

OWNER'S CERTIFICATE

The undersigned hereby certifies that they are the owners of the real property shown herein as the subdivision and that they do hereby consent to the preparation and recordation of this map, 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 an easement for use as a public highway over each and every part of said subdivision designated as a "road-utility easement"; 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 "utility easement" 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 boundary of this subdivision and the 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, remove, renew, enlarge, 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 the 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 a "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 of 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 owner and their agents, employees, invitees and licensees between said parcels of lots and the nearest county road and between and among all said parcels or lots within said subdivision.

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 in width outside of and contiguous to all cuts and fills 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 cut and fill 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 owner's, encumbrancer's, 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 dedicate shall retain the right to accept by resolution any or all of said offers at any time thereafter.

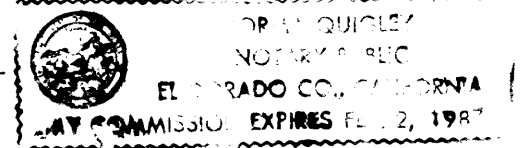
Paul K. Kopper
Paul K. Kopper

Betty A. Kopper
Betty A. Kopper

State of California, } s.s.
County of El Dorado

On this the 23rd day of JANUARY, 1986, before me the undersigned, a Notary Public in and for said County and State, personally appeared PAUL K. KOPPER and BETTY A. KOPPER personally known to me, or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

Norma Quigley
Notary Public in and for said County and State



TRUSTEES CERTIFICATE

Western Land Title Co., Inc., a California Corporation, as trustee under that certain deed of trust recorded in the Office of the Recorder of Amador County in Book 326 of Official Records at page 285 et. seq., hereby consents to the recordation of this map.

Michael E. Ryan
VICE - President

Michael E. Ryan
SECRETARY

CEDAR PINES ESTATES UNIT ONE "A"

A PORTION OF THE NORTH 1/2 OF SECTION 5, T.7N., R.12E., M.D.M.

AMADOR COUNTY CALIFORNIA

EL DORADO LAND SURVEY COMPANY

TRUSTEES CERTIFICATE

First American Title Insurance Company Inc., a California Corporation, as trustee under that certain deed of trust recorded in the Office of the Recorder of Amador County in Book 436 at page 413 et. seq., hereby consents to the recordation of this map.

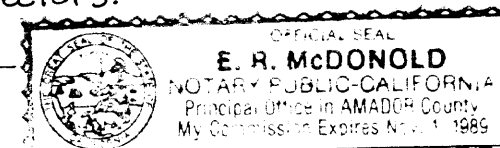
James C. Barber
Vice President

Chris Rush
Assistant Vice President

State of California, } s.s.
County of Amador

On this the 27th day of JANUARY, 1986, before me the undersigned Notary Public in and for said county and State personally appeared Daniel C. Barber proved to me on the basis of satisfactory evidence to be the Vice President and Chris Rush proved to me on the basis of satisfactory evidence to be the ASSISTANT VICE PRESIDENT of the corporation that executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

E. R. McDONOLD
Notary Public in and for said County and State



TRUSTEES CERTIFICATE

Intercounty Title Co., a California Corporation, as trustee under those certain deeds of trust recorded in the Office of the Recorder of Amador County in Book 426 of Official Records at Pages 612 and 618, hereby consents to the recordation of this map.

J. J. J.
Vice President

Lois A. Bennett
Assistant Secretary

State of California, } s.s.
County of El Dorado

On this the 23rd day of JANUARY, 1986, before me the undersigned Notary Public, in and for said County and State, personally appeared George V. Vicari proved to me on the basis of satisfactory evidence to be the Vice-President and Lois A. Bennett proved to me on the basis of satisfactory evidence to be the Assistant Secretary of the corporation that executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Susan K. Lee
Notary Public in and for said County and State

State of California, } s.s.
County of Amador

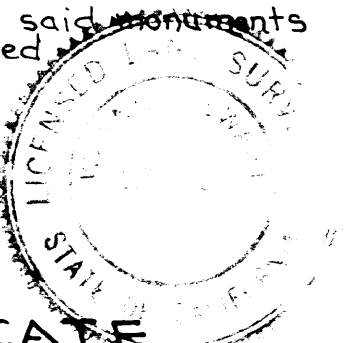
On this the 18th day of FEBRUARY, 1986, before me the undersigned a Notary Public in and for said County and State, personally appeared George W. Ryan proved to me on the basis of satisfactory evidence to be the President, and Michael E. Ryan proved to me on the basis of satisfactory evidence to be the SECRETARY of the corporation that executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Michael E. Ryan
Notary Public in and for said County and State

SURVEYOR'S CERTIFICATE

I, Wayne C. Swart, a Licensed Land Surveyor in the State of California hereby certify that this plat of Cedar Pines Estates Unit One "A" was made by me or under my direction and is true and complete as shown and that the monuments are of the character and do occupy the positions indicated and that said monuments are sufficient to enable this survey to be retraced.

Wayne C. Swart
Wayne C. Swart, L.S. 4130



COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this plat of Cedar Pines Estates Unit One "A" and that it is substantially the same as it appeared on the tentative map and any approved alterations thereto. I also certify that all provisions of Chapter 1536 of the Government Code as referred to in Section 66442 and any local ordinances applicable at the time of approval of the tentative map have been complied with and that the accompanying plat is technically correct.

Gary L. Caldwell, R.C.E. 20802
County Surveyor

C. Lee DeLange, L.S. 4066
Deputy County Surveyor

TAX COLLECTOR'S CERTIFICATE

I hereby certify that there are no liens for unpaid state, county, local taxes or local assessments against the land included in this subdivision or any part thereof except taxes or special assessments not yet due or payable.

Elmer G. Evans
County Tax Collector

CLERK'S CERTIFICATE

I hereby certify that all provisions of Chapter 2, Division 4, Part 2 of the Business and Profession Code of the State of California and of any state or local ordinance pertaining to deposits required at the time of approval of Cedar Pines Estates Unit One "A" by the Board of Supervisors of Amador County have been complied with.

Sheldon D. Johnson
Sheldon D. Johnson
County Clerk

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

I, Catherine J. Giannini, 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 this map of Cedar Pines Estates Unit One "A" and accepts, on behalf of the public, all lands, rights of way and easements shown hereon and offered for dedication for light, air and public utilities. The Board rejects at this time, the offer of dedication of Cedar Pines Drive, as shown on this map until the construction of said road has been completed and the deposit has been released by resolution of the Board of Supervisors and at which time, the offer of dedication will be accepted. The Board, at this time rejects all other offers of dedication appearing on this map. Such offers may be accepted by resolution of said Board at any time hereafter.

Date: 2-27-86

Catherine J. Giannini
Catherine J. Giannini
Clerk of the Board of Supervisors

RECORDER'S CERTIFICATE

Filed this 27th day of February, 1986, at 2:57 p.m. in Book 5 of Subdivision Maps at Page 44 at the request of the Amador County Clerk Title to land included in this subdivision being vested as per certificate No. 558 on file in this office
Fee: \$13.00 Doc. No. 1224

Sheldon D. Johnson
Sheldon D. Johnson
County Clerk

Dianna R. Swingle
Deputy County Recorder

SHEET 1 OF 3 SHEETS

5-S-44