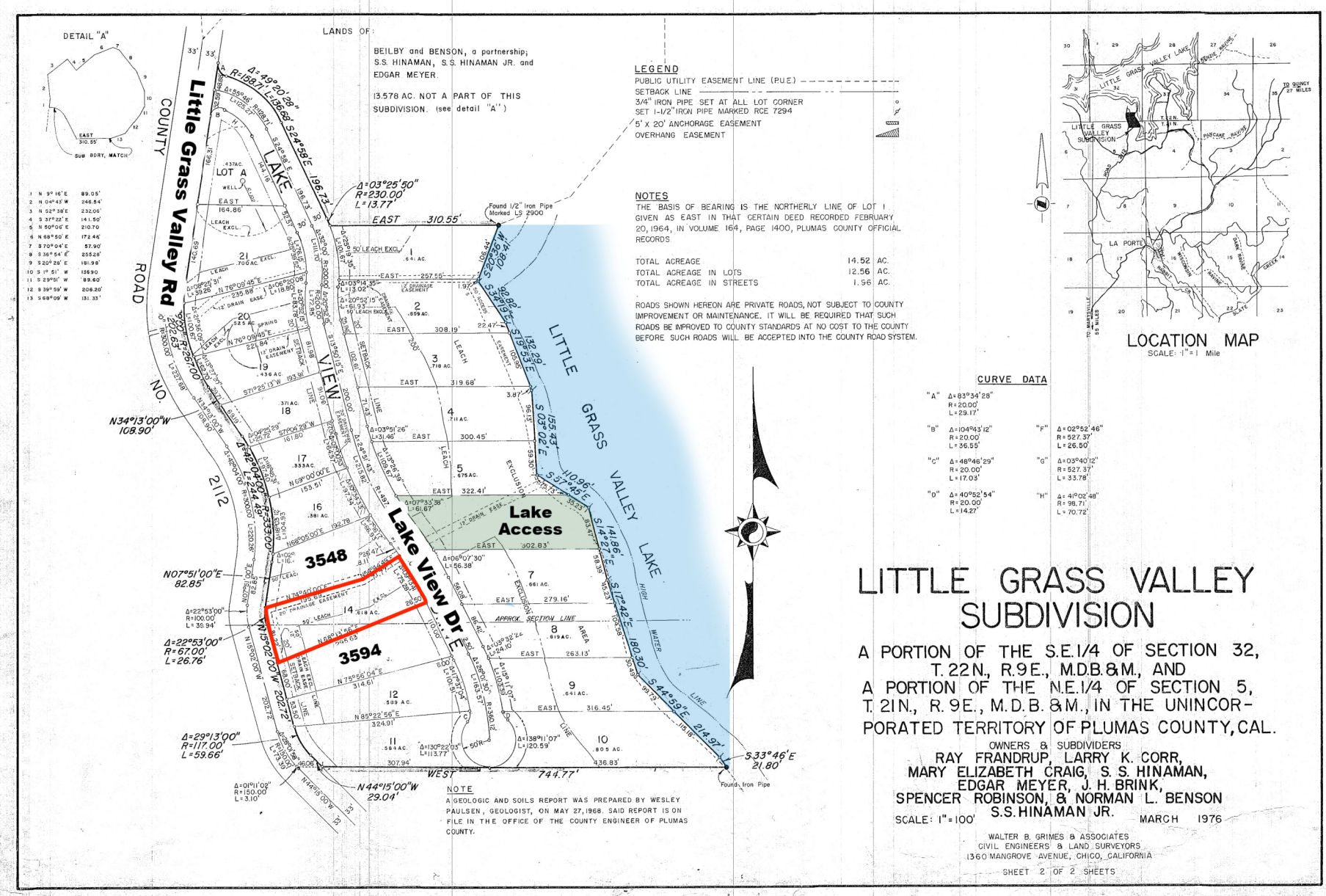
DETAIL "A"
LANDS OF:
BEILBY and BENSON, a partnership;
S.S. HINAMAN, S.S. HINAMAN JR. and
EDGAR MEYER.
13.578 AC. NOT A PART OF THIS
SUBDIVISION. (see detail "A")
LEGEND
PUBLIC UTILITY EASEMENT LINE (P.U.E.)
SETBACK LINE
3/4" IRON PIPE SET AT ALL LOT CORNER
SET 1-1/2" IRON PIPE MARKED RCE 7294
5' x 20' ANCHORAGE EASEMENT
OVERHANG EASEMENT
NOTES
THE BASIS OF BEARING IS THE NORTHERLY LINE OF LOT 1 GIVEN AS EAST IN THAT CERTAIN DEED RECORDED FEBRUARY 20, 1964, IN VOLUME 164, PAGE 1400, PLUMAS COUNTY OFFICIAL RECORDS
TOTAL ACREAGE 14.52 AC.
TOTAL ACREAGE IN LOTS 12.56 AC.
TOTAL ACREAGE IN STREETS 1.96 AC.
ROADS SHOWN HEREON ARE PRIVATE ROADS, NOT SUBJECT TO COUNTY IMPROVEMENT OR MAINTENANCE. IT WILL BE REQUIRED THAT SUCH ROADS BE IMPROVED TO COUNTY STANDARDS AT NO COST TO THE COUNTY BEFORE SUCH ROADS WILL BE ACCEPTED INTO THE COUNTY ROAD SYSTEM.
LOCATION MAP
SCALE: 1" = 1 Mile
CURVE DATA
"A" Δ=83°34'28" R=20.00' L=29.17'
"B" Δ=104°43'12" R=20.00' L=36.55'
"C" Δ=48°46'29" R=20.00' L=17.03'
"D" Δ=40°52'54" R=20.00' L=14.27'
"E" Δ=02°52'46" R=527.37' L=26.50'
"G" Δ=03°40'12" R=527.37' L=33.78'
"H" Δ=4°02'48" R=98.71' L=70.72'
Little Grass Valley Rd
COUNTY ROAD NO. 2112
LAKE VIEW DR
LITTLE GRASS VALLEY LAKE
Lake Access
3548
3594
Found 1/2" Iron Pipe Marked LS 2900
Found Iron Pipe
NOTE
A GEOLOGIC AND SOILS REPORT WAS PREPARED BY WESLEY PAULSEN, GEOLOGIST, ON MAY 27, 1968. SAID REPORT IS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF PLUMAS COUNTY.
LITTLE GRASS VALLEY SUBDIVISION
A PORTION OF THE S.E. 1/4 OF SECTION 32, T. 22 N., R. 9 E., M.D.B.&M., AND
A PORTION OF THE N.E. 1/4 OF SECTION 5, T. 21 N., R. 9 E., M.D.B.&M., IN THE UNINCORPORATED TERRITORY OF PLUMAS COUNTY, CAL.
OWNERS & SUBDIVIDERS
RAY FRANDRUP, LARRY K. CORR,
MARY ELIZABETH CRAIG, S. S. HINAMAN,
EDGAR MEYER, J. H. BRINK,
SPENCER ROBINSON, & NORMAN L. BENSON
S.S. HINAMAN JR.
SCALE: 1" = 100'
MARCH 1976
WALTER B. GRIMES & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
1360 MANGROVE AVENUE, CHICO, CALIFORNIA
SHEET 2 OF 2 SHEETS