

PLAT OF TRACT NO. 700

LOS LAGOS LOTS "D" & "E"

A PORTION OF SECTION 25, T. 11 N., R. 7 E., M.D.B. & M.

COUNTY OF PLACER
JANUARY, 1990

G. W. CONSULTING ENGINEERS
SHEET 1 OF 3

CALIFORNIA
SCALE: 1" = 100'

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION; AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP; AND HEREBY DECLARE THAT THIS MAP AND SUBDIVISION DOES DEDICATE TO THE PUBLIC BOULDER ROAD FOR STREET OR HIGHWAY PURPOSES; AND THEY DO HEREBY DEDICATE TO THE PUBLIC FOR THE HEREINAFTER DESCRIBED PURPOSES THE FOLLOWING EASEMENTS:

1. UTILITY EASEMENTS:

NONEXCLUSIVE EASEMENTS FOR INSTALLATION, MAINTENANCE, AND REPAIR OF ALL UTILITIES CONSTRUCTED OVER, ON, ACROSS, AND UNDER (A) BOULDER ROAD SHOWN HEREON, (B) A 12.5 FOOT WIDE MULTIPURPOSE EASEMENT (MPE) LYING ADJACENT TO BOULDER ROAD SHOWN HEREON, AND (C) THOSE EASEMENTS LABELED P.U.E., SHOWN HEREON WITH THE RIGHT TO TRIM AND REMOVE, AS OFTEN AS NECESSARY, TREES, LIMBS, AND BRUSH.

2. MEANDERING DRAINAGE EASEMENT:

A MEANDERING DRAINAGE EASEMENT FOR THE FLOW OF DRAINAGE WATERS THROUGH THE NATURAL SWALES AS SHOWN ON THIS MAP.

3. PEDESTRIAN AND EQUESTRIAN EASEMENT FOR THE PURPOSES OF A PEDESTRIAN AND EQUESTRIAN TRAIL, RESERVING THE RIGHT TO RELOCATE THE PEDESTRIAN AND EQUESTRIAN TRAIL TO A LOCATION ACCEPTABLE TO THE COUNTY OF PLACER.

4. AREA "J" FOR THE PURPOSES STATED AS FOLLOWS:

- A. EMERGENCY ACCESS.
- B. PUBLIC AND PRIVATE UTILITIES.
- C. PRIVATE ACCESS EASEMENT FOR HOFMANN CONSTRUCTION CO., THEIR SUCCESSORS & ASSIGNS.
- D. PRIVATE ACCESS EASEMENT FOR LOS LAGOS HOMEOWNERS' ASSOCIATION FOR CONSTRUCTION ACTIVITY OR ACCESS TO EQUESTRIAN FACILITY, SUBJECT TO PLACER COUNTY APPROVAL.

HOFMANN CONSTRUCTION COMPANY, A CALIFORNIA CORPORATION

BY: A. J. Shaw

BY: F. Schuman

STATE OF CALIFORNIA }
COUNTY OF CONTRA COSTA } SS.

ON THIS THE 23rd DAY OF December, 1989, BEFORE ME, Laura Shulenberger, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED David F. Miller & Janet H. Ingram, PERSONALLY KNOWN TO ME, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS ASSISTANT SECRETARY OR ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL

Laura Shulenberger
NOTARY'S SIGNATURE

Laura Shulenberger
CONTRA COSTA COUNTY
APRIL 26, 1991

TRUSTEE STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEEDS OF TRUST RECORDED IN BOOK 2211 OF OFFICIAL RECORDS, AT PAGES 181 AND 188, AND IN BOOK 2689 OF OFFICIAL RECORDS, AT PAGE 445.

BY: David F. Miller

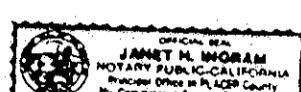
BY: Janet H. Ingram

STATE OF CALIFORNIA }
COUNTY OF PLACER } SS.

ON THIS THE 27th DAY OF December, 1989, BEFORE ME, JANET H. INGRAM, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID F. MILLER & SHARON B. MILLER, PERSONALLY KNOWN TO ME, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS ASSISTANT SECRETARY OR ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL

Janet H. Ingram
NOTARY'S SIGNATURE



SURVEYOR'S STATEMENT

I, WILLIAM F. MCKINNEY, HEREBY CERTIFY THAT THIS MAP, LOS LAGOS LOTS "D" & "E", TRACT NO. 700, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN JULY 1989; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS SHOWN HEREON WILL BE OF THE CHARACTER SHOWN AND WILL OCCUPY THE POSITIONS INDICATED ON OR BEFORE NOV. 13, 1991; AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



William F. McKinney L.S. 4715

DATED: December 21, 1989

COUNTY SURVEYOR'S STATEMENT:

I, ALAN ROY, HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP; THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AS APPROVED BY THE PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND 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.

Alan Roy L.S. 3749
PLACER COUNTY SURVEYOR
DATED: 1/1/90

BOARD OF SUPERVISORS' STATEMENT

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER ON THE 16th DAY OF January, 1990, DID APPROVE THIS MAP OF LOS LAGOS LOTS "D" & "E", TRACT NO. 700 AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC, EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF DEDICATION. THE EXCEPTIONS ARE LISTED AS FOLLOWS:

1. MEANDERING DRAINAGE EASEMENTS ARE ACCEPTED FOR PUBLIC USE. THE COUNTY DOES NOT ACCEPT DRAINAGE EASEMENTS FOR MAINTENANCE PURPOSES.

ATTEST

Georgia Hale
CLERK OF THE BOARD

George Beland
CHAIRMAN OF THE BOARD

RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA, AT THE REQUEST OF G W CONSULTING ENGINEERS, AT 22 MINUTES PAST 2:00 P.M. ON THE 17th DAY OF JANUARY, 1990, AND RECORDED IN BOOK Q OF MAPS ON PAGE 70.

FEES: \$10.00

FILE NO. 3593

MARY ANNE HULSE
PLACER COUNTY RECORDER

BY: J. Bassett
DEPUTY

3820-07

PLAT OF TRACT NO. 700
LOS LAGOS LOTS "D" & "E"

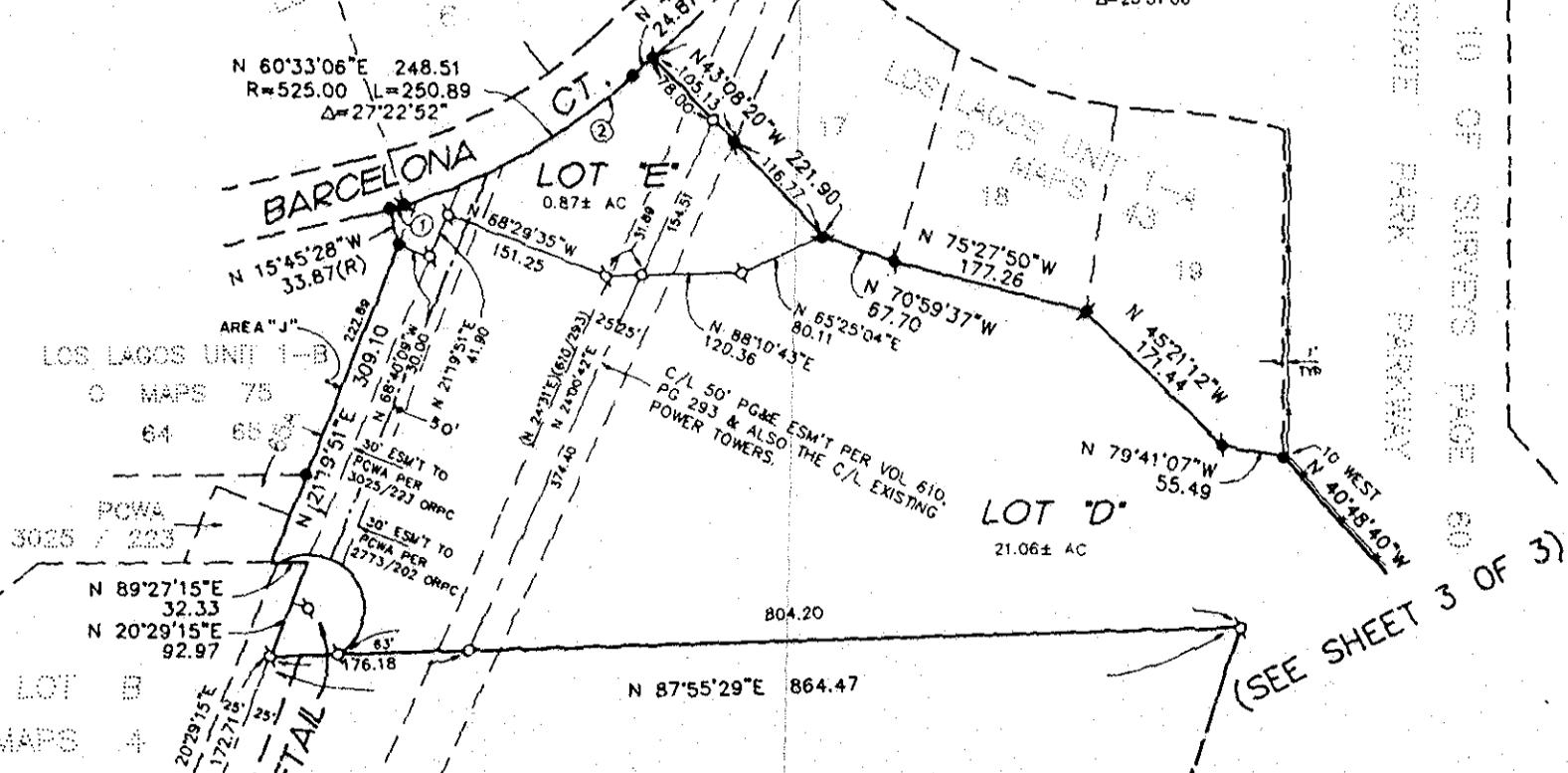
A PORTION OF SECTION 25, T. 11 N., R. 7 E., M.D.B. & M.

COUNTY OF PLACER
JANUARY, 1990

CALIFORNIA
SCALE: 1" = 100'

G W CONSULTING ENGINEERS
SHEET 2 OF 3

NOTE: SEE SHEET 3 OF 3 FOR NOTES



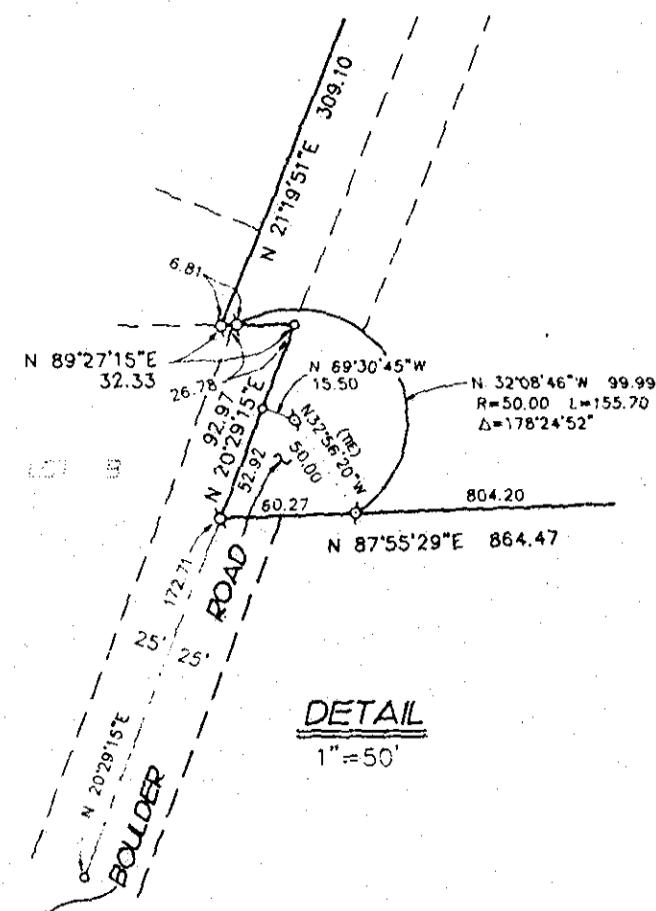
BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS IDENTICAL WITH THE EAST LINE OF THE N.E. 1/4 OF SECTION 25, T.11N., R.7E., M.D.B. & M. AS SHOWN ON THAT CERTAIN PLAT OF LOS LAGOS UNIT NO. 2 FILED FOR RECORD IN BOOK O OF MAPS, AT PAGE 37, THE BEARING OF WHICH IS NORTH 00°58'34" WEST AND IS BASED ON RECORD MONUMENTS SHOWN HEREON AS FOUND.

LEGEND:

- ✓FND 3/4" REBAR STAMPED LS 3851 PER O MAPS 43
-FND 3/4" REBAR STAMPED LS 4715 PER O MAPS 75
- ▲FND 3/4" REBAR PER L MAPS 4
-FND 2-3/8" O.D. ALUMINUM PIPE W/3-1/4" ALUMINUM CAP STAMPED "CALIFORNIA DEPT. PARKS & RECREATION ESM'T COR LS 4280 1986" AND AS SHOWN HEREON PER BK. 10 OF SUR. PG. 60
-DIMENSION POINT, NOTHING FOUND OR SET
- ☒SET 3/4" REBAR LS 4715
- (1)RECORD PER BOOK L MAPS, PG. 4
- (R)RADIAL BEARING
- *-*FENCE LINE
- MOEMEANDERING DRAINAGE ESM'T

(SEE SHEET 3 OF 3)



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G W CONSULTING ENGINEERS
SHEET 3 OF 3

NOTE: SEE SHEET 2 OF 3 FOR
BASIS OF BEARING.

NOTES:

1. SOURCE OF METES AND BOUNDS INFORMATION:
BK. 3538, PG. 207, D.H.P.C.
 2. AREA OF THIS SUBDIVISION IS 21.93 ± ACRES
 3. EASEMENTS:
A. 1619/631 & PARCEL 2A OF 1712/184 ARE NOT ON THIS PROPERTY.
B. 1712/181, 2575/519, 2776/174, 2776/180, 2776/183,
2776/185, 2776/191, 2784/231, 2965/605 & 3010/325
- LOCATION OF SAID EASEMENTS ARE ELSEWHERE ON
THE PROPERTY AND DO NOT AFFECT LOTS D & E.
 4. THIS MAP DESIGNATES A REMAINDER PARCEL. PRIOR TO THIS REMAINDER
RECEIVING COUNTY APPROVAL FOR SALE, LEASE, FINANCING OR DEVELOPMENT,
APPROPRIATE APPLICATION MUST BE PROCESSED THROUGH THE COUNTY. THIS
PROCESSING MAY INCLUDE CONDITIONS FOR MAJOR OR MINOR SUBDIVISION
IMPROVEMENTS BASED ON ORDINANCES IN EFFECT AT THE TIME OF THIS RE-
MAINDER'S TENTATIVE MAP APPROVAL (PURSUANT TO GOVERNMENT CODE
SECTION 66124.6).
 5. LOTS D & E ARE NON VALID BUILDING SITES.
 6. LOTS D & E ARE BEING CREATED TO SATISFY LEGAL REQUIREMENTS WITH
THE COURTS A PREVIOUS OWNER. LOT E MAY BECOME A COMMON AREA

THE COURTS & PR
LEGEND

-SECTION CORNER AS NOTED
 -1/4 SECTION CORNER AS NOTED
 -FND 3/4" REBAR STAMPED LS 3851 PER O MAPS 43
 -FND 3/4" REBAR STAMPED LS 4715 PER O MAPS 75
 -FND 2-3/8" O.D. ALUMINUM PIPE W/3-1/4" ALUMINUM CAP STAMPED "CALIFORNIA DEPT. PARKS & RECREATION ESMT COR LS 4280 1986" AND AS SHOWN HEREON PER BK. 10 OF SUR. PG. 60
 -DIMENSION POINT, NOTHING FOUND OR SET
 -SET 3/4" REBAR LS 4715

--*....FENCE LINE

NOTE MEANDERING DRAINAGE ESMT

SEE SHEET 2 OF 3)

HOFMANN CONSTRUCTION CO.

FNO. S.O. BRASS CAP
(O MAPS 75)(Q MAPS 37)

U.S.G.L.O.
T 11N.
R. 7E. R. BE
25/30
36/31
1250

3120-07