

TEIXEIRA SUBDIVISION

BEING A PORTION OF SECTION 4 T.6N., R.12 E., M.D.M.-AMADOR COUNTY, CALIF.
TOMA & ANDERSONLICENSED LAND SURVEYORS
41 SUMMIT ST., JACKSON, CALIF.

JANUARY, 1985

SCALE 1"=100'

OWNERS CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE REAL PROPERTY SHOWN HEREON AS THE SUBDIVISION AND THAT THEY DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND IN CONSIDERATION AND AS A CONDITION OF 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-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 COUNTY OR ITS DESIGNEES AT ANY TIME OR FROM TIME TO TIME TO ENTER, CONSTRUCT, MAINTAIN, OPERATE, REPLACE, RENEW, 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 INSIDE OR OUTSIDE OF SAID SUBDIVISION AND/OR ANY MAIN 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/OR INGRESS AND EGRESS OVER ALL OF 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 EACH 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 SAID 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 OVER, ACROSS, UNDER AND THROUGH ALL NATURAL DRAINAGE COURSES AND THOSE PORTIONS OF LAND SHOWN HEREON AND DESIGNATED AS DRAINAGE EASEMENTS AND:
 - (b) EASEMENTS FOR RIGHTS OF WAY AND UTILITY MAINTENANCE 5 FEET IN WIDTH OUTSIDE OF AND CONTIGUOUS TO ALL CUTS AND FILLS OF ALL ROADS OFFERED FOR DEDICATION SHOWN HEREON FOR THE EXPRESS PURPOSE OF SAID 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 HEREAFTER.

Charles E. Teixeira Peggy M. Teixeira

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

I CATHERINE J. MONTGOMERY 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 DEDICATION OF ALL PUBLIC UTILITY EASEMENTS AND THE DEDICATION OF 40' WIDE (2/3 WIDTH) OF SPAGNOLI MINE ROAD 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 HEREAFTER.

DATE: 3-6-85

Catherine J. Montgomery
CATHERINE J. MONTGOMERY
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 SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION AND IS TRUE AND COMPLETE AS SHOWN AND THAT MONUMENTS ARE OF THE CHARACTER AND DO OCCUPY THE POSITIONS INDICATED AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

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

COUNTY SURVEYOR'S CERTIFICATE

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

GARY L. CALDWELL R.C.E. 20802
AMADOR COUNTY SURVEYOR

BY C. Lee DeLange
C. LEE DELANGE L.S. 4066
DEPUTY

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 OR PAYABLE.

DATE: March 1, 1985

Elmer G. Evans BY Sheldon D. Johnson
ELMER G. EVANS CHIEF DEPUTY
AMADOR COUNTY TAX COLLECTOR

COUNTY CLERKS 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 TEIXEIRA SUBDIVISION BY THE BOARD OF SUPERVISORS OF AMADOR COUNTY HAVE BEEN COMPLIED WITH.

DATE: 3-6-85

Sheldon D. Johnson
SHELDON D. JOHNSON
AMADOR COUNTY CLERK

RECORDER'S CERTIFICATE

FILED THIS 6th DAY OF MARCH, 1985, AT 2:58 P. M. IN BOOK 5 OF SUBDIVISION MAPS AT PAGE 31 AT THE REQUEST OF THE AMADOR COUNTY SURVEYOR. TITLE TO LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO 524 ON FILE IN THIS OFFICE.

FEE 10.00/paid

1241

Sheldon D. Johnson
SHELDON D. JOHNSON
AMADOR COUNTY RECORDER

BY Marlana Arnesse
MARLANA ARNESSE
DEPUTY

NOTARY'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF AMADOR) S.S.
ON January 16, 1985 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED Charles E. Teixeira AND Peggy M. Teixeira AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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