

## FINAL MAP OF UNIT NO. 3

**JACKSON PINES ESTATES #36**

BEING THE NE. 1/4 OF THE SE. 1/4 AND THE SOUTH 1/2 OF THE SE. 1/4 OF SECTION 8;  
THE NE. 1/4 OF THE NE. 1/4 OF SECTION 17, ALL IN T.6 N., R.12 E., M.D.M.  
AMADOR COUNTY, CALIFORNIA

DATE: NOVEMBER, 1999

CLERK'S CERTIFICATE

SCALE: 1" = 100'

## OWNER'S CERTIFICATE

The undersigned hereby certifies that he/she is the owner of 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 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", Way-P.U.E., Drive-P.U.E. or Court-P.U.E.; 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 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 easement; 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.

JACKSON PINES PARTNERSHIP, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: Thomas H. Blackman  
THOMAS H. BLACKMAN, GENERAL PARTNER

BY: Frank Briski  
FRANK BRISKI, GENERAL PARTNER

JACKSON LTD. I, A CALIFORNIA LIMITED PARTNERSHIP

BY: MG PROPERTIES, A CALIFORNIA LIMITED PARTNERSHIP, GENERAL PARTNER

BY: Michael P. Girard  
MICHAEL P. GIRARD, GENERAL PARTNER

## TRUSTEE'S CERTIFICATE

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION  
AS TRUSTEE UNDER THOSE CERTAIN DEEDS OF TRUST RECORDED IN INSTRUMENT  
No. 93011222, 93012209, 93012212, 94008588, 94009226, 99-551, 99-553 & 99007922  
IN THE OFFICE OF THE AMADOR COUNTY RECORDER HEREBY CONSENT TO THE  
PREPARATION AND RECORDATION OF THIS MAP.

BY: Rita M. Calvin Rita M. CALVIN, ASSISTANT SECRETARY

I, LISA M. BAKER 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 EASE-  
MENTS.

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: November 3, 1999

Lisa M. Baker  
CLERK TO THE BOARD OF SUPERVISORS  
LISA M. BAKER

## TAX COLLECTORS CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID TAXES  
OR LOCAL ASSESSMENTS AGAINST THE LAND INCLUDED IN THIS  
SUBDIVISION OR ANY PART THEREOF EXCEPT TAXES AND SPECIAL  
ASSESSMENTS NOT YET DO AND PAYABLE.

Michael E. Ryan  
AMADOR COUNTY TAX COLLECTOR  
MICHAEL E. RYAN

DATE: 12-3-99

## NOTARY'S CERTIFICATE

STATE OF CALIFORNIA } SS  
COUNTY OF AMADOR

ON Nov. 5, 1999 BEFORE ME, Renee Kirk  
PERSONALLY APPEARED THOMAS H. BLACKMAN PERSONALLY KNOWN TO ME (OR  
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 INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Renee Kirk  
NAME Renee Kirk COUNTY AMADOR LIC. EXP. 6/8/01

## NOTARY'S CERTIFICATE

STATE OF CALIFORNIA } SS  
COUNTY OF AMADOR

ON 11/8/99 BEFORE ME, Renee Kirk  
PERSONALLY APPEARED FRANK BRISKI and  
MICHAEL P. GIRARD PERSONALLY KNOWN TO ME (OR  
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 INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Renee Kirk  
NAME Renee Kirk COUNTY AMADOR LIC. EXP. 6/8/01

## TRUSTEE'S NOTARY CERTIFICATE

STATE OF CALIFORNIA } SS  
COUNTY OF AMADOR

ON 11/9/99 BEFORE ME, Renee Kirk  
PERSONALLY APPEARED Rita M. Calvin PERSONALLY KNOWN TO ME (OR  
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 INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Renee Kirk  
NAME Renee Kirk COUNTY AMADOR LIC. EXP. 6/8/01

## SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS  
BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUI-  
REMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT

THE REQUEST OF TOM BLACKMAN

ON April, 1999 I HEREBY STATE THAT THIS SUBDIVISION MAP  
SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP, IF  
ANY.

SIGNED: Steven W. Brown  
STEVEN W. BROWN L.S. 5257  
LIC. EXP. 12-31-99

## COUNTY SURVEYOR'S STATEMENT

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

DATE: 11-23-99

SIGNED: C. Lee Delange  
C. LEE DELANGE L.S. 4066  
COUNTY SURVEYOR  
LIC. EXP. 6-30-2000

## COUNTY CLERK'S STATEMENT

I HEREBY CERTIFY THAT ALL PROVISIONS OF CHAPTER 2, DIVISION  
4, PART 2, OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE  
OF CALIFORNIA AND OF ANY STATE OR LOCAL ORDINANCES PERTAINING  
TO DEPOSITS REQUIRED AT THE TIME OF APPROVAL OF THIS MAP OF  
JACKSON PINES ESTATES BY THE BOARD OF SUPERVISORS HAVE BEEN  
COMPLIED WITH.

DATED 12-03-1999

Sheldon D. Johnson  
SHELDON D. JOHNSON  
AMADOR COUNTY CLERK

## RECORDER'S STATEMENT

FILED THIS 7th DAY OF December 1999 AT 3:25 P.M. IN  
BOOK 7 OF SUBDIVISIONS, AT PAGE 46 AT THE REQUEST  
OF THE AMADOR COUNTY CLERK. TITLE TO LAND INCLUDED IN THIS  
PARCEL MAP BEING VESTED AS PER CERTIFICATE No. 842 ON  
FILE IN THIS OFFICE. Inst. # 1999011928

FEE: \$13.00 pd. Filed AMADOR COUNTY RECORDER

SIGNED BY: Sheldon D. Johnson by Kim Grady  
DEPUTY

**STEVEN W. BROWN - LAND SURVEYING**

27 MAIN ST. JACKSON, CA. 95642 (209) 223-1061

W.O. 2037.7

SHEET 1 OF 3