

The undersigned being the only persons representing any record title interest in the herein subdivided lands do hereby consent to the preparation and recording of this final map of "TAHOE DONNER UNIT-4" 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 those certain strips of land shown and designated as streets, boulevards, drives, lanes, avenues, or roads situate within the boundaries of this subdivision
ways, loops,

2. 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 thereto on, over, 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 and across those strips of land shown and designated as "Public Utility Easements" (P.U.E.) and on, over, 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, situate within the boundaries of this subdivision and on, over, 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, excepting 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.

3. For drainage pipes, conduits and ditches together with all appurtenances thereto on, over, 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.

4. Rights-of-way, for side easements together with all appurtenances thereto on, over, and across those certain strips of land shown and designated as "Side Easements" (S.E.) and on, over, and across those certain strips of land of a width of 10-feet lying adjacent and parallel to road lines of public and/or private roads situate within the boundaries of this subdivision.

5. For ingress and egress on, over, and across those certain strips of land shown and designated as "Access Easements" (A.E.) together with the right to trim and/or remove only necessary trees, limbs or brush.

6. Rights-of-way, and easements for pedestrian trails on, over, and across those certain strips of land shown and designated as "Recreation Easements" (R.E.) are reserved for the sole use of those persons who own property within "TAHOE DONNER" and their guests.

7. Parcels "A" through "M", as Parks and Greenbelt areas.

8. Easements for the storage of snow on, over, and across those certain strips of land of a width of 20-feet lying adjacent and parallel to road lines of public roads situate within the boundaries of this subdivision.

9. Parcels "N" through "M" for any and all underground water uses.

WESTERN TITLE INSURANCE COMPANY a corporation as owner

by R.K. Stearns Vice-President

Western Title Insurance Company, a corporation as Trustee under deed of trust recorded in Book 544 of Civil Records at Page 59 Nevada County, California

by R.K. Stearns Vice-President

STATE OF CALIFORNIA } ss
COUNTY OF NEVADA }

on this 30 day of November, 1971 before me, Donna Lee, a Notary Public in and for said County and State residing therein duly commissioned and sworn personally appeared F. Thomas and F. Thomas known to me to be the Vice-President and Secretary respectively of Western Title Insurance Company, a corporation the corporation that executed the within instrument, and also known to me to be 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.

Donna Lee
Notary Public in and for said County and State
My commission expires: 4-23-74

TAHOE DONNER UNIT-4

BEING A PORTION OF
SEC. 1, T.17N., R.15E., M.D.M., SEC. 5, 6, & 7, T.17N., R.16E., M.D.M.
& SEC. 3, T.18N., R.16E., M.D.M.
IN THE UNINCORPORATED TERRITORY OF
NEVADA COUNTY, CALIFORNIA
CRANMER ENGINEERING, INC.

BASIS OF BEARING: All bearings are based upon monuments found, as established in that certain map recorded in Book 4 of Surveys, at Page 129, Nevada County, California.

Note: The signatures of owners of easements recorded in Book 77 of Official Records at Page 170, and Book 77 of Official Records at Page 173 have been omitted under the provisions of Section 11587 (a) 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.

Note: A soils report has been prepared by J.H. Kleinfelder & Associates in December 1969 and is on file in the office of the Director of Public Works, Nevada County, California.

SUBDIVISION ACREAGE: The gross area of land contained within the boundaries of this subdivision is 295.41 acres, more or less. The area of land contained within the lots numbered 1 to 643 inclusive, is 222.79 acres, more or less.

COUNTY TAX COLLECTOR'S CERTIFICATE:

I MARCELLA J. CARSON, the official computing redemptions 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; my estimate of the amount of taxes and assessments not yet due and payable, but constituting a lien is \$0.00.

In Witness Whereof I have hereunto set my hand this 9th day of November, 1971.

Marcella J. Carson, Nevada County Tax Collector

This final map of "TAHOE DONNER UNIT-4" 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 October, 1971, and the monuments shall be of the character and shall occupy the positions indicated and as shown are sufficient to enable the survey to be retraced, and shall be set no later than November 30, 1971.

Jim B. Cranmer
Civil Engineer
No. 13309

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 final map is technically correct this 19th day of November, 1971.

V. Harry Hider, P.C.E. 10948
County Surveyor

The PLANNING COMMISSION of the County of Nevada, State of California, does hereby recommend approval of this final map of "TAHOE DONNER UNIT-4" and does consent to the filing thereof. Dated _____, 1971.

Chairman Secretary

STATE OF CALIFORNIA } ss
COUNTY OF NEVADA }

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 _____ day of _____, 1971, did approve for filing this map of "TAHOE DONNER UNIT-4" consisting of 10 sheets and accepted for public use items 1, 2, 3, 4, 8, and 9 but rejected acceptance of items 5, 6 and 7. All provisions of the SUBDIVISION MAP ACT and local ordinances have been complied with regarding deposits this _____ day of _____, 1971.

Chairman of the Board Clerk of the Board

COUNTY RECORDER'S CERTIFICATE:

I, _____ hereby certify that _____ title certificate no. _____ was filed with this office and that this plat map was accepted for record and recorded in Book 4 of Subdivisions, at Page 27, Document No. 19512 on November 23, 1971, at 10:30 A.M.

County Recorder, Nevada County, California

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