

OWNER’S STATEMENT

I HEREBY CERTIFY THAT I AM THE OWNER OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE DISTINCTIVE BOUNDARY AS SHOWN UPON THIS MAP, AND THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND I CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER, AND HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE PUBLIC ROADS AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS MAP.

GREG BONDY, TRUSTEE FOR THE 2005 WOODBURY TRUST, DATE MAY 12, 2005

ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF SHASTA

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENTS.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND \_\_\_\_\_

NAME (PRINT) \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

MY COMMISSION NO. \_\_\_\_\_

COUNTY OF NOTARY’S PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_

STATEMENT OF APPROVAL BY SECRETARY OF SHASTA COUNTY PLANNING COMMISSION:

I, PAUL HELLMAN, SECRETARY OF THE SHASTA COUNTY PLANNING COMMISSION, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF AS APPROVED BY THE SHASTA COUNTY PLANNING COMMISSION, ON 01/12/2012.

\_\_\_\_\_, DATE \_\_\_\_\_  
SECRETARY, SHASTA COUNTY PLANNING COMMISSION

COUNTY SURVEYOR’S STATEMENT

I, PATRICK J. MINTURN, COUNTY SURVEYOR OF THE COUNTY OF SHASTA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT

\_\_\_\_\_  
SHASTA COUNTY SURVEYOR  
L.S. NO. 7101 DATE \_\_\_\_\_

BY: \_\_\_\_\_  
DEPUTY COUNTY SURVEYOR LS \_\_\_\_\_

COUNTY ENGINEER’S STATEMENT

I, PATRICK J. MINTURN, DIRECTOR OF PUBLIC WORKS FOR SHASTA COUNTY, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF AS APPROVED BY THE SHASTA COUNTY PLANNING COMMISSION ON 01/12/2012, THAT ALL THE PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AS AMENDED, AND OF THE SHASTA COUNTY ORDINANCE CODE APPLICABLE AT THE TIME OF APPROVAL OF SAID TENTATIVE MAP HAVE BEEN COMPLIED WITH.

PATRICK J. MINTURN

\_\_\_\_\_  
SHASTA COUNTY DIRECTOR OF PUBLIC WORKS

BY: \_\_\_\_\_  
DEPUTY DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

RECORD TITLE INTEREST STATEMENT

IN ACCORDANCE WITH SECTION 66436 AND 66445 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, BLUE RIDGE MOUNTAIN, LLC, BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED ON THE 23RD DAY OF AUGUST, 2021, AS DOCUMENT NUMBER 2021–0035356 SHASTA COUNTY RECORDS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP.

BENEFICIARY: \_\_\_\_\_ DATE \_\_\_\_\_  
TITLE: \_\_\_\_\_

ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF SHASTA

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENTS.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND \_\_\_\_\_

NAME (PRINT) \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

MY COMMISSION NO. \_\_\_\_\_

COUNTY OF NOTARY’S PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_

STATEMENT OF GEOTECHNICAL OR CIVIL ENGINEER (SOILS)

I, AZZEDINE BAHLOUL, P.E., G.E. A REGISTERED CIVIL ENGINEER, HAVE PREPARED A SOILS REPORT, DATED NOVEMBER 5, 2021, IN ACCORDANCE WITH THE SHASTA COUNTY ORDINANCE CODE, AND SAID REPORT IS ON FILE WITH THE SHASTA COUNTY DEPARTMENT OF PUBLIC WORKS, AND THE REPORT DOES NOT INDICATE THE PRESENCE OF CRITICALLY EXPANSIVE SOILS OR OTHER SOILS PROBLEMS, WHICH, IF NOT CORRECTED, COULD LEAD TO STRUCTURAL DEFECTS.

\_\_\_\_\_, DATE \_\_\_\_\_  
STATE OF CALIFORNIA REGISTERED CIVIL ENGINEER  
R.C.E. NO. 66023  
G.E. NO. 2847

TAX COLLECTOR’S STATEMENT

I, LORI J. SCOTT, TAX COLLECTOR OF SHASTA COUNTY HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, OR LOCAL TAXES OR SPECIAL ASSESSMENTS AGAINST THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR AGAINST ANY PART THEREOF EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE AGAINST SAID SUBDIVISION OR ANY PART THEREOF, AND THAT THIS CERTIFICATE DOES NOT INCLUDE ANY ASSESSMENT OF ANY ASSESSMENT DISTRICT, THE BONDS OF WHICH HAVE NOT YET BECOME A LIEN AGAINST SAID LAND OR ANY PART THEREOF.  
DATED: \_\_\_\_\_

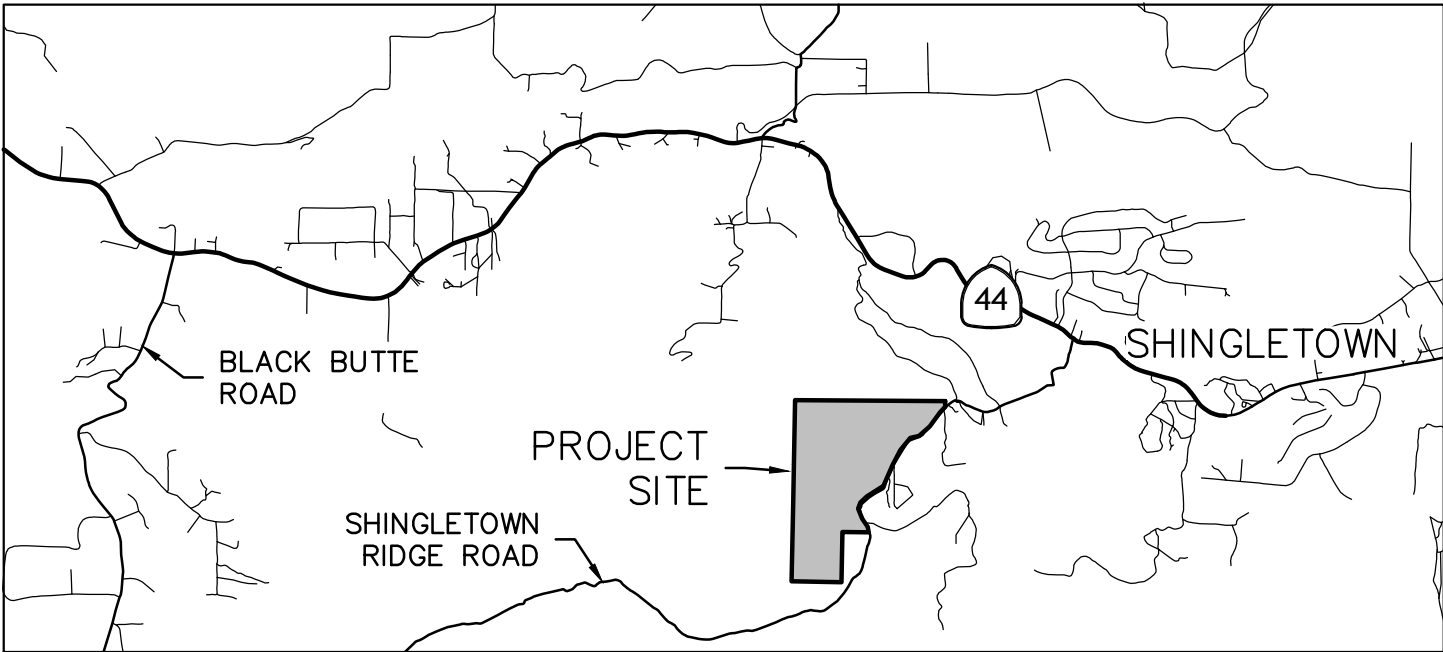
BY: \_\_\_\_\_  
TAX COLLECTOR, COUNTY OF SHASTA  
STATE OF CALIFORNIA

STATEMENT OF THE CLERK OF THE BOARD OF SUPERVISORS

I, MATT PONTES, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SHASTA, HEREBY STATE THAT SAID BOARD APPROVED THE WITHIN MAP ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AND ACCEPTED ON BEHALF OF THE PUBLIC, ALL PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC ROADS AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS MAP.

BY: \_\_\_\_\_  
CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY \_\_\_\_\_



VICINITY NAP  
N.T.S.

STATEMENT OF COUNTY ENVIRONMENTAL HEALTH DIRECTOR:

I, JIM WHITTLE, DIRECTOR OF ENVIRONMENTAL HEALTH OF SHASTA COUNTY, HEREBY CERTIFY THAT ALL HEALTH AND SANITATION CONDITIONS ESTABLISHED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATION THEREOF AS APPROVED BY THE SHASTA COUNTY PLANNING COMMISSION ON JANUARY 12, 2012, HAVE BEEN MET OR GUARANTEED.

\_\_\_\_\_, DATE \_\_\_\_\_  
SHASTA COUNTY DIRECTOR OF ENVIRONMENTAL HEALTH

RECORDER’S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AT \_\_\_\_\_M. IN BOOK \_\_\_\_ OF MAPS AT PAGE \_\_\_\_\_ AT THE REQUEST OF SHARRAH DUNLAP SAWYER.

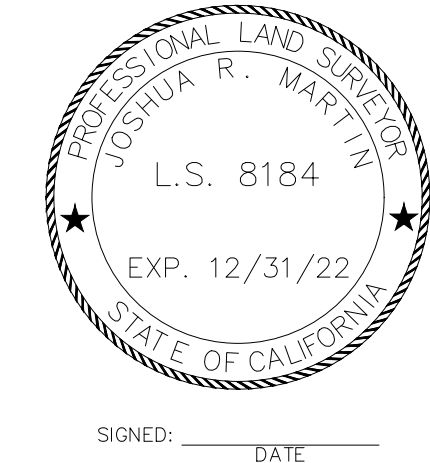
\_\_\_\_\_, FEE \_\_\_\_\_  
LESLIE MORGAN  
SHASTA COUNTY RECORDER

BY DEPUTY \_\_\_\_\_

SURVEYOR’S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GREG BONDY IN SEPTEMBER 2021. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT THE MONUMENTS ARE OF THE CHARACTER AND HAVE BEEN SET IN THE POSITIONS INDICATED AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

\_\_\_\_\_, PLS #8184  
JOSH R. MARTIN



LASSEN MOUNTAIN PINES  
TR 1989  
GPA 08–005  
ZA 08–019

LOCATED IN THE NORTH HALF OF SECTION 1, BEING LOTS 2, 3, 4, 5, 6, 7, 11, AND 12, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, T30N, R.1.W., MDM, UNINCORPORATED TERRITORY SHASTA COUNTY, CALIFORNIA

FOR

GREG BONDY

2021–0035355

BY

SHARRAH DUNLAP SAWYER, INC.



Civil Engineering • Land Planning • Surveying & Mapping  
Landscape Architecture • Presentation Graphics  
320 Hartnell Avenue, Redding, CA 96002  
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STATEMENT OF CONDITIONS

THE FOLLOWING STATEMENT OF CONDITIONS ARE LISTED FOR INFORMATIONAL PURPOSES ONLY SHOWING CONDITIONS AS OF DATE OF FILING AND ARE NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

PLANNING DIVISION

14. ALL USES PERMITTED ON THIS PROPERTY SHALL BE SUBJECT TO THE RESTRICTIONS OF THE CC&RS. COMPLIANCE WITH THE CC&R’S SHALL BE MAINTAINED, MONITORED, AND ENFORCED AS DESCRIBED IN THE CC&R’S. THE COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE, MONITORING, AND ENFORCEMENT OF THE CC&R’S.
15. ACTIVITY WITHIN THE DEER MIGRATION CORRIDOR SHOWN ON THE FINAL MAP SHALL BE LIMITED IN THE FOLLOWING MANNER:

A. NO BUILDING, BILL–BOARDS, SIGNS, FENCING (UNLESS SAID FENCING IS DESIGNED IN ACCORDANCE WITH CONDITION #16), OR ANY OTHER STRUCTURE OF ANY KIND SHALL BE ERECTED WITHIN THE DEER MIGRATION CORRIDOR.

B. THERE SHALL BE NO EXCAVATION, DREDGING OR REMOVAL OF SOILS OR OTHER MATERIAL NOR ANY BUILDING OF NEITHER ROADS NOR OTHER CHANGE IN THE GENERAL TOPOGRAPHY OF THE LAND, EXCEPTING THE CONSTRUCTION OF THE PROPOSED SUBDIVISION ROADS AND INFRASTRUCTURE AND/OR THE INSTALLATION OF A SEWAGE DISPOSAL SYSTEM.

C. THERE SHALL BE NO DEPOSITING OF TRASH, GARBAGE, WASTE OR OTHER HAZARDOUS MATERIALS WITHIN THE DEER MIGRATION CORRIDOR.

D. THERE SHALL BE NO REMOVAL, DESTRUCTION OR CUTTING OF TREES, SHRUBS OR OTHER VEGETATION EXCEPT AS NECESSARY FOR

1) A MINIMUM DEFENSIBLE SPACE AS REQUIRED BY LAW,

2) THE REMOVAL OF DEAD AND DOWN WOODY DEBRIS

3) THE MAINTENANCE OF SUBDIVISION ROADS,

4) THE PREVENTION OR TREATMENT OF DISEASE,

5) THE REMOVAL OF UNDESIRABLE EXOTIC PLANT SPECIES THAT ARE DETRIMENTAL TO THE HEALTH OF DEER OR

6) OTHER HUSBANDRY PRACTICES APPROVED BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME.

E. THERE SHALL BE NO ACTIVITIES, ACTIONS OR USES DETRIMENTAL TO WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION OR FISH AND WILDLIFE HABITAT PRESERVATION
16. FENCING OUTSIDE OF THE DESIGNATED BUILDING ENVELOPES SHOWN ON THE TRACT MAP SHALL BE CONSTRUCTED TO THE FOLLOWING STANDARD (OR OTHER ALTERNATE APPROVED BY THE STATE OF CALIFORNIA DEPARTMENT OF FISH AND GAME):

1) SINGLE–STRAND OR BARBED WIRE TYPE (NO CHICKEN OR HOG WIRE TYPE)

2) POST AND RAIL STYLE (WOOD, VINYL, CONCRETE, WROUGHT IRON, ETC.)

3) IN ALL CASES, FENCING OUTSIDE THE DESIGNATED BUILDING ENVELOPES SHALL BE LIMITED TO 54” MAXIMUM HEIGHT AND HAVE A MINIMUM 18” CLEARANCE FROM THE GROUND TO THE LOWEST HORIZONTAL WIRE, RAIL OR ANY OTHER PORTION OF THE FENCE OTHER THAN THE VERTICAL POSTS. THESE RESTRICTIONS DO NOT APPLY WITHIN THE BUILDING ENVELOPES SHOWN ON THE FINAL MAP.
18. DISTURBANCE WITHIN THE RIPARIAN BUFFER ZONE SHALL BE LIMITED TO WILDLAND FUELS MAINTENANCE REQUIRED BY LAW AND/OR CONSISTENT WITH THE WILDLAND FIRE FUELS AND VEGETATION MANAGEMENT PLAN PREPARED FOR THE PROJECT. FUELS MANAGEMENT WITHIN THE BUFFER SHALL BE ACCOMPLISHED BY NON–MECHANICAL MEANS SUCH AS HAND–THINNING. ALL CUT VEGETATION SHALL BE YARDED FROM THE BUFFER ZONE BY HAND OR CABLE AND STAGED OUTSIDE THE BUFFER ZONE FOR SECONDARY TREATMENT SUCH AS MECHANICAL CHIPPING.
20. GRADING ACTIVITIES WITHIN THE AREA SUBJECT TO GRADING LIMITATIONS SHOWN ON THE FINAL MAP WILL BE LIMITED TO THE DRY WEATHER SEASON (MAY 2ND THROUGH OCTOBER 14TH) AND SHALL REQUIRE THE PREPARATION OF AN EROSION CONTROL PLAN BY A QUALIFIED EROSION CONTROL SPECIALIST.

22. CONSTRUCTION OF SINGLE–FAMILY RESIDENCES SHALL BE LOCATED WITHIN THE BUILDING ENVELOPE AREA DESIGNATED ON THE FINAL MAP. RESIDENTIAL ACCESSORY BUILDINGS AND STRUCTURES MAY BE CONSTRUCTED OUTSIDE OF THE BUILDING ENVELOPES, BUT SHALL NOT BE CONSTRUCTED WITHIN THE DEER MIGRATION CORRIDOR OR RIPARIAN BUFFER ZONE.
23. EXISTING TREES AND NATIVE VEGETATION SHALL BE RETAINED WHERE FEASIBLE.
24. CONSTRUCTION MEASURES

• CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MAINTAINED EQUIPMENT.

• REQUIRE ON–SITE TRUCKS GREATER THAN 10,000 POUNDS AND CONSTRUCTION EQUIPMENT TO BE SHUT OFF WHEN HOT IN USE AND LIMIT IDLING TO 5 MINUTES OR LESS. ALL OTHER CONSTRUCTION EQUIPMENT SHALL BE SHUT OFF WHEN NOT IN USE AND SHALL NOT IDLE FOR MORE THAN 15 MINUTES.

• QUEUING OF TRUCKS ON AND OFF–SITE SHALL BE LIMITED TO PERIODS WHEN ABSOLUTELY NECESSITATED BY GRADING OR CONSTRUCTION ACTIVITIES.

• PROJECT PLANS SHALL INCLUDE POLICIES AND PROCEDURES FOR THE REUSE AND RECYCLING OF CONSTRUCTION AND DEMOLITION WASTE BY 50% OR MORE.

• PROJECT PLANS SHALL INCLUDE EDUCATION FOR CONSTRUCTION WORKERS ABOUT REDUCING WASTE AND AVAILABLE RECYCLING SERVICES.

• USE LOW VOC COATING.

• USE LOW VOC ASPHALT.
25. LANDSCAPING

• PROJECT LANDSCAPING SHALL USE DROUGHT TOLERANT AND SMOG TOLERANT TREES, SHRUBS, AND GROUNDCOVER TO ENSURE THE LONG–TERM VIABILITY AND CONSERVE WATER AND ENERGY.

• RESIDENTIAL STRUCTURES SHALL INCLUDE EXTERIOR ELECTRIC OUTLETS IN THE FRONT AND REAR. ALL LANDSCAPE CONTRACTORS HIRED SHALL USE ELECTRIC POWERED EQUIPMENT WHERE AVAILABLE TO A MINIMUM OF 15% OF THE EQUIPMENT USED.

• ALL CONTRACTORS HIRED TO PAINT OR REPAINT BUILDINGS AND STRUCTURES ON EACH PROPERTY SHALL USE LOW VOC (10% REDUCTION) PAINT.
26. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE APPLICANT SHALL DEMONSTRATE THROUGH INCORPORATION OF PHOTOVOLTAIC SOLAR POWER, SOLAR WATER HEATERS, COOL–ROOF TECHNOLOGY, OR OTHER ENERGY SAVING DEVICES THAT THE DESIGN OF THE PROPOSED BUILDINGS OR STRUCTURES MEETS TITLE 24 ENERGY EFFICIENCY REQUIREMENTS IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION OR EXCEEDS TITLE 24 REQUIREMENTS IN EFFECT AT THE TIME OF TENTATIVE MAP APPROVAL BY A MINIMUM OF 15%, WHICHEVER IS GREATER, SUBJECT TO REVIEW BY THE COUNTY BUILDING OFFICIAL. DOCUMENTATION OF COMPLIANCE WITH THIS MEASURE SHALL BE PROVIDED TO THE PLANNING DEPARTMENT AND BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF THE PERMIT. INSTALLATION OF THE IDENTIFIED DESIGN FEATURES AND EQUIPMENT WILL BE CONFIRMED BY THE COUNTY BUILDING OFFICIAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
27. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO DAYLIGHT HOURS (BETWEEN 7 A.M. AND 10 P.M.) IN AREAS WHERE SENSITIVE RECEPTORS ARE LOCATED. NO CONSTRUCTION SHALL BE PERMITTED ON SUNDAYS AND FEDERAL HOLIDAYS.
28. IF, IN THE COURSE OF DEVELOPMENT, ANY ARCHEOLOGICAL RESOURCES (SKELETAL REMAINS, CULTURALLY MODIFIED LITHIC MATERIALS, STRUCTURAL FEATURES, OR HISTORIC ARTIFACTS) ARE ENCOUNTERED DURING GROUND DISTURBING ACTIVITIES, ALL SUCH ACTIVITIES SHOULD HALT WITHIN A 100–FOOT RADIUS OF THE DISCOVERY AND A QUALIFIED ARCHEOLOGIST SHOULD BE CONTACTED TO DETERMINE THE NATURE OF THE FIND, EVALUATE ITS SIGNIFICANCE AND, IF NECESSARY, SUGGEST PRESERVATION OR MITIGATION MEASURES.
29. THE WILDLAND FUEL/VEGETATION MANAGEMENT PLAN, AS REVIEWED AN APPROVED BY THE SHASTA COUNTY FIRE DEPARTMENT, SHALL BE IMPLEMENTED PRIOR TO RECORDING THE TRACT MAP AND SHALL BE MAINTAINED IN PERPETUITY BY THE OWNER(S) OF THE RESULTANT PARCELS.
30. THE PROJECT IS LOCATED IN “OPEN RANGE” AND IS SUBJECT TO ALL RESTRICTIONS PERTAINING TO “OPEN RANGE.”
31. THESE PARCELS ARE LOCATED IN OR ADJACENT TO AN AGRICULTURAL/TIMBER USE AREA AND MAY BE SUBJECT TO IMPACTS FROM THE CONDUCT OF EXISTING AND FUTURE

AGRICULTURAL/TIMBER RELATED ACTIVITIES WHICH MAY BE CONSIDERED OBJECTIONABLE. THE PROJECT PROPONENT SHALL ACQUIRE AND PROVIDE ALL FUTURE LOT PURCHASERS WITH A COPY OF SHASTA COUNTY ORDINANCE NO. 94–2 (CHAPTER 18.06.030) AND SHALL COMPLY WITH THE DISCLOSURE PROVISIONS OF THAT ORDINANCE.

32. NO DEVELOPMENT OF THE DESIGNATED REMAINDER PARCEL MAY OCCUR UNTIL SUCH TIME AS A CERTIFICATE OF COMPLIANCE, A PARCEL MAP, OR A FINAL MAP IS RECORDED AND ALL CURRENT DEVELOPMENT CRITERIA IS MET.

ENVIRONMENTAL HEALTH DIVISION

33. AN ON–SITE SEWAGE DISPOSAL SYSTEM SHALL BE LOCATED ONLY WITHIN THE 1/2 ACRE DESIGNATED SEWAGE DISPOSAL AREAS INDICATED FOR EACH PARCEL UNLESS AN ALTERNATE SITE IS SPECIFICALLY APPROVED BY THE DIRECTOR OF ENVIRONMENTAL HEALTH.
34. ANY PROPOSED GRADING WHICH WILL CREATE CUTS OR FILLS FOR ROADS, DRIVEWAYS, BUILDING SITES, DRAINAGE WAYS OR DITCHES ON ANY OF THE PROPOSED PARCELS SHALL BE REVIEWED FOR COMPLIANCE WITH SHASTA COUNTY SEWAGE DISPOSAL AND GRADING STANDARDS PRIOR TO THE START OF GRADING OR THE ISSUANCE OF ANY DEVELOPMENT PERMITS FOR THE PARCEL.
35. SEWAGE DISPOSAL FOR PARCELS 1,4,7,8, 9, 10, 15, 16, 23, 24, 25, 26, 27, 29, 30, 32, 33, 34, AND 36 ARE ONLY POSSIBLE BY INSTALLATION OF A NON–CONVENTIONAL SEWAGE DISPOSAL SYSTEM THAT HAS BEEN DESIGNED PER ENVIRONMENTAL HEALTH DIVISION (EHD) CRITERIA IN ACCORDANCE WITH THE SEWAGE DISPOSAL STANDARDS *UNLESS ADDITIONAL TESTING ON THESE PARCELS IS PERFORMED; THE RESULTS OF WHICH DEMONSTRATE CONFORMANCE WITH EHD SEWAGE DISPOSAL TESTING STANDARDS FOR CONVENTIONAL SEWAGE DISPOSAL SYSTEMS AND ARE APPROVED BY THE DIRECTOR OF ENVIRONMENTAL HEALTH*. REAL PROPERTY OWNER(S) OF SAID PARCELS AND SAID NON–CONVENTIONAL SEWAGE DISPOSAL SYSTEMS WILL BE REQUIRED TO BECOME PART OF THE COUNTY INSPECTION AND MONITORING PROGRAM ESTABLISHED BY SHASTA COUNTY ORDINANCE #494–222 (SECTIONS 3430–3437.5, DATED 4/21/81).

AIR QUALITY MANAGEMENT DISTRICT

43. ALL ACTIVITIES ASSOCIATED WITH A BUILDING SITE FOR RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL USE SHALL BE CONDUCTED IN A MANNER TO CONTROL FUGITIVE DUST EMISSIONS THROUGH THE USE OF DUST PALLIATIVE AGENTS OR THE USE OF WATER TO MITIGATE OFF–SITE IMPACTS.
44. ALL FUTURE SOLID FUEL HEATING SYSTEMS SHALL BE WITH AN E.P.A. CERTIFIED PHASE II SYSTEM OR A SUBSEQUENT CERTIFIED SYSTEM.
45. THE PROJECT SHALL PROVIDE FOR THE USE OF ENERGY–EFFICIENT LIGHTING (INCLUDES CONTROLS) AND PROCESS SYSTEMS SUCH AS WATER HEATERS, FURNACES, AND BOILER UNITS.
46. THE PROJECT SHALL UTILIZE ENERGY–EFFICIENT AND AUTOMATED CONTROLS FOR AIR CONDITIONING

SHASTA COUNTY FIRE DEPARTMENT (SCFD)

75. ADVISORY NOTE:

A. THE LAND DIVISION IS LOCATED IN STATE RESPONSIBILITY AREA DESIGNATED AS A “VERY HIGH” FIRE HAZARD SEVERITY ZONE UNDER SECTION 4203 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA.

B. DRIVEWAYS, TURNAROUNDS, AND STREET ADDRESS MARKERS SHALL MEET THE SPECIFICATIONS OF THE FIRE SAFETY STANDARDS PRIOR TO THE FINAL INSPECTION BY THE SHASTA COUNTY BUILDING DIVISION FOR ANY NEW STRUCTURES CONSTRUCTED ON PARCEL.

C. ALL BUILDINGS AND ACCESSORY BUILDINGS CONSTRUCTED ON PARCELS ONE ACRE OR LARGER IN SIZE, SHALL BE SETBACK A MINIMUM OF 30 FEET FROM ALL PROPERTY LINES AND ROAD EASEMENTS IN ACCORDANCE WITH THE SHASTA COUNTY FIRE SAFETY STANDARDS, BUT A 100–FOOT SETBACK IS RECOMMENDED.

D. IN ACCORDANCE WITH PUBLIC RESOURCES CODE SECTION 4291, THE OWNER, BUILDER, AND/OR APPLICANT FOR A BUILDING PERMIT, SHALL PROVIDE

”DEFENSIBLE SPACE.” THEY SHALL MAINTAIN AROUND AND ADJACENT TO ANY SUCH BUILDING OR STRUCTURE A FIREBREAK BY REMOVING ALL BRUSH, FLAMMABLE VEGETATION, OR COMBUSTIBLE GROWTH FOR A DISTANCE OF NOT LESS THAN 100 FEET ON EACH SIDE THEREOF OR TO THE PROPERTY LINE, WHICHEVER IS NEARER. THIS DOES NOT APPLY TO SINGLE SPECIES OF TREES, ORNAMENTAL SHRUBBERY, OR GROUND COVER, IF THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY BUILDING OR STRUCTURE. GRASS LOCATED MORE THAN 30 FEET FROM SUCH BUILDING OR STRUCTURE AND LESS THAN 18 INCHES IN HEIGHT MAY BE MAINTAINED TO STABILIZE THE SOIL.

- E. UNTREATED WOOD–SHAKE OR SHINGLE ROOFING IS PROHIBITED. ROOFING SHALL HAVE A CLASS A CLASSIFICATION AS PER THE SHASTA COUNTY FIRE SAFETY STANDARDS AND THE CALIFORNIA BUILDING CODE.

DEPARTMENT OF PUBLIC WORKS

88. RECORD A 20–FOOT RECIPROCAL EASEMENT FOR THE DOUBLE FLAG LOT DRIVEWAY WITH THE DEED TO EACH PARCEL AT THE TIME IT IS FIRST CONVEYED.
91. THE ROADS WITHIN THIS SUBDIVISION ARE NOT WITHIN THE COUNTY’S MAINTAINED MILEAGE. A PERMANENT ROAD DIVISION HAS BEEN FORMED FOR MAINTENANCE OF THE ROADS.

LASSEN MOUNTAIN PINES  
1989  
GPA 08–005  
ZA 08–019

LOCATED IN THE NORTH HALF OF SECTION 1, BEING LOTS 2, 3, 4, 5, 6, 7, 11, AND 12, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, T30N, R.1.W., MDM, UNINCORPORATED TERRITORY SHASTA COUNTY, CALIFORNIA

FOR

GREG BONDY

2021–0035355

BY

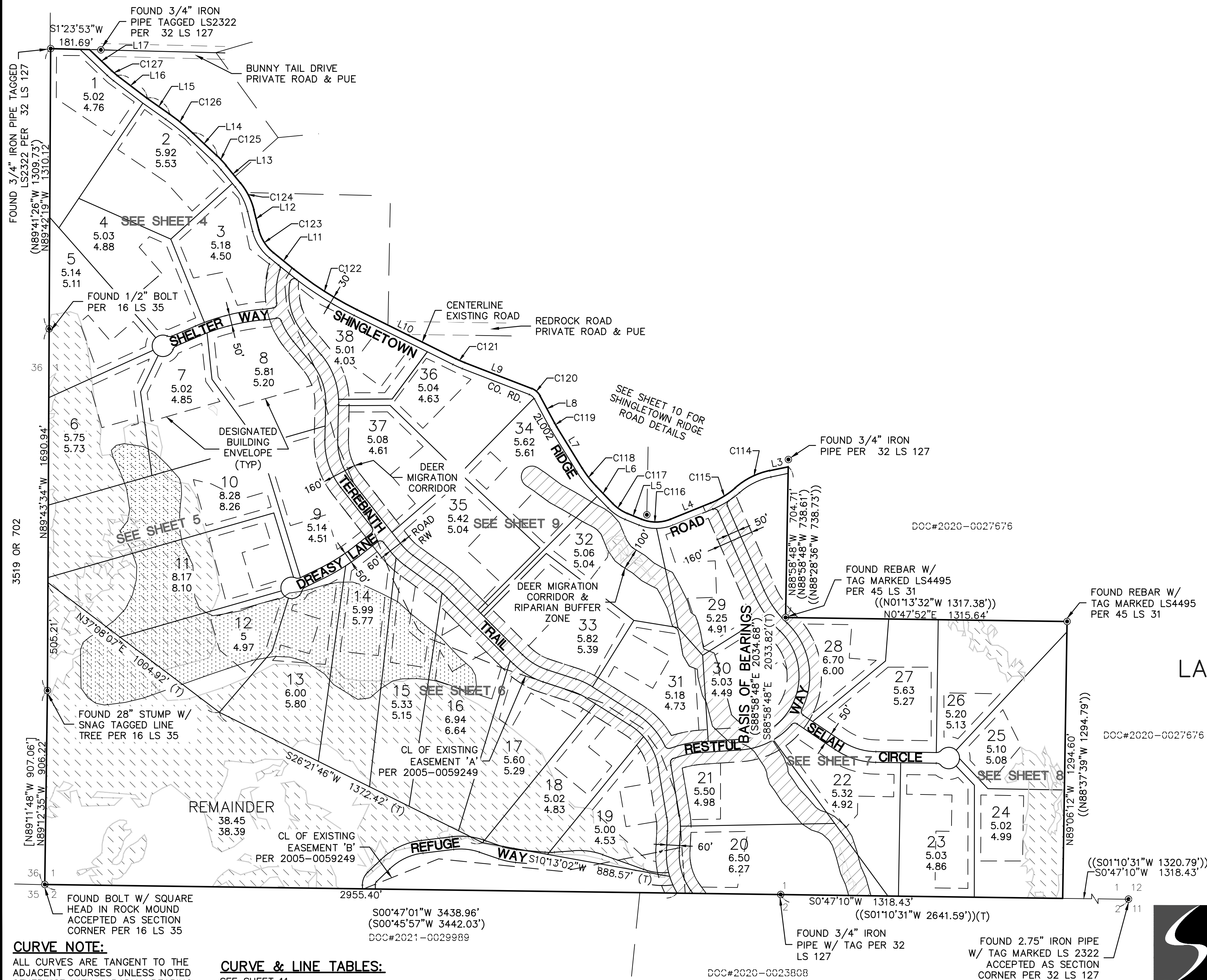
SHARRAH DUNLAP SAWYER, INC.










Civil Engineering • Land Planning • Surveying & Mapping  
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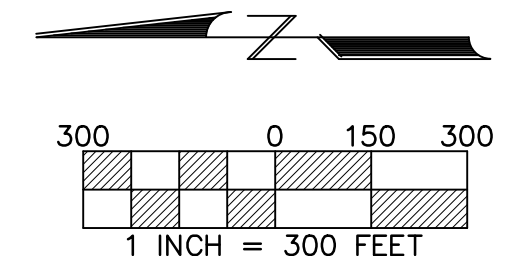


**LEGEND:**

-  FND MONUMENT AS NOTED  
 SET STANDARD CENTERLINE  
 MONUMENT MARKED LS 8184  
 SET 5/8" REBAR W/ ALUMINUM  
 CAP MARKED LS 8184  
 (~) RECORD DATA PER 32 LS 127  
 [~] RECORD DATA PER 16 LS 35  
 ((~)) RECORD DATA PER 45 LS 31  
 (T) TOTAL  
 (R) RADIAL  
 WC WITNESS CORNER  
 ——— DESIGNATED BUILDING ENVELOPE  
 DEER MIGRATION CORRIDOR  
 SLOPES  $\geq$  30%, NON-BUILDING AREA,  
 DEER MIGRATION AREA  
 SUPAN SOILS – SUBJECT TO  
 GRADING LIMITATIONS  
 3  
 LOT NUMBER  
 GROSS ACREAGE  
 NET ACREAGE

### **BASIS OF BEARINGS:**

THE BASIS OF BEARINGS WAS TAKEN AS  
S88°58'48"E BETWEEN THE TWO FOUND  
MONUMENTS ALONG THE EAST-WEST 1/4 SECTION  
LINE OF SECTION 1 AS SHOWN ON 32 LS 127.



LASSEN MOUNTAIN PINES  
TR 1989  
GPA 08-005  
ZA 08-019

LOCATED IN THE NORTH HALF OF SECTION 1,  
BEING LOTS 2, 3, 4, 5, 6, 7, 11, AND 12, AND  
THE NORTHWEST QUARTER OF THE SOUTHWEST  
QUARTER OF SAID SECTION 1, T30N, R.1.W.,  
MDM, UNINCORPORATED TERRITORY SHASTA  
COUNTY, CALIFORNIA

GREG BONDY

2021-0035355

BY

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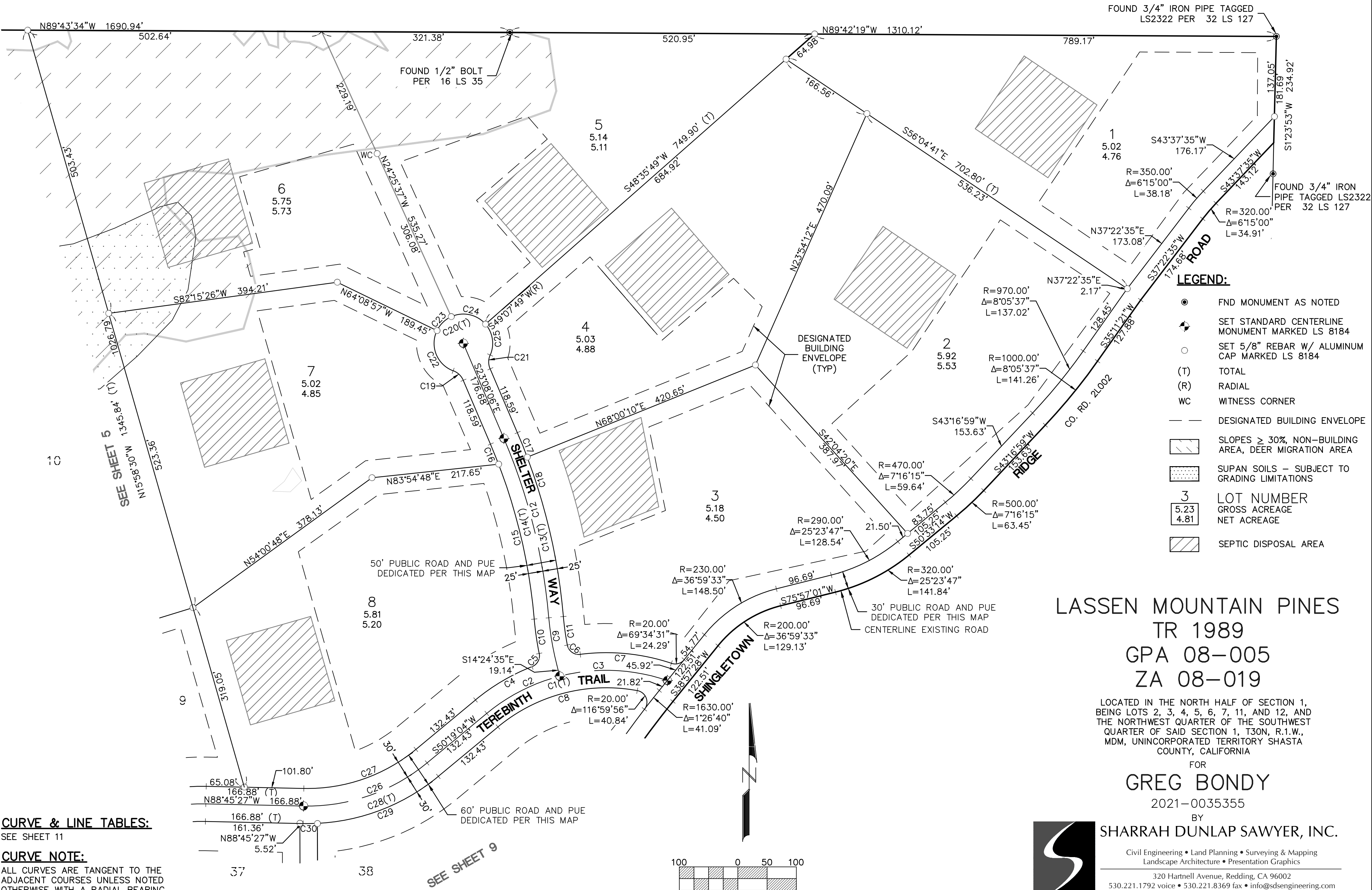
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DATE: NOVEMBER, 2021 SCALE: 1"=300' SHEET 3 OF 11

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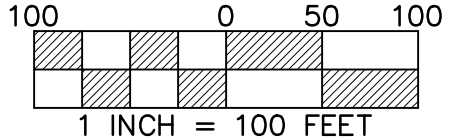




**CURVE & LINE TABLES:**  
SEE SHEET 11

**CURVE NOTE:**  
ALL CURVES ARE TANGENT TO THE  
ADJACENT COURSES UNLESS NOTED  
OTHERWISE WITH A RADIAL BEARING

SEE SHEET 9



LASSEN MOUNTAIN PINES  
TR 1989  
GPA 08-005  
ZA 08-019

LOCATED IN THE NORTH HALF OF SECTION 1,  
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FOR  
**GREG BONDY**  
2021-0035355

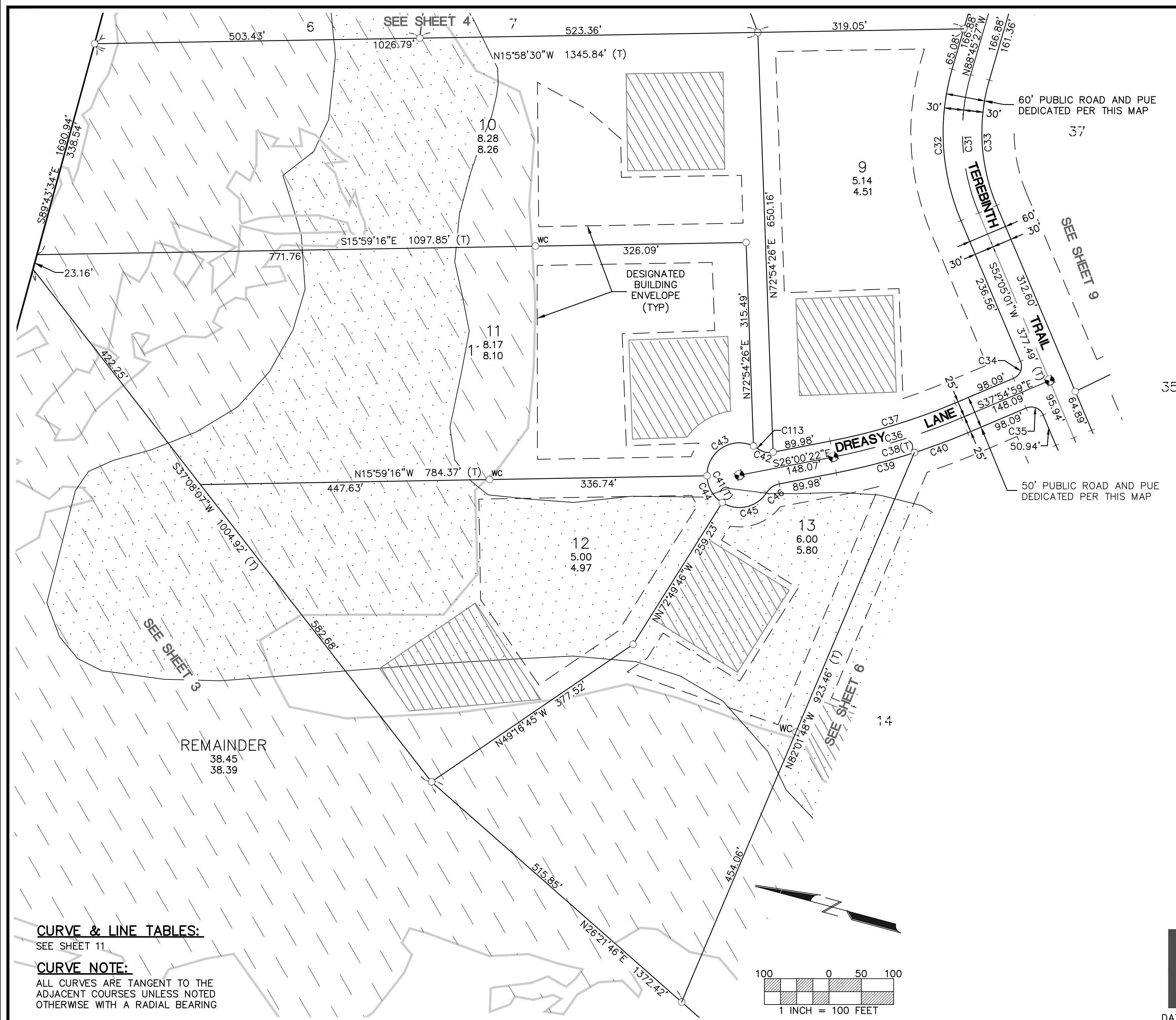
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- LEGEND:**
- FND MONUMENT AS NOTED
  - ⊙ SET STANDARD CENTERLINE MONUMENT MARKED LS 8184
  - SET 5/8" REBAR W/ ALUMINUM CAP MARKED LS 8184
  - (T) TOTAL
  - (R) RADIAL
  - WC WITNESS CORNER
  - DESIGNATED BUILDING ENVELOPE
  - ▨ SLOPES ≥ 30%, NON-BUILDING AREA, DEER MIGRATION AREA
  - ▤ SUPAN SOILS – SUBJECT TO GRADING LIMITATIONS
  - 3 LOT NUMBER
  - 5.23 GROSS ACREAGE
  - 4.81 NET ACREAGE
  - ▨ SEPTIC DISPOSAL AREA

LASSEN MOUNTAIN PINES  
TR 1989  
GPA 08-005  
ZA 08-019

LOCATED IN THE NORTH HALF OF SECTION 1,  
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QUARTER OF SAID SECTION 1, T30N, R.1W.,  
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COUNTY, CALIFORNIA

FOR  
**GREG BONDY**  
2021-0035355

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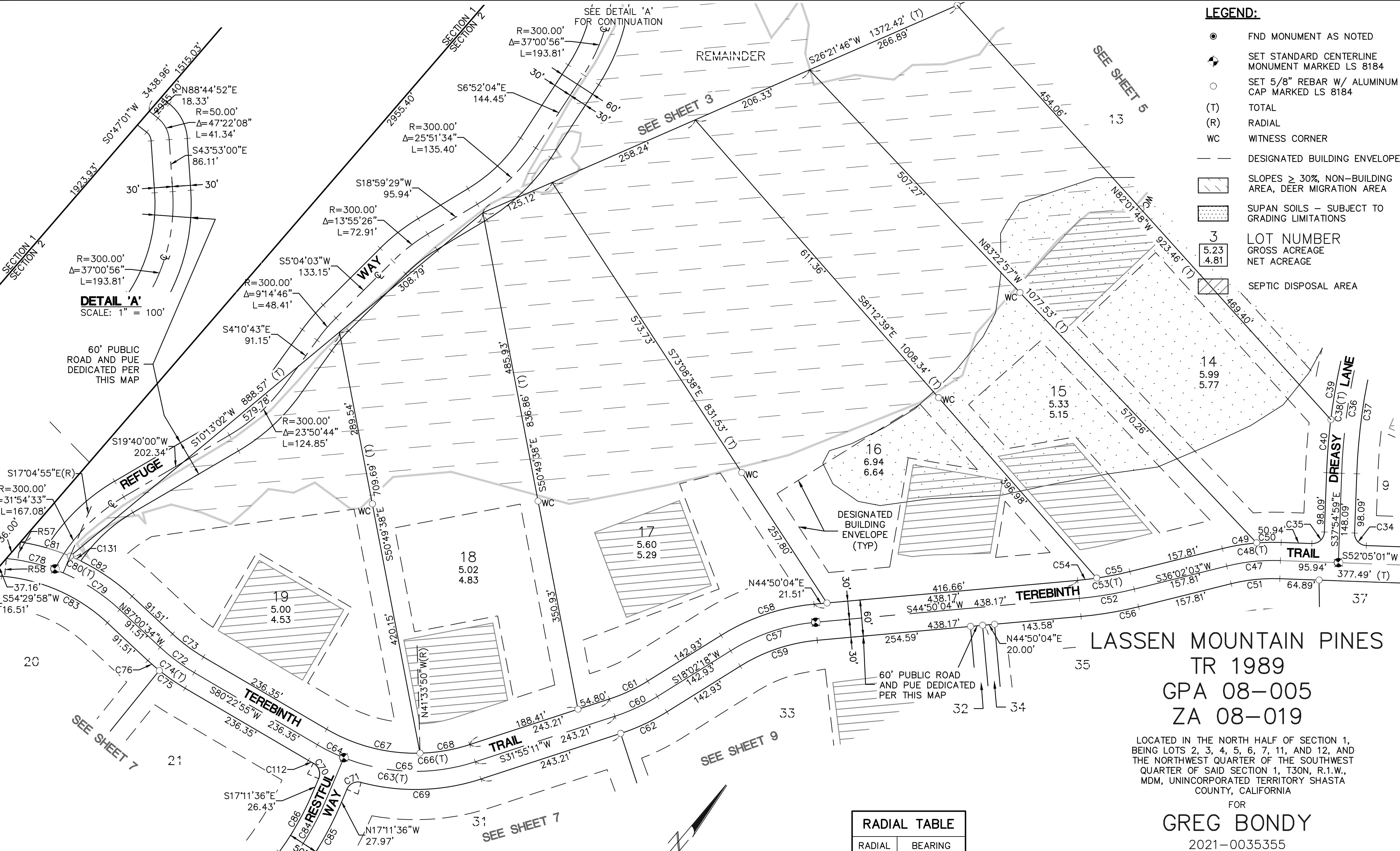
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**CURVE & LINE TABLES:**  
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  - SET 5/8" REBAR W/ ALUMINUM CAP MARKED LS 8184
  - (T) TOTAL
  - (R) RADIAL
  - WC WITNESS CORNER
  - DESIGNATED BUILDING ENVELOPE
  - ▨ SLOPES ≥ 30%, NON-BUILDING AREA, DEER MIGRATION AREA
  - ▤ SUPAN SOILS — SUBJECT TO GRADING LIMITATIONS
  - 3  
5.23  
4.81  
LOT NUMBER  
GROSS ACREAGE  
NET ACREAGE
  - ▧ SEPTIC DISPOSAL AREA



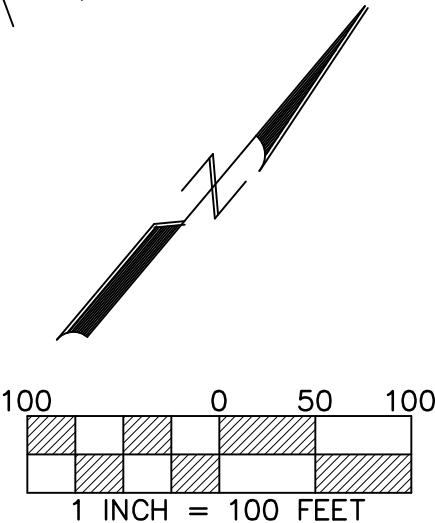
**CURVE & LINE TABLES:**

SEE SHEET 11

**CURVE NOTE:**

ALL CURVES ARE TANGENT TO THE ADJACENT COURSES UNLESS NOTED OTHERWISE WITH A RADIAL BEARING

RADIAL TABLE	
RADIAL	BEARING
R57	S31°06'42"E
R58	S34°31'10"E



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QUARTER OF SAID SECTION 1, T30N, R11W,  
MDM, UNINCORPORATED TERRITORY SHASTA  
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FOR

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2021-0035355

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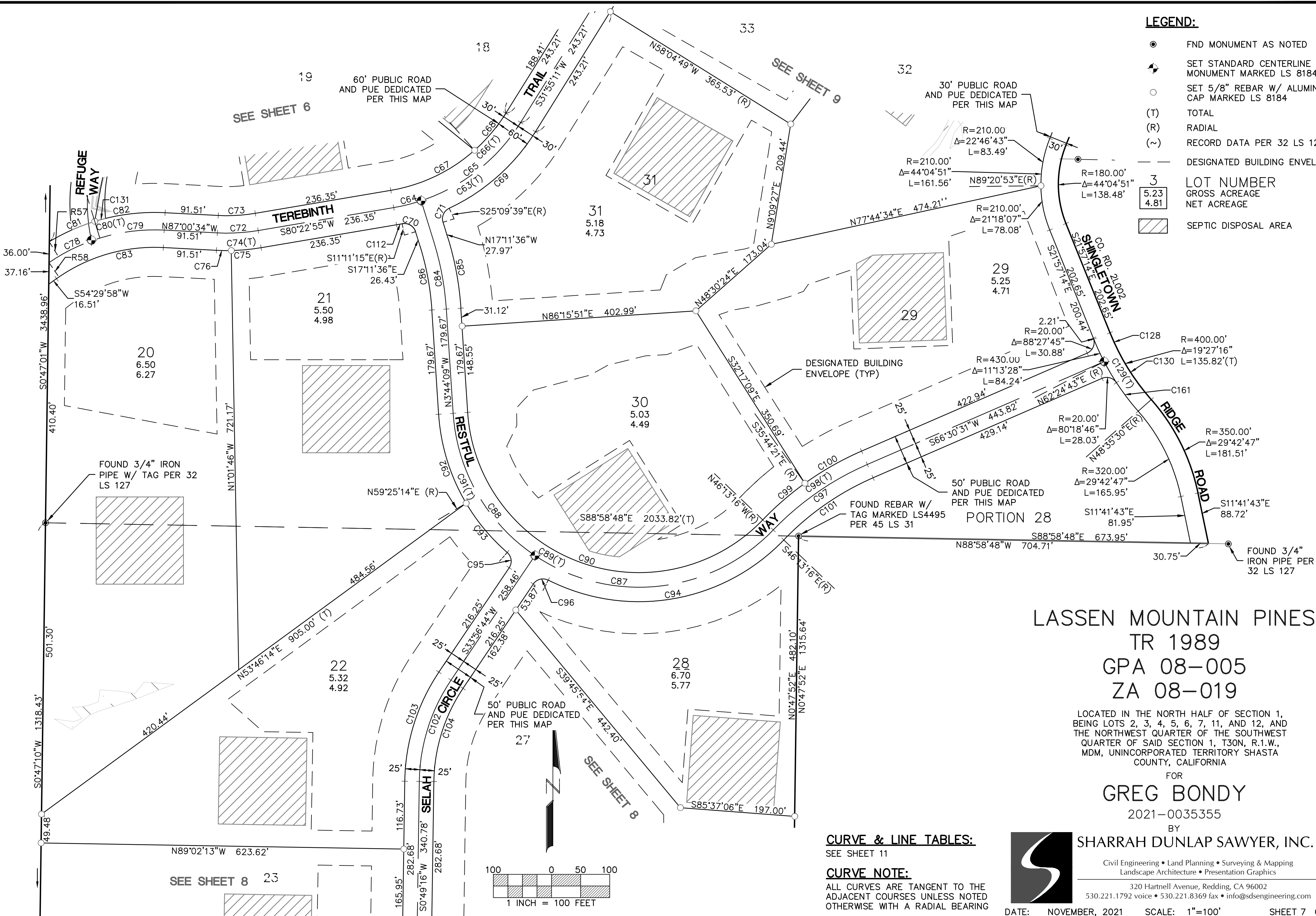
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DATE: NOVEMBER, 2021 SCALE: 1"=100' SHEET 6 OF 11



**LEGEND:**

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- SET 5/8" REBAR W/ ALUMINUM CAP MARKED LS 8184
- (T) TOTAL
- (R) RADIAL
- (~) RECORD DATA PER 32 LS 127
- DESIGNATED BUILDING ENVELOPE
- 3 LOT NUMBER
- 5.23 GROSS ACREAGE
- 4.81 NET ACREAGE
- ▨ SEPTIC DISPOSAL AREA



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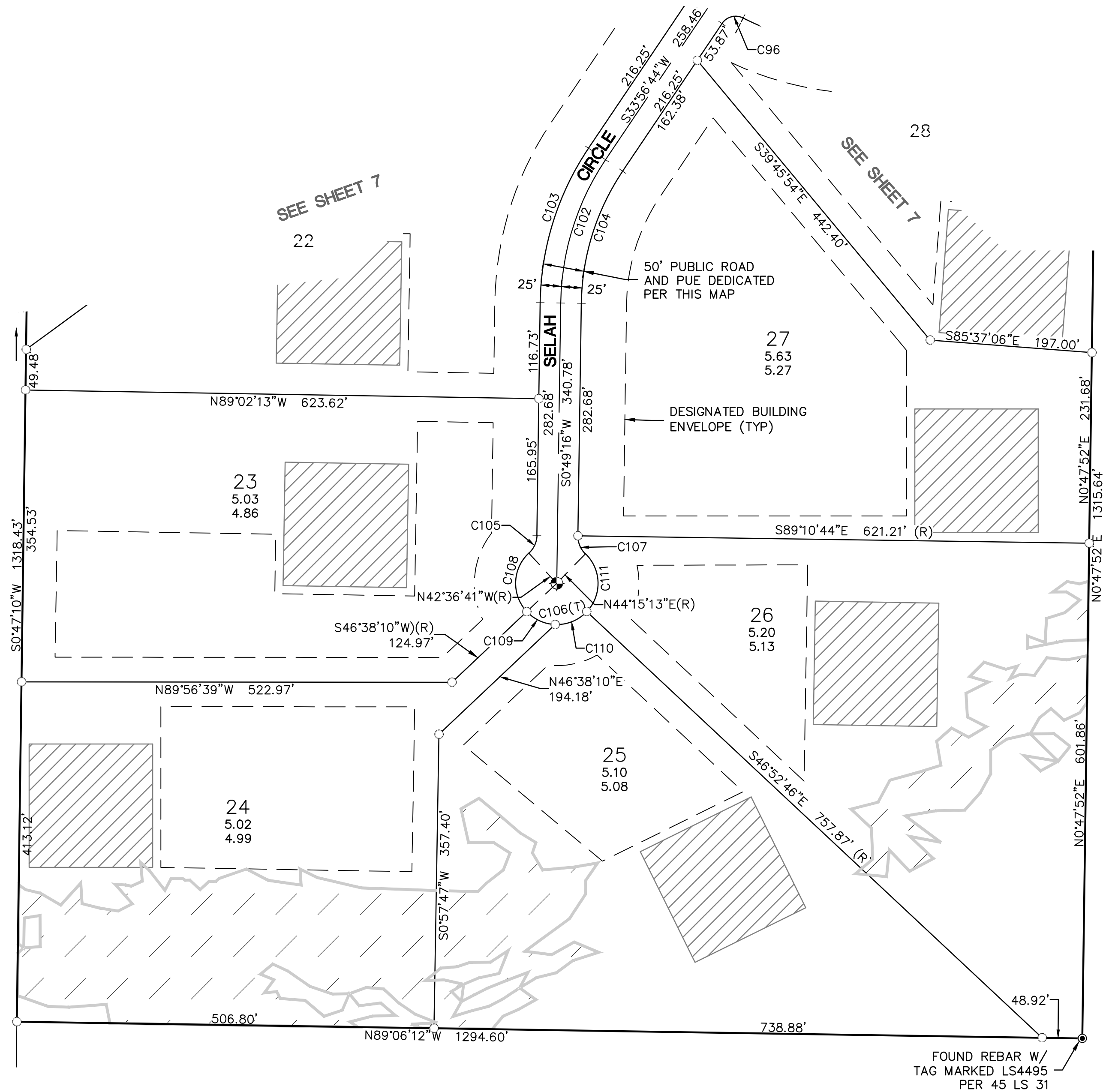
**CURVE & LINE TABLES:**  
SEE SHEET 11

**CURVE NOTE:**  
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DATE: NOVEMBER, 2021 SCALE: 1"=100' SHEET 7 OF 11

- LEGEND:**
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  - ⊙ SET STANDARD CENTERLINE MONUMENT MARKED LS 8184
  - SET 5/8" REBAR W/ ALUMINUM CAP MARKED LS 8184
  - (T) TOTAL
  - (R) RADIAL
  - (~) RECORD DATA PER 32 LS 127
  - DESIGNATED BUILDING ENVELOPE
  - ▨ SLOPES ≥ 30%
  - 3 LOT NUMBER
  - 5.23 GROSS ACREAGE
  - 4.81 NET ACREAGE
  - ▨ SEPTIC DISPOSAL AREA



**CURVE & LINE TABLES:**  
SEE SHEET 11

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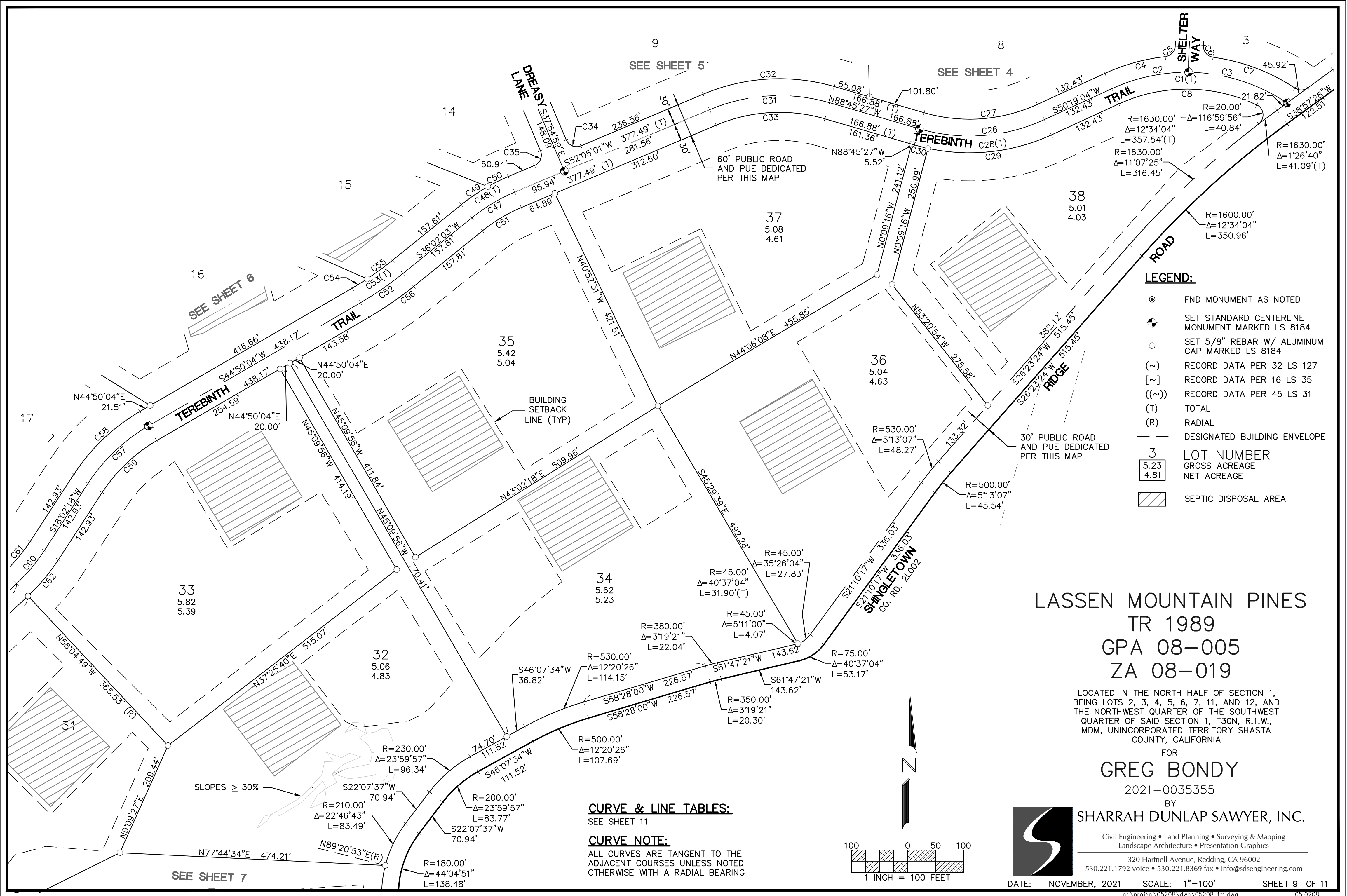


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DATE: NOVEMBER, 2021 SCALE: 1"=100' SHEET 8 OF 11





- LEGEND:**
- FND MONUMENT AS NOTED
  - ⬮ SET STANDARD CENTERLINE MONUMENT MARKED LS 8184
  - SET 5/8" REBAR W/ ALUMINUM CAP MARKED LS 8184
  - (~) RECORD DATA PER 32 LS 127
  - [~] RECORD DATA PER 16 LS 35
  - ((~)) RECORD DATA PER 45 LS 31
  - (T) TOTAL
  - (R) RADIAL
  - DESIGNATED BUILDING ENVELOPE
  - 3 LOT NUMBER
  - 5.23 GROSS ACREAGE
  - 4.81 NET ACREAGE
  - ▨ SEPTIC DISPOSAL AREA

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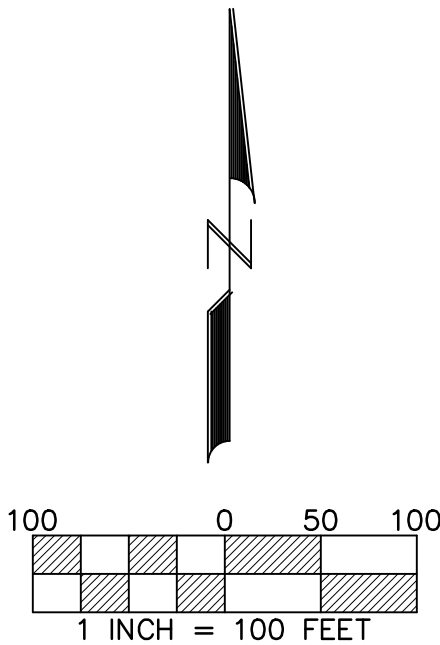
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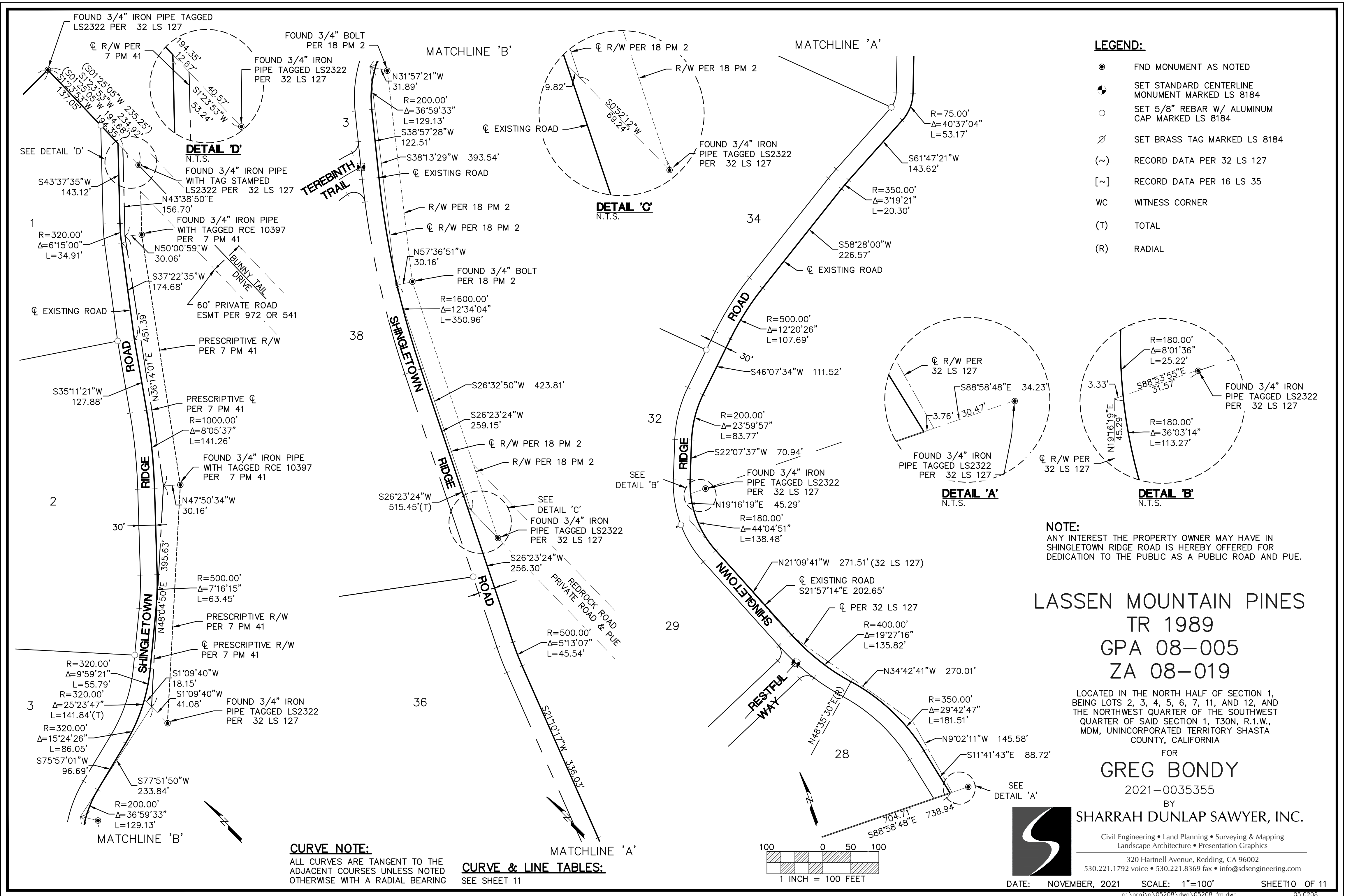
DATE: NOVEMBER, 2021 SCALE: 1"=100' SHEET 9 OF 11

**CURVE & LINE TABLES:**  
SEE SHEET 11

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CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1(T)	320.00'	58°42'07"	327.85'
C2	320.00'	25°16'20"	141.15'
C3	320.00'	33°25'46"	186.71'
C4	350.00'	18°24'02"	112.40'
C5	20.00'	80°09'43"	27.98'
C6	20.00'	86°24'31"	30.16'
C7	350.00'	25°49'21"	157.74'
C8	290.00'	50°11'49"	254.07'
C9	500.00'	9°27'36"	82.55'
C10	525.00'	6°29'38"	59.50'
C11	475.00'	5°55'52"	49.17'
C12	1000.00'	18°11'06"	317.39'
C13(T)	1025.00'	18°11'06"	325.32'
C14(T)	975.00'	18°11'06"	309.45'
C15	975.00'	16°00'39"	272.45'
C16	975.00'	2°10'28"	37.00'
C17	1025.00'	2°31'29"	45.17'
C18	1025.00'	15°39'37"	280.16'
C19	30.00'	46°34'03"	24.38'
C20(T)	50.00'	273°08'06"	238.36'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C21	30.00'	46°34'03"	24.38'
C22	50.00'	95°33'12"	83.39'
C23	50.00'	39°43'20"	34.66'
C24	50.00'	73°33'26"	64.19'
C25	50.00'	64°18'08"	56.11'
C26	320.00'	40°55'29"	228.57'
C27	290.00'	40°55'29"	207.14'
C28(T)	350.00'	40°55'29"	249.99'
C29	350.00'	36°54'57"	225.51'
C30	350.00'	4°00'32"	24.49'
C31	320.00'	39°09'32"	218.71'
C32	350.00'	39°09'32"	239.21'
C33	290.00'	39°09'32"	198.20'
C34	20.00'	90°00'00"	31.42'
C35	20.00'	90°00'00"	31.42'
C36	1000.00'	11°54'38"	207.88'
C37	975.00'	11°54'38"	202.68'
C38(T)	1025.00'	11°54'38"	213.07'
C39	1025.00'	6°58'50"	124.88'
C40	1025.00'	4°55'48"	88.20'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C41(T)	50.00'	273°08'06"	238.36'
C42	30.00'	46°34'03"	24.38'
C43	50.00'	116°57'18"	102.06'
C44	50.00'	56°50'30"	49.60'
C45	50.00'	89°44'38"	78.32'
C46	30.00'	46°34'03"	24.38'
C47	320.00'	16°02'57"	89.64'
C48(T)	350.00'	16°02'57"	98.04'
C49	350.00'	9°25'02"	57.53'
C50	350.00'	6°37'55"	40.51'
C51	290.00'	16°02'57"	81.23'
C52	600.00'	8°48'01"	92.16'
C53(T)	570.00'	8°48'01"	87.55'
C54	570.00'	3°10'06"	31.52'
C55	570.00'	5°37'55"	56.03'
C56	630.00'	8°48'01"	96.76'
C57	320.00'	26°47'46"	149.66'
C58	350.00'	26°47'46"	163.69'
C59	290.00'	26°47'46"	135.63'
C60	320.00'	13°52'53"	77.53'

LINE TABLE		
LINE	BEARING	LENGTH
L3	S11°41'43"E	88.72'
L4	S21°57'14"E	202.65'
L5	S22°07'37"W	70.94'
L6	S46°07'34"W	111.52'
L7	S58°28'00"W	226.57'
L8	S61°47'21"W	143.62'
L9	S21°10'17"W	336.03'
L10	S26°23'24"W	515.45'
L11	S38°57'28"W	122.51'
L12	S75°57'01"W	96.69'
L13	S50°33'14"W	105.25'
L14	S43°16'59"W	153.63'
L15	S35°11'21"W	127.88'
L16	S37°22'35"W	174.68'
L17	S43°37'35"W	143.12'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C61	290.00'	13°52'53"	70.26'
C62	350.00'	13°52'53"	84.80'
C63(T)	320.00'	48°27'44"	270.66'
C64	320.00'	8°42'04"	48.60'
C65	320.00'	39°45'41"	222.07'
C66(T)	290.00'	48°27'44"	245.29'
C67	290.00'	31°56'46"	161.69'
C68	290.00'	16°30'59"	83.60'
C69	350.00'	32°55'10"	201.09'
C70	20.00'	83°59'39"	29.32'
C71	20.00'	82°01'57"	28.63'
C72	320.00'	12°36'31"	70.42'
C73	290.00'	12°36'31"	63.82'
C74(T)	350.00'	12°36'31"	77.02'
C75	350.00'	8°27'34"	51.68'
C76	350.00'	4°08'57"	25.35'
C78	320.00'	14°43'07"	82.20'
C79	320.00'	20°04'21"	112.11'
C80(T)	350.00'	34°06'08"	208.32'
C81	350.00'	14°01'47"	85.70'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C82	350.00'	20°04'21"	122.62'
C83	290.00'	38°29'29"	194.82'
C84	500.00'	13°27'27"	117.44'
C85	525.00'	13°27'27"	123.31'
C86	475.00'	13°27'27"	111.57'
C87	320.00'	132°29'07"	739.94'
C88	320.00'	52°19'07"	292.20'
C89(T)	320.00'	80°10'00"	447.74'
C90	295.00'	132°29'07"	682.13'
C91(T)	345.00'	45°14'12"	272.39'
C92	345.00'	26°50'36"	161.63'
C93	345.00'	18°23'36"	110.75'
C94	345.00'	73°05'05"	440.07'
C95	20.00'	82°55'05"	28.94'
C96	20.00'	82°55'05"	28.94'
C97	500.00'	22°43'47"	198.36'
C98(T)	525.00'	22°43'47"	208.27'
C99	525.00'	10°28'55"	96.05'
C100	525.00'	12°14'52"	112.23'
C101	475.00'	22°43'47"	188.44'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C102	320.00'	33°07'28"	185.00'
C103	345.00'	33°07'28"	199.45'
C104	295.00'	33°07'28"	170.55'
C105	30.00'	46°34'03"	24.38'
C106(T)	50.00'	273°08'06"	238.36'
C107	30.00'	46°34'03"	24.38'
C108	50.00'	90°45'09"	79.20'
C109	50.00'	44°25'37"	38.77'
C110	50.00'	49°05'19"	42.84'
C111	50.00'	88°52'00"	77.55'
C112	350.00'	1°34'10"	9.59'
C113	50.00'	9°35'40"	8.37'
C114	350.00'	29°42'47"	181.51'
C115	400.00'	19°27'16"	135.82'
C116	180.00'	44°04'51"	138.48'
C117	200.00'	23°59'57"	83.77'
C118	500.00'	12°20'26"	107.69'
C119	350.00'	3°19'21"	20.30'
C120	75.00'	40°37'04"	53.17'
C121	500.00'	5°13'07"	45.54'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C122	1600.00'	12°34'04"	350.96'
C123	200.00'	36°59'33"	129.13'
C124	320.00'	25°23'47"	141.84'
C125	500.00'	7°16'15"	63.45'
C126	1000.00'	8°05'37"	141.26'
C127	320.00'	6°15'00"	34.91'
C128	400.00'	5°56'32"	41.48'
C129(T)	400.00'	19°27'16"	135.82'
C130	400.00'	13°30'44"	94.33'
C131	350.00'	2°59'51"	18.31'

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TR 1989  
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ZA 08-019

LOCATED IN THE NORTH HALF OF SECTION 1,  
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QUARTER OF SAID SECTION 1, T30N, R.1W.,  
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