



SUNBEAM
CONST. CO.

NOTES

THE BASIS OF BEARINGS IS THE LINE COMMON TO LOTS 9 & 17 GIVEN AS NORTH 7°03' WEST ON THE MAP OF THE PLEASANT VALLEY TRACT FILED IN COUNTY RECORDER'S OFFICE NOV. 20, 1890 IN MAP BOOK 7 AT PAGE 75
 1" IRON PIPE MONUMENTS ARE LOCATED ON ALL LOT CORNERS.
 ALL SETBACKS ARE 20' FEET FROM PROPERTY LINE.

TOTAL ACREAGE IN SUBDIVISION	22.12 ACRES
TOTAL ACREAGE IN STREETS	4.32 ACRES
NET ACREAGE IN LOTS	16.76 ACRES
ACREAGE IN DEDICATION TO CITY	1.04 ACRES

CANYON HIGHLANDS OAKS SUBDIVISION UNIT NO. ONE

PORTIONS OF LOTS 10, 12, 15, 16 AND 17 OF THE PLEASANT VALLEY TRACT SEC. 9, T19N, R4E, M.D.B. & M.

BUTTE COUNTY, CALIFORNIA
MARCH 1956 SCALE 1"=100'

OWNER & SUBDIVIDER
SUNBEAM CONSTRUCTION CO.

WALTER B. GRIMES
REGISTERED CIVIL ENGINEER NO. 7294

- LEGEND**
- PUBLIC UTILITY EASEMENT LINE
 - SETBACK LINE
 - TAG SET IN CONCRETE MONUMENT MARKED R.E. 7294 ♂
 - ANCHORAGE EASEMENT (4' X 20')
 - SEWER LINES
 - DRAINAGE PIPES
 - UNDERGROUND TILE DRAIN

