

PARCEL MAP

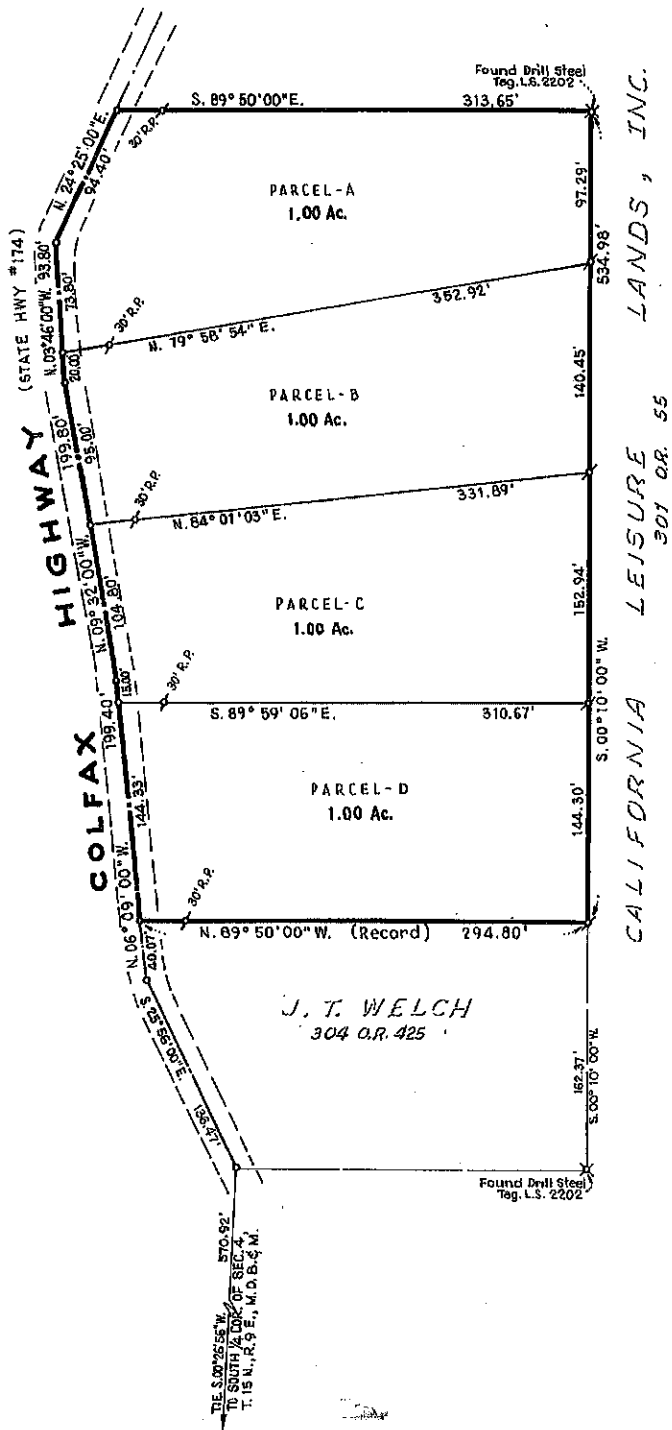
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF NEVADA, CALIFORNIA

BEING A PORTION OF LOT 8, "WHITE RANCH SUBDIVISION"  
IN SECTION 4, T.15 N., R.9 E., M.D.B.&M.

SCALE: 1" = 50'

AUGUST, 1970

BERTINO AND SYLVESTER  
SURVEYORS ENGINEERS



**LEGEND:**

X...Found monument as described.  
 S...Set 3/4 " iron pipe, tagged L.S.3215.  
 o...Nothing found, nothing set.  
 RP...Reference point.

**NOTE:**

NOTE: The meridian of this survey is identical to the "White Ranch Subdivision" recorded in Book 1 of Maps at page 28.

**SURVEYOR'S CERTIFICATE:**

This map correctly represents a survey made  
or under my direction in conformance with the  
requirements of the Subdivision Map Act at the  
request of J. R. Bertino in July, 1970.

J.R. Bartino

J. R. BERTINO, L.S. 3215

**COUNTY SURVEYOR'S CERTIFICATE:**

This map has been examined for conformance with the requirements of section 11,575 of the Subdivision Map Act this 16<sup>th</sup> day of November, 1970.

*L. Harry O'Neil*

V. HARRY HIDER, R.E. 10948  
COUNTY SURVEYOR

## RECORDED'S CERTIFICATE:

RECORDER'S CERTIFICATE: Filed this 17<sup>th</sup> day of November, 1970,  
at 2:52 p.m. in Book 1 of Parcel Maps at page 81,  
at the request of V. Harry Hiden.

free  
500

This is Kohler Jr  
 COUNTY RECORDER  
 By *Guarantee Bryan*  
 70-20-B

# Rollins Park-West

BEING A RESUBDIVISION OF LOT 7 AND PORTIONS OF LOT 6 & 8 OF THE WHITE RANCH SUBDIVISION RECORDED IN BOOK 1 OF SUBD. PAGE 28

BEING A PORTION OF

SECTION 4, T.15N., R.9E., M.D.M.

IN THE UNINCORPORATED TERRITORY OF NEVADA COUNTY, CALIFORNIA

SCALE: 1" = 100'

CRANMER ENGINEERING, INC.

GRASS VALLEY, CALIFORNIA

The undersigned being the only person representing any record title interest in the herein subdivided lands, do hereby consent to the preparation and recording of this final map of "ROLLINS PARK-WEST", and offer for dedication and do hereby dedicate to the County of Nevada the following:

1. For any and all public uses, all that portion of these certain strips of land shown and designated as "Greenhorn Penicillium Access Road" and the "Cul-de-sac" within the boundaries of this subdivision.
2. For any and all public uses upon acceptance by the County of Nevada, all that portion of these certain strips of land shown and designated as "Rollins Park Drive", situated within the boundaries of this subdivision, until acceptance of said land by the County of Nevada, the road will remain private and for the exclusive use of the property owners in this subdivision to be owned and controlled by the property owners' association of said subdivision.
3. Rights-of-way and easements for water, gas, sewer and drainage pipes, conduits, and ditches, and for poles and overhead and underground wires and conduits, for electric and telephone services, together with all appurtenances thereon, on, over, under and across those strips of land lying 8-feet on each side of all side and rear lot lines of each lot and on, over, under and across those strips of land shown and designated as "Public Utility Easements" (P.U.E.), and on, over, under and across those strips of land of a width of 10-feet lying adjacent and parallel to road lines of public and/or private roads, situated within the boundaries of this subdivision, and on, over, under and across those strips of land of a width of 15-feet lying adjacent and parallel to all lot lines which form the exterior boundaries of this subdivision, accepting those exterior lines which are common to road lines of public and/or private roads, together with the right to trim and/or remove only necessary trees, limbs, or brush.
4. Rights-of-way for slope easements together with all appurtenances thereon, on, over, under and across those certain strips of land shown and designated as "Slope Easements" (S.E.).
5. For drainage pipes, conduits, and ditches, together with all appurtenances thereon, on, over, under and across those certain strips of land shown and designated as "Drainage Easements" (D.E.), together with the right to trim and/or remove only necessary trees, limbs, or brush.
6. An easement for that certain strip of land shown and designated as "Restricted Access Easement" (R.A.E.), said strip being ten (10) feet in width lying parallel to and adjacent with the northerly line of the "Greenhorn Penicillium Access Road", within those lots as it is so delineated, so as no vehicle access can be had from the "Greenhorn Penicillium Access Road" to the "California Leisure Land", Inc. California Leisure Land, Inc.

By Kenneth E. Baker By J. Clayton Orr  
Vaughn Birmingham, President J. Clayton Orr, Secretary

STATE OF CALIFORNIA } ss.

On this 22 day of July, 1974, before me, Kenneth E. Baker, a Notary Public in and for said County and State residing upon the day commissioned and sworn personally appeared Vaughn Birmingham and J. Clayton Orr, known to me to be the President and Secretary respectively of California Leisure Land, Inc., a corporation, the corporation that executed the within instrument and also known to me that the persons who executed it on behalf of the corporation therein named, and they acknowledged to me that said corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Kenneth E. Baker  
Notary Public in and for said County and State  
My Commission Expires: December 31, 1976

**BASIS OF BEARING:**  
All bearings are based upon measurements found along the exterior of the subject property as recorded in Book 1 of Subdivisions Pg. 28, and further substantiated by a direct sheer observation.

**SUBDIVISION ACREAGE:**  
The gross area of land contained within the boundaries of this subdivision is 115,528 acres, more or less. The area of land contained within the lot numbered 1 to 22, inclusive, is 12,528 acres, more or less. The area of land contained within the parcel identified A, is 7,000 acres, more or less.

**NOTE:**  
The signatures of owners of easements recorded in Book 90, Page 26, Book 98, Page 252 and Book 120, Page 225 of Official Records, and Book 120 of Deeds, have been omitted under the provisions of Section 11567 (a) of the Subdivision Map Act, since said interests are such that they cannot ripen into fee title, and said signatures are not required by the governing body.

## COUNTY TAX COLLECTOR'S CERTIFICATE:

I, MARCELLA J. CARSON, the official computing valuations for the County of Nevada, State of California 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 herein, except taxes or assessments not yet due and payable, the estimate of the amount of taxes and assessments not yet due and payable, not constituting a lien is none.

In Witness Whereof, I have hereunto set my hand this 22 day of July, 1974.

Marcella J. Carson  
Marcella J. Carson-Nevada County Tax Collector

## COUNTY RECORDER'S CERTIFICATE:

I, Shirley A. Hollins, County Recorder for Nevada County, California, do hereby certify that this map was filed with this office, and that this map was accepted for record, and recorded in Book 1 of Subdivisions, at Pg. 28, Document No. 15248, August 23, 1974, at Shirley A. Hollins.

Recordations  
BX 705 Pg. 364

Shirley A. Hollins  
County Recorder, Nevada County, Calif.  
for 15248 by Shirley A. Hollins

**SURVEYOR'S CERTIFICATE:**  
This final map of "ROLLINS PARK-WEST" represents a survey which is true and correct as shown, made by me or under my direction in conference with the requirements of the SUBDIVISION MAP ACT and local ordinances in April, 1974, and the monuments are of the character and occupy the positions indicated and as shown are sufficient to locate the survey to be retraced.

Kenneth E. Baker  
Kenneth E. Baker



## 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 thereto, 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 final map is technically correct this 22 day of July, 1974.

Bernice E. Lowell  
Bernice E. Lowell, R.C.E. 13398  
County Surveyor

## PLANNING COMMISSION CERTIFICATE:

The PLANNING COMMISSION of the County of Nevada (State of California), does hereby recommend approval of this final map of "ROLLINS PARK-WEST" and does consent to the filing thereof. Dated July 22, 1974.

Shirley A. Hollins  
Chairman  
Shirley A. Hollins  
Secretary

STATE OF CALIFORNIA } ss. 15248  
COUNTY OF NEVADA } ss. 15248

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 22 day of August, 1974, did approve for filing this map of ROLLINS PARK-WEST consisting of 5 sheets and accepted for public use items 1, 3 and 6 but differed acceptance of items 2, 4 and 5. All provisions of the SUBDIVISION MAP ACT and local ordinances have been complied with regarding deposits this 22 day of August, 1974.

Shirley A. Hollins  
Chairman of the Board  
Shirley A. Hollins  
Clerk of the Board  
SHEET 1 OF 5 SHEETS

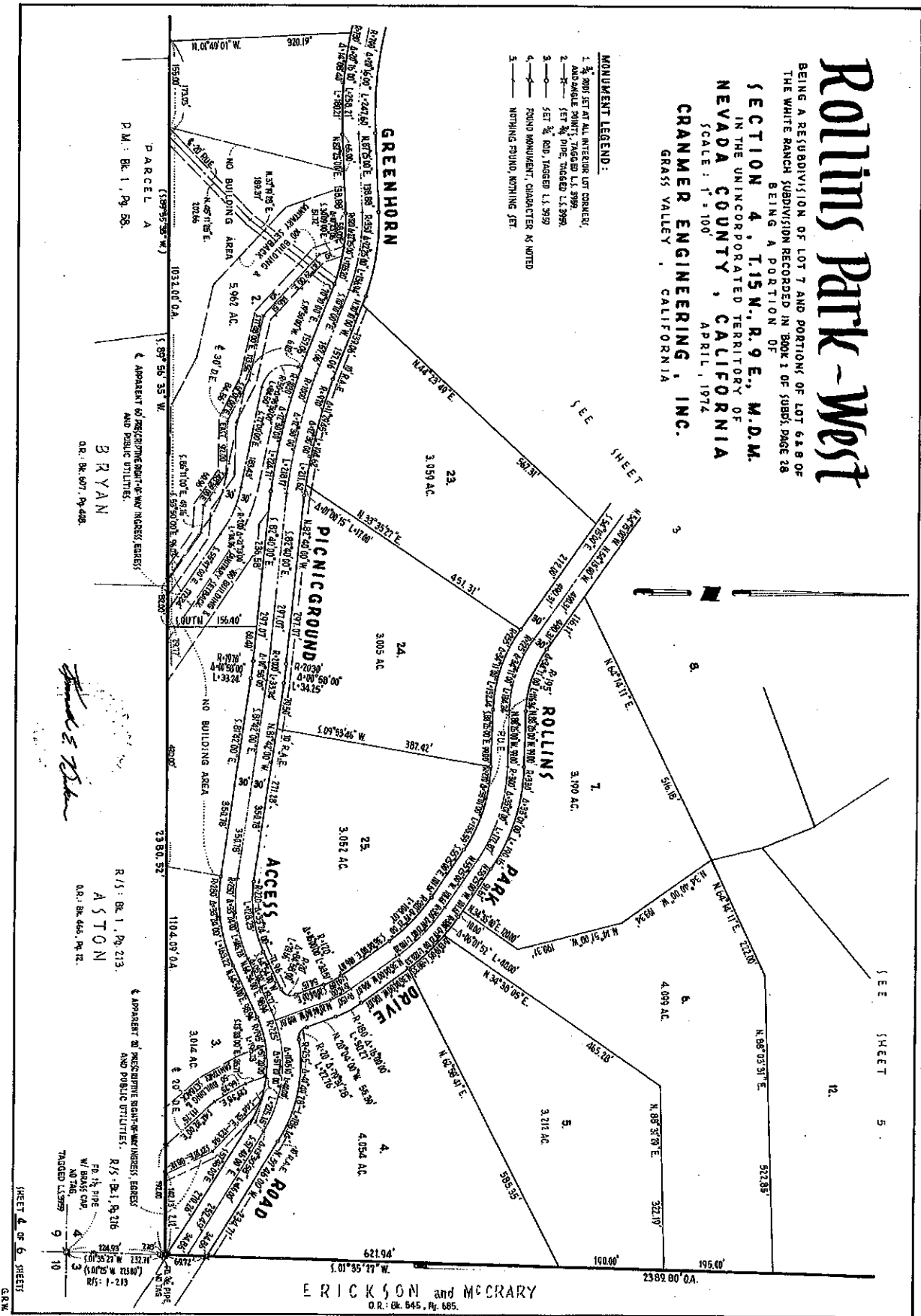
## F7-bb4



# Rollins Park - West

BEING A REUDIVISION OF LOT 7 AND PORTION OF LOT 6 & 8 OF  
THE WHITE RANCH SUBDIVISION RECORDED IN BOOK 1 OF 1985, PAGE 28  
BEING A PORTION OF  
**SECTION 4, T.15N., R.9E., M.D.M.**  
IN THE UNINCORPORATED TERRITORY OF  
**NEVADA COUNTY, CALIFORNIA**  
SCALE: 1" = 100'  
APRIL, 1974  
**CRAMER ENGINEERING, INC.**  
GRASS VALLEY, CALIFORNIA

- MONUMENT LEGEND:**
- 1. 3/4" ROD SET AT ALL INTERIOR LOT CORNERS.
  - 2. 1/2" ROD SET AT ALL INTERIOR LOT CORNERS.
  - 3. 1/4" ROD SET AT ALL INTERIOR LOT CORNERS.
  - 4. 1/8" ROD SET AT ALL INTERIOR LOT CORNERS.
  - 5. NOTHING FOUND, NOTHING SET.



ERICKSON and MCCRARY  
O.R. BK. 545, Pg. 685.

SHEET 4 OF 6 SHEETS



