

PHASE ONE
PARCEL MAP No. 2480
for
MARTIN B. BRIFMAN

BEING A PORTION OF THE EAST 1/2 OF SECTION 12, T. 7 N., R. 10 E.,
AND THE WEST 1/2 OF SECTION 7, T. 7 N., R. 11 E., M. D. M.
COUNTY OF AMADOR, STATE OF CALIFORNIA

October, 1998

TOMA & ANDERSON

LICENSED LAND SURVEYORS - PLANNERS
41 Summit Street, Jackson, CA 95642
(209) 223-0156

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF REAL PROPERTY SHOWN HEREIN AS THE SUBDIVISION AND THAT THEY 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 THEY 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 AND 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 AND 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 PIPES, 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 AND 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 AND 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 EASEMENT; 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 OF SAID OFFERS AT ANY TIME THEREAFTER.

Martin B. Brifman
MARTIN B. BRIFMAN, OWNER PER 1998004179

Susan Drack
SIERRA WEST BANK, Beneficiary PER 1998-004182
SUSAN DRACK, SENIOR V.P., REAL ESTATE MANAGER

CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT

I, LISA M. BAKER-DALMAU, HEREBY STATE THAT I AM THE CLERK OF THE BOARD OF SUPERVISORS OF AMADOR COUNTY, CALIFORNIA AND THAT THE BOARD, BEING THE PROPER APPROVING BODY, HAS ACCEPTED PARCEL MAP No. 2480 AND ACCEPTS ON BEHALF OF THE PUBLIC, ALL LANDS, RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON AND OFFERED FOR DEDICATION FOR LIGHT, AIR AND PUBLIC UTILITY PURPOSES.

THE BOARD AT THIS TIME REJECTS ALL OTHER OFFERS OF DEDICATION APPEARING ON THIS MAP, SUCH OFFERS MAY BE ACCEPTED BY RESOLUTION OF SAID BOARD AT ANY TIME HEREAFTER.

Lisa M. Baker-Dalman 2/19/99
LISA M. BAKER-DALMAU
CLERK OF THE BOARD OF SUPERVISORS
DATE

NOTARY'S CERTIFICATE

STATE OF CALIFORNIA
COUNTY OF Sacramento

ON 11-16-98, BEFORE ME, Shannon McLoughlin a NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Martin B. Brifman PERSONALLY KNOWN TO ME, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: Shannon McLoughlin NAME: Shannon McLoughlin

COUNTY: Sacramento COMM. EXP.: 09-17-99

NOTARY'S CERTIFICATE

STATE OF CALIFORNIA
COUNTY OF Sacramento

ON 11-16-98, BEFORE ME, Shannon McLoughlin a NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Susan Drack PERSONALLY KNOWN TO ME, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

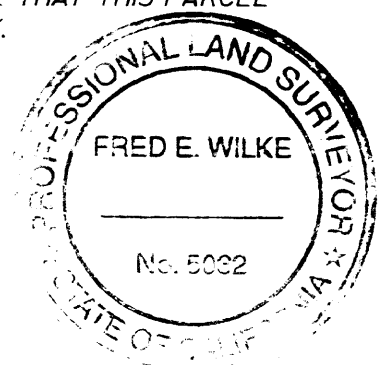
SIGNATURE: Shannon McLoughlin NAME: Shannon McLoughlin

COUNTY: Sacramento COMM. EXP.: 09-17-99

SURVEYOR'S STATEMENT

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 MARTIN B. BRIFMAN IN OCTOBER OF 1998. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP, IF ANY.

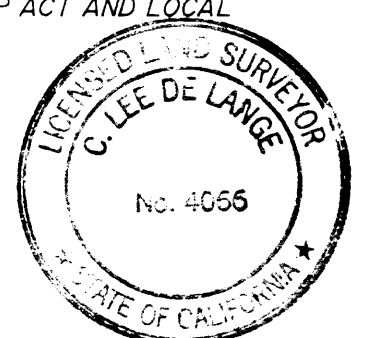
Fred E. Wilke
FRED E. WILKE P.L.S. 5032
MY LICENSE EXPIRES 12-31-2001



COUNTY SURVEYOR'S STATEMENT

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

DATE: 2-16-99
C. Lee DeLange
C. LEE DeLANGE P.L.S. 4066
AMADOR COUNTY SURVEYOR
MY LICENSE EXPIRES 6-30-2000



PLANNING DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED PARCEL MAP No. 2480 AND THAT IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO, AND THAT ALL PROVISIONS OF AMADOR COUNTY CODE TITLE 17 HAVE BEEN COMPLIED WITH.

DATE: Feb. 9, 1999

Stephen W. Brumer for GARY CLARK
GARY CLARK
AMADOR COUNTY LAND USE AGENCY DIRECTOR

RECORDER'S STATEMENT

FILED THIS 19th DAY OF February, 1999 AT 4:00 P. M IN BOOK 52 OF MAPS AND PLATS AT PAGE 11 AT THE REQUEST OF THE AMADOR COUNTY CLERK. TITLE TO LAND INCLUDED IN THIS PARCEL MAP BEING VESTED AS PER CERTIFICATE No. 830 ON FILE IN THIS OFFICE.

FEE: \$10.00 pd. INSTRUMENT No.: 1999-001745

Sheldon D. Johnson BY: Lami L. Shwachis
SHELDON D. JOHNSON DEPUTY
AMADOR COUNTY RECORDER