

PARCEL MAP No. 2928

BOUNDARY LINE ADJUSTMENT / MERGER

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF REAL PROPERTY SHOWN HEREON AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF SUTTER CREEK THE SEWER EASEMENT AND PUBLIC UTILITY EASEMENTS SET FORTH HEREON.

PETER ROSSI, Trustee of the Peter Rossi Living Trust dated 5/28/08

TROY C. MOBLEY

PETER ROSSI

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC (MERS) ACTING SOLELY AS NOMINEE FOR ROCKET MORGAGE, LLC Beneficiary per 2023-0003576

STIFEL BANK AND TRUST Beneficiary per 2022-0008711

by _____ (Print name and title)

LINDA M. SCOTT, Trustee of The Scott Family Trust dated September 25, 2009 AS TO THE ABANDONMENT OF A PORTION OF THE ACCESS, PFE AND PUE OVER ADJUSTED ADJUSTED PARCELS A, B, F AND PARCEL G AS SHOWN ON 61-M-43

JERRY M. SCOTT, Trustee of The Scott Family Trust dated September 25, 2009 AS TO THE ABANDONMENT OF A PORTION OF THE ACCESS, PFE AND PUE OVER ADJUSTED ADJUSTED PARCELS A, B, F AND PARCEL G AS SHOWN ON 61-M-43

for

PETER ROSSI, Trustee of the Peter Rossi Living Trust dated 5/28/08 2022-0008710

and

TROY C. MOBLEY and PETER ROSSI 2024-0003765

and

TROY C. MOBLEY 2021-0010364

BEING AN ADJUSTMENT OF PARCELS A, B AND F AS SHOWN ON 61-M-43 ALSO BEING A PORTION OF THE NE 1/4 SECTION 7, T. 6 N., R. 11 E., M. D. M. CITY OF SUTTER CREEK, COUNTY OF AMADOR, STATE OF CALIFORNIA



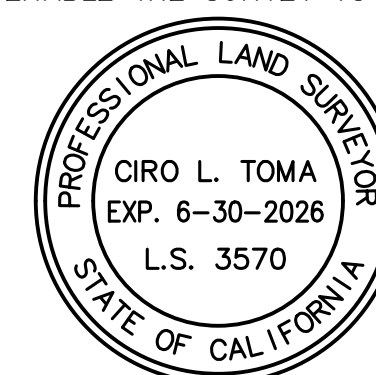
October, 2024

SURVEYOR'S STATEMENT

THIS PARCEL 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 AND LOCAL ORDINANCE AT THE REQUEST OF PETER ROSSI AND TROY MOBLEY IN JULY OF 2024. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO CITY COUNCIL RESOLUTION No. _____ DATED _____, 202__ AND CONDITIONS OF APPROVAL, THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____

CIRO L. TOMA P.L.S. 3570 MY LICENSE EXPIRES 6-30-2026



CITY ENGINEER'S STATEMENT

I HAVE EXAMINED THIS PARCEL MAP. THE LOT LINE ADJUSTMENT SHOWN HEREON WAS APPROVED BY CITY COUNCIL RESOLUTION No. _____ DATED _____, 202__. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL HAVE BEEN COMPLIED WITH. I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.

DATE: _____

ROARK WEBER R.C.E. 22295 SUTTER CREEK ASSOCIATE CITY ENGINEER MY LICENSE EXPIRES 9-30-2025



CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF SUTTER CREEK, CALIFORNIA, HAS REVIEWED AND APPROVED THIS PARCEL MAP No. 2928 BY RESOLUTION No. _____ ON _____, 202__, AND HEREBY ACCEPTS, ON BEHALF OF THE PUBLIC, THE OFFER OF DEDICATION SHOWN HEREON FOR SEWER AND PUBLIC UTILITY EASEMENTS.

DATE: _____

BY:

KAREN DARROW CITY CLERK

MASON PETERS DEPUTY CITY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 202__ AT _____ M. IN BOOK _____ OF MAPS AND PLATS AT PAGE _____ AT THE REQUEST OF THE SUTTER CREEK CITY CLERK.

FEE: _____

INSTRUMENT No.: _____

BY:

KIMBERLY L. GRADY AMADOR COUNTY RECORDER

DEPUTY

NOTARY'S STATEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF _____

ON _____, BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED _____ PETER ROSSI WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

SIGNATURE: _____ NAME: _____

COUNTY: _____ COMM. EXP.: _____

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STATE OF CALIFORNIA COUNTY OF _____

ON _____, BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED _____ TROY C. MOBLEY WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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STATE OF CALIFORNIA COUNTY OF _____

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STATE OF CALIFORNIA COUNTY OF _____

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SIGNATURE: _____ NAME: _____

COUNTY: _____ COMM. EXP.: _____

BASIS of BEARINGS

BASIS OF BEARINGS IS REFERRED TO THE NORTHEASTERLY LINE OF "ADJUSTED PARCEL A" AS SHOWN ON 61-M-43, THE BEARING OF WHICH IS S 37°01'42" E.

PARCEL MAP No. 2928
BOUNDARY LINE ADJUSTMENT / MERGER

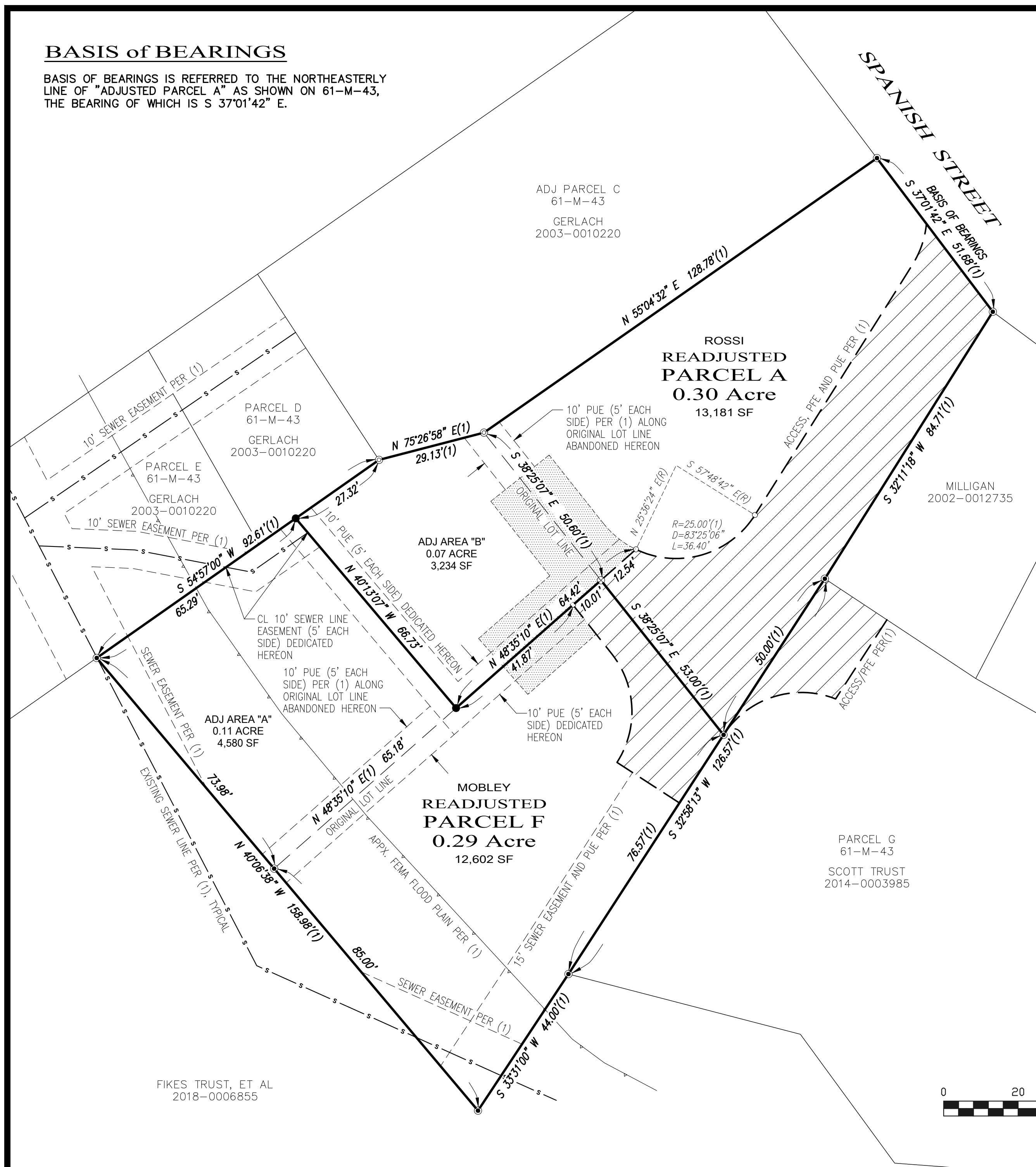
for
PETER ROSSI, Trustee of the
 Peter Rossi Living Trust dated 5/28/08
 2022-0008710
 and
TROY C. MOBLEY and PETER ROSSI
 2024-0003765
 and
TROY C. MOBLEY
 2021-0010364

BEING AN ADJUSTMENT OF PARCELS A, B AND F AS SHOWN ON 61-M-43
 ALSO BEING A PORTION OF THE NE 1/4 SECTION 7, T. 6 N., R. 11 E., M. D. M.
 CITY OF SUTTER CREEK, COUNTY OF AMADOR, STATE OF CALIFORNIA

Scale: 1" = 20'



October, 2024

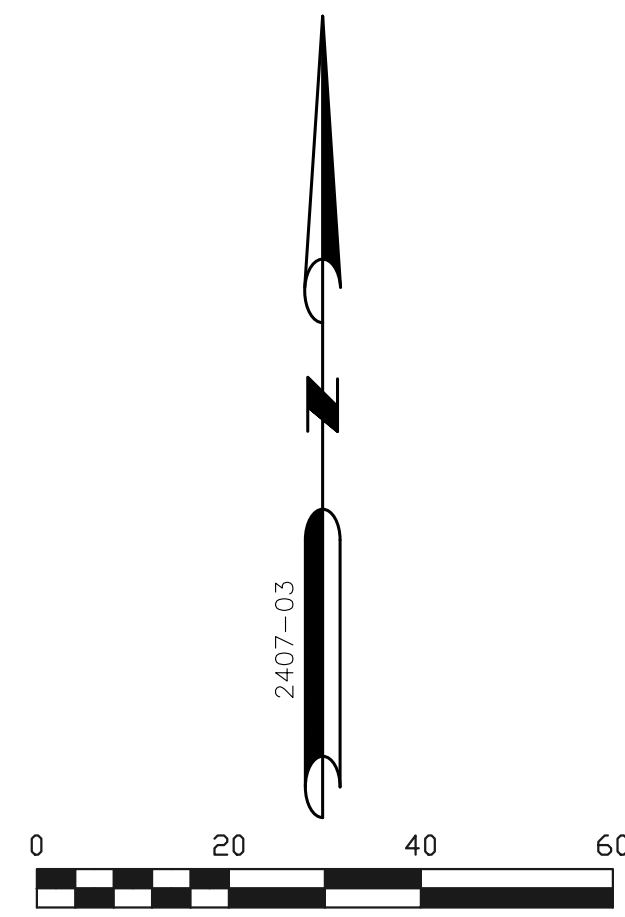


NOTES and LEGEND

- DENOTES 3/4" REBAR WITH PLASTIC CAP STAMPED PLS 3570 SET ON THIS SURVEY
- DENOTES FOUND 5/8" REBAR WITH CAP STAMPED LS 5257 PER (1)
- ⊙— DENOTES FOUND MAG NAIL, NO TAG, IN RECORD LOCATION PER (1)
- ⊘— DENOTES FOUND 5/8" REBAR, NO TAG, IN RECORD LOCATION PER (1)
- DENOTES A CALCULATED POINT ONLY, NOTHING FOUND OR SET
- (1) DENOTES RECORD AND MEASURED DATA PER 61-M-43
- PUE DENOTES PUBLIC UTILITY EASEMENT
- PFE DENOTES PUBLIC FACILITY EASEMENT
- DENOTES PORTION OF ACCESS, PFE AND PUE AREA PER (1) TO REMAIN
- DENOTES PORTION OF ACCESS, PFE AND PUE AREA PER (1) ABANDONED HEREON
- s—s— DENOTES EXISTING SEWER LINE PER (1)

THE FOLLOWING EXCEPTIONS ARE NOTED IN PRELIMINARY REPORT ORDER No. P-641478 PREPARED BY PLACER TITLE COMPANY AND DATED AUGUST 19, 2024 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS AND DESIGNATION BY PARCEL):

- | | |
|-----------------|--|
| 0-DEEDS-273 | RIGHTS, RIGHTS-OF-WAY, RESERVATIONS AND EXCEPTIONS |
| 61-M-43 | VARIOUS MATTERS, EASEMENTS, NOTES, BOUNDARIES, FLOODWAY LINE AND INCIDENTALS AS SHOWN ON MAP |
| 56-M-39 | VARIOUS MATTERS, EASEMENTS, NOTES, BOUNDARIES, FLOODWAY LINE AND INCIDENTALS AS SHOWN ON MAP |
| 2013-0004970 | NON-EXCLUSIVE ROAD AND PUE |
| 2010-0009427 | COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs) AND ROAD MAINTENANCE AGREEMENT |
| NO DOCUMENT REF | RIGHTS OF THE PUBLIC, SPANISH STREET |
| 2010-0001566 | AMADOR WATER AGENCY PARTICIPATION FEE AGREEMENT |
| NO DOCUMENT REF | RIGHTS OF THE PUBLIC, CLEAR CREEK WAY |
| NO DOCUMENT REF | VARIOUS CLAIMS, SUTTER CREEK |
| NO DOCUMENT REF | RIGHTS, INTERESTS OR EASEMENTS OVER PORTION OF LAND COVERED BY WATER |
| 2024-0003766 | AGREEMENT FOR PARTITION OF REAL PROPERTY |
| NO DOCUMENT REF | RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS, WATER OF THE CLEAR CREEK |
| NO DOCUMENT REF | PUBLIC TRUST RIGHTS AND EASEMENTS, NAVIGATION, COMMERCE AND FISHERIES |
| NO DOCUMENT REF | RIGHTS OF THE PUBLIC, CLEAR WATER WAY |



FIKES TRUST, ET AL
 2018-0006855