

## COUNTY TAX COLLECTOR'S STATEMENT

I, Ginny Dunbar, Tax Collector of the County of Plumas, State of California, do hereby certify that there are no tax liens against the parcels, 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 \$ 8963.00.

Dated: 3/29/04

Ginny Dunbar by Dawn Bryant - Ass't

Ginny Dunbar  
Plumas County Tax Collector

Graeagle Land &amp; Water Company

200 100 0 200 400  
1" = 200'

W 1/4 corner Section 16  
3 1/4" Aluminum U.S.F.S.  
monument stamped "LS 5623  
1987" per 8 R.S. 102

14" Pine S38W, 14.9' with scribe  
8" Pine N73E, 14.5' with scribe  
15" Pine N81W, 6.0' headed blaze

60' Road & Public Utility  
Easement per  
617 O.R. 269

Basis of Bearings

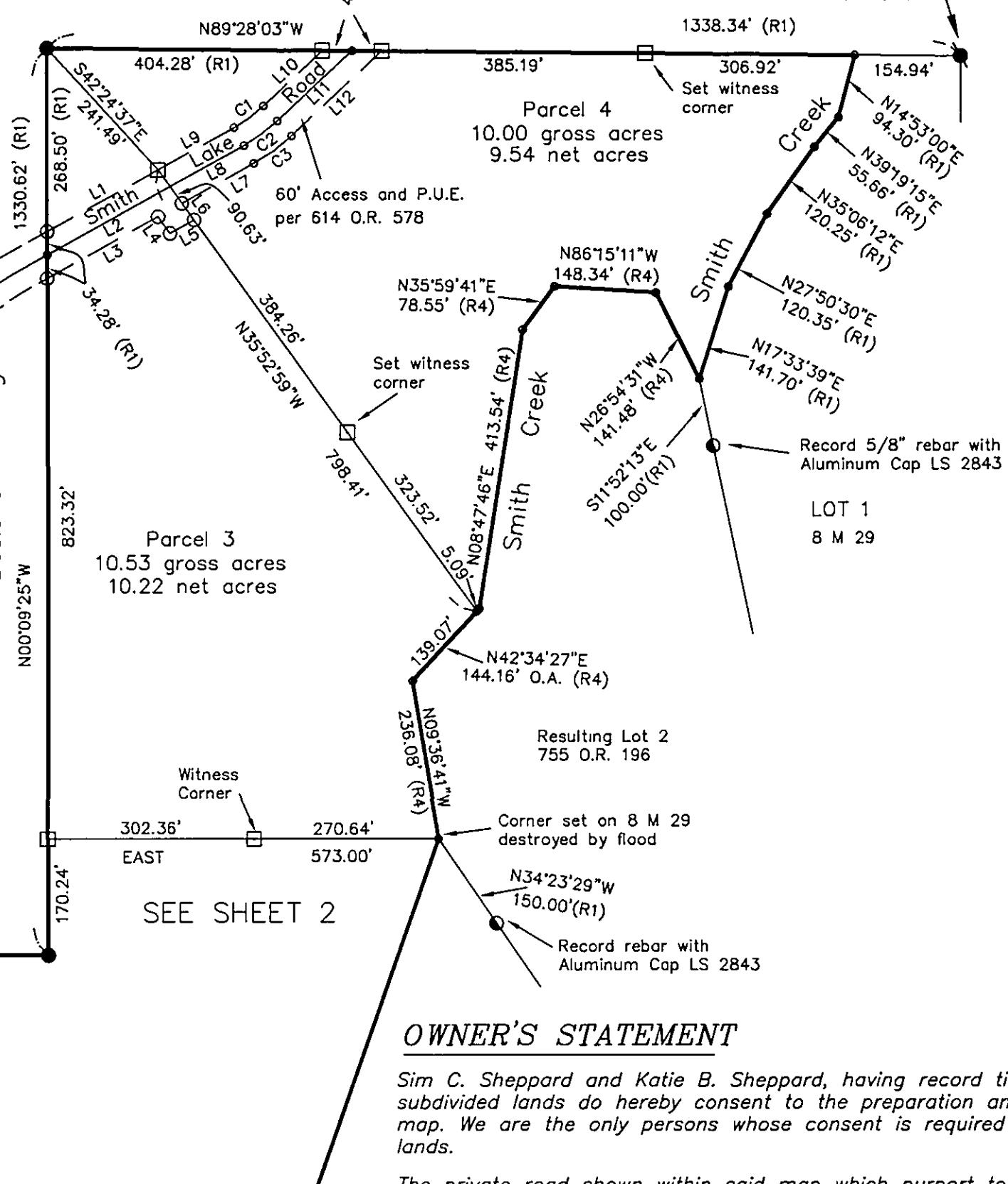
## Basis of Bearings

The Basis of Bearings of this map is the West line of the SE 1/4 of the NW 1/4 of Section 16 shown as N00°09'25"W on the map entitled "Subdivision Map of Smith Creek Ranch Unit No. 3", filed in Book 8 of Maps, page 29, Plumas County Records.

Metal T-Fence  
post with Brass  
tag RCE 15625  
per (R1)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N60°54'43"E	185.54'
L2	N60°54'43"E	205.69'
L3	N60°54'43"E	185.57'
L4	S35°52'59"E	30.21'
L5	N60°54'43"E	40.28'
L6	S35°52'59"E	30.21'
L7	N60°54'43"E	120.32'
L8	N60°54'43"E	123.90'
L9	N60°54'43"E	127.47'
L10 (R1)	N46°56'16"E	118.71'
L11 (R1)	N46°56'16"E	150.22'
L12 (R1)	N46°56'16"E	181.73'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1 (R1)	53.66	220.00	13°58'27"
C2 (R1)	60.97	250.00	13°58'27"
C3 (R1)	68.29	280.00	13°58'27"



## OWNER'S STATEMENT

Sim C. Sheppard and Katie B. Sheppard, having record title interest in the subdivided lands do hereby consent to the preparation and recordation of this map. We are the only persons whose consent is required to pass title to said lands.

The private road shown within said map which purport to be easements and appurtenant to said property will be conveyed to all grantees of the affected property as shown thereon and for the purposes noted.

Dated 3/25/04

State of CALIFORNIA  
County of PLUMAS

On MARCH 25, 2004 before me, MARY V. LEWIS,  
personally appeared SIM C. SHEPPARD AND KATIE B. SHEPPARD

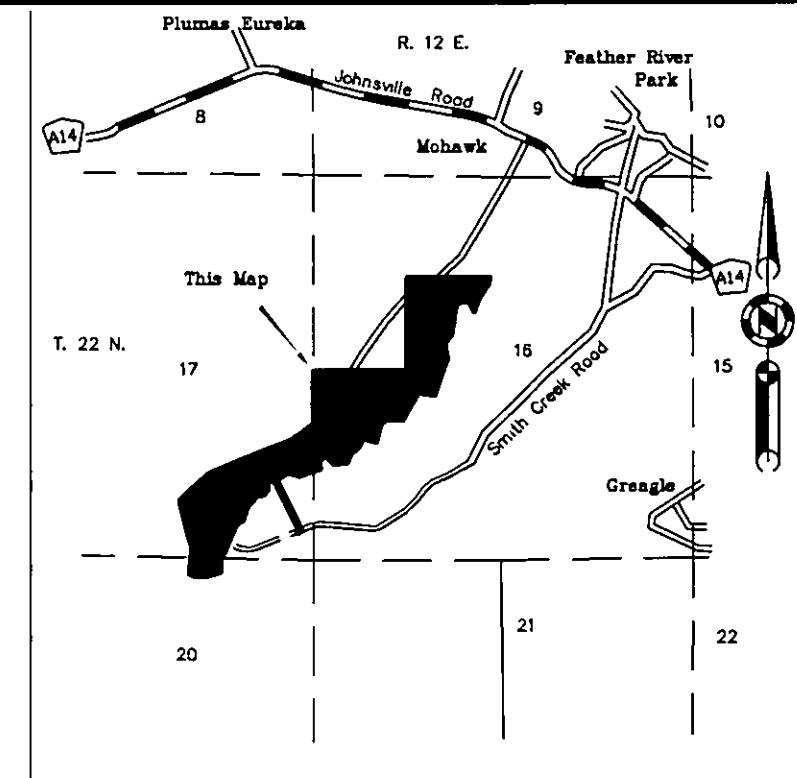
☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

## LEGEND

- RECORD corner per 8 M 29
- FOUND point as described
- FOUND 1/2" rebar w/plastic cap RCE 15265 per (R2) unless otherwise noted
- FOUND 1/2" rebar w/aluminum cap RCE 13225 per (R1)
- FOUND Rebar with Aluminum Cap LS 2843 per (R2) & (R3)
- SET 5/8" rebar w/Plastic Cap LS 2843
- SET 5/8" rebar w/aluminum cap LS 2843
- Computed point nothing found or set

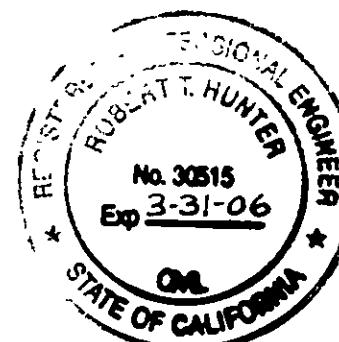
(R1) RECORD per 8 M 29  
(R2) RECORD per 10 RS 78  
(R3) RECORD per 10 RS 97  
(R4) RECORD per 755 O.R. 196



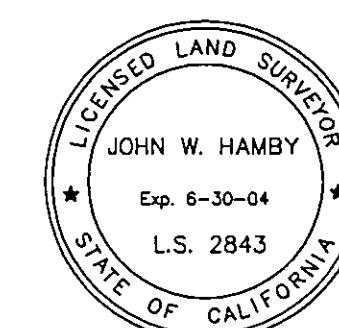
Location Map

## 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.



R. Tom Hunter  
R.C.E. 30515  
Plumas County Surveyor  
License Expiration Date 3/31/06

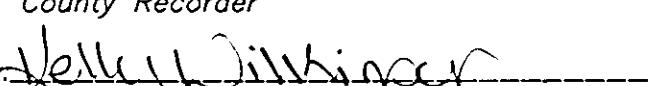


John W. Hamby L.S. 2843  
License Expires 6-30-04

## COUNTY RECORDER'S STATEMENT

Filed this 2nd day of April, 2004, at 3:05 p.m.  
in Book 11 of Parcel Maps, at page 136-138 at the request of  
Kathleen Williams  
County Recorder

Document No. 2004-03120  
Fee: \$12.00

By  Deputy

Parcel Map  
for  
Sim and Kate Sheppard

Resulting Lot 10, Smith Creek Ranch Unit No. 3, being a portion of Sections 16, 17 & 20, T. 22 N., R. 12 E., M.D.M.  
Plumas County, California  
Scale 1"=200' December, 2003

Hamby Surveying Inc.  
P.O. Box 1209  
Portola, CA 96122  
(530) 832-5571