

PARCEL MAP No. 2176 FOR AL KAPLAN & ANN WIEDEMANN KAPLAN

BEING A DIVISION OF LOT 25 OF GOLD QUARTZ TERRACE UNIT NO. 1
SUBDIVISION & LOCATED IN SECTION 7, T.6N., R.11E., M.D.M., CITY OF
SUTTER CREEK, COUNTY OF AMADOR, CALIF.

WEATHERBY ASSOCIATES, INC.
ENGINEERING-SURVEYING-PLANNING
206 PEEK ST. JACKSON, CA. 95642
209-223-0381

DATE: OCTOBER, 1985

SCALE: 1" = 10'

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 street 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 but adjacent and contiguous to the designated right-of-way of all streets offered for dedication shown hereon, for the express purpose of 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 city 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.

CLERK'S CERTIFICATE

I, Pearl Campbell, HEREBY CERTIFY THAT I AM THE CLERK OF THE City Council of the City of Sutter Creek, and that the City Council of the City of Sutter Creek, 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 by said City Council at any TIME HEREFTER.

DATE October 8, 1985

Pearl Campbell
CITY CLERK

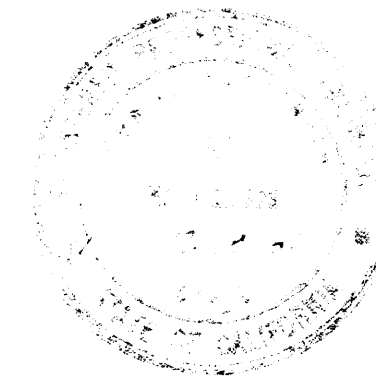
ENGINEER'S (SURVEYOR'S CERTIFICATE)

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 AL KAPLAN ON 10-1-85. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

SIGNED Robert A. Ward
R.C.E. (OR L.S.) No. L.S. 4658

CITY ENGINEER'S CERTIFICATE

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



DATE October 8, 1985
SIGNED John A. Carstensen
CITY ENGINEER
JOHN A. CARSTENSEN, R.C.E. 22323

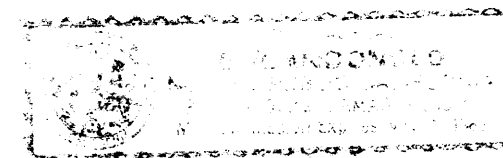
NOTARY'S CERTIFICATE

STATE OF CALIFORNIA
COUNTY OF AMADOR) ss.

ON December 16, 1985 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Al Kaplan and Ann Wiemann Kaplan, personally

PERSONS 3 WHOSE NAMES are KNOWN TO ME TO BE THE INSTRUMENT AND ACKNOWLEDGED THAT they SUBSCRIBED TO THE WITHIN EXECUTED THE SAME.

Notary Public
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



RECORDER'S CERTIFICATE

FILED THIS 23rd DAY OF January, 1986, AT 3:45 P.M. IN BOOK 40 OF MAPS AND PLATS, AT PAGE 6, AT THE REQUEST OF THE CLERK OF THE CITY OF SUTTER CREEK, TITLE TO LAND INCLUDED IN THIS PARCEL MAP BEING VESTED AS PER CERTIFICATE No. 445 ON FILE IN THIS OFFICE.

FEE \$10.00 paid

445

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

CITY ATTORNEY'S CERTIFICATE

I HEREBY APPROVE OF THE LANGUAGE AS SET FORTH UPON THIS MAP.

Michael H. C. [Signature]
SUTTER CREEK CITY ATTORNEY
DATE 12-27-85