

TRACT NO.
GRAEAGLE MEADOWS UNIT NO. 1
A PLANNED UNIT DEVELOPMENT
A PORTION OF SECTIONS 15 & 22, T. 22N, R. 12E, MDM.
PLUMAS COUNTY, CALIFORNIA

LUNDY ENGINEERING - GRAEAGLE, CALIFORNIA
MAY, 1975

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO, THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION AND ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO THIS LAND; AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP; AND THEY DO HEREBY DEDICATE TO THE PUBLIC FOR THE HERINAFTER DESCRIBED PURPOSES THE FOLLOWING EASEMENTS, ALL IN ACCORDANCE WITH THE IMPROVEMENT PLANS APPROVED BY THE PLUMAS COUNTY DIRECTOR OF PUBLIC WORKS:

1. INGRESS, EGRESS AND SUPPORT: AN EASEMENT FOR INGRESS, EGRESS AND SUPPORT THROUGH LOT "A" FOR THE USE BY ALL PUBLIC UTILITIES, LAW ENFORCEMENT, FIRE PROTECTION, WELFARE AND OTHER RELATED PUBLIC OR COUNTY AGENCIES, THEIR VEHICLE AND PERSONNEL FOR THE SOLE PURPOSE OF PERFORMING OFFICIAL BUSINESS, AND THE 30' EASEMENT ON LOT "B" FOR STREETS AND UTILITIES.
2. UTILITY EASEMENTS: EASEMENTS FOR INSTALLATION, MAINTENANCE AND REPAIR OF ALL UTILITIES CONSTRUCTED OVER, ON, ACROSS AND UNDER LOTS "A" & "B" WITH THE RIGHT TO TRIM AND REMOVE, AS OFTEN AS NECESSARY, TREES, LIMBS AND BRUSH FOR THE SOLE PURPOSE OF INSTALLING, MAINTAINING AND/OR REPAIRING SAID UTILITIES.
3. OPEN SPACE EASEMENTS OVER, ON, ACROSS, AND UNDER LAND DESIGNATED ON THIS MAP, "OSE". THIS SHALL BE FOR THE PROTECTION OF LIGHT, SPACE, NATURAL ENVIRONMENT AND HABITAT, AND COMPATIBLE RECREATIONAL USES. WRITTEN PERMISSION MUST BE OBTAINED FROM THE COUNTY OF PLUMAS TO CUT TREES, EXCAVATE, BENCH, REGRADE AND MODIFY DRAINAGE, OR ERECT STRUCTURES THEREON.

AFTER INITIAL INSTALLATION AND CONSTRUCTION, AS SET FORTH ON THE IMPROVEMENT PLANS AS APPROVED BY THE PLUMAS COUNTY DIRECTOR OF PUBLIC WORKS, FUTURE MODIFICATIONS WITHIN THE DEVELOPMENT WILL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

THE FOLLOWING PROVISIONS ARE PART OF THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" WHICH ARE A PART OF EACH GRANT DEED, RECORDED SIMULTANEOUSLY WITH THE FILING OF THIS MAP WITH THE PLUMAS COUNTY RECORDER AND SHALL NOT BE SUBJECT TO AMENDMENT, MODIFICATION OR CHANGE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COUNTY OF PLUMAS:

1. INGRESS, EGRESS AND SUPPORT: (A) AN EASEMENT FOR INGRESS, EGRESS AND SUPPORT THROUGH THE COMMON AREA AS DEFINED IN SAID DECLARATION SHALL BE GRANTED TO EACH LOT OWNER WITHIN THIS SUBDIVISION AND MADE APPURTENANT TO SAID LOTS. (B) AN EASEMENT FOR INGRESS, EGRESS AND SUPPORT THROUGH SAID COMMON AREA SHALL BE GRANTED FOR USE BY ALL PUBLIC UTILITIES, LAW ENFORCEMENT, FIRE PROTECTION, WELFARE AND OTHER RELATED PUBLIC OR COUNTY AGENCIES, THEIR VEHICLES AND PERSONNEL.
2. COMMON AREA LAND USE: THE COUNTY OF PLUMAS SHALL HAVE THE RIGHT TO REVIEW AND APPROVE OR DISAPPROVE ANY CHANGES OF LAND USE IN SAID COMMON AREA.
3. UTILITY EASEMENTS: PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED OVER, ON, ACROSS AND UNDER SAID COMMON AREA FOR THE INSTALLATION AND MAINTENANCE OF FACILITIES IN ACCORDANCE WITH SAID "DECLARATION," RECORDED SIMULTANEOUSLY WITH THE FILING OF THIS MAP WITH THE PLUMAS COUNTY RECORDER.
4. OPEN SPACE EASEMENTS OVER, ON, ACROSS, AND UNDER LAND DESIGNATED ON THIS MAP "OSE". THESE SHALL BE FOR THE PROTECTION OF LIGHT, SPACE, NATURAL ENVIRONMENT AND HABITAT, AND COMPATIBLE RECREATIONAL USES. WRITTEN PERMISSION MUST BE OBTAINED FROM THE COUNTY OF PLUMAS TO CUT TREES, EXCAVATE, BENCH, REGRADE, MODIFY DRAINAGE OR ERECT STRUCTURES THEREON.

GRAEAGLE ASSOCIATES, A PARTNERSHIP

BY: Donald F. Williams William N. Barlow
DONALD F. WILLIAMS WILLIAM N. BARLOW
MANAGING PARTNER A GENERAL PARTNER

STATE OF CALIFORNIA)
COUNTY OF PLUMAS)
) ss

ON THIS 28 DAY OF June, 1975, BEFORE ME, Robert G. McArthur
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DONALD F. WILLIAMS AND WILLIAM BARLOW, KNOWN TO ME TO BE THE MANAGING PARTNER AND A GENERAL PARTNER, RESPECTIVELY, OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE SAME ON BEHALF OF SAID PARTNERSHIP AND ACKNOWLEDGED TO ME THAT SAID PARTNERSHIP EXECUTED SAME.

March 23, 1977
MY COMMISSION EXPIRES

Robert G. McArthur
NOTARY PUBLIC

AMERICAN SECURITIES COMPANY, A CORPORATION AS TRUSTEE UNDER DEED OF TRUST DATED APRIL 15, 1975 AND RECORDED IN BOOK 252 OF OFFICIAL RECORDS AT PAGE 248.

BY: D. J. Sheehan
D. J. SHEEHAN
VICE-PRESIDENT

BY: John R. Winning
JOHN R. WINNING
ASST. SECRETARY

STATE OF CALIFORNIA)
COUNTY OF PLUMAS)
) ss

ON THIS 21st DAY OF July, 1975, BEFORE ME, Dale D. Gleiser
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED D. J. SHEEHAN AND JOHN R. WINNING, KNOWN TO ME TO BE THE VICE-PRESIDENT AND ASST. SECRETARY, RESPECTIVELY, OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE SAME ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED SAME.

October 15, 1977
MY COMMISSION EXPIRES

Dale D. Gleiser
NOTARY PUBLIC

 NOLA N. HEISER
NOTARY PUBLIC - CALIFORNIA
COUNTY OF SACRAMENTO
My Commission Expires Oct. 15, 1977

OWNER'S CERTIFICATE CONTINUED

WESTERN TITLE INSURANCE COMPANY, A CORPORATION AS TRUSTEE UNDER THAT DEED OF TRUST DATED APRIL 16, 1975 AND RECORDED IN BOOK 242 OF OFFICIAL RECORDS AT PAGE 259.

BY: Robert G. McArthur
ROBERT G. McARTHUR
VICE - PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF PLUMAS)
) ss

ON THIS 11th DAY OF August, 1975, BEFORE ME, Virginia E. Thielic
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT G. McARTHUR KNOWN TO ME TO BE THE VICE-PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE SAME ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME

March 26, 1979
MY COMMISSION EXPIRES
OFFICIAL NOTARY PUBLIC
VIRGINIA E. THIELIC
NOTARY PUBLIC - CALIFORNIA
PLUMAS COUNTY
My comm. expires MAR 26, 1979

ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF DONALD F. WILLIAMS IN MAY, 1975. I HEREBY CERTIFY THAT IT CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF.

Richard A. Lundy
RICHARD A. LUNDY, RCE 15265

COUNTY SURVEYOR'S CERTIFICATE

I, LARRY A. FITES, COUNTY SURVEYOR OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP AND THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP AS APPROVED BY THE PLANNING COMMISSION AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE 8-13-75

Larry A. Fites
LARRY A. FITES, RCE 13225
PLUMAS COUNTY SURVEYOR

PLANNING COMMISSION CERTIFICATE

THE PLANNING COMMISSION OF PLUMAS COUNTY, STATE OF CALIFORNIA, ON THIS 30th DAY OF June, 1975, DID REVIEW THIS MAP AND FORWARD IT TO THE BOARD OF SUPERVISORS RECOMMENDING APPROVAL.

ATTEST:

Priscilla W. Hinske
SECRETARY, PLANNING COMMISSION

Wm. E. Young
CHAIRMAN, PLANNING COMMISSION

BOARD OF SUPERVISORS' CERTIFICATE

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLUMAS, ON THIS 13th DAY OF August, 1975, DID APPROVE THIS MAP OF GRAEAGLE MEADOWS UNIT NO. 1 AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF DEDICATION.

ATTEST:

Roselle Slater
CLERK, BOARD OF SUPERVISORS

Howard Ross
CHAIRMAN, BOARD OF SUPERVISORS

RECORDER'S CERTIFICATE

FILED THIS 15th DAY OF August, 1975, AT 2:30 P.M., IN BOOK 4 OF MAPS, AT PAGE 58, AT THE REQUEST OF COUNTY ENGINEER

FILE NO. 875
OFFICIAL SEAL FEE 9.00
ROBERT G. McARTHUR
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
PLUMAS COUNTY
My Commission Expires March 23, 1977

Dorothy G. Marley
PLUMAS COUNTY RECORDER

BY Kathy Lopander
DEPUTY

COUNTY TAX COLLECTOR'S CERTIFICATE

I, DOUGLAS S. REDSTREAKE, TAX COLLECTOR OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THERE ARE NO TAX LIENS AGAINST THE PARCELS AS SHOWN HEREON FOR UNPAID COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR ASSESSMENTS NOT YET PAYABLE. TAXES OR ASSESSMENTS WHICH ARE A LIEN BUT NOT YET PAYABLE ARE ESTIMATED TO BE IN THE AMOUNT OF \$ 850.00

Douglas S. Redstreake
DOUGLAS S. REDSTREAKE
PLUMAS COUNTY TAX COLLECTOR