

PARCEL MAP No. 2545

f o r

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF REAL PROPERTY SHOWN HEREON 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 EASEMENTS FOR USE AS A PUBLIC HIGHWAY OVER EACH AND EVERY PART OF SAID SUBDIVISION DESIGNATED ON THIS MAP AS "FIDDLTOWN ROAD" AND "PONDEROSA WAY"; AND DO HEREBY RELEASE AND RELINQUISH TO AMADOR COUNTY ALL ABUTTER'S RIGHTS OF ACCESS, APPURTENANT TO LOTS 17B-1 AND 17B-2, IN AND TO THE ADJACENT FIDDLTOWN ROAD AS DESIGNATED ON THIS MAP AS "NO ACCESS"; 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 "PUBLIC UTILITY EASEMENT (P.U.E.) 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, REMOVE 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 "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 COUNTY AS A PUBLIC HIGHWAY) SO AS TO PROVIDE ACCESS FOR SAID OWNERS AND THEIR AGENTS, EMPLOYEES, INVITEES AND LICENSEES BETWEEN SAID PARCELS OR LOTS AND THE NEAREST COUNTY ROAD AND BETWEEN AND AMONG ALL OF SAID PARCELS OR LOTS WITHIN SAID SUBDIVISION; AND
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 WIDE OUTSIDE OF AND CONTIGUOUS TO ALL CUT AND FILL SLOPES 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 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 DEDICATED SHALL RETAIN THE RIGHT TO ACCEPT BY RESOLUTION ANY OR ALL OF SAID OFFERS AT ANY TIME HEREAFTER.

Harry I. Dender
HARRY I. DENDER, Trustee of the
Dender Family 2000 Trust

Linda K. Dender
LINDA K. DENDER, Trustee of the
Dender Family 2000 Trust

HARRY I. DENDER and LINDA K. DENDER Trustees of the Dender Family 2000 Trust 20010011412

BEING A PORTION OF THE S.W. 1/4 SECTION 34, T. 8 N., R. 12 E., M. D. M.
COUNTY OF AMADOR, STATE OF CALIFORNIA

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

February, 2003

CLERK of the BOARD of SUPERVISOR'S STATEMENT

I, MARDELL ANDERSON, 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, HAS ACCEPTED PARCEL MAP No. 2545 AND ACCEPTS ON BEHALF OF THE PUBLIC ALL LANDS AND EASEMENTS SHOWN HEREON AND OFFERED FOR DEDICATION FOR LIGHT, AIR AND PUBLIC UTILITY PURPOSES, AND ACCEPTS THE OFFER OF DEDICATION OF FIDDLTOWN ROAD AND PONDEROSA WAY.

THE BOARD AT THIS TIME REJECTS ALL OTHER OFFERS OF DEDICATION, INCLUDING ROAD OR ACCESS EASEMENTS, APPEARING ON THIS MAP. SAID OFFERS MAY BE ACCEPTED BY RESOLUTION OF SAID BOARD AT ANY TIME THEREAFTER.

DATE: 5-21-03

Mardell Anderson
MARDELL ANDERSON
CLERK OF THE BOARD OF SUPERVISORS

NOTARY'S STATEMENT

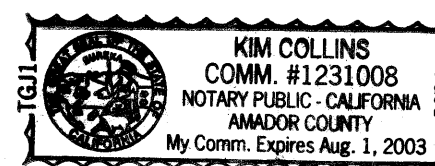
STATE OF CALIFORNIA
COUNTY OF Amador

ON March 14, 2003, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Harry I. Dender and Linda K. Dender, 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: Kim Collins NAME: Kim Collins

COUNTY: Amador COMM. EXP.: 8/1/2003

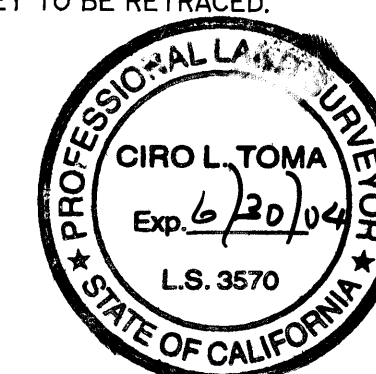


SURVEYOR'S STATEMENT

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 HARRY I. DENDER IN FEBRUARY OF 2003. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: March 13, 2003

Ciro L. Toma
CIRO L. TOMA
P.L.S. 3570
MY LICENSE EXPIRES 6-30-2004



COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THIS PARCEL MAP. THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THERETO. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH. I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.

DATE: MAY 03, 2003

George E. Allen
GEORGE E. ALLEN
L.S. 4951
AMADOR COUNTY SURVEYOR
MY LICENSE EXPIRES 12-31-2005



PLANNING DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED PARCEL MAP No. 2545 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: May 9, 2003

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

RECORDER'S STATEMENT

FILED THIS 30th DAY OF May, 2003 AT 10:50 A.M. IN BOOK 55 OF MAPS AND PLATS AT PAGE 57 AT THE REQUEST OF THE AMADOR COUNTY CLERK. TITLE TO LAND INCLUDED IN THIS PARCEL MAP BEING VESTED AS PER CERTIFICATE No. 903 ON FILE IN THIS OFFICE.

FEE: \$100.00 pd. filed INSTRUMENT No.: 2003008053

Sheldon D. Johnson
SHELDON D. JOHNSON
AMADOR COUNTY RECORDER

BY: Kim Grady
DEPUTY