

TRACT NO. 645  
WOODBRIDGE RANCH  
UNIT NO. 5B  
A PORTION OF THE SOUTH 1/2  
SECTION 17, T. 10N., R. 7E., M. 10N.,  
COUNTY OF PLACER, CALIFORNIA  
MAY, 1989  
MORTON & PITALO, INC.  
SHEET 1 OF 4 SHEETS

OWNER'S STATEMENT

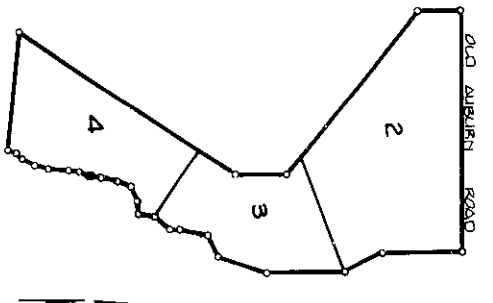
THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP AND THE IRREVOCABLY OFFER FOR DEDICATION TO THE PUBLIC FOR ROAD AND UTILITY PURPOSES THE RUDS AND EASEMENTS AS SHOWN HEREON AND THEY DO HEREBY DEDICATE TO THE PUBLIC FOR THE HERINAFTER DESCRIBED PURPOSES THE FOLLOWING:

1. A 12'± FOOT WIDE MULTIPURPOSE EASEMENT (MPE) ADJOINING AND LYING OUTSIDE OF THE RIGHT-OF-WAY OF ALL ROADS. THIS EASEMENT SHALL BE OVER ON ACROSS AND UNDER THE LAND AND SHALL CONSIST OF NON-EXCLUSIVE EASEMENTS FOR THE FOLLOWING PURPOSES:
  - A. UNDERGROUND WIRES, CONDUIT AND APPURTENANCES THERETO FOR ELECTRIC, TELEVISION AND COMMUNICATION SERVICES, AND FOR GAS AND WATER LINES AND APPURTENANCES THERETO.
  - B. DRAINAGE, EARTH SLOPES AND EROSION CONTROL AND ALL APPURTENANCES THERETO AND FOR CLEARING SIGHT DISTANCES AFFECTING THE TRAVELLED WAY.
  - C. TO TRIM AND REMOVE TREES AND BRUSH.
  - D. FOR CONSTRUCTING AND MAINTAINING GENERALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS TOGETHER WITH ANY AND ALL APPURTENANCES THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL.
2. PUBLIC UTILITY EASEMENTS OVER ON ACROSS AND UNDER STRIPS OF LAND DESIGNATED ON THIS MAP "P.U.E." FOR WATER GAS SEWER AND DRAINAGE PIPES AND APPURTENANCES THERETO AND FOR POLES AND OVERHEAD AND UNDERGROUND CABLES WIRE CONDUIT AND APPURTENANCES THERETO FOR ELECTRIC TELEVISION AND COMMUNICATION SERVICES. ALSO ANCHOR EASEMENTS OVER ON ACROSS AND UNDER AND LYING WITHIN FIVE (5) FEET OF ALL SIDE LOT LINES AND EXTENDING BACK TO THE M.P.E. ALL EASEMENTS HEREUNDER ARE NON-EXCLUSIVE AND INCLUDE THE RIGHT TO TRIM AND REMOVE TREES LIMBS AND BRUSH.
3. A MEANDERING DRAINAGE EASEMENT (M.D.E.) FOR THE FLOW OF DRAINAGE MATTERS THROUGH THE NATURAL SLOPES AS SHOWN ON THIS MAP TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR MAINTENANCE PURPOSES BY MEMBERS OF THE GENERAL PUBLIC.
4. A BUTTER'S RIGHTS OF ACCESS TO AND FROM OLD AUBURN ROAD OVER THE AREAS DELINEATED LLLL.
5. AND ALL OTHER EASEMENTS AS SHOWN ON THIS MAP FOR THE PURPOSES INDICATED.
6. LOT A AN IRREVOCABLE OFFER OF DEDICATION TO PLACER COUNTY FOR AN EASEMENT FOR CONTROL OF STREET DRAINAGE WITHIN THE 100 YEAR FLOOD PLAIN OF LINDA CREEK. PROSPECT PROPERTIES A CALIFORNIA LIMITED PARTNERSHIP

*Edward H. Lilla* *Kent P. Ainsworth*  
EDWARD H. LILLA KENT P. AINSWORTH

*Prentiss C. Hale III*  
PRENTISS C. HALE III

STATE OF CALIFORNIA  
COUNTY OF SACRAMENTO  
ON THIS 27th DAY OF May 1989, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED EDWARD H. LILLA, KENT AINSWORTH & PRENTISS C. HALE III PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE ALL OF THE GENERAL PARTNERS OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.  
*Mary Ann Huise*  
NOTARY PUBLIC STATE OF CALIFORNIA



SHEET INDEX  
NO. SCALE

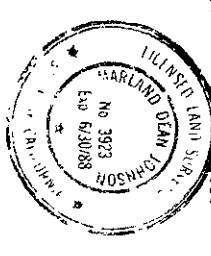
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SURVEYOR'S STATEMENT

I, MARLAND D. JOHNSON HEREBY CERTIFY THAT THIS MAP OF WOODBRIDGE RANCH UNIT NO. 5B CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN SACRAMENTO COUNTY 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 SEPTEMBER 1989 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED 5/29/89

*Marland D. Johnson*  
MARLAND D. JOHNSON 3823  
PLACER COUNTY SURVEYOR



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 AND ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLETED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED 5/24/89

*Alan Roy*  
ALAN ROY 3149  
PLACER COUNTY SURVEYOR

BOARD OF SUPERVISOR'S STATEMENT

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER ON THE 24th DAY OF May 1989 DID APPROVE THIS MAP OF WOODBRIDGE RANCH UNIT NO. 5B AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ROADS, RIGHTS-OF-WAY AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USES IN CONFORMANCE WITH THE TERMS OF DEDICATION, THE EXCEPTION IS AS FOLLOWS:

1. MEANDERING DRAINAGE EASEMENTS ARE ACCEPTED FOR PUBLIC BENEFIT.
2. THE ROAD RIGHT OF WAY IS PUBLIC BUT MAINTENANCE ON THE ROAD IS BY THE COUNTY DEPT. AS STIPULATED WITHIN THE CONDITIONS, COVENANTS AND RESTRICTIONS. THE ACCEPTANCE OF THIS OFFER OF DEDICATION DOES NOT CONSTITUTE ACCEPTANCE OF THE PROPERTY DESCRIBED ONTO THE COUNTY HIGHWAY SYSTEM.

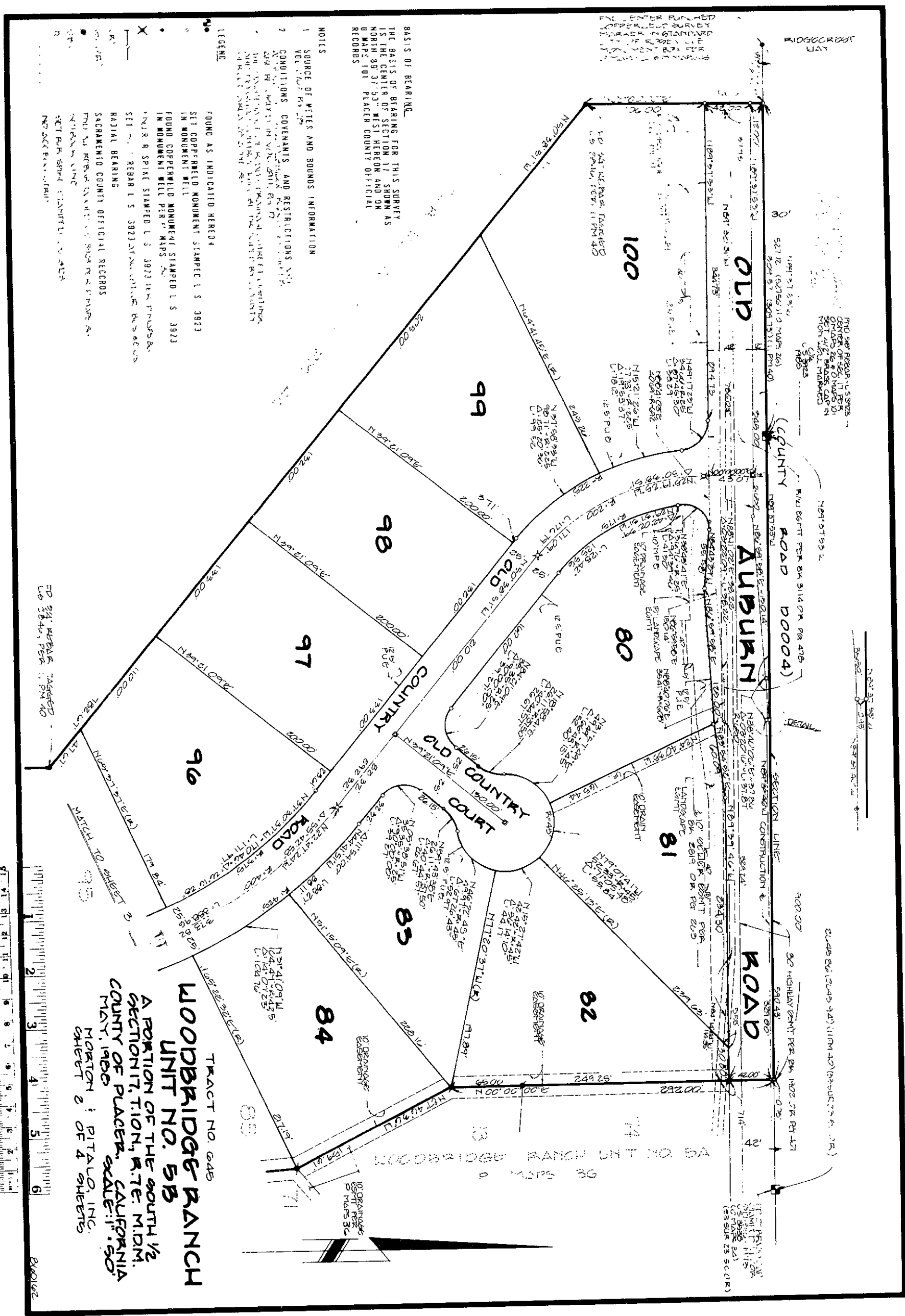
ATTEST  
*Robert J. Hale* *Alan Roy*  
CLERK OF THE BOARD CHAIRMAN OF THE BOARD

RECORDER'S STATEMENT  
ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA AT THE REQUEST OF MORTON & PITALO, INC. AT 3:36 MINUTES PAST 2:00 PM ON THE 27th DAY OF May 1989

FILE NO. 6342 MARY ANN HUISE, PLACER COUNTY RECORDER  
FEE \$12.00 BY DEPUTY T. BARNBY

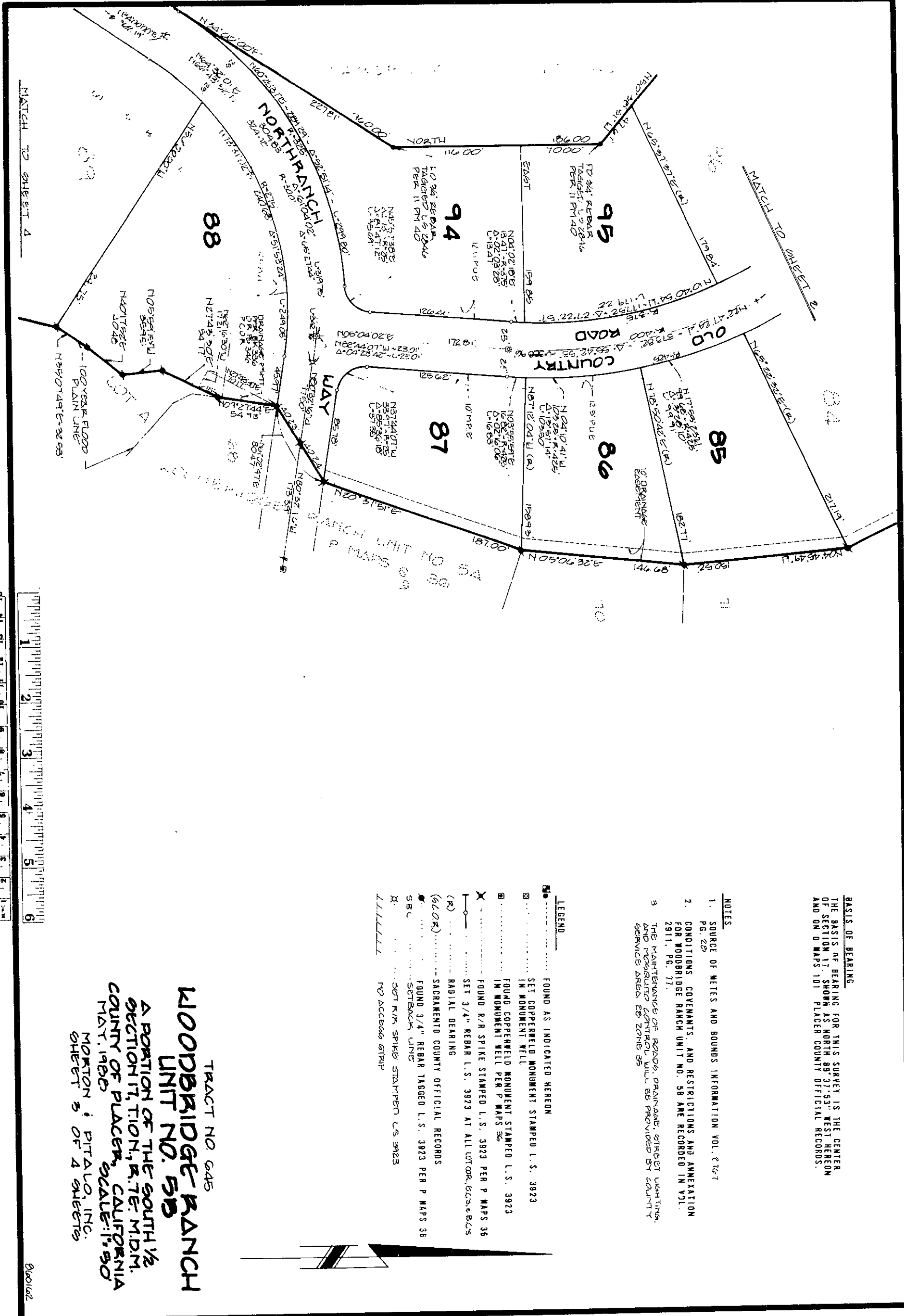
8/2/89

SCB



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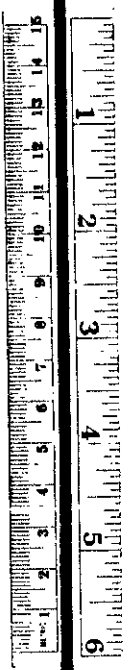


**BASIS OF BEARING**  
 THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTER OF SECTION 17, SHOWN AS NORTH 89°21'53" WEST HEREON AND ON O MAPS 101 PLACER COUNTY OFFICIAL RECORDS.

- NOTES**
1. SOURCE OF METES AND BOUNDS INFORMATION VOL. C767 PG. 229
  2. CONDITIONS, COVENANTS, AND RESTRICTIONS AND ANNEXATION FOR WOODBRIDGE RANCH UNIT NO. 5B ARE RECORDED IN VOL. 2811, PG. 77.
  3. THE MAINTENANCE OF ROADS, DRAINAGE, STREET LIGHTING, AND RECORDING CONTROL SHALL BE PROVIDED BY COUNTY SERVICE AREA 66 ZONE 55

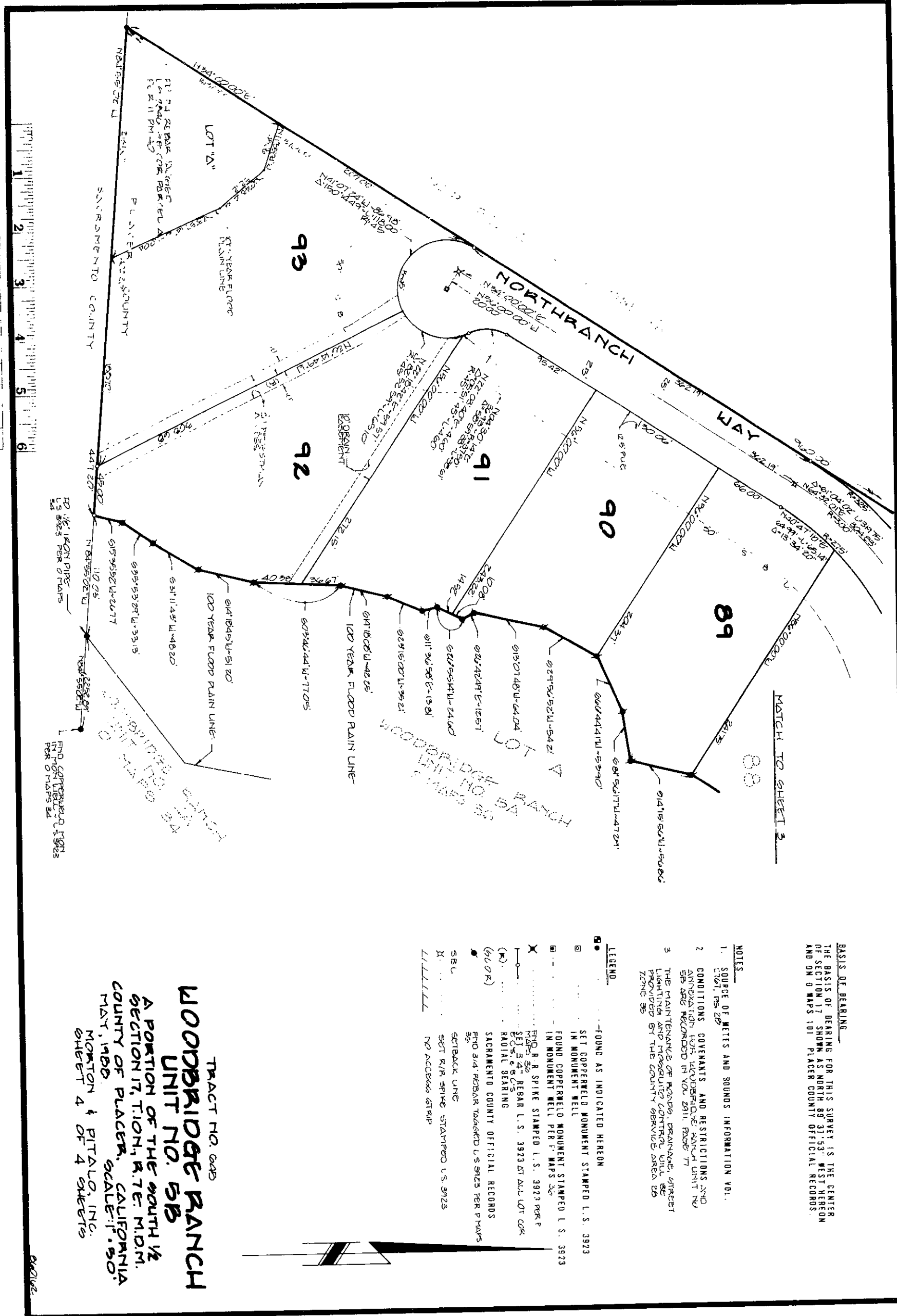
- LEGEND**
- FOUND AS INDICATED HEREON
  - ⊙ SET COPPERFIELD MONUMENT STAMPED L.S. 3923 IN MONUMENT WELL
  - ⊙ FOUND COPPERFIELD MONUMENT STAMPED L.S. 3923 IN MONUMENT WELL PER P MAPS 56
  - ⊙ FOUND R/R SPIKE STAMPED L.S. 3923 PER P MAPS 36
  - ⊙ SET 3/4" REBAR L.S. 3923 AT ALL LOT CORNERS & B.C.S.
  - (R) RADIAL BEARING
  - (SAC) SACRAMENTO COUNTY OFFICIAL RECORDS
  - (G.O.R.) FOUND 3/4" REBAR TAGGED L.S. 3923 PER P MAPS 36
  - S.B.C. SETBACK LINE
  - X SET R/R SPIKE STAMPED L.S. 3923
  - ||||| NO ACCESS STRIP

TRACT NO. 64B  
**WOODBRIDGE RANCH**  
 UNIT NO. 5B  
 A PORTION OF THE SOUTH 1/2  
 SECTION 17, R. 7E, M. 12N,  
 COUNTY OF PLACER, CALIFORNIA  
 MAY, 1980 SCALE: 1" = 50'  
 MORTON & PITALO, INC.  
 SHEET 5 OF 4 SHEETS



SCB

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**BASIS OF BEARING**  
 THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTER OF SECTION 17 SHOWN AS NORTH 89° 37' 53" WEST HERON AND ON MAPS 101 PLACER COUNTY OFFICIAL RECORDS.

- NOTES**
1. SOURCE OF METES AND BOUNDS INFORMATION VOL. 1707, Pgs. 27
  2. CONDITIONS COVENANTS AND RESTRICTIONS AND ANNEXATION FOR WOODBRIDGE RANCH UNIT NO. 5B ARE RECORDED IN VOL. 2811, PAGE 77
  3. THE MAINTENANCE OF ROADS, DRAINAGE, STREET LIGHTS AND PROPERTY CONTROL WILL BE PROVIDED BY THE COUNTY SERVICE AREA 28 ZONE 35

- LEGEND**
- FOUND AS INDICATED HEREON
  - SET COPPERFIELD MONUMENT STAMPED L.S. 3923 IN MONUMENT WELL
  - FOUND COPPERFIELD MONUMENT STAMPED L.S. 3923 IN MONUMENT WELL PER P. MAPS 35
  - ✕ FOUND R SPIKE STAMPED L.S. 3923 PER P. MAPS 35 REBAR L.S. 3923 AT ALL LOT CORNERS
  - (R) RADIAL BEARING
  - (G.O.R.) SACRAMENTO COUNTY OFFICIAL RECORDS
  - FOUND 3/4" REBAR TANGLED L.S. 9925 PER P. MAPS 35
  - SETBACK LINE
  - SET R/W SPIKE STAMPED U.S. 9923
  - ||||| NO ACCESS STAMP

TRACT NO. 6049  
**WOODBRIDGE RANCH**  
 UNIT NO. 5B  
 A PORTION OF THE SOUTH 1/2 SECTION 17, T.10N., R.7E., M.10M., COUNTY OF PLACER, CALIFORNIA  
 MAY, 1985  
 MORTON & PITALO, INC.  
 SHEET 4 OF 4 SHEETS

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