

GRAEAGLE MEADOWS UNIT NO. 3

A PLANNED UNIT DEVELOPMENT

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

PLUMAS COUNTY, CALIFORNIA

LUNDY ENGINEERING - GRAEAGLE, CALIFORNIA
MAY, 1977

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:

- INGRESS, EGRESS AND SUPPORT
AN EASEMENT FOR INGRESS, EGRESS AND SUPPORT THROUGH LOT "D", FOR 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.
- UTILITY EASEMENTS
EASEMENTS FOR INSTALLATION, MAINTENANCE AND REPAIR OF ALL UTILITIES CONSTRUCTED OVER, ON, ACROSS AND UNDER LOT "D" 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.
- 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.

- 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 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.
- 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.
- 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".

OWNER'S CERTIFICATE CONT'D.

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 RECREATION 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 DONALD F. WILLIAMS
BY: William N. Barlow WILLIAM N. BARLOW
BY: Harvey E. West, Jr. HARVEY E. WEST, JR.
BY: Joseph Mahoney JOSEPH MAHONEY

STATE OF CALIFORNIA)
COUNTY OF Plumas) SS
ON THIS 9th DAY OF May, 1977, BEFORE ME, Lorrami B. Del Elio,
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.
4-30-79 MY COMMISSION EXPIRES Lorrami B. Del Elio
NOTARY PUBLIC

AMERICAN SECURITIES COMPANY, A CORPORATION AS TRUSTEE UNDER DEED OF TRUST DATED MARCH 17, 1977, AND RECORDED IN BOOK 266 OF OFFICIAL RECORDS AT PAGE 532.

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

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) SS
ON THIS 24th DAY OF APRIL, 1977, BEFORE ME, SUSAN E. BERGEN
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 THE SAME.

9-24-79 MY COMMISSION EXPIRES Susan E. Bergen
NOTARY PUBLIC

WESTERN TITLE INSURANCE COMPANY, A CORPORATION AS TRUSTEE UNDER THAT DEED OF TRUST DATED MARCH 17, 1977, AND RECORDED IN BOOK 266 OF OFFICIAL RECORDS AT PAGE 536.

BY: Robert G. McArthur ROBERT G. McARTHUR VICE-PRESIDENT
STATE OF CALIFORNIA)
COUNTY OF Plumas) SS
ON THIS 9th DAY OF May, 1977, BEFORE ME, Elizabeth A. Cammack 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.

11-28-80 MY COMMISSION EXPIRES Elizabeth A. Cammack
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 ON MAY 1, 1977. I HEREBY STATE THAT THE SUBDIVISION MAP PROCEDURES OF THE LOCAL AGENCY HAVE BEEN COMPLIED WITH AND THAT THIS SUBDIVISION MAP CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF WHICH WERE REQUIRED TO BE FULFILLED PRIOR TO THE FILING OF THE SUBDIVISION MAP.

Richard A. Lundy
R. A. LUNDY
R.C.E. 15265

COUNTY ENGINEER'S CERTIFICATE

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

DATED: 5-17-77

SIGNED: Larry A. Fites
LARRY A. FITES - R.C.E. 13225

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 SAID BOARD OF SUPERVISORS CONVENED IN REGULAR MEETING UPON THE 17th DAY OF May, 1977, AND THE EASEMENTS AS SHOWN ON THE MAP WERE ACCEPTED FOR THE USES NOTED.

Raynelle Slaten
RAYNELLE SLATEN

COUNTY RECORDER'S CERTIFICATE

FILED THIS 25th DAY OF MAY, 1977, AT 3:00 M. IN BOOK 4 OF MAPS, AT PAGE 99, 100, AT THE REQUEST OF COUNTY ENGINEER

RAYNELLE SLATEN
COUNTY RECORDER

FEE \$7.00
FILE NO. 9380

BY: Mildred Cotter
DEPUTY

COUNTY TAX COLLECTOR'S CERTIFICATE

I, LOIS ALEXANDER, 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 \$265.00.

Lois Alexander
LOIS ALEXANDER
PLUMAS COUNTY TAX COLLECTOR

