

"PROSSER LAKEVIEW ESTATES UNIT No. 5"

BEING A PORTION OF
SEC. 34 & 35, T. 18 N., R. 16 E., M. D. M.
IN THE UNINCORPORATED TERRITORY OF
NEVADA COUNTY, CALIFORNIA
CRANMER ENGINEERING, INC.
GRASS VALLEY, CALIFORNIA

This final map of "PROSSER LAKEVIEW ESTATES UNIT NO. 5" represents a survey which is true and correct as shown, made by me or under my direction in conformity with the requirements of the SUBDIVISION MAP ACT and local ordinances in July, 1970, and the monuments shall be of the character and shall occupy the positions indicated, and as shown are sufficient to enable the survey to be retraced, and shall be set no later than September 30, 1970.

Jim B. Cranmer
Jim B. Cranmer, R.C.E. 13309

The undersigned, being the only persons representing any record title interest in the herein subdivided lands, do hereby consent to the preparation and recording of this final map of "PROSSER LAKEVIEW ESTATES UNIT NO. 5" and offer for dedication, and do hereby dedicate to the County of Nevada the following:

1. For any and all public uses, all that portion of those certain strips of land shown and designated as "PROSSER DAM ROAD", "PINE FOREST ROAD", "IRIS ROAD", "POPPY LANE", "GREENWOOD DRIVE", "RAINBOW DRIVE", "DAISY COURT", "LILAC COURT", "JEFFREY WAY", and "LENELLE LANE" situate within the boundaries of this subdivision.

2. Rights-of-way and easements for water, gas, sewer and drainage pipes, conduits, and ditches and for poles and overhead and underground wires and conduits for electric and telephone services, together with all appurtenances thereto, on, over, and across those strips of land lying 8-feet on each side of all side and rear lot lines of each lot and on, over, and across those strips of land shown and designated as "Public Utility Easements" (P.U.E.) and on, over, and across those strips of land of a width of 10-feet lying adjacent and parallel to road lines of public and/or private roads, situate within the boundaries of this subdivision, and on, over, and across those strips of land of a width of 15-feet lying adjacent and parallel to all lot lines which form the exterior boundaries of this subdivision, excepting those exterior lines which are common to road lines of public and/or private roads, together with the right to trim and/or remove only necessary trees, limbs, or brush.

3. For drainage pipes, conduits, and ditches, together with all appurtenances thereto, on, over, and across those certain strips of land shown and designated as "Drainage Easements" (D.E.), together with the right to trim and/or remove only necessary trees, limbs, or brush.

4. Rights-of-way for slope easements, together with all appurtenances thereto, on, over, and across those certain strips of land shown and designated as "Slope Easements" (S.E.), and on, over, and across those certain strips of land of a width of 10-feet lying adjacent and parallel to road lines of public and/or private roads situate within the boundaries of this subdivision.

5. For the purpose of preventing direct access from "State Highway 89" on, over, and across those certain strips of land shown and designated as "Non Vehicular Easements".

I, **MARCELLA J. CARSON**, the official computing redemptions for the County of Nevada, State of California, do hereby certify that according to the records of my office, there are no liens for unpaid taxes or special assessments collected as taxes against the lands subdivided herein, except for taxes or assessments not yet due and payable; my estimate of the amount of taxes and assessments constituting a lien but not yet due and payable is \$2864.20.

In Witness Whereof, I have hereunto set my hand this 23rd day of July, 1970.

Marcella Carson
Marcella J. Carson, Nevada County Tax Collector and Nevada Irrigation District Tax Collector.

Western Title Insurance Company, a corporation, Trustee under a Deed of Trust recorded in Official Records, Book 519 at Page 543, and Book 519 at Page 526, Nevada County, California.

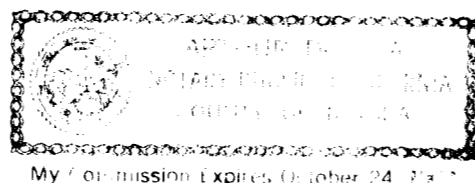
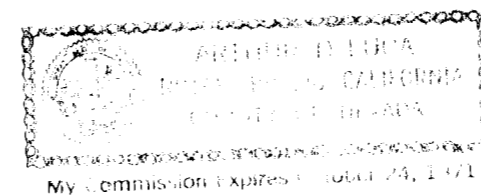
By Richard K. Stearns By William F. Thomas
Richard K. Stearns, Vice-President William F. Thomas, Vice-President

STATE OF CALIFORNIA } ss
COUNTY OF NEVADA }

On this 23 day of JULY, 1970, before me, ARTHUR DeLUCA, a Notary Public in and for the County of Nevada, State of California, residing therein, duly commissioned and sworn, personally appeared RICHARD K. STEARNS and WILLIAM F. THOMAS, known to me to be Vice-Presidents of the corporation described in and that executed the within instrument, and also known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and they acknowledged to me that such corporation executed the same.

In Witness Whereof, I have hereunto set my hand and seal this 23 day of JULY, 1970.

Arthur DeLuca
Notary Public in and for said County and State
My commission expires: Oct. 24 1971



Restrictions
Prosser Lakeview
1818 11
18 521 10 101

This final map has been examined by me, and the subdivision as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof, and provisions of the SUBDIVISION MAP ACT and any local ordinances applicable at the time of the approval of the tentative map have been complied with, and I am satisfied that this final map is technically correct this 27th day of July, 1970.

V. Harry Hider
V. Harry Hider, R.C.E. 10949 County Surveyor

The PLANNING COMMISSION of the County of Nevada, State of California, does hereby recommend approval of this final map of "PROSSER LAKEVIEW ESTATES UNIT NO. 5" and does consent to the filing thereof.

dated JULY 27, 1970.
H. P. Livingston Chairman
Stump Secretary

STATE OF CALIFORNIA } ss
COUNTY OF NEVADA }

This is to certify that the BOARD OF SUPERVISORS of the County of Nevada, State of California, by a motion adopted at a meeting held on the 27 day of July, 1970, did approve for filing this map of "PROSSER LAKEVIEW ESTATES UNIT NO. 5", consisting of 5 sheets, and accepted for public use all items offered for dedication. All provisions of the SUBDIVISION MAP ACT and local ordinances have been complied with regarding deposits this 27 day of July, 1970.

William F. Thomas Chairman of the Board
Theresa K. Kelly Clerk of the Board

COUNTY RECORDER'S CERTIFICATE:

I, Theresa K. Kelly, hereby certify that Western Title Insurance Company certificate no. _____ was filed with this office, and that this plat map was accepted for record and recorded in Book 4 of Subdivisions at Page 12, Document No. 9962 on July 29, 1970, at 9:43 P.M.

Fee \$ 13.00
Theresa K. Kelly
County Recorder, Nevada County, California
By Juanita Ryan, deputy

Note: The signatures of owners of easements recorded in Official Records, Book 279 at Page 349 have been omitted under the provisions of Section 11587(2) of the Subdivision Map Act, since said interests are such that they cannot ripen into fee titles, and said signatures are not required by the governing body.

WESTERN TITLE INSURANCE COMPANY, a corporation

By Richard K. Stearns
Richard K. Stearns, Vice-President

By William F. Thomas
William F. Thomas, Vice-President

STATE OF CALIFORNIA } ss
COUNTY OF NEVADA }

On this 21 day of JULY, 1970, before me, ARTHUR DeLUCA, a Notary Public in and for the County of Nevada, State of California, residing therein, duly commissioned and sworn, personally appeared RICHARD K. STEARNS and WILLIAM F. THOMAS, known to me to be Vice-Presidents of the corporation described in and that executed the within instrument, and also known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and they acknowledged to me that such corporation executed the same.

In Witness Whereof, I have hereunto set my hand and seal this 21 day of JULY, 1970.

Arthur DeLuca
Notary Public in and for said County and State
My commission expires: October 24, 1971

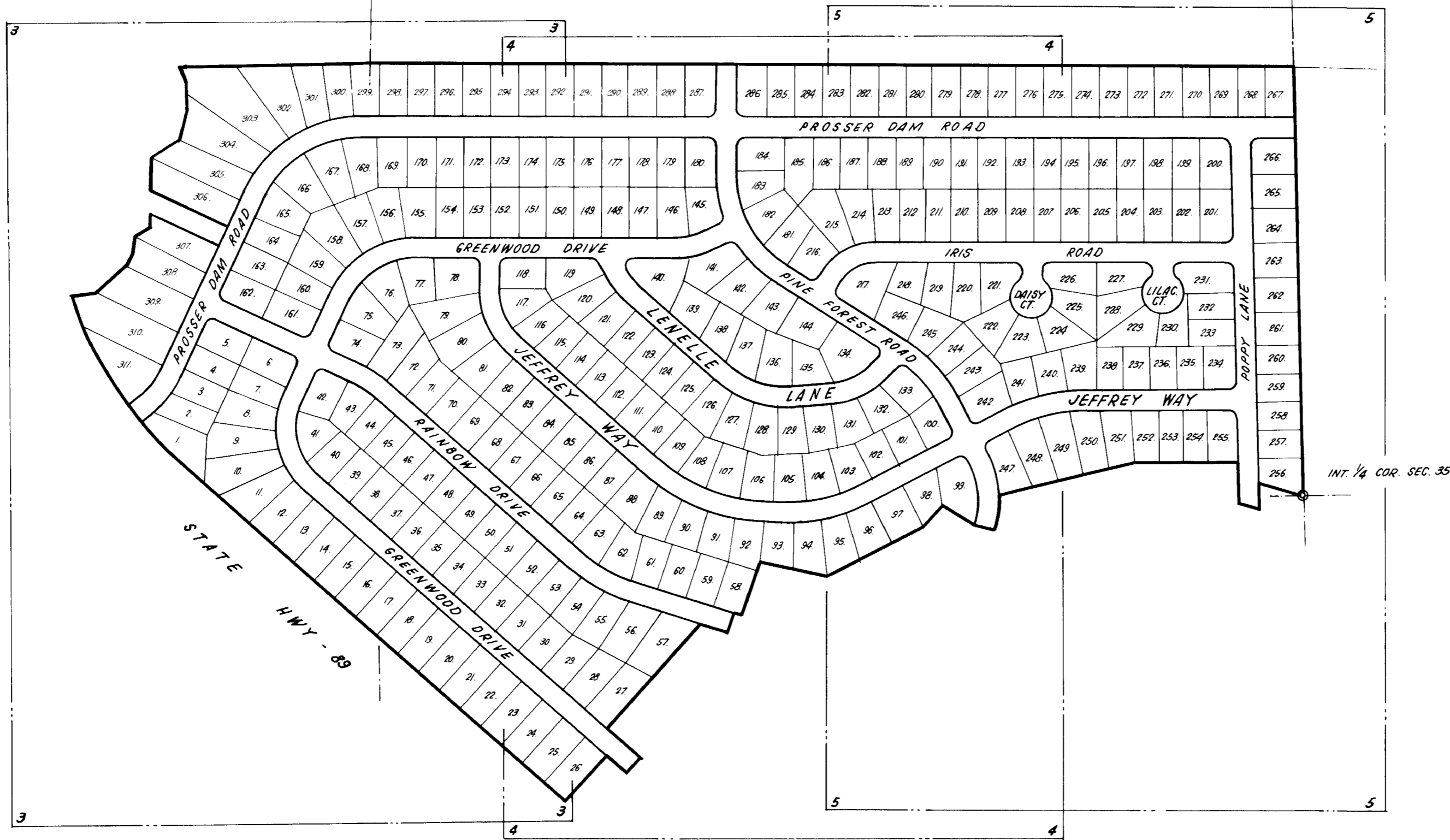
3
ce 1. 1

map 12.

Sub 4
Pg 12
2-5

E. 1/2 SEC. 34, T.18N., R.16E., M.D.M.

N.W. 1/4 SEC. 35, T.18N., R.16E., M.D.M.



S.W. 1/4 SEC. 35, T.18N., R.16E., M.D.M.

**"PROSSER LAKEVIEW ESTATES
UNIT No. 5"**

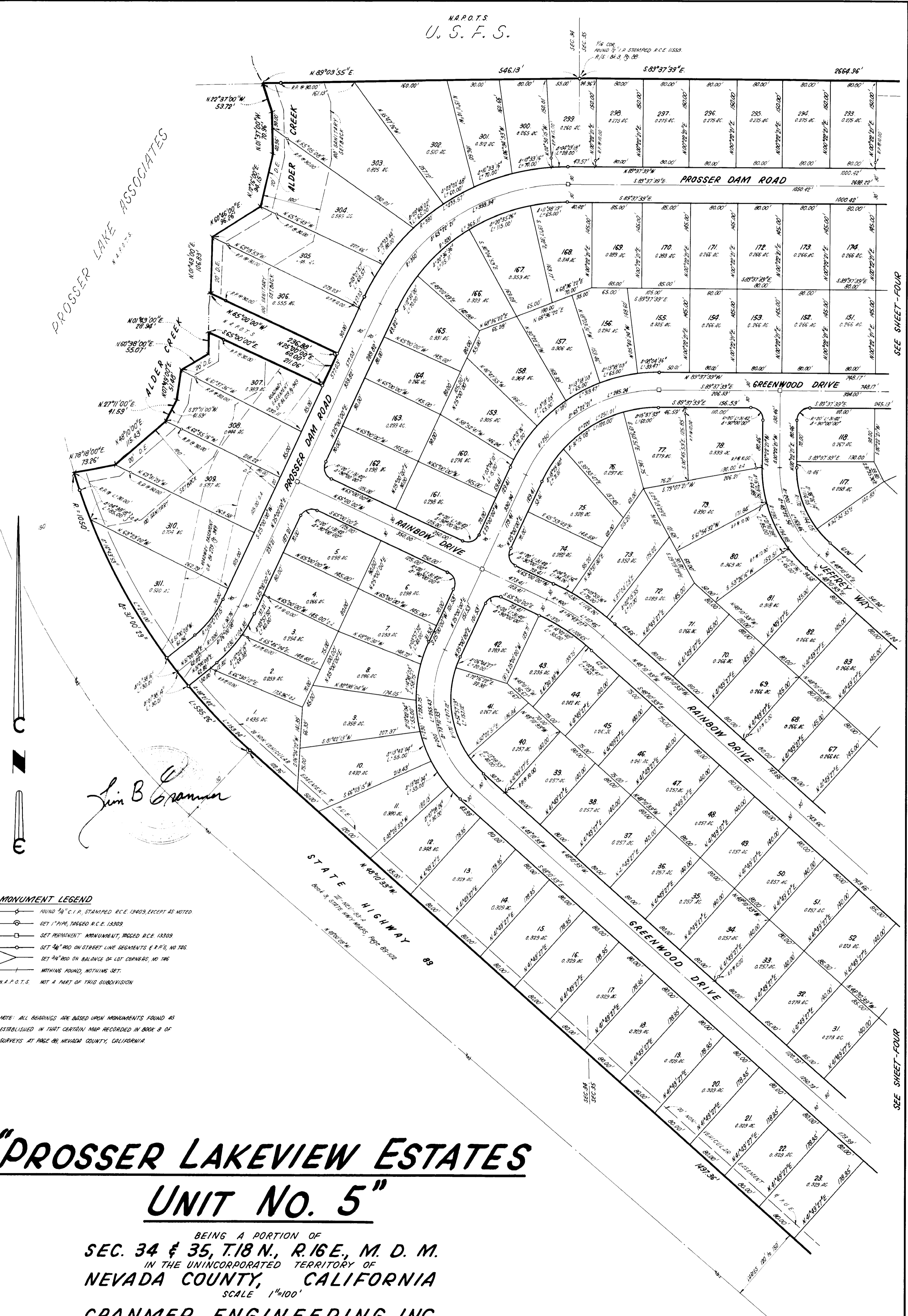
BEING A PORTION OF
SEC. 34 & 35, T.18N., R.16E., M. D. M.
 IN THE UNINCORPORATED TERRITORY OF
NEVADA COUNTY, CALIFORNIA
 SCALE 1"=300'
CRANMER ENGINEERING, INC.
 GRASS VALLEY, CALIFORNIA

Jim B. Cranmer

SHEET TWO OF FIVE SHEETS

N.A.P.O.T.S.
U. S. F. S.

PROSSER LAKE ASSOCIATES
N.A.P.O.T.S.



Jim B. Cranmer

- MONUMENT LEGEND**
- ROUND 3/4" C.I.P. STAMPED R.C.E. 13409, EXCEPT AS NOTED
 - SET 1" PIPE, TAGGED R.C.E. 13308
 - SET PERMANENT MONUMENT, TAGGED R.C.E. 13309
 - SET 3/4" ROD ON STREET LINE SEGMENTS & A.P.S. NO TAG
 - SET 3/4" ROD ON BALANCE OF LOT CORNERS, NO TAG
 - NOTHING FOUND, NOTHING SET.
- N.A.P.O.T.S. NOT A PART OF THIS SUBDIVISION

NOTE: ALL BEARINGS ARE BASED UPON MONUMENTS FOUND AS ESTABLISHED IN THAT CERTAIN MAP RECORDED IN BOOK 3 OF SURVEYS AT PAGE 88, NEVADA COUNTY, CALIFORNIA.

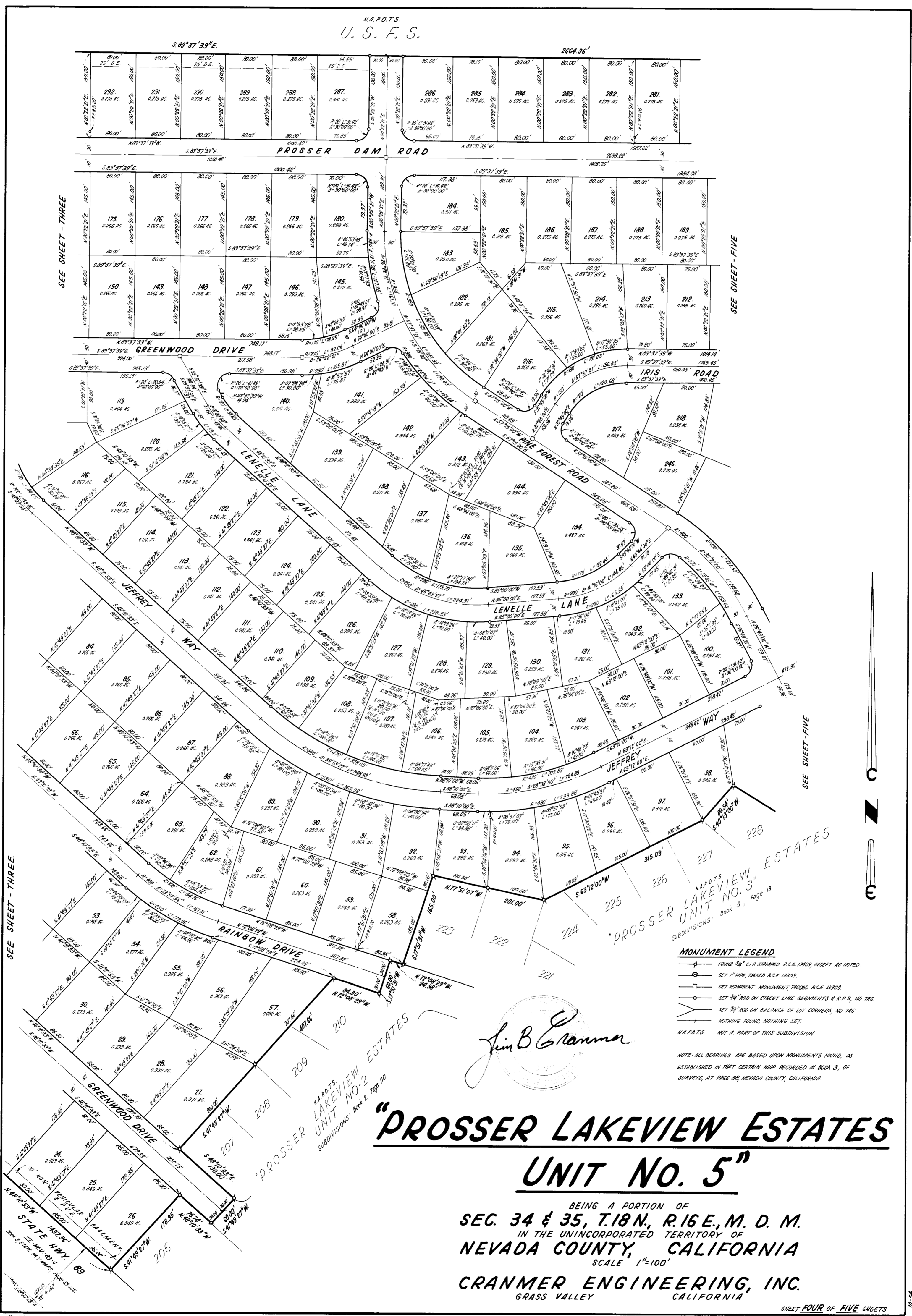
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BEING A PORTION OF
SEC. 34 & 35, T.18 N., R.16 E., M. D. M.
IN THE UNINCORPORATED TERRITORY OF
NEVADA COUNTY, CALIFORNIA
SCALE 1"=100'
CRANMER ENGINEERING, INC.
GRASS VALLEY, CALIFORNIA

SEE SHEET - FOUR

SEE SHEET - FOUR

Sublet 19 12 4-5



- MONUMENT LEGEND**
- FOUND 3/4" C.I.P. STAMPED R.C.E. 19409, EXCEPT AS NOTED.
 - SET 1" PIPE, TAGGED R.C.E. 13303
 - SET PERMANENT MONUMENT, TAGGED R.C.E. 13302
 - SET 3/4" ROD ON STREET LINE SEGMENTS & R.P.'S, NO TAG
 - SET 3/4" ROD ON BALANCE OF LOT CORNERS, NO TAG
 - NOTHING FOUND, NOTHING SET.
 - N.A.P.O.T.S. NOT A PART OF THIS SUBDIVISION.

NOTE: ALL BEARINGS ARE BASED UPON MONUMENTS FOUND, AS ESTABLISHED IN THAT CERTAIN MAP RECORDED IN BOOK 3, OF SURVEYS, AT PAGE 88, NEVADA COUNTY, CALIFORNIA.

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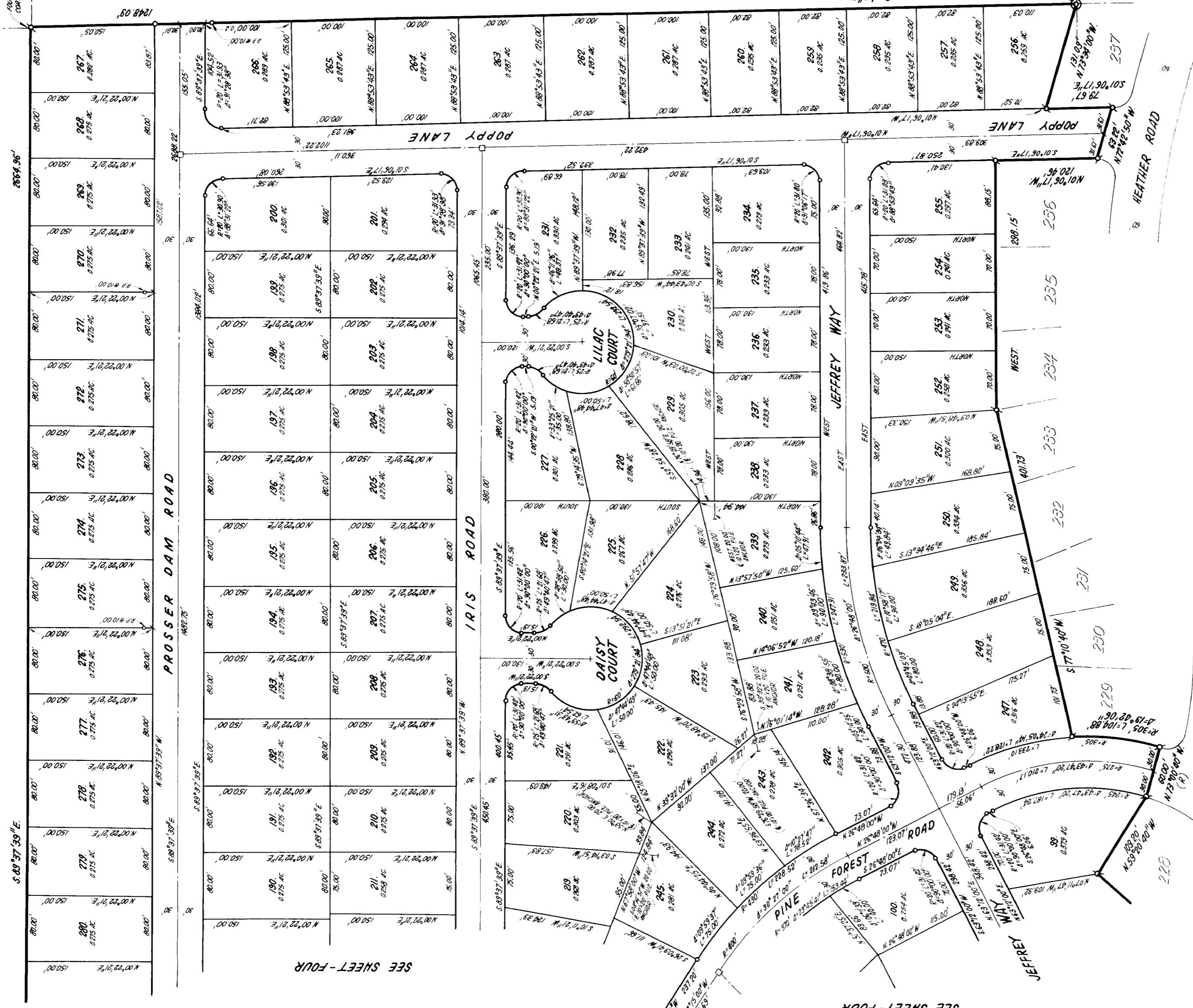
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NEVADA COUNTY, CALIFORNIA

SCALE 1"=100'
CRANMER ENGINEERING, INC.
GRASS VALLEY CALIFORNIA

Sheet 5-5 of 12

N.A.P.O.T.S.
U. S. F. S.

ROUND 3/4" C.I.P. STAMPED N. 1/4
COM. SEC. 35, T. 16 E., R. 16 E.



U. S. F. S.
N.A.P.O.T.S.

"PROSSER LAKEVIEW ESTATES UNIT NO. 5"
N.A.P.O.T.S.
SUBDIVISIONS: Book 3, Page 18.

Jim B. Cranmer

- MONUMENT LEGEND**
- ROUND 3/4" C.I.P. STAMPED A.C.E. MARK, EXCEPT AS NOTED.
 - SET 1/4" IRON, TAGGED A.C.E. 18309
 - SET 1/4" IRON, TAGGED A.C.E. 18308
 - SET 3/4" IRON IN STREET LINE, BEARINGS F.P.P.S. NO. 786.
 - SET 3/4" IRON ON BALANCE OF LOT CORNERS, NO. 786.
 - NOTHING FOUND, NOTHING SET.
 - N.A.P.O.T.S. NOT A PART OF THIS SUBDIVISION.

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