

# RIDGE ROAD MANOR ESTATES

361-O.R.-633

SUBDIVISION

A PORTION OF THE EAST 1/2 OF SECTION 2, T.6N., R.11E., M.D.M.  
AMADOR COUNTY CALIFORNIA

V.J. GRETZINGER  
CIVIL ENGINEER

DATE NOV. 1979

SCALE: 1"=100'

## OWNER'S CERTIFICATE

The undersigned hereby certifies that he/she is the owner of the real property shown herein as the subdivision and that he/she does hereby consent to the preparation and recordation of this map, and, in consideration for and as a condition of the approval of said map he/she does hereby:

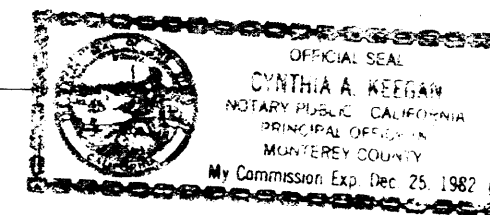
1. Make an irrevocable offer to dedicate to the public for its use and convenience an easement for use as a public highway over each and every part of said subdivision designated on this map as a "road-utility easement" or "access easement"; and
2. Make an irrevocable offer to dedicate to the public 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 boundaries of this subdivision and 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 pipe, 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 said 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 or 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 or 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 but adjacent and contiguous to the designated right-of-way 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 owners, encumbrancers, 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 said offers at any time thereafter.

Ronald G. Matock  
RONALD G. MATOCK, PRES.  
RONALD G. MATOCK, INC.

## NOTARY'S CERTIFICATE

STATE OF CALIFORNIA } ss  
COUNTY OF MONTEREY }  
ON NOVEMBER 27TH 1979, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED RONALD G. MATOCK KNOWN TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO 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 BYLAWS OR BY A RESOLUTION OF ITS BOARD OF DIRECTORS.

Cynthia A. Keegan  
NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE



## TRUSTEE'S CERTIFICATE

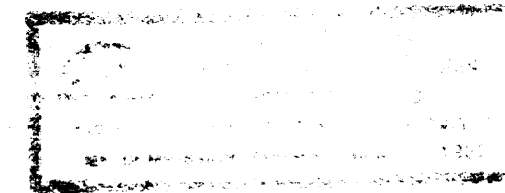
FIRST AMERICAN TITLE CO. INC., SUCCESSOR TO ARGONAUT TITLE CO., AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE OFFICE OF THE RECORDER OF AMADOR COUNTY IN BOOK 309 OF OFFICIAL RECORDS AT PAGE 575 HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP

William P. Alexander  
WILLIAM P. ALEXANDER  
VICE PRESIDENT

## NOTARY'S CERTIFICATE

STATE OF CALIFORNIA } ss  
COUNTY OF AMADOR }  
ON February 21, 1980, 1980, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED WILLIAM P. ALEXANDER 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 WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

Lucienne Hoffman  
NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE



## ENGINEER'S CERTIFICATE

I, V.J. GRETZINGER, A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA HEREBY CERTIFY THAT THIS PLAT OF RIDGE ROAD MANOR ESTATES WAS MADE UNDER MY DIRECTION AND IS TRUE AND COMPLETE AS SHOWN AND THAT THE MONUMENTS ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED AND WILL ALL BE SET BY MAY 1, 1980.

V.J. Gretzinger  
V.J. GRETZINGER, R.C.E. 10761

## COUNTY SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF RIDGE ROAD MANOR ESTATES AND THAT IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO THAT ALL PROVISIONS OF CHAPTER 1536 OF THE GOVERNMENT CODE AS REFERRED TO IN SECTION 66442 AND OF 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.

DATED: March 7, 1980  
GARY L. CALDWELL BY C. Lee Delange  
CNTY. SURVEYOR DEPUTY C. LEE DELANGE, L.S. 4066  
AMADOR COUNTY SURVEYOR

## CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOARD OF SUPERVISORS OF AMADOR COUNTY HAS APPROVED THIS MAP OF RIDGE ROAD MANOR ESTATES AND HAS ACCEPTED ON BEHALF OF THE PUBLIC ALL LANDS, RIGHTS-OF-WAY AND EASEMENTS HEREON OFFERED FOR DEDICATION FOR LIGHT, AIR, AND PUBLIC UTILITIES. HOWEVER THERE IS A SPECIFIC REJECTION OF THE OFFER OF DEDICATION OF WEST VIEW DRIVE UNTIL SUCH TIME AS SAID ROAD IS ACCEPTED BY RESOLUTION OF SAID BOARD OF SUPERVISORS.

DATED: MARCH 25, 1980

Sheldon D. Johnson  
SHELDON D. JOHNSON  
AMADOR COUNTY CLERK

## RECORDER'S CERTIFICATE

FILED THIS 27th DAY OF MARCH 1980, AT 4:16 P.M. IN BOOK 4 OF SUBDIVISION MAPS AT PAGE 78 AT THE REQUEST OF FIRST AMERICAN TITLE CO. INC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. 358 ON FILE IN THIS OFFICE.  
FEE: \$9.00 paid

Sheldon D. Johnson  
SHELDON D. JOHNSON  
AMADOR COUNTY RECORDER  
DEPUTY Marlana Genese

## TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY OR LOCAL TAXES OR LOCAL ASSESSMENTS AGAINST THE LAND INCLUDED IN THIS SUBDIVISION OR ANY PART THEREOF EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE.

DATE: Feb 25, 1980

Elmer G. Evans  
ELMER G. EVANS  
AMADOR COUNTY TAX COLLECTOR