

**PARCEL MAP No. 2103 FOR GERRY NINNIS** — 439-O.R. - 280  
BEING A DIVISION OF PARCEL 2 OF 36-M-90 & LOCATED IN SECTION 4, T.7N., R.11E., M.D.M. — AMADOR COUNTY, CALIF.  
**TOMA & ANDERSON** — LICENSED LAND SURVEYORS — 41 SUMMIT ST. JACKSON CALIF. —

DATE: MARCH, 1984

SCALE: 1" = 200'

**OWNER'S CERTIFICATE**

The undersigned hereby certifies that he/she is the owner of the real property shown herein as the subdivision and that he/she does hereby consent to the preparation and recordation of this map, and, in consideration for and as a condition of the approval of said map he/she does hereby:

1. Make an irrevocable offer to dedicate to the public for its use and convenience an easement for use as a public highway over each and every part of said subdivision designated on this map as a "road-utility easement" or "access easement"; and
2. Make an irrevocable offer to dedicate to the public for its use and convenience as a public utility easement in, on, over, above, or under each and every part of said subdivision designated on this map as a "road-utility easement" or "utility easement" or "access easement" and on, over, across, and through those strips of land lying 5 feet on each side of all side lot lines and rear lot lines and 10 feet along the exterior boundaries of this subdivision and front lot lines, an easement for said County or its designees at any time, or from time to time, to enter, construct, maintain, operate, replace, remove, renew, enlarge, and protect from hazards sanitary sewers, storm drains, lines or pipe, conduits, cables, wires, poles and necessary fixtures and equipment therefor, to connect any public utility service to any parcel or lot inside or outside of said subdivision and/or to any main or trunk line or system; and
3. Promise, covenant and agree to and with said County to grant or reserve a non-exclusive easement for road purposes and for ingress and egress over all that portion of land designated as a "road-utility easement" or "access easement" to the record owners of each lot or parcel in said subdivision at such time as said lots are sold or fee title conveyed and that none of said lots shall be leased, sold or conveyed unless such non-exclusive easement for road purposes and ingress and egress is granted or reserved prior to or concurrent with said conveyance or sale (unless said portion of land has been dedicated to and accepted by said county as a public highway) so as to provide access for said owner and their agents, employees, invitees, and licensees between said parcels or lots and the nearest county road and between and among all said parcels or lots within said subdivision.
4. Make an irrevocable offer to dedicate to the public for its use and convenience:
  - (a) Easements for drainage purposes on, over, across, under and through all natural drainage courses and those portions of land shown hereon designated as drainage easements; and
  - (b) Easements for right-of-way and utility maintenance 5 feet in width outside of and contiguous to ALL CUTS OR FILLS of all roads offered for dedication shown hereon, for the express purpose of county's or other authority's performing all necessary work to protect the roadway and maintain the cut and fill slopes. The portions hereon covered by said easements shall be kept clear.Said offers to dedicate and agreements and covenants are irrevocable and shall run with the land and be binding upon any future owners, encumbrancers, successors, heirs or assigns, and shall continue in effect until expressly and lawfully abandoned and terminated by the board of supervisors of said county. Said board in rejecting any and all of said offers to dedicate shall retain the right to accept by resolution any or all said offers at any time thereafter.

**CLERK'S CERTIFICATE**

I, CATHERINE J. MONTGOMERY, HEREBY CERTIFY THAT I AM THE CLERK OF THE BOARD OF SUPERVISORS OF AMADOR COUNTY, CALIFORNIA; THAT THE BOARD BEING THE PROPER APPROVING BODY ACCEPTS THE DEDICATIONS OF ALL PUBLIC UTILITY EASEMENTS, BUT REJECTS AT THIS TIME, ALL OTHER OFFERS OF DEDICATION APPEARING ON THIS MAP. SAID OFFERS MAY BE ACCEPTED BY RESOLUTION OF SAID BOARD AT ANY TIME HEREFTER.

DATE 4-5-84

Catherine J. Montgomery  
CLERK

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

**TRUSTEE'S CERTIFICATE**

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED IN BOOK 433 OF OFFICIAL RECORDS AS INSTRUMENT NUMBER 63 HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP.

William P. Alexander Chris Rush

**NOTARY'S CERTIFICATE**

STATE OF CALIFORNIA }  
COUNTY OF Amador } ss.

ON March 26, 1984 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Gerry Ninnis and Helen Ninnis

AND PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE/SHE/ THEY EXECUTED THE SAME.  
WITNESS MY HAND AND OFFICIAL SEAL

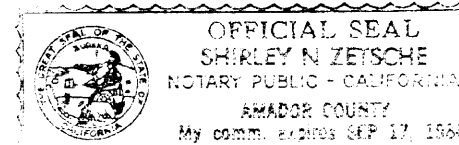
Shirley N. Zetzsche  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

**NOTARY'S CERTIFICATE**

STATE OF CALIFORNIA }  
COUNTY OF AMADOR } ss.

ON THIS 13th DAY OF March, 1984, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED William P. Alexander and Chris Rush AND PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS Vice President and Assistant Secretary ON BEHALF OF FIRST AMERICAN TITLE INSURANCE COMPANY, THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTATED THE WITHIN INSTRUMENT PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.  
WITNESS MY HAND AND OFFICIAL SEAL.

E. R. McDaniel



**ENGINEER'S (SURVEYOR'S CERTIFICATE)**

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 GERRY NINNIS ON April 1984 I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

SIGNED C. L. DeLange  
L S No. 3570

**COUNTY SURVEYOR'S CERTIFICATE**

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATE March 30 1984

SIGNED \_\_\_\_\_  
COUNTY SURVEYOR  
GARY L. CALDWELL R.C.E. 20802

BY C. Lee DeLange  
C. LEE DELANGE R.S. 4066  
DEPUTY

**PLANNING DEPARTMENT CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED PARCEL MAP No. 2103 AND THAT IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO. THAT ALL PROVISIONS OF AMADOR COUNTY CODE TITLE 17 HAVE BEEN COMPLIED WITH.

DATE 3-29-84

SIGNED Shirley Clark by Susan R. Dwyer  
PLANNING DIRECTOR

**RECORDER'S CERTIFICATE**

FILED THIS 5th DAY OF April, 1984, AT 9:30 A.M. IN BOOK 37 OF MAPS AND PLATS, AT PAGE 81, AT THE REQUEST OF THE AMADOR COUNTY CLERK. TITLE TO LAND INCLUDED IN THIS PARCEL MAP BEING VESTED AS PER CERTIFICATE No. 484 ON FILE IN THIS OFFICE.

FEE \$8.00 paid  
1801

Sheldon D. Johnson  
AMADOR COUNTY RECORDER

SIGNED BY Marlene Arnesen  
DEPUTY

AMENDED BY 39-M & P-2

SHEET 1 OF 2 SHEETS

37-M-81