

FINAL SUBDIVISION MAP OF SUTTON PLACE

BEING A PORTION OF SECTIONS 2 & 11, T.6 N., R.11 E., M.D.M.-AMADOR COUNTY, CALIF.

TOMA & ANDERSON - LICENSED LAND SURVEYORS

41 SUMMIT ST., JACKSON, CALIF.

SCALE: 1"=200'

JUNE, 1981

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT HE/SHE/THEY IS/ARE THE OWNER(S) OF THE REAL PROPERTY SHOWN HEREON AS THE SUBDIVISION AND THAT HE/SHE/THEY DOES/DO HEREBY 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/THEY DOES/DO HEREBY:

1. 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 FLANT LOT LINES, AN EASEMENT FOR SAID COUNTY OR ITS DESIGNEES AT ANY TIME OR FROM TIME TO TIME TO ENTER, CONSTRUCT, MAINTAIN, OPERATE, REPLACE, RENEW, REMOVE, ENLARGE AND PROTECT FROM SANITARY SERVICES, STORM DRAINS, LINES OR PIPE, CONDUITS, CABLES, WIRES, POLES AND NECESSARY FIXTURES AND EQUIPMENT THEREFORE 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:
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" TO THE DESIGNATED 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 EASEMENTS 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(S) 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.
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 DESIGNATED 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 EASEMENTS 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(S) 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 RIGHTS OF WAY AND UTILITY MAINTENANCE 5 FEET IN WIDTH OUTSIDE OF BUT ADJACENT AND CONTIGUOUS TO THE DESIGNATED RIGHT OF WAY OF ALL ROADS OFFERED FOR DEDICATION SHOWN HEREON FOR THE EXPRESS PURPOSE OF COUNTY'S OR OTHER AUTHORITIES 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, ENCUMBRANCES, 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 OF SAID OFFERS AT ANY TIME HEREAFTER.

John L. Bowman Norma W. Bowman

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOARD OF SUPERVISORS OF AMADOR COUNTY, CALIFORNIA, HAS APPROVED THIS MAP OF SUTTON PLACE AND HAS ACCEPTED ON BEHALF OF THE PUBLIC ALL LANDS, RIGHTS OF WAY AND EASEMENTS SHOWN HEREON AND OFFERED FOR DEDICATION FOR LIGHT, AIR AND PUBLIC UTILITIES GREAT LOTS 19 & 23. THE BOARD ALSO ACCEPTS AT THIS TIME THE OFFER OF DEDICATION OF COVENANTY ADJUT YORK LANE & TRENT LAKE BUT REJECTS AT THIS TIME OFFERS OF DEDICATION OF ALL DRAINAGE EASEMENTS APPEARING ON THIS MAP AND THE PUBLIC UTILITY EASEMENT ON LOTS 19 AND 23. SUCH OFFERS MAY BE ACCEPTED BY RESOLUTION OF SAID BOARD AT ANY TIME HEREAFTER.

DATED: 12-13-1982

Sheldon D. Johnson
SHELDON D. JOHNSON
CLERK OF THE BOARD OF SUPERVISORS

TRUSTEE'S CERTIFICATE

WESTERN LAND TITLE CO., INC., A CALIFORNIA CORPORATION, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED IN BOOK 359 OF OFFICIAL RECORDS AT PAGE 12, et. seq., HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP.

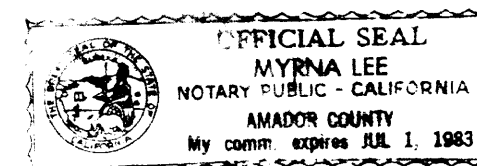
George W. Ryan

William M. Koplin

NOTARY'S CERTIFICATE

STATE OF CALIFORNIA) ss
COUNTY OF AMADOR)
ON March 21, 1981, before me the undersigned a Notary Public in and for said county and state personally appeared George W. Ryan known to me to be the Vice President and William M. Koplin known to me to be the Asst. Vice President of the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation herein named and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors.

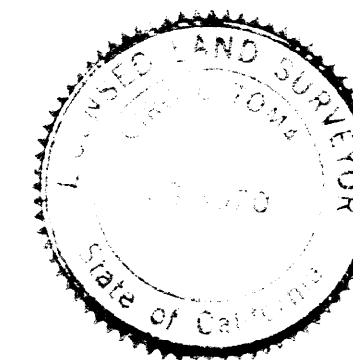
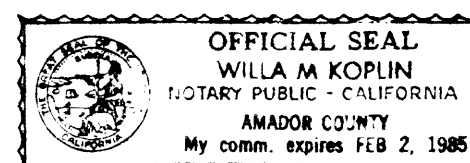
Myrna Lee
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE



NOTARY'S CERTIFICATE

STATE OF CALIFORNIA) ss
COUNTY OF Amador)
ON August 21, 1981, before me a Notary Public in and for said county and state personally appeared John L. Bowman Norma W. Bowman and known to me to be the person(s) whose name(s) are/is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

William M. Koplin
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE



SURVEYOR'S CERTIFICATE

I, CIRLO L. TOMA, A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, HEREBY CERTIFY THAT THIS PLAT OF SUTTON PLACE WAS MADE BY ME OR UNDER MY DIRECTION AND IS TRUE AND COMPLETE AS SHOWN AND THAT THE MONUMENTS ARE OF THE CHARACTER AND DO OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RE-TRACED.

Cirilo L. Toma
CIRLO L. TOMA L.S. 3570

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF SUTTON PLACE AND THAT IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP WITH ANY APPROVED ALTERATIONS THERE TO. I ALSO CERTIFY THAT ALL PROVISIONS OF CHAPTER 1536 OF THE GOVERNMENT CODE AS REFERRED TO IN SECTION 66442 AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT THE ACCOMPANYING PLAT IS TECHNICALLY CORRECT.

BY Gary L. Caldwell
GARY L. CALDWELL R.C.E. 20802
AMADOR COUNTY SURVEYOR

BY E. Lee Delange
E. LEE DELANGE L.S. 4066
DEPUTY AMADOR COUNTY SURVEYOR

TAX COLLECTOR'S CERTIFICATE

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

DATED 4-7-82

Elmer G. Evans
ELMER G. EVANS
AMADOR COUNTY TAX COLLECTOR

COUNTY CLERK'S CERTIFICATE

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 AND LOCAL ORDINANCE PERTAINING TO DEPOSITS REQUIRED AT THE TIME OF APPROVAL OF THIS MAP OF SUTTON PLACE SUBDIVISION BY THE BOARD OF SUPERVISORS HAVE BEEN COMPLIED WITH.

DATED 12-13-1982

Sheldon D. Johnson
SHELDON D. JOHNSON
AMADOR COUNTY CLERK

RECORDERS CERTIFICATE

FILED THIS 18TH DAY OF DEC., 1981, AT 2:25 P.M. IN BOOK 5 OF SUBDIVISION MAPS AT PAGE 3 AT THE REQUEST OF WESTERN LAND TITLE COMPANY. TITLE TO LANDS INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. 449 ON FILE IN THIS OFFICE.

FEE \$10.00 Pd.

6188

Sheldon D. Johnson
SHELDON D. JOHNSON
AMADOR COUNTY RECORDER

BY _____
DEPUTY