

TRACT NO.

GRAEAGLE MEADOWS UNIT NO. 2

A PLANNED UNIT DEVELOPMENT

A PORTION OF SECTIONS 15 & 22, T. 22N., R. 12E., MDM.

PLUMAS COUNTY, CALIFORNIA

LUNDY ENGINEERING - GRAEAGLE, CALIFORNIA
JUNE, 1976

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 HEREINAFTER DESCRIBED PURPOSES THE FOLLOWING EASEMENTS, ALL IN ACCORDANCE WITH THE IMPROVEMENT PLANS APPROVED BY THE PLUMAS COUNTY ENGINEER:

1. INGRESS, EGRESS AND SUPPORT
AN EASEMENT FOR INGRESS, EGRESS AND SUPPORT THROUGH LOT "C", FOR THE USE BY ALL PUBLIC UTILITIES, LAW ENFORCEMENT, FIRE PROTECTION, WELFARE AND OTHER RELATED PUBLIC OR COUNTY AGENCIES, THEIR VEHICLES AND PERSONNEL FOR THE SOLE PURPOSE OF PERFORMING OFFICIAL BUSINESS.
2. UTILITY EASEMENTS
EASEMENTS FOR INSTALLATION, MAINTENANCE AND REPAIR OF ALL UTILITIES CONSTRUCTED OVER, ON, ACROSS AND UNDER LOT "C" 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 ENGINEER, 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; SAID DECLARATION WAS RECORDED AUGUST 15, 1975, VOL. 245, PG. 170, OFFICIAL RECORDS, COUNTY OF PLUMAS, 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) 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 APPURTEMENT 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".
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 JOINT VENTURE

BY: Donald F. Williams BY: William N. Barlow
DONALD F. WILLIAMS WILLIAM N. BARLOW
BY: Harvey E. West, Jr. BY: Archie A. Hamlin
HARVEY E. WEST, JR. ARCHIE A. HAMLIN
BY: Joseph Mahoney
JOSEPH MAHONEY

STATE OF CALIFORNIA) SS
COUNTY OF Plumas)

ON THIS 20th DAY OF July, 1976, BEFORE ME Lorraine B. Del Elia
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
DONALD F. WILLIAMS, WILLIAM N. BARLOW, HARVEY E. WEST, JR., ARCHIE A. HAMLIN,
AND JOSEPH MAHONEY, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE
WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THEY EXECUTED THE SAME.

April 30, 1977
MY COMMISSION EXPIRES

Lorraine B. Del Elia
NOTARY PUBLIC
BY: John R. Winning
JOHN R. WINNING
ASST. SECRETARY

AMERICAN SECURITIES COMPANY, A CORPORATION AS TRUSTEE UNDER
DEED OF TRUST DATED APRIL 1, 1976 AND RECORDED IN BOOK 25
OF OFFICIAL RECORDS AT PAGE 689.

BY: D.J. Sheehan BY: John R. Winning
D.J. SHEEHAN JOHN R. WINNING
VICE PRESIDENT ASST. SECRETARY

STATE OF CALIFORNIA) SS
COUNTY OF Sacramento)

ON THIS 26th DAY OF June, 1976, BEFORE ME Susan Jo Gibson
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.

April 7, 1980
MY COMMISSION EXPIRES

Susan Jo Gibson
NOTARY PUBLIC

OWNER'S CERTIFICATE CONTINUED

WESTERN TITLE INSURANCE COMPANY, A CORPORATION AS TRUSTEE
UNDER THAT DEED OF TRUST DATED APRIL 1, 1976 AND RECORDED
IN BOOK 252 OF OFFICIAL RECORDS AT PAGE 693.

BY: Robert G. Mc Arthur
ROBERT G. Mc ARTHUR
VICE - PRESIDENT

STATE OF CALIFORNIA) SS
COUNTY OF Plumas)

ON THIS 29th DAY OF June, 1976, BEFORE ME, Ireta Larson
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.

May 13, 1980
MY COMMISSION EXPIRES

Ireta Larson
NOTARY PUBLIC



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 JUNE, 1976. 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 ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION
MAP ACT AND LOCAL ORDINANCE.

DATE: 7-13-76

SIGNED: Larry A. Fites

LARRY A. FITES, RCE 13225
COUNTY ENGINEER

COUNTY CLERK'S CERTIFICATE

I, Raynelle Slaten, CLERK OF THE COUNTY OF PLUMAS, STATE OF
CALIFORNIA, AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS OF
SAID COUNTY, HEREBY CERTIFY THAT THE HEREIN EMBODIED MAP WAS
APPROVED BY THE SAID BOARD OF SUPERVISORS CONVENED IN
REGULAR MEETING UPON THE 6th DAY OF July 1976, AND
THE EASEMENTS AS SHOWN ON THE MAP WERE ACCEPTED FOR
THE USES NOTED.

Raynelle Slaten

RAYNELLE SLATEN
PLUMAS COUNTY CLERK

RECORDER'S CERTIFICATE

FILED THIS 22nd DAY OF July, 1976, AT 9:00 A.M., IN BOOK 4
OF MAPS, AT PAGE 83, AT THE REQUEST OF R. Lundy

FILE NO. 403
FEE \$7.00

Douglas S. Redstreake
PLUMAS COUNTY RECORDER

BY _____
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 \$195.00.

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