

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION; AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP; AND THEY OFFER FOR DEDICATION TO THE PUBLIC THE ROADS SHOWN HEREON AS "COMBIE ROAD, ROBLES DRIVE, AND LAKEVIEW COURT"; AND THEY DO HEREBY OFFER FOR DEDICATION FOR THE HEREINAFTER DESCRIBED PURPOSES THE FOLLOWING:

1. A TEN (10) FOOT WIDE STRIP OVER, ON, ACROSS, AND UNDER ALL LAND LYING ADJACENT TO COMBIE ROAD, ROBLES DRIVE, AND THE PRIVATE ROAD EASEMENTS SHOWN HEREON, AND A TWENTY (20) FOOT WIDE STRIP OVER, ON, ACROSS, AND UNDER ALL LAND LYING ADJACENT TO LAKEVIEW COURT. THESE STRIPS OF LAND SHALL BE MULTIPURPOSE PUBLIC UTILITY EASEMENTS (MPE) CONSISTING OF NON-EXCLUSIVE EASEMENTS TO BE ADMINISTERED BY THE COUNTY OF NEVADA FOR THE FOLLOWING PURPOSES:
 - A. POLES AND OVERHEAD AND UNDERGROUND ANCHORS, GUYS, WIRES, CONDUITS, AND APPURTENANCES THERETO FOR ELECTRIC AND COMMUNICATION SERVICES.
 - B. DRAINAGE, EARTH SLOPES, EROSION CONTROL, AND ALL APPURTENANCES THERETO, AND FOR CLEARING SIGHT DISTANCES AFFECTING THE TRAVELED WAY.
 - C. TO TRIM AND REMOVE, AS OFTEN AS NECESSARY, TREES, LIMBS, AND BRUSH.
2. NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS OVER, ON, ACROSS, AND UNDER THOSE STRIPS OF LAND DESIGNATED HEREON AS "PRIVATE ROAD EASEMENTS, COMBIE ROAD, ROBLES DRIVE, LAKEVIEW COURT" AND THOSE STRIPS OF LAND DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) FOR WATER, GAS, SEWER, AND DRAINAGE PIPES AND APPURTENANCES THERETO, AND FOR POLES AND OVERHEAD AND UNDERGROUND ANCHORS, GUYS, WIRES, CONDUITS, AND APPURTENANCES THERETO FOR ELECTRIC AND COMMUNICATION SERVICES, TOGETHER WITH THE RIGHT TO TRIM AND REMOVE, AS OFTEN AS NECESSARY, TREES, LIMBS AND BRUSH.
3. NON-EXCLUSIVE ANCHOR EASEMENTS OVER, ON, ACROSS, AND UNDER THOSE STRIPS OF LAND LYING WITHIN FIVE (5) FEET OF ALL SIDE LOT LINES AND EXTENDING TEN (10) FEET BACK FROM THE M.P.E. TOWARD THE REAR OF THE LOT, TOGETHER WITH THE RIGHT TO TRIM AND REMOVE, AS OFTEN AS NECESSARY, TREES, LIMBS, AND BRUSH.
4. MEANDERING DRAINAGE EASEMENTS FOR THE FLOW OF DRAINAGE WATERS THROUGH THE NATURAL SWALES DESIGNATED HEREON AS "DRAINWAY".
5. EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS TO LOTS 7, 8, 9, 10, 11, 12 AND 13, OVER THE APPROPRIATE STRIP OF LAND DESIGNATED HEREON AS "PRIVATE ROAD EASEMENT" WHICH IS CAPABLE OF PROVIDING PHYSICAL ACCESS TO SAID LOTS.

Franklin R. Schoellerman
FRANKLIN R. SCHOELLERMAN

Bernice Schoellerman
BERNICE SCHOELLERMAN

NOTARY CERTIFICATE

STATE OF CALIFORNIA }
COUNTY OF PLACER }

ON THIS 16 DAY OF October, 1976, BEFORE ME Yvonne L. Yivvizza A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED FRANKLIN R. SCHOELLERMAN AND BERNICE SCHOELLERMAN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR OF THIS CERTIFICATE FIRST ABOVE WRITTEN.

1976, 8, 19, 78
MY COMMISSION EXPIRES

Yvonne L. Yivvizza
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PLANNING COMMISSION CERTIFICATE

THE PLANNING COMMISSION OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, DOES HEREBY RECOMMEND APPROVAL OF THIS FINAL MAP OF "LAKE COMBIE ESTATES" AND DOES CONSENT TO THE FILING THEREOF.
DATED: _____

CHAIRMAN _____

SECRETARY _____

BOARD OF SUPERVISOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, BY A MOTION ADOPTED AT A MEETING HELD ON THE 2nd DAY OF November, 1976, DID APPROVE FOR FILING THIS MAP OF "LAKE COMBIE ESTATES", CONSISTING OF FOUR SHEETS, AND ACCEPT FOR PUBLIC USE COMBIE ROAD AND ITEMS 1, 2, AND 3; DIFFER ACCEPTANCE OF ROBLES DRIVE, LAKEVIEW COURT AND ITEM 4; AND REJECT ITEM 5 OF THE OFFER OF DEDICATIONS HEREON. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH REGARDING DEPOSITS THIS 2nd DAY OF November, 1976.

Eric West
VICE-CHAIRMAN

Cathy West
SECRETARY

COUNTY RECORDER'S CERTIFICATE

I, MELBA POLGLASE, HEREBY CERTIFY THAT WESTERN TITLE CO. TITLE CERTIFICATE NO. 40472 WAS FILED WITH THIS OFFICE AND THAT THIS PLAT MAP WAS ACCEPTED FOR RECORD AND RECORDED IN BOOK 5 OF SUBDIVISIONS AT PAGE 42, DOCUMENT NO. 22277, ON Nov. 4, 1976, AT 8:05 A.M.

FEE: \$11.75

Melba J. Polglase
COUNTY RECORDER
By: *Frances Burr, deputy*

NOTES:

1. THE FOLLOWING EASEMENTS ARE NOT SHOWN ON THIS FINAL MAP AS THE EXACT LOCATION OF SAID EASEMENTS CANNOT BE DETERMINED OF RECORD:
 - (A) BOOK 66 OF DEEDS AT PAGE 540, IN FAVOR OF LOUIS FATTEBERT, FOR A WATER DITCH.

THE SIGNATURES OF OWNERS OF THE ABOVE EASEMENTS, IN NEVADA COUNTY RECORDS, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(b-1) OF THE SUBDIVISION MAP ACT, SINCE SAID INTERESTS ARE SUCH THAT THEY CANNOT RIPEN INTO FEE TITLES, AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

- (B) BOOK 70 DEEDS PAGE 469, BOOK 132 O.R. PAGE 86, BOOK 191 O.R. PAGE 240 & BOOK 578 O.R. PAGE 116, IN FAVOR OF P.G.#E. & P.T.#T., FOR UTILITY PURPOSES.

FINAL MAP NO. 76-2

LAKE COMBIE ESTATES

**A SUBDIVISION OF
PORTIONS OF SECTIONS 35 & 36, T.14N. R.8E., M.D.M.
NEVADA COUNTY, CALIFORNIA**

RAYMOND VAIL & ASSOCIATES

JUNE, 1976

SURVEYOR'S CERTIFICATE

THIS FINAL MAP OF "LAKE COMBIE ESTATES" REPRESENTS A SURVEY WHICH IS TRUE AND CORRECT AS SHOWN, MADE BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES IN JUNE, 1976, AND THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT IN NUMBER TO ENABLE THE SURVEY TO BE RETRACED.

Phillip M. Mott
PHILLIP M. MOTT L.S. 3844

COUNTY SURVEYOR'S CERTIFICATE

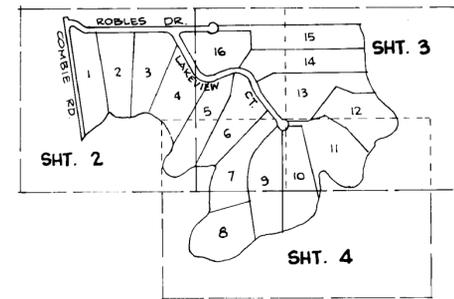
THIS FINAL MAP HAS BEEN EXAMINED BY ME AND THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; AND PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT THIS 2 DAY OF November, 1976.

Terrance E. Lowell
TERRANCE E. LOWELL R.C.E. 13398
COUNTY SURVEYOR

COUNTY TAX COLLECTOR'S CERTIFICATE

I, MARCELLA J. CARSON, THE OFFICIAL COMPUTING REDEMPTIONS FOR THE COUNTY OF NEVADA, STATE OF CALIFORNIA, AND THE NEVADA IRRIGATION DISTRICT, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS FOR UNPAID TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES AGAINST THE LANDS SUBDIVIDED HEREON, EXCEPT FOR TAXES OR ASSESSMENTS NOT YET DUE OR PAYABLE; MY ESTIMATE OF THE AMOUNT OF TAXES OR ASSESSMENTS CONSTITUTING A LIEN BUT NOT YET DUE AND PAYABLE IS _____.

MARCELLA J. CARSON
TAX COLLECTOR FOR THE COUNTY OF NEVADA AND THE NEVADA IRRIGATION DISTRICT



SHEET INDEX ... 1"=1000'

Cert of Corr.
Bk 916 Pg 449

Map 42

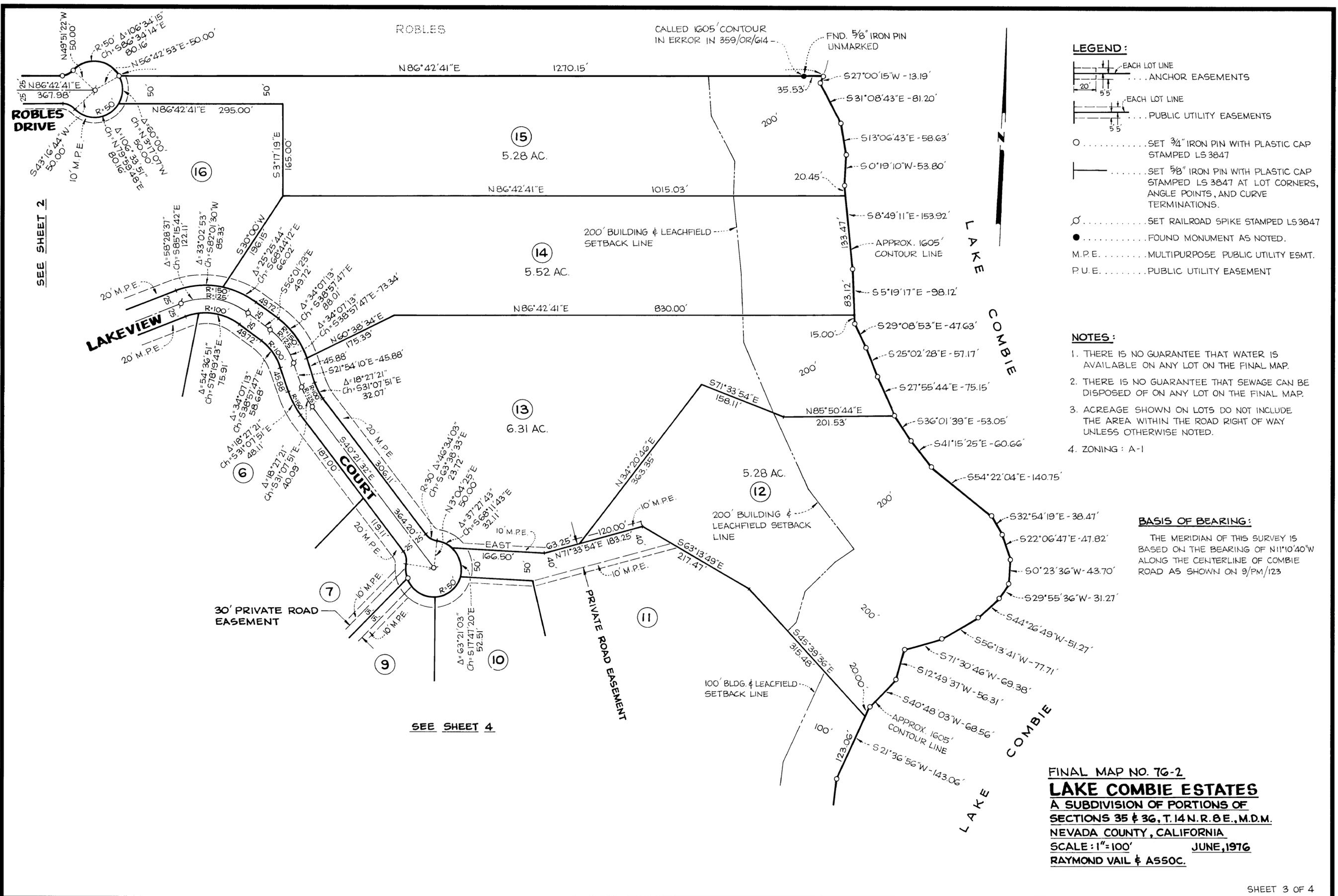
42, 1-4

Sub 5



42
3-4

Sub 5



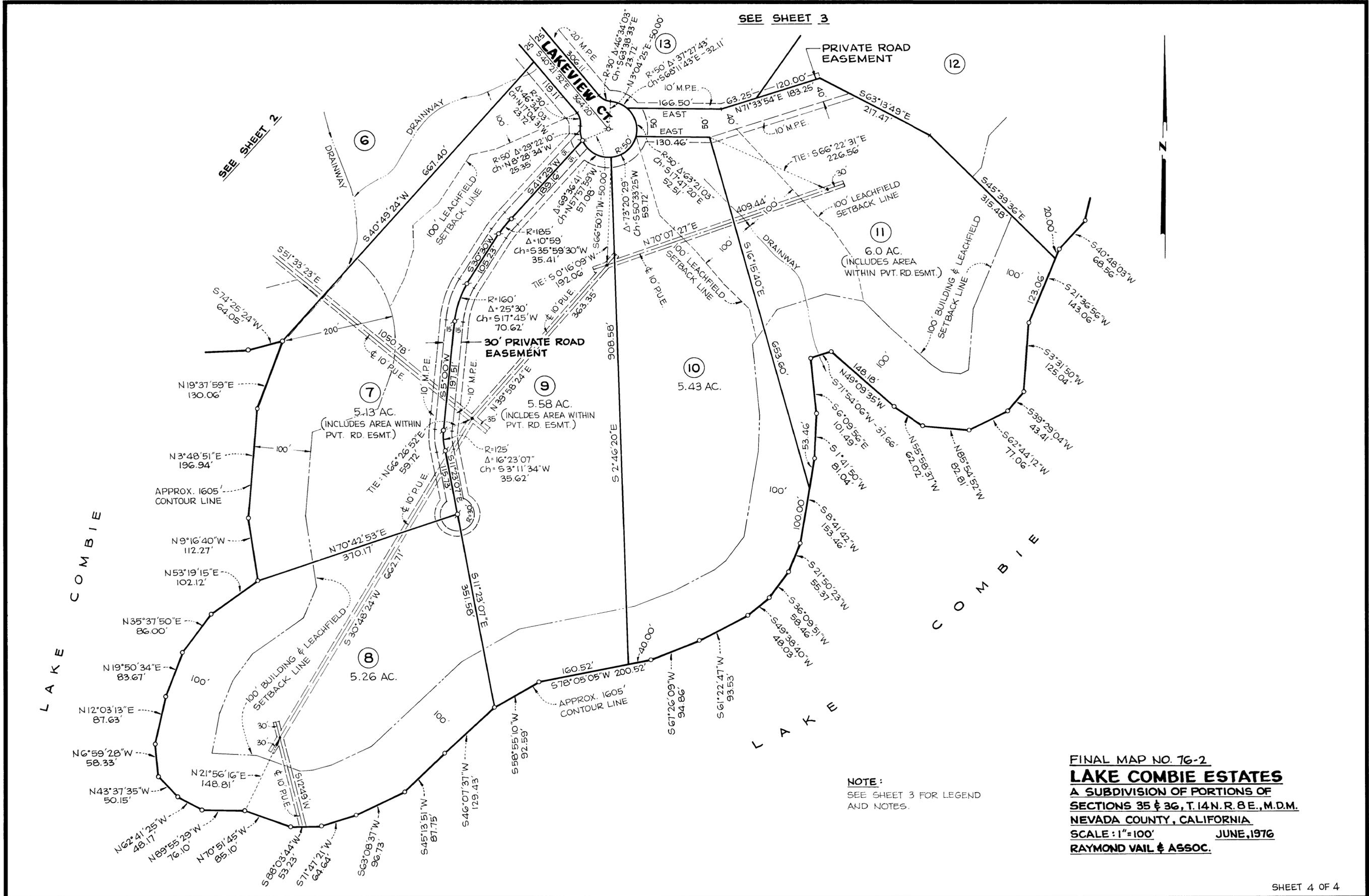
- LEGEND:**
- EACH LOT LINE
 - ANCHOR EASEMENTS
 - EACH LOT LINE
 - PUBLIC UTILITY EASEMENTS
 - SET 3/4" IRON PIN WITH PLASTIC CAP STAMPED LS 3847
 - SET 5/8" IRON PIN WITH PLASTIC CAP STAMPED LS 3847 AT LOT CORNERS, ANGLE POINTS, AND CURVE TERMINATIONS.
 - SET RAILROAD SPIKE STAMPED LS 3847
 - FOUND MONUMENT AS NOTED.
 - M.P.E. MULTIPURPOSE PUBLIC UTILITY ESMT.
 - P.U.E. PUBLIC UTILITY EASEMENT

- NOTES:**
1. THERE IS NO GUARANTEE THAT WATER IS AVAILABLE ON ANY LOT ON THE FINAL MAP.
 2. THERE IS NO GUARANTEE THAT SEWAGE CAN BE DISPOSED OF ON ANY LOT ON THE FINAL MAP.
 3. ACREAGE SHOWN ON LOTS DO NOT INCLUDE THE AREA WITHIN THE ROAD RIGHT OF WAY UNLESS OTHERWISE NOTED.
 4. ZONING : A-1

BASIS OF BEARING:
 THE MERIDIAN OF THIS SURVEY IS BASED ON THE BEARING OF N11°10'40"W ALONG THE CENTERLINE OF COMBIE ROAD AS SHOWN ON 9/PM/123

FINAL MAP NO. 76-2
LAKE COMBIE ESTATES
 A SUBDIVISION OF PORTIONS OF
 SECTIONS 35 & 36, T. 14 N. R. 8 E., M.D.M.
 NEVADA COUNTY, CALIFORNIA
 SCALE: 1"=100' JUNE, 1976
 RAYMOND VAIL & ASSOC.

42
4-4
Sub 5



SEE SHEET 2

SEE SHEET 3

L A K E
C O M B I E

C O M B I E
L A K E

FINAL MAP NO. 76-2
LAKE COMBIE ESTATES
 A SUBDIVISION OF PORTIONS OF
 SECTIONS 35 & 36, T. 14 N. R. 8 E., M. D. M.
 NEVADA COUNTY, CALIFORNIA.
 SCALE: 1"=100' JUNE, 1976
 RAYMOND VAIL & ASSOC.

NOTE:
 SEE SHEET 3 FOR LEGEND
 AND NOTES.