

PARCEL MAP NO 2239 for KATHE BAPTISTA 494-OR-076

BEING A DIVISION OF LOT 4 OF GORDON OAKS SUB'D, SECTION 28, T.6N., R.11E., M.D.M., CITY OF JACKSON
TOMA & ANDERSON - LICENSED LAND SURVEYORS - 41 SUMMIT ST, JACKSON, CALIF.
AMADOR COUNTY, CALIF.

DATE: JUNE, 1987

SCALE: 1" = 20'

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 CITY for its use and convenience an easement for use as a CITY 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 CITY 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 "PUBLIC FACILITY 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 CITY 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 CITY 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 concurrent with said conveyance or sale (unless said portion of land has been dedicated to and accepted by said CITY 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 CITY road and between and among all said parcels or lots within said subdivision.

4. Make an irrevocable offer to dedicate to the CITY 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 CITY'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 CITY COUNCIL of said CITY. Said COUNCIL 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.

Kathe H. Baptista

CITY CLERKS CERTIFICATE

I, JOHN A. HUBERTY, HEREBY CERTIFY THAT I AM THE CLERK OF THE JACKSON CITY COUNCIL OF AMADOR COUNTY, CALIFORNIA; THAT THE COUNCIL BEING THE PROPER APPROVING BODY ACCEPTS THE DEDICATIONS OF ALL PUBLIC UTILITY EASEMENTS AND PUBLIC FACILITIES EASEMENTS.

BUT REJECTS AT THIS TIME, ALL OTHER OFFERS OF DEDICATION APPEARING ON THIS MAP. SAID OFFERS MAY BE ACCEPTED BY RESOLUTION OF SAID

DATE: 7-29-87

Carla D. Edens CARLA D. EDENS
DEPUTY CLERK OF THE JACKSON CITY COUNCIL

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 KATHE BAPTISTA

ON JUNE, 1987, I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP, IF ANY.

SIGNED: *Clara L. Toma*
CLARA L. TOMA
R. C. E. (OR L. S.) No.: 63,3570 Exp. 6-30-88

CITY ENGINEER'S CERTIFICATE

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

DATE: 7/29/87

SIGNED: *Watson S. Clifford*
WATSON S. CLIFFORD, C.E. 13358 (EXP 3+31+89)
JACKSON CITY ENGINEER

PLANNING DEPARTMENT CERTIFICATE

HEREBY CERTIFY THAT I HAVE EXAMINED PARCEL MAP NO. 2239 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: _____
SIGNED: _____
PLANNING DIRECTOR

RECORDER'S CERTIFICATE

FILED THIS 3RD DAY OF DEC., 1987, AT 3:55 PM. IN BOOK 42 OF MAPS AND PLATS, AT PAGE 21, AT THE REQUEST OF THE AMADOR COUNTY CLERK. TITLE TO LAND INCLUDED IN THIS PARCEL MAP BEING VESTED AS PER CERTIFICATE NO. 624 ON FILE IN THIS OFFICE.

FEE: \$10.00 Pd. AMADOR COUNTY RECORDER
SIGNED BY: *Sheldene Johnson*
DEPUTY

SHEET 1 OF 2 SHEETS

NOTARY'S CERTIFICATE

STATE OF CALIFORNIA
COUNTY OF AMADOR } SS.

ON JUNE 30, 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

KATHE H. BAPTISTA

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SHE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME.

Karen Balwin
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
COMM. EXP. 10/8/90