

# PARCEL MAP No. 2222 FOR Martell-Sundance Prtshp.

467-O.R.-240

BEING A PORTION OF SECTION 17, T.6N., R.11E., M.D.M., AMADOR COUNTY, CALIFORNIA, UNITED STATES OF AMERICA

DATE: DECEMBER 1987

SCALE: 1" = 20'

TOMA & ANDERSON - LICENSED LAND SURVEYORS

## 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 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.

MARTELL SUNDANCE PARTNERSHIP

BY: James F. Reich BY: S.B. Barnes  
BY: Mary Louise L. Nixon

## BENEFICIARY'S CERTIFICATE

BANK OF AMADOR AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN BOOK 503 OF OFFICIAL RECORDS AT PAGE 154, AMADOR COUNTY RECORDS, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

Wayne S. Sills

## CLERK'S CERTIFICATE

I, CATHERINE J. GIANNINI, 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,

AND ACCEPTS THE OFFER OF DEDICATION ALONG DEPOT ROAD

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: 1-20-88

Catherine J. Giannini  
CLERK TO THE BOARD OF SUPERVISORS

## BENEFICIARY'S CERTIFICATE

George V. Bengston and Greta Bengston, Morris E. Steward and Dorothy L. Steward AS BENEFICIARY UNDER THAT CERTAIN

DEED OF TRUST RECORDED IN BOOK 503 OF OFFICIAL RECORDS AT PAGE 157, AMADOR COUNTY RECORDS, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

George V. Bengston Greta Bengston  
Morris E. Steward Dorothy L. Steward

## NOTARY'S CERTIFICATE

STATE OF CALIFORNIA  
COUNTY OF AMADOR

ON DEC. 22, 1987 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

GEORGE V. BENGSTON & GRETA BENGSTON  
MORRIS E. STEWARD & DOROTHY L. STEWARD

KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME

Mary Escamilla  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
My Comm. Expires: Feb. 13, 1989  
MARY ESCAMILLA

## 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 MARTELL SUNDANCE PARTNERSHIP ON JAN. 11, 1988. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP, IF ANY.

SIGNED: J. K. Smith

P.C.E. (OR L.S.) No.: 5032  
EXPIRES 12-31-89

## COUNTY SURVEYOR'S CERTIFICATE

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

DATE: 1-14-88

SIGNED: C. Lee Delange  
(DEPUTY) COUNTY SURVEYOR  
C. LEE DELANGE, L.S. 4066  
LIC. EXP. 6-30-88

## PLANNING DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED PARCEL MAP No. 2222 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: Jan. 14, 1988

SIGNED: Stephen W. Branco for  
PLANNING DIRECTOR

## RECORDER'S CERTIFICATE

FILED THIS 21ST DAY OF JANUARY, 1988, AT 9:24 A.M. IN BOOK 42 OF MAPS AND PLATS, AT PAGE 44, AT THE REQUEST OF THE AMADOR COUNTY CLERK. TITLE TO LAND INCLUDED IN THIS PARCEL MAP BEING VESTED AS PER CERTIFICATE No. 633 ON FILE IN THIS OFFICE.

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FEE: \$10.00 P.D. AMADOR COUNTY RECORDER

SIGNED BY: J. K. Smith  
DEPUTY