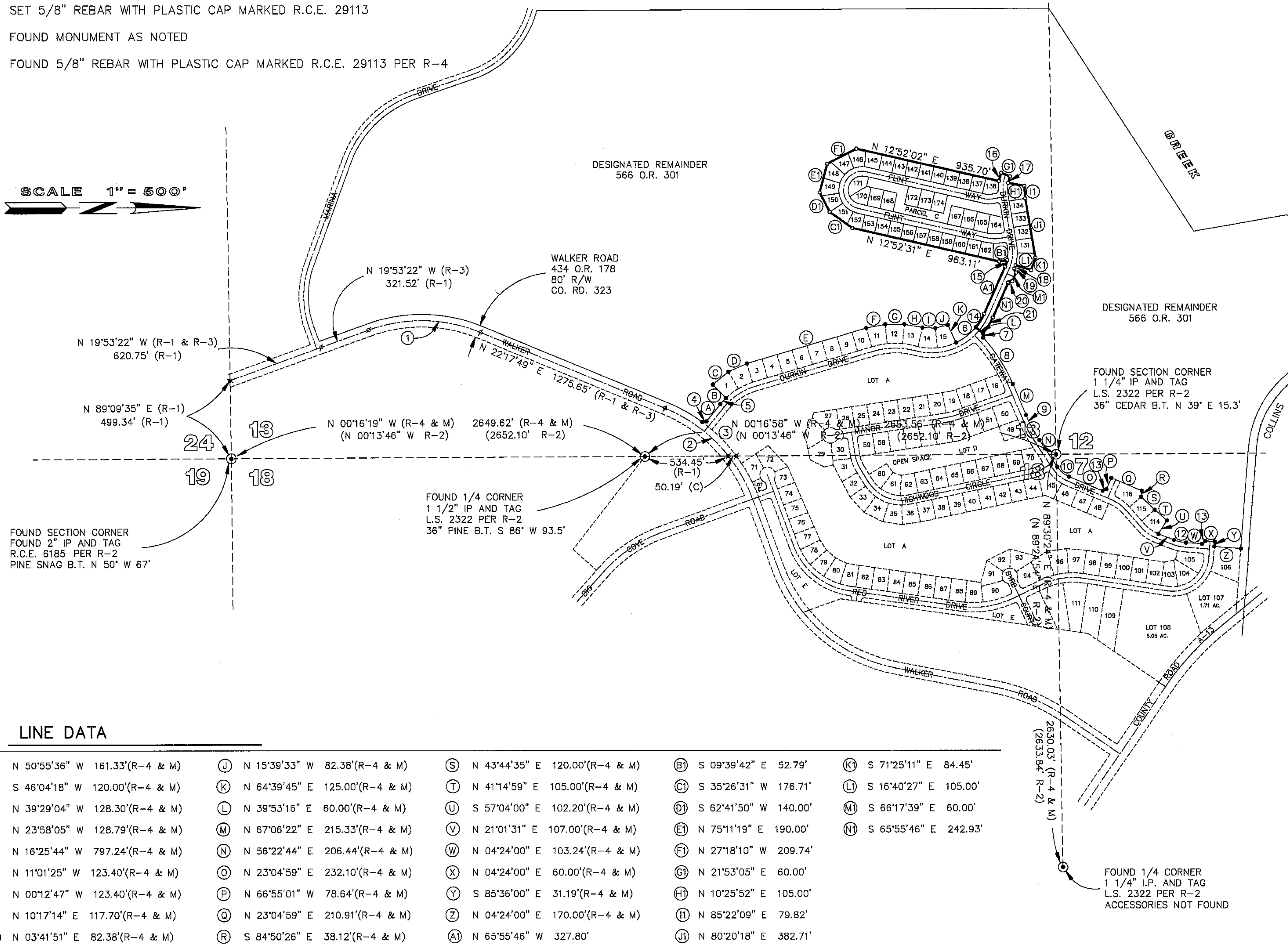
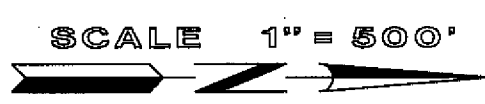
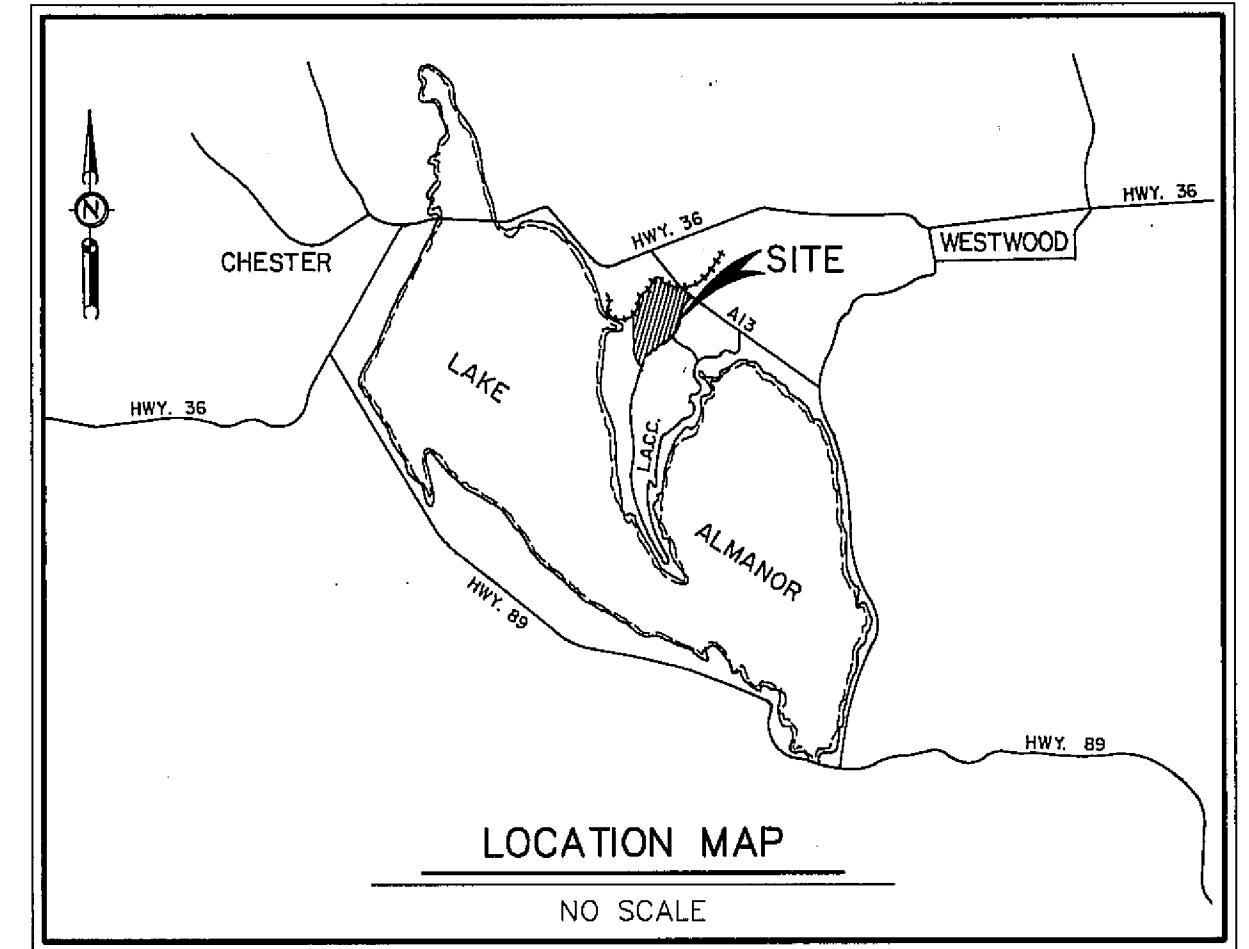
- ⊕ CALCULATED POINT, NO MONUMENT FOUND OR SET
- SET 5/8" REBAR WITH PLASTIC CAP MARKED R.C.E. 29113
- ⊙ FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED R.C.E. 29113 PER R-4

RECORD REFERENCES

- R-1 RECORD DATA PER DEED RECORDED IN BOOK 566 OF DEEDS AT PAGE 301
- R-2 RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 3 OF SURVEYS, PAGE 56
- R-3 RECORD DATA PER DEED RECORDED IN BOOK 434 OF DEEDS AT PAGE 178
- R-4 RECORD DATA PER BAILEY CREEK SUBDIVISION PHASE 1, UNIT 1, RECORDED IN BOOK 8 OF MAPS AT PAGES 19 THRU 23
- M MEASURED BEARING OR DISTANCE

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS A SOLAR OBSERVATION TAKEN AT THE INTERSECTION OF WALKER ROAD AND COUNTY ROAD A-13 ON AUGUST 5, 1983 BY NST ENGINEERING AND UTILIZED FOR DESCRIPTION WITHIN 434 O.R. 178.



CURVE DATA

1	Δ = 42°11'10"	R = 1000.00' (R-1 & R-3)	L = 736.29'
2	Δ = 29°24'29"	R = 1000.00' (R-1 & R-3)	L = 513.27'
3	Δ = 17°02'19"	R = 1040.00'	L = 309.28'
4	Δ = 87°17'47"	R = 20.00' (R-4 & M)	L = 30.47'
5	Δ = 06°59'54"	R = 430.00' (R-4 & M)	L = 52.52'
6	Δ = 24°46'29"	R = 370.00' (R-4 & M)	L = 159.99'
7	Δ = 82°26'14"	R = 20.00' (R-4 & M)	L = 28.78'
8	Δ = 19°39'20"	R = 1030.00' (R-4 & M)	L = 353.35'
9	Δ = 10°43'38"	R = 970.00' (R-4 & M)	L = 181.61'
10	Δ = 33°17'45"	R = 170.00' (R-4 & M)	L = 98.79'
11	Δ = 90°00'00"	R = 20.00' (R-4 & M)	L = 31.42'
12	Δ = 16°37'31"	R = 270.00' (R-4 & M)	L = 78.34'
13	Δ = 90°00'00"	R = 20.00' (R-4 & M)	L = 31.42'
14	Δ = 15°49'02"	R = 370.00'	L = 102.14'
15	Δ = 11°36'34"	R = 220.00'	L = 44.58'
16	Δ = 11°22'22"	R = 280.00'	L = 55.58'
17	Δ = 11°27'13"	R = 220.00'	L = 43.98'
18	Δ = 04°30'19"	R = 280.00'	L = 22.02'
19	Δ = 87°06'31"	R = 20.00'	L = 30.41'
20	Δ = 90°00'00"	R = 20.00'	L = 31.42'
21	Δ = 15°49'02"	R = 430.00'	L = 118.71'

LINE DATA

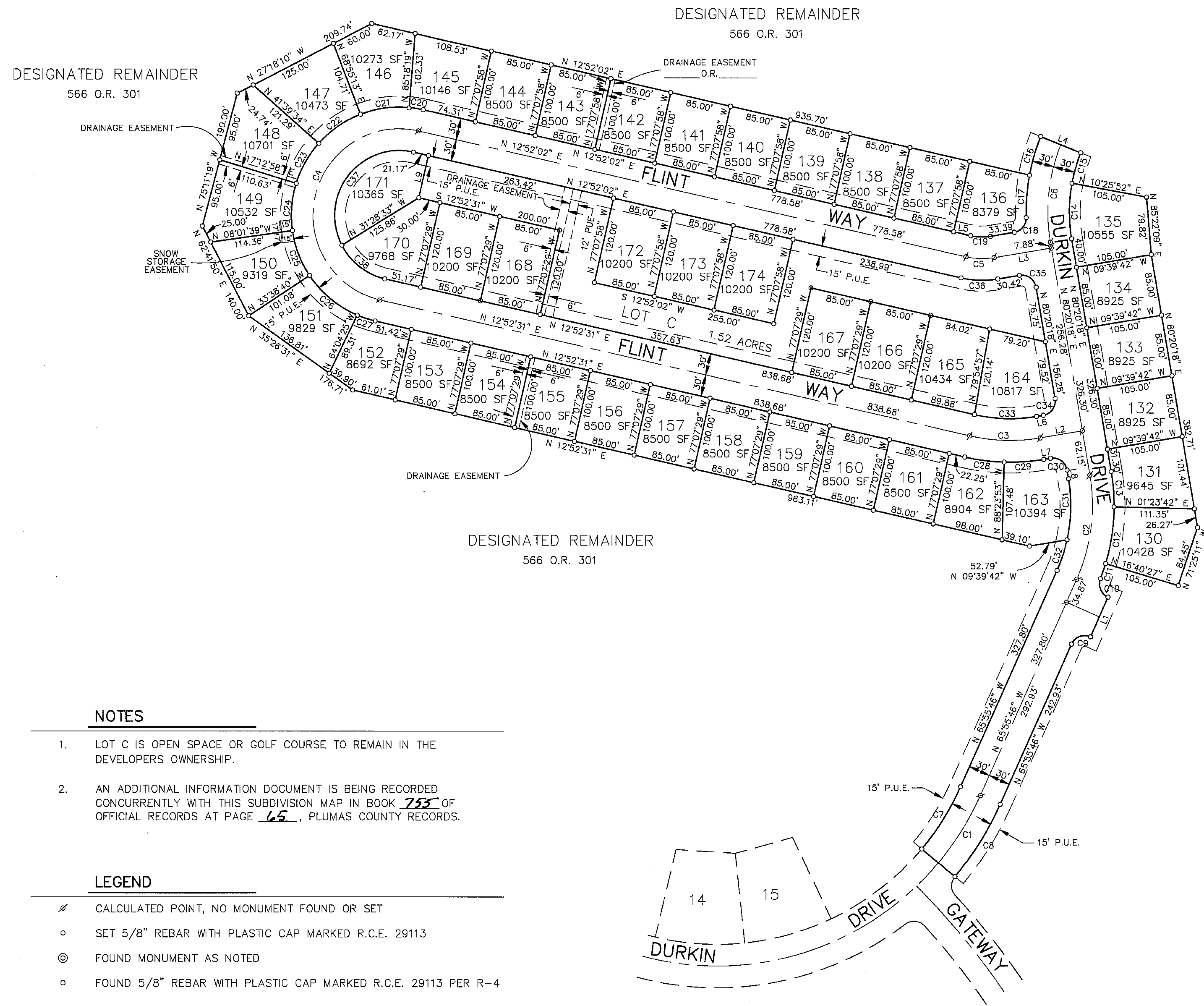
A	N 50°55'36" W	161.33'(R-4 & M)	J	N 15°39'33" W	82.38'(R-4 & M)	S	N 43°44'35" E	120.00'(R-4 & M)	B	S 09°39'42" E	52.79'	K	S 71°25'11" E	84.45'
B	S 46°04'18" W	120.00'(R-4 & M)	K	N 64°39'45" E	125.00'(R-4 & M)	T	N 41°14'59" E	105.00'(R-4 & M)	C	S 35°26'31" W	176.71'	L	S 16°40'27" E	105.00'
C	N 39°29'04" W	128.30'(R-4 & M)	L	N 39°53'16" E	60.00'(R-4 & M)	U	S 57°04'00" E	102.20'(R-4 & M)	D	S 62°41'50" W	140.00'	M	S 66°17'39" E	60.00'
D	N 23°58'05" W	128.79'(R-4 & M)	M	N 67°06'22" E	215.33'(R-4 & M)	V	N 21°01'31" E	107.00'(R-4 & M)	E	N 75°11'19" E	190.00'	N	S 65°55'46" E	242.93'
E	N 16°25'44" W	797.24'(R-4 & M)	N	N 56°22'44" E	206.44'(R-4 & M)	W	N 04°24'00" E	103.24'(R-4 & M)	F	N 27°18'10" W	209.74'			
F	N 11°01'25" W	123.40'(R-4 & M)	O	N 23°04'59" E	232.10'(R-4 & M)	X	N 04°24'00" E	60.00'(R-4 & M)	G	N 21°53'05" E	60.00'			
G	N 00°12'47" W	123.40'(R-4 & M)	P	N 66°55'01" W	78.64'(R-4 & M)	Y	S 85°36'00" E	31.19'(R-4 & M)	H	N 10°25'52" E	105.00'			
H	N 10°17'14" E	117.70'(R-4 & M)	Q	N 23°04'59" E	210.91'(R-4 & M)	Z	N 04°24'00" E	170.00'(R-4 & M)	I	N 85°22'09" E	79.82'			
I	N 03°41'51" E	82.38'(R-4 & M)	R	S 84°50'26" E	38.12'(R-4 & M)	A	N 65°55'46" W	327.80'	J	N 80°20'18" E	382.71'			

**PHASE 1, UNIT 2
BAILEY CREEK SUBDIVISION**

FOR
BAILEY CREEK INVESTORS
A PORTION OF SECTIONS 12 AND 13, TOWNSHIP 28 NORTH RANGE 7 EAST M.D.M., AND A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 28 NORTH RANGE 8 EAST M.D.M.
PLUMAS COUNTY, CALIFORNIA

RAR
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
115 YELLOWSTONE DRIVE • CHICO, CALIFORNIA 95978-5811

SCALE 1" = 100'



CURVE	RADIUS	LENGTH	C BEARING	DELTA
C1	400.00'	110.43'	N 58°01'15" W	15°49'02"
C2	250.00'	147.19'	N 82°47'44" W	33°43'56"
C3	250.00'	98.34'	N 01°36'24" E	22°32'14"
C4	120.00'	376.98'	N 77°07'43" W	179°59'31"
C5	100.00'	39.32'	N 01°36'10" E	22°31'44"
C6	250.00'	137.65'	N 83°53'19" W	31°32'47"
C7	370.00'	102.14'	N 58°01'15" W	15°49'02"
C8	430.00'	118.71'	N 58°01'15" W	15°49'02"
C9	20.00'	31.42'	N 20°55'46" W	90°00'00"
C10	20.00'	30.41'	N 67°37'30" E	87°06'31"
C11	280.00'	22.02'	N 71°04'24" W	04°30'19"
C12	280.00'	79.67'	N 81°28'38" W	16°18'08"
C13	280.00'	49.03'	N 85°21'18" E	10°02'01"
C14	220.00'	77.15'	N 89°36'55" W	20°05'34"
C15	220.00'	43.98'	N 73°50'31" W	11°27'13"
C16	280.00'	55.58'	N 73°48'06" W	11°22'22"
C17	280.00'	59.14'	N 85°32'21" W	12°06'08"
C18	20.00'	28.60'	N 50°37'33" W	81°55'42"
C19	70.00'	27.52'	N 01°36'10" E	22°31'44"
C20	150.00'	19.73'	N 09°05'58" E	07°32'08"
C21	150.00'	69.15'	N 07°52'27" W	26°24'41"
C22	150.00'	71.37'	N 34°42'37" W	27°15'38"
C23	150.00'	63.99'	N 60°33'44" W	24°26'36"
C24	150.00'	66.09'	N 85°24'21" W	25°14'37"
C25	150.00'	67.06'	N 69°09'50" E	25°37'00"
C26	150.00'	87.43'	N 39°39'24" E	33°23'51"
C27	150.00'	26.40'	N 17°55'00" E	10°04'58"
C28	280.00'	55.09'	N 07°14'19" E	11°16'25"
C29	280.00'	55.04'	N 04°01'48" W	11°15'49"
C30	20.00'	31.42'	N 35°20'18" E	90°00'00"
C31	220.00'	84.95'	N 88°36'01" W	22°07'23"
C32	220.00'	44.58'	N 71°44'03" W	11°36'34"
C33	220.00'	86.54'	N 01°36'24" E	22°32'14"
C34	20.00'	31.42'	N 54°39'42" W	90°00'00"
C35	20.00'	31.42'	N 35°20'18" E	90°00'00"
C36	130.00'	51.12'	N 01°36'10" E	22°31'44"
C37	90.00'	204.36'	N 52°10'59" W	130°06'03"
C38	90.00'	78.37'	N 37°49'15" E	49°53'28"

DESIGNATED REMAINDER
566 O.R. 301

LINE	DIRECTION	DISTANCE
L1	N 66°17'39" W	60.00'
L2	N 09°39'42" W	59.42'
L3	N 09°39'42" W	80.42'
L4	N 21°53'05" E	60.00'
L5	N 12°52'02" E	24.26'
L6	N 09°39'42" W	9.42'
L7	N 09°39'42" W	9.42'
L8	N 80°20'18" E	12.15'
L9	N 77°07'58" W	60.00'

NOTES

1. LOT C IS OPEN SPACE OR GOLF COURSE TO REMAIN IN THE DEVELOPERS OWNERSHIP.
2. AN ADDITIONAL INFORMATION DOCUMENT IS BEING RECORDED CONCURRENTLY WITH THIS SUBDIVISION MAP IN BOOK 753 OF OFFICIAL RECORDS AT PAGE 65, PLUMAS COUNTY RECORDS.

LEGEND

- ⊘ CALCULATED POINT, NO MONUMENT FOUND OR SET
- SET 5/8" REBAR WITH PLASTIC CAP MARKED R.C.E. 29113
- ⊙ FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED R.C.E. 29113 PER R-4

PHASE 1, UNIT 1
8 R.M. 19-23

PHASE 1, UNIT 2
BAILEY CREEK SUBDIVISION

FOR
BAILEY CREEK INVESTORS
A PORTION OF SECTIONS 12 AND 13, TOWNSHIP 28 NORTH RANGE 7 EAST M.D.M., AND A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 28 NORTH RANGE 8 EAST M.D.M.
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