

PARCEL MAP No. 2155 FOR WILLIAM AND THALIA GREENING AND
RONALD B. AND LA VERNE L. SLAUGHTER

BEING A PORTION OF LOT 38, BLOCK 22, TOWNSITE OF SUTTER CREEK, AMADOR COUNTY, CALIFORNIA
DEED REF. 449-O.R.-105

DATE MARCH, 1985

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 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 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 or 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 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 the 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 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.

William Greening
Thalia Greening

Ronald B. Slaughter
La Verne L. Slaughter

CLERK'S CERTIFICATE

I, PEARL CAMPBELL, HEREBY CERTIFY THAT I AM THE CLERK OF THE CITY COUNCIL OF SUTTER CREEK, AMADOR COUNTY, CALIFORNIA; THAT THE CITY COUNCIL 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 COUNCIL AT ANY TIME HEREAFTER.

DATE Nov 25, 1985
Pearl Campbell
SUTTER CREEK CITY CLERK

TRUSTEE'S CERTIFICATE

NA CERTAIN DEED OF TRUST RECORDED IN THE OFFICE OF RECORDER OF AMADOR COUNTY IN BOOK OF OFFICIAL RECORDS AT PAGE _____ HEREBY CONSENTS TO THE RECORDATION OF THIS MAP
VICE PRESIDENT _____ ASST. SECRETARY _____

NOTARY'S CERTIFICATE

NA ON _____ 1985 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE VICE-PRESIDENT AND _____ KNOWN TO BE THE ASST. SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO IT'S BYLAWS OR A RESOLUTION OF IT'S BOARD OF DIRECTORS.

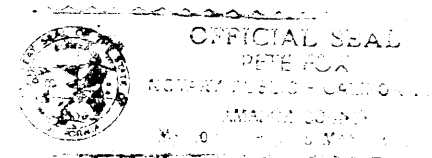
NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY

NOTARY'S CERTIFICATE

STATE OF CALIFORNIA
COUNTY OF AMADOR) ss.

ON April 1, 1985 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
WILLIAM GREENING, THALIA GREENING,
RONALD B. SLAUGHTER and LaVerne L.
SLAUGHTER

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

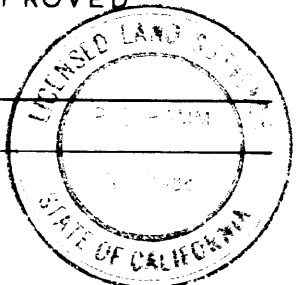


Peter J. O'Connell
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

(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 RONALD B. SLAUGHTER ON FEB. 1985. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

SIGNED Robert E. Hamm
L.S. No. 3488



CITY ENGINEER'S CERTIFICATE

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

DATE Nov 20, 1985
SIGNED John A. Carstensen
CITY ENGINEER
JOHN A. CARSTENSEN R.C.E. 22323

CITY ATTORNEY'S CERTIFICATE

I HEREBY APPROVE OF THE LANGUAGE AS SET FORTH UPON THIS MAP
John A. Carstensen
SUTTER CREEK CITY ATTORNEY
DATE 11/18/85

RECORDER'S CERTIFICATE

FILED THIS 11th DAY OF December, 1985, AT 9:50 A.M. IN BOOK 39 OF MAPS AND PLATS, AT PAGE 88, AT THE REQUEST OF THE AMADOR COUNTY CLERK. TITLE TO LAND INCLUDED IN THIS PARCEL MAP BEING VESTED AS PER CERTIFICATE No. 547 ON FILE IN THIS OFFICE.

FEES \$10.00 paid
7617

Sheldon D. Johnson
AMADOR COUNTY RECORDER
SIGNED BY Marlene Arnesen
DEPUTY

HAMM, BROWN & ALLEN
LAND SURVEYORS - CIVIL ENGINEER
27 MAIN ST. JACKSON, CA. 95642 *209-223-1061

SCALE 1" = 20'

W.O. 1758

MARCH, 1985

SHEET 1 OF 2 SHEETS

M.S.

39-M-88