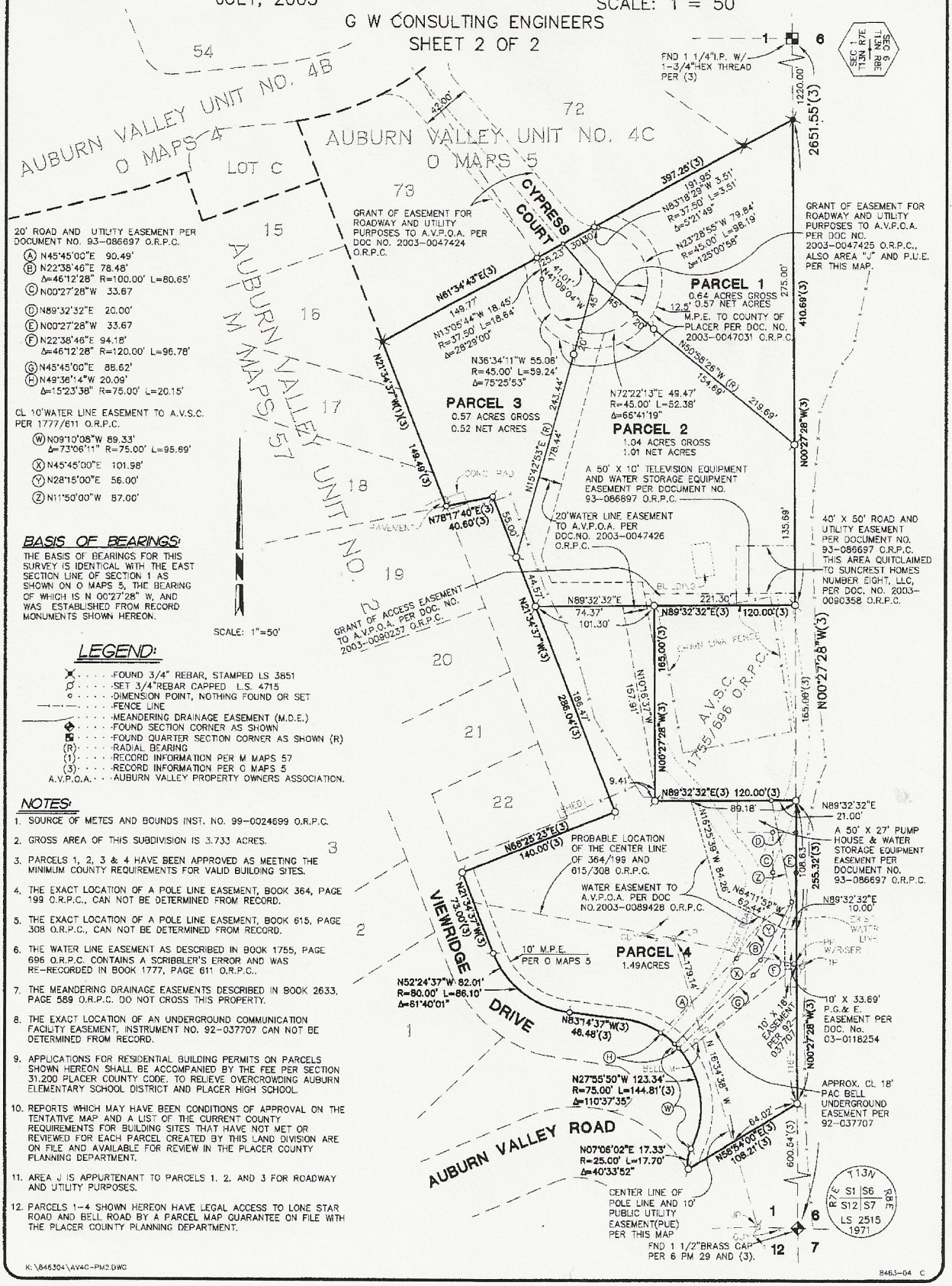
PARCEL MAP NO. 75873

A PORTION OF SECTION 1, T. 13 N., R. 7 E., M.D.B.& M.
LOT 82, AUBURN VALLEY UNIT NO. 4C (O MAPS 5)
COUNTY OF PLACER — CALIFORNIA
JULY, 2003 — SCALE: 1"= 50'

G W CONSULTING ENGINEERS
SHEET 2 OF 2



20' ROAD AND UTILITY EASEMENT PER DOCUMENT NO. 93-086697 O.R.P.C.

(A) N45°45'00"E 90.49'
(B) N22°38'46"E 78.48' Δ=46°12'28" R=100.00' L=80.65'
(C) N00°27'28"W 33.67
(D) N89°32'32"E 20.00'
(E) N00°27'28"W 33.67
(F) N22°38'46"E 94.18' Δ=46°12'28" R=120.00' L=96.78'
(G) N45°45'00"E 88.62'
(H) N49°36'14"W 20.09' Δ=15°23'38" R=75.00' L=20.15'

CL 10'WATER LINE EASEMENT TO A.V.S.C. PER 1777/611 O.R.P.C.

(W) N09°10'08"W 89.33' Δ=73°06'11" R=75.00' L=95.69'
(X) N45°45'00"E 101.98'
(Y) N28°15'00"E 56.00'
(Z) N11°50'00"W 87.00'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE EAST SECTION LINE OF SECTION 1 AS SHOWN ON O MAPS 5, THE BEARING OF WHICH IS N 00°27'28" W, AND WAS ESTABLISHED FROM RECORD MONUMENTS SHOWN HEREON.

LEGEND:

- FOUND 3/4" REBAR, STAMPED LS 3851
- SET 3/4"REBAR CAPPED L.S. 4715
- DIMENSION POINT, NOTHING FOUND OR SET
- FENCE LINE
- MEANDERING DRAINAGE EASEMENT (M.D.E.)
- FOUND SECTION CORNER AS SHOWN
- FOUND QUARTER SECTION CORNER AS SHOWN (R)
- (R) RADIAL BEARING
- (1) RECORD INFORMATION PER M MAPS 57
- (3) RECORD INFORMATION PER O MAPS 5
- A.V.P.O.A. AUBURN VALLEY PROPERTY OWNERS ASSOCIATION.

NOTES:

1. SOURCE OF METES AND BOUNDS INST. NO. 99-0024699 O.R.P.C.
2. GROSS AREA OF THIS SUBDIVISION IS 3.733 ACRES.
3. PARCELS 1, 2, 3 & 4 HAVE BEEN APPROVED AS MEETING THE MINIMUM COUNTY REQUIREMENTS FOR VALID BUILDING SITES.
4. THE EXACT LOCATION OF A POLE LINE EASEMENT, BOOK 364, PAGE 199 O.R.P.C., CAN NOT BE DETERMINED FROM RECORD.
5. THE EXACT LOCATION OF A POLE LINE EASEMENT, BOOK 615, PAGE 308 O.R.P.C., CAN NOT BE DETERMINED FROM RECORD.
6. THE WATER LINE EASEMENT AS DESCRIBED IN BOOK 1755, PAGE 696 O.R.P.C. CONTAINS A SCRIBBLER'S ERROR AND WAS RE-RECORDED IN BOOK 1777, PAGE 611 O.R.P.C..
7. THE MEANDERING DRAINAGE EASEMENTS DESCRIBED IN BOOK 2633, PAGE 589 O.R.P.C. DO NOT CROSS THIS PROPERTY.
8. THE EXACT LOCATION OF AN UNDERGROUND COMMUNICATION FACILITY EASEMENT, INSTRUMENT NO. 92-037707 CAN NOT BE DETERMINED FROM RECORD.
9. APPLICATIONS FOR RESIDENTIAL BUILDING PERMITS ON PARCELS SHOWN HEREON SHALL BE ACCOMPANIED BY THE FEE PER SECTION 31.200 PLACER COUNTY CODE. TO RELIEVE OVERCROWDING AUBURN ELEMENTARY SCHOOL DISTRICT AND PLACER HIGH SCHOOL.
10. REPORTS WHICH MAY HAVE BEEN CONDITIONS OF APPROVAL ON THE TENTATIVE MAP AND A LIST OF THE CURRENT COUNTY REQUIREMENTS FOR BUILDING SITES THAT HAVE NOT MET OR REVIEWED FOR EACH PARCEL CREATED BY THIS LAND DIVISION ARE ON FILE AND AVAILABLE FOR REVIEW IN THE PLACER COUNTY PLANNING DEPARTMENT.
11. AREA J IS APPURTENANT TO PARCELS 1, 2, AND 3 FOR ROADWAY AND UTILITY PURPOSES.
12. PARCELS 1-4 SHOWN HEREON HAVE LEGAL ACCESS TO LONE STAR ROAD AND BELL ROAD BY A PARCEL MAP GUARANTEE ON FILE WITH THE PLACER COUNTY PLANNING DEPARTMENT.

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BOOK 31 OF PARCEL MAPS, PAGE 72