

**NOTES:**

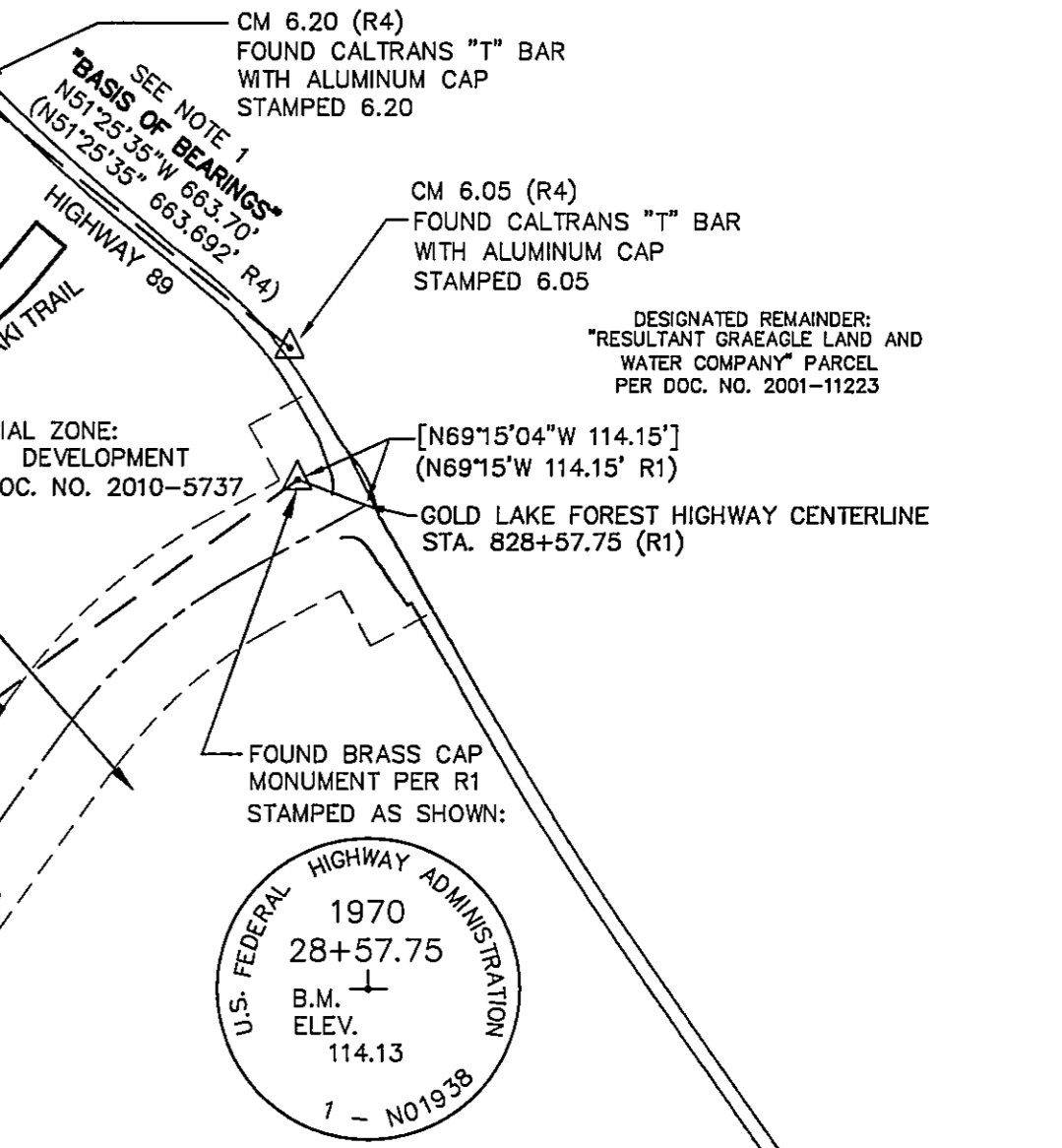
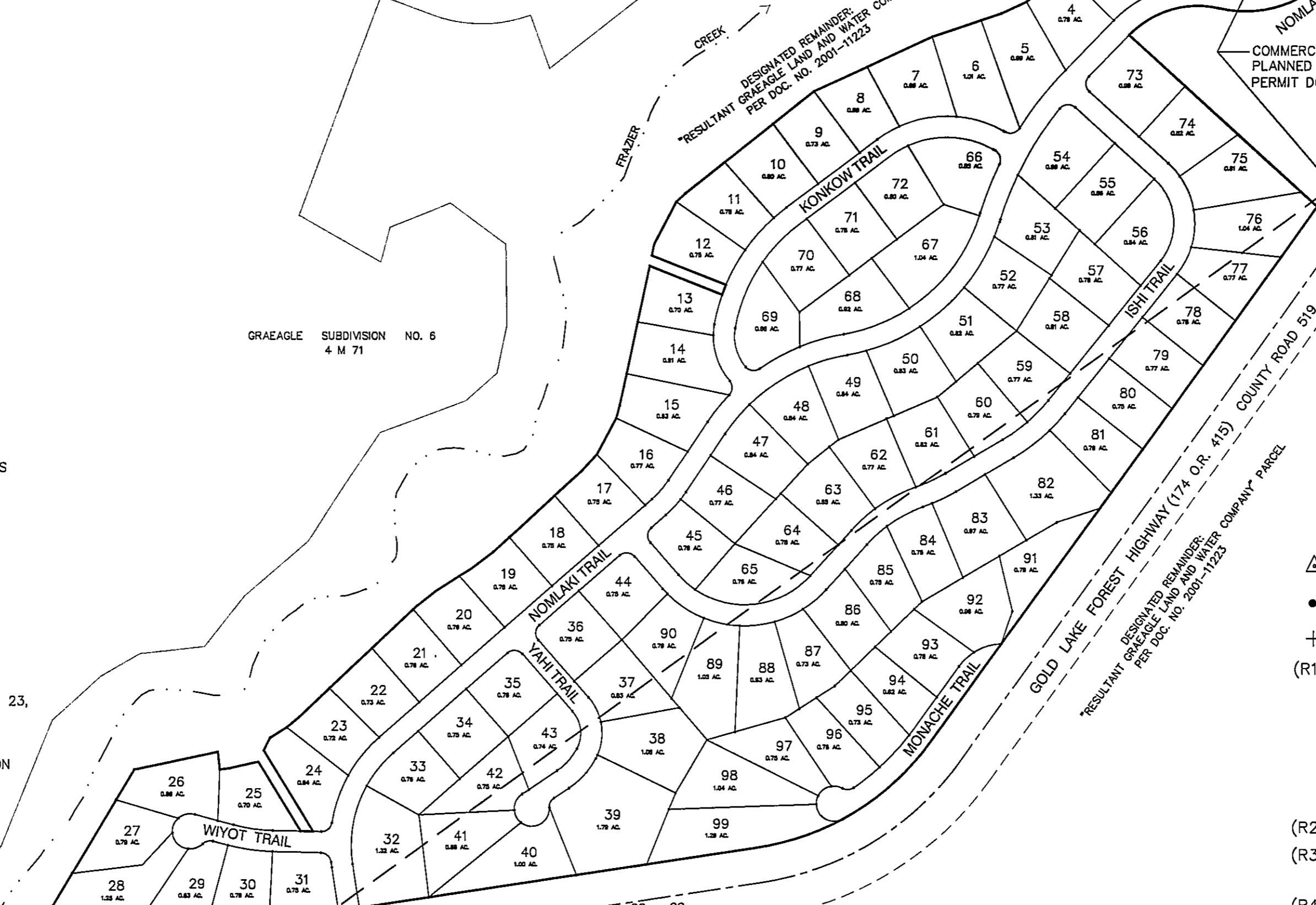
1. THE BASIS OF BEARINGS FOR THIS MAP IS THE GRID BEARING OF N51°25'35"W BETWEEN THE CALIFORNIA STATE HIGHWAY DEPARTMENT MONUMENTS CM 6.05 AND CM 6.20 LOCATED ON STATE HIGHWAY 89 AND COMPUTED FROM COORDINATED POINTS, CCS 27 ZONE 1, AS SHOWN ON CALIFORNIA STATE TRAVERSE COMPUTATION SHEETS, PROJECT PLU 89-105100, DATED DECEMBER 29, 1971. DISTANCES SHOWN ARE GROUND.  
COORDINATES: CM 6.05 N 156,827.734 E 2,394,100.515  
CM 6.20 N 157,241.559 E 2,393,581.636
2. THE POSITION OF THE GOLD LAKE FOREST HIGHWAY EASEMENT WAS DETERMINED BY THE FOLLOWING METHOD. TWO BRASS CAP CENTERLINE REFERENCE MONUMENTS, AS SHOWN ON THE "AS CONSTRUCTED PLANS FOR PROJECT CALIF. F.H. 24-1(4) ROUTE NO. 24 - GOLD LAKE" WERE LOCATED AND THEIR POSITIONS SURVEYED. THE EASEMENT WAS ROTATED HOLDING THE MONUMENT LOCATED AT THE INTERSECTION OF HIGHWAY 89 AND GOLD LAKE FOREST HIGHWAY AND ROTATING TO THE MONUMENTED LINE. AFTER THIS ROTATION THE EASEMENT POSITION WAS COMPARED TO AN OVERLAY OF AN AERIAL PHOTO OF THE PROPERTY AND THE CENTERLINE STRIPE OF GOLD LAKE FOREST HIGHWAY MATCHED THE EASEMENT CENTERLINE OF RECORD.
3. THE MEASURED DISTANCE BETWEEN THE TWO FOUND GOLD LAKE FOREST HIGHWAY MONUMENTS WAS LONGER THAN THE RECORD CALCULATION BY 1.97'. BECAUSE OF THIS DIFFERENCE THE RECORD AND MEASURED TIE FROM THE ROAD CENTERLINE TO THE FOUND MONUMENT AT THE WESTERLY END DOES NOT MATCH THE ROTATION ESTABLISHED, BASED UPON THE METHOD AS OUTLINED IN NOTE 2 ABOVE.

**ENCUMBRANCES**

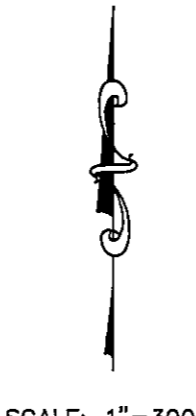
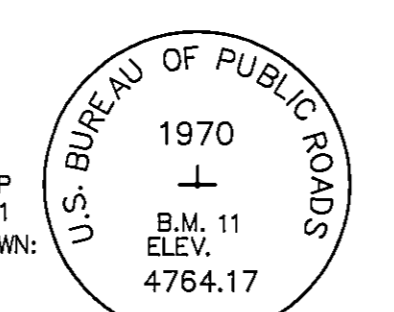
4. A 100 FOOT WIDE SCENIC CORRIDOR MEASURED FROM THE EDGE OF THE GOLD LAKE FOREST HIGHWAY EASEMENT LINE IS SHOWN HEREON PER THE "SCENIC ROADS" SECTION OF THE "AMERICAN VALLEY - MIDDLE FORK - MOHAWK PLANNING AREAS" SECTION OF "APPENDIX 1" OF THE PLUMAS COUNTY GENERAL PLAN, 2ND ADDITION AS AMENDED.
5. THE PRELIMINARY TITLE REPORT, PREPARED FOR THIS SUBDIVISION, NOTED EASEMENTS TO WHICH THE PARENT PARCEL, OWNED BY GRAEAGLE LAND AND WATER COMPANY, IS SUBJECT TO. THE FOLLOWING ARE THE EASEMENTS LISTED IN THE TITLE REPORT AND THEIR AFFECT TO THE PROPERTY SHOWN HEREON AS THE LANDS CONTAINED WITHIN GRAEAGLE SUBDIVISION UNIT 9:  
BOOK 50 OF DEEDS AT PAGE 487 - POLE LINE FOR TELEPHONE EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY - THE PORTION TO WHICH THIS SUBDIVISION IS AFFECTED IS THE "S1/2 OF NW1/4 OF SECTION 23, T.22N., R.12E., M.D.B.&M."  
BOOK 50 OF DEEDS AT PAGE 488 - POLE LINE FOR TELEPHONE EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY - THIS EASEMENT DEED DOES NOT AFFECT THIS SUBDIVISION.  
BOOK 50 OF DEEDS AT PAGE 489 - POLE LINE FOR TELEPHONE EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY - THE PORTION TO WHICH THIS SUBDIVISION IS AFFECTED IS THE "S1/2 OF SECTION 23, T.22N., R.12E., M.D.B.&M."  
BOOK 174 OF OFFICIAL RECORDS AT PAGE 415 - AN EASEMENT FOR PUBLIC HIGHWAY GRANTED TO PLUMAS COUNTY - THIS DOCUMENT IS REFERENCED ON THIS MAP.  
BOOK 344 OF OFFICIAL RECORDS AT PAGE 431 - A HIGHWAY EASEMENT GRANTED TO THE STATE OF CALIFORNIA, TOGETHER WITH A WAIVER OF ANY CLAIMS FOR ALL DAMAGES TO THE GRANTORS REMAINING PROPERTY CONTIGUOUS TO THIS CONVEYED EASEMENT. - THIS EASEMENT DOCUMENT DOES NOT AFFECT THIS SUBDIVISION.

BOOK 511 OF OFFICIAL RECORDS AT PAGE 314 - A HIGHWAY GRANT DEED GRANTED TO THE STATE OF CALIFORNIA, TOGETHER WITH A WAIVER OF ANY CLAIMS FOR ALL DAMAGES TO THE GRANTORS REMAINING PROPERTY CONTIGUOUS TO THIS CONVEYED PROPERTY. - THIS GRANT DEED DOCUMENT DOES NOT AFFECT THIS SUBDIVISION.  
DOCUMENT NO. 2010-0005737 - A PLANNED DEVELOPMENT PERMIT GRANTED TO THE GRAEAGLE LAND & WATER COMPANY BY PLUMAS COUNTY FOR THE EXPANSION OF AREA AVAILABLE FOR COMMERCIAL SERVICES, ALONG HIGHWAY 89. THIS PROPERTY OVERLAPS A PORTION OF NOMLAKI TRAIL AND YUKI TRAIL, BUT DOES NOT OVERLAP ANY SUBDIVISION LOTS.

FOUND 3/4" IRON PIPE WITH WOOD PLUG AND TACK. NO TAG. (R2)  
BEARING TREES:  
RECORD (R3) - 30" SPRUCE; S21 1/2"W 41 LINKS. (NO LONGER EXISTING)  
FOUND 24" CEDAR; S72°30'W 20'± WITH METAL "PLACERVILLE LUMBER CO. LOCATION MARKER". SET 6/22/66 WITH SCRIBING "N72°E 19.2 FT."  
FOUND BRASS CAP MONUMENT PER R1 STAMPED AS SHOWN:  
[N60°51'36"W 88.25'] SEE NOTE 3 (N58°49'W 87.44' R1)  
GOLD LAKE FOREST HIGHWAY CENTERLINE STA. 760+71.12 (R1)



- LEGEND**
- △ FOUND MONUMENT AS NOTED.
  - SET 1/2" REBAR WITH ALUMINUM CAP STAMPED L.S. 7045
  - + COMPUTED POINT, NOTHING FOUND OR SET.
  - (R1) RECORD DATA PER 174 O.R. 415, PLUMAS COUNTY OFFICIAL RECORDS; AND PER THE "AS CONSTRUCTED PLANS FOR PROJECT CALIF. F.H. 24-1(4) ROUTE NO. 24 - GOLD LAKE, PREPARED BY THE UNITED STATES DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, BUREAU OF PUBLIC ROADS", DATED FEBRUARY 28, 1974.
  - (R2) RECORD DATA PER 4 M 71
  - (R3) RECORD DATA PER FIELD NOTES BY AUTHUR W. KEDDIE, CONTRACT DATED AUGUST 12, 1870 IN T.22N., R.12E., M.D.M.
  - (R4) SEE BASIS OF BEARINGS NOTE NUMBER 1.
  - P.U.E. PUBLIC UTILITY EASEMENT
  - MEAS. MEASURED DATA
  - [C] CALCULATED DATA BASED UPON RECORD INFORMATION.
  - O.A. OVERALL DIMENSION



**GRAEAGLE SUBDIVISION UNIT 9**  
FOR:  
GRAEAGLE LAND AND WATER COMPANY,  
A CALIFORNIA CORPORATION  
BEING A PORTION OF DOC. 2001-11223  
WITHIN PORTIONS OF: SECTIONS 22 AND 23, T. 22 N., R. 12 E., M.D.B.M.  
IN THE UNINCORPORATED AREA OF PLUMAS COUNTY, CALIFORNIA  
PREPARED BY:  
**BASTIAN ENGINEERING**  
211 POPLAR VALLEY ROAD  
BLAIRSDEN, CALIFORNIA 96103  
L.S. 7045

10 M 136