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-5"**, 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.

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 slope easements together with all appurtenances thereto on, over, and across those certain strips of land shown and designated as "Slope 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 [redacted] 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 **"H"**, 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 **"I"** through **"U"** and parcel **"L"** for any and all underground public utility purposes, and parcels **"J" & "K"** for any and all public utility purposes.

WESTERN TITLE INSURANCE COMPANY a corporation as owner

by_____ by_____
Vice-President Vice-President

Western Title Insurance Company, a corporation as Trustee under a Deed of Trust recorded in Book 544 of Official Records at Page 159 Nevada County, California

by_____ by_____
Vice-President Vice-President

STATE OF CALIFORNIA
COUNTY OF NEVADA } ss

On this____ day of_____ 19__, before me_____, a Notary Public in and for said County and State residing therein, duly commissioned and sworn personally appeared_____ and_____ known to me to be the_____ and_____ 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.

Notary Public in and for said County and State
My commission expires:_____

TAHOE DONNER UNIT-5

BEING A PORTION OF
SECTION 5, 6, 7, & 8; T.17 N., R.16 E., 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 & 152, and Book 44 of Official Records at Page 41 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.

The above note also applies to the owners of easements recorded in Official Records: Bk. 39, at Pg. 269 & Bk. 142, at Pg. 44, and Deeds: Bk. 136, at Pg. 17 & Bk. 136, at Pg. 19, and Official Records: Bk. 605, at Pg. 617, Nevada County, California

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 **340.678** acres, more or less. The area of land contained within the lots numbered **1** to **555**, inclusive, is **204.072** 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 _____

In Witness Whereof, I have hereunto set my hand this_____ day of _____, 19__.

Marcella J. Carson, Nevada County Tax Collector

A.E
D.E
R.E.
PUE/PT&T
SE
SE/AE
8' SIDE
P
L LATERAL

This final map of **"TAHOE DONNER UNIT-5"** 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 March 1972, 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, 1973.

Jim B. Cranmer, R.C.E. 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_____ day of _____, 19__.

V. Harry Hider, R.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-5"** and does consent to the filing thereof. Dated_____, 19__.

Chairman Secretary

STATE OF CALIFORNIA
COUNTY OF NEVADA } ss

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_____, 19__, did approve for filing this map of **"TAHOE DONNER UNIT-5"** consisting of 11 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_____, 19__.

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 36, Document No._____, on August 23, 1972, at_____ M.

County Recorder, Nevada County, California.

SHEET 1 of 11 SHEETS

L.G.W.

71-30

UNIT 5-1