

# FINAL MAP OF PHASE NO. 2

## 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.

DATE: JULY, 1996

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, 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 GENERAL 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. 1993012209, 1993011222, 1993012212, 1994008588 AND 1994009226 IN THE OFFICE OF THE AMADOR COUNTY RECORDER HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

BY: Patrick Fountaine  
First American Title Ins. Co.  
Patrick Fountaine, Vice Pres.

I, Lisa Baker-Dalmau 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: August 22, 1996  
Lisa M. Baker-Dalmau  
CLERK TO THE BOARD OF SUPERVISORS  
Lisa Baker-Dalmau

### 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.

BY: Michael E. Ryan DATE: 7-30-96  
AMADOR COUNTY TAX COLLECTOR  
MICHAEL E. RYAN

### NOTARY'S CERTIFICATE

STATE OF CALIFORNIA } SS  
COUNTY OF AMADOR

ON 7-23-96 BEFORE ME, S. ANDERSON  
PERSONALLY APPEARED THOMAS H. BLACKMAN AND FRANK BRISKI  
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: S. Anderson  
NAME: S. ANDERSON COUNTY: AMADOR LIC. EXP. 12-7-99

### NOTARY'S CERTIFICATE

STATE OF CALIFORNIA } SS  
COUNTY OF AMADOR

ON 7-26-96 BEFORE ME, S. ANDERSON  
PERSONALLY APPEARED MICHAEL P. GIRARD  
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: S. Anderson  
NAME: S. ANDERSON COUNTY: AMADOR LIC. EXP. 12-7-99

### TRUSTEE'S NOTARY CERTIFICATE

STATE OF CALIFORNIA } SS  
COUNTY OF AMADOR

ON 8/22/96 BEFORE ME, Renee Kirk  
PERSONALLY APPEARED Patrick Fountaine  
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. 6/8/97

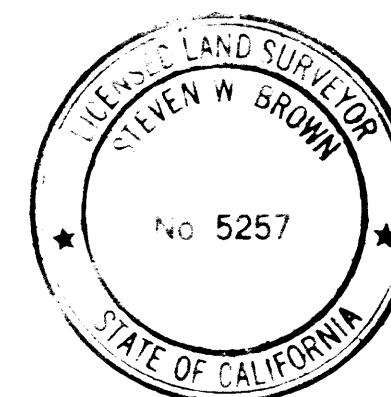
### SURVEYOR'S STATEMENT

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 TOM BLACKMAN

ON July, 1996, I HEREBY STATE THAT THIS PARCEL 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

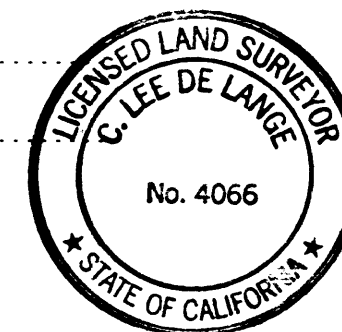


### COUNTY SURVEYOR'S STATEMENT

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

DATE: 8-23-96

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



### COUNTY CLERKS 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 8-23-1996

SIGNED: Sheldon D. Johnson  
SHELDON D. JOHNSON  
AMADOR COUNTY CLERK

### RECORDER'S STATEMENT

FILED THIS 23<sup>rd</sup> DAY OF Aug., 1996 AT 3:30 P.M. IN BOOK 7 OF SUBDIVISIONS, AT PAGE 25 AT THE REQUEST

OF THE AMADOR COUNTY CLERK. TITLE TO LAND INCLUDED IN THIS

PARCEL MAP BEING VESTED AS PER CERTIFICATE No. 798 ON

FILE IN THIS OFFICE. 1996-007496

FEE: \$10.00 paid Sheldon D. Johnson  
AMADOR COUNTY RECORDER

SIGNED BY: Marilana Ornese  
DEPUTY

**STEVEN W. BROWN - LAND SURVEYING**  
27 MAIN ST. JACKSON, CA. 95642 (209) 223-1061

W.O. 2037.4

SHEET 1 OF 2