

FINAL SUBDIVISION MAP OF
K.C. RANCHETTES

BEING A PORTION OF SECTIONS 1 & 12, T. 6 N., R. 11 E. & A
PORTION OF SECTIONS 6 & 7, T. 6 N., R. 12 E., M.D.M. ———

TOMA & ANDERSON—LICENSED LAND SURVEYORS

41 SUMMIT ST., JACKSON, CALIF.

SCALE : 1"=200'

UNITS 1, 2 & 3

NOVEMBER, 1979

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 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 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 UTILITIES 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 IN, OVER, ACROSS AND THROUGH THOSE STRIPS OF LAND
LYING 5 FEET ON EACH SIDE OF ALL SIDE LOT LINES AND RETAIL LOT
LINES AND 10 FEET ALONG THE EXTERIOR BOUNDARIES OF THIS
SUBDIVISION AND FRONT LOT LINES AN EASEMENT FOR SAID COUNTY OR
ITS DESIGNEE AT ANY TIME OR FROM TIME TO TIME TO ENTER, CONSTRUCT,
MAINTAIN, OPERATE, REPLACE, RENEW, REMOVE, ENLARGE AND PROTECT FROM
SANITARY SEWERS, STORM DRAINS, LINES OR PIPE CONDUITS, CABLES, WIRES,
POLES AND NECESSARY FIXTURES AND EQUIPMENT THEREOF 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 LET, 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 OWNERS(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
LANDS 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 PORTION
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 OR ALL OF SAID OFFERS OF
DEDICATION SHALL RETAIN THE RIGHT TO ACCEPT BY RESOLUTION
ANY OR ALL OF SAID OFFERS AT ANY TIME HEREINAFTER.

Donna L. Ruedger, Trustee

Ray J. Ruedger

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

I, SHELDON D. JOHNSON, HEREBY CERTIFY THAT I AM THE CLERK OF THE BOARD OF
SUPERVISORS OF AMADOR COUNTY, CALIFORNIA, AND 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 HEREINAFTER.

DATE: JAN. 30, 1980

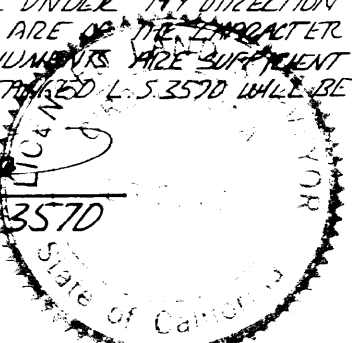
Sheldon D. Johnson
SHELDON D. JOHNSON
CLERK OF THE BOARD OF SUPERVISORS



SURVEYOR'S CERTIFICATE

I, CIRD L. TOMA, A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, HEREBY
CERTIFY THAT THIS PLAT OF K.C. RANCHETTES 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. 5/8 INCH STEEL IRON PINS MARKED L.S. 3570 WILL BE
SET BY MARCH 1, 1980.

Cird L. Toma
CIRD L. TOMA L.S. 3570



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF K.C. RANCHETTES AND
THAT IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP
AND ANY APPROVED ALTERATIONS THEREON. 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.

John A. Carstensen
JOHN A. CARSTENSEN - R.C.E. 22323
AMADOR COUNTY SURVEYOR

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE COUNTY,
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 January 31, 1980

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 K.C. RANCHETTES SUBDIVISION BY THE BOARD OF SUPERVISORS HAVE BEEN
COMPLIED WITH.

DATE: JAN. 30, 1980

Sheldon D. Johnson
SHELDON D. JOHNSON
AMADOR COUNTY CLERK

RECORDER'S CERTIFICATE

FILED THIS 30th DAY OF JANUARY 1980 AT 3:10 P.M. IN BOOK 4
OF SUBDIVISION MAPS AT PAGE 65 AT THE REQUEST OF ARGONAUT TITLE CO.
INC. TITLE TO LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS
PER CERTIFICATE NO. 354 ON FILE IN THIS OFFICE.

Fee \$13.00 P/L

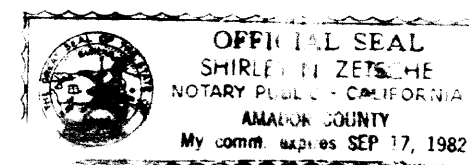
Sheldon D. Johnson
SHELDON D. JOHNSON
AMADOR COUNTY RECORDER
BY Marlene Omata
DEPUTY

NOTARY'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF AMADOR) S.S.
ON JAN 30, 1979, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, PERSONALLY APPEARED Donna L. Ruedger, Ray J. Ruedger

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.

Shirley M. Zetzsche
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE



NOTE:

A SOILS REPORT ON THIS SUBDIVISION IS ON FILE IN THE
OFFICE OF THE SANITARIAN OF AMADOR COUNTY.

SHEET 1 OF 5 SHEETS 4

4-S-65