



CODOMINIUM PLAN & NOTES

1. THIS CONDOMINIUM PROJECT IS COMPOSED OF ONE COMMON AREA PARCEL AND FIVE (5) UNITS.
2. THE COMMON AREA OF THIS PROJECT IS ALL LAND AND ALL IMPROVEMENTS, EXCLUSIVE OF THE UNITS BUT INCLUSIVE OF THE "EXCLUSIVE USE COMMON AREA", CONSTRUCTED WITHIN THE BOUNDARY LINES OF LOT 8, BLK 5 AS SHOWN ON THAT SUBDIVISION MAP OF LAKE ALMANOR PENINSULA UNIT No. 2, FILED IN BOOK 1 OF MAPS AT PAGE 61 IN THE OFFICE OF THE RECORDER, PLUMAS COUNTY, CALIFORNIA, AND SPECIFICALLY DESIGNATED ON THIS SUBDIVISION MAP AND CONDOMINIUM PLAN AS "COMMON AREA", EXCEPTING THEREFROM THOSE PORTIONS WITHIN THE BOUNDARY LINES OF UNITS 1 THRU 5, INCLUSIVE, AS SAID UNITS ARE SHOWN AND DEFINED HEREON. THE 5 UNITS SHALL INCLUDE UTILITY EASEMENTS OVER AND UNDER EACH OF THE PHYSICALLY CONSTRUCTED UNIT.
3. EASEMENTS FOR ACCESS AND PUBLIC UTILITY PURPOSES ARE CREATED WITHIN THE ENTIRE "COMMON AREA". EASEMENTS FOR SEWER LINES AND SUBSURFACE SEWAGE DISPOSAL FACILITIES ARE CREATED OVER THOSE PORTIONS OF THE COMMON AREA DESIGNATED AS "AVAILABLE SEWAGE DISPOSAL AREA". EASEMENTS FOR ACCESS, PUBLIC UTILITIES, SEWER LINES, SEPTIC-TANKS, SERVICE LINES & SNOW STORAGE ARE CREATED OVER ALL THOSE PORTIONS OF THE COMMON AREA NOT DESIGNATED "AVAILABLE SEWAGE DISPOSAL AREA".
4. ALL UNITS SHALL HAVE EQUAL RIGHTS OF USE FOR ALL DESIGNATED PURPOSES AS SPECIFIED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BRUNSON CONDOS OVER ALL AREAS DESIGNATED AS COMMON AREA, EXCEPT FOR ANY PORTION OF THE COMMON AREA DESIGNATED FOR THE EXCLUSIVE USE OF A PARTICULAR UNIT, IRRESPECTIVE OF THE LOCATION OF A UNIT WITHIN ANY PARTICULAR COMMON AREA.
5. THIS PLAN AND THE DIMENSIONS SHOWN HEREON CONFORM TO CIVIL CODE SECTION 1351 (e) AND 1351 (f).
6. EACH OF THE UNITS OF THIS PROJECT SHALL BE A SEPARATE INTEREST AND FREEHOLD ESTATE TO INCLUDE ALL SPACE WITHIN, AND ALL IMPROVEMENTS NOW OR HEREAFTER CONSTRUCTED WITHIN, ITS BOUNDARY LINES. THE BOUNDARY OF EACH UNIT AS SHOWN HEREON, IS THE EXTERIOR OF THE BUILDING. IN ADDITION, EACH UNIT INCLUDES THE ROOF OVERHANG (EAVES).
7. SUBJECT TO LIMITATIONS UPON THE USE OF AIRSPACE IMPOSED, AND THE RIGHTS IN THE USE OF AIRSPACE GRANTED BY LAW, VERTICAL BOUNDARIES OF UNITS EXTEND UPWARD TO ELEVATION 4600.00 FEET, AND THE LOWER BOUNDARIES EXTEND DOWNWARD TO ELEVATION 4500.00 FEET.
8. EXCEPT AS OTHERWISE SHOWN HEREON, THIS CONDOMINIUM PLAN INTENTIONALLY OMITS SPECIFIC DETAILS OF ANY BUILDINGS OR OTHER STRUCTURES.
9. UNLESS OTHERWISE NOTED, ALL UNIT LINES AND EXCLUSIVE USE COMMON AREA LINES ARE EITHER PARALLEL OR AT RIGHT ANGLES TO THE BEARINGS SHOWN FOR THAT UNIT, AND ALL DIMENSIONS ARE TO BE INTERPRETED TO ONE-HUNDRETH OF A FOOT.
10. ELEVATION DATUM: PACIFIC GAS AND ELECTRIC COMPANY (PG&E) ELEVATION FOR THE LAKE ALMANOR PROJECT, PLUMAS COUNTY, CALIFORNIA. TO EQUATE TO USGS 1927 NORTH AMERICAN DATUM, 10.30 FEET MUST BE ADDED TO PG&E DATUM.
11. EXCLUSIVE USE COMMON AREA EASEMENTS, DESIGNATED E1 THROUGH E5 HEREON AND ENCOMPASSING AREAS SURROUNDING UNITS 1 THROUGH 5, RESPECTIVELY, ARE ALLOCATED AS EXCLUSIVE EASEMENTS FOR THE USE BY THE UNIT WHICH THEY SURROUND, SUBJECT TO EASEMENTS FOR DRAINAGE, UTILITIES AND SEWER LINES, AND PROVISIONS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF BRUNSON CONDOS.

BRUNSON CONDOS

SUBDIVISION MAP & CONDOMINIUM PLAN
FOR BRUNSON INVESTMENTS

LOT 8 BLK 5, LAKE ALMANOR PENINSULA UNIT NO. 2
PLUMAS COUNTY, CALIFORNIA

SECTION 19, T.28N, R.8E. MDM

SCALE: 1" = 20'

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