

FINAL MAP 88-05

Banner Mountain Woodlands

BEING A PORTION OF
SECTIONS 16^{and} 21, T. 16 N., R. 9 E., M. D. M.
WITHIN THE UNINCORPORATED TERRITORY OF
NEVADA COUNTY, CALIFORNIA

OWNER'S STATEMENT

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 "Banner Mountain Woodlands" 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 that certain strip of land shown and designated as "Banner Mountain Trail" (said strip to be fee ownership), together with 10 ft. wide slope easements lying adjacent and parallel to each side of said strip.
2. For any and all public uses, all that portion of those certain strips of land shown and designated as "Dirt Road", "Woodstock Court", "Woodstock Drive" and "Redwood Drive."
3. Rights of Way and easements for water, sewer and poles for overhead and/or conduits for electric, telephone and television service, together with all appurtenances there to on, over, under or 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 the subdivision, and on, over, under and across those strips of land shown and designated as "Public Utility Easements" (P.U.E.), together with the right to trim and/or remove only necessary trees, limbs or brush.
4. For drainage ditches, pipes and conduits on, over, under, 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.
5. "Snow Storage Easement" (S.S.E.)
6. 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, under and across those strips of land a width of 10 feet lying adjacent and parallel to roads situate within the boundaries of the subdivision.
7. "No Access Easement" (N.A.E.) for the purpose of denying access to a lot from a roadway where access is undesirable or a more suitable access exists.
8. "Emergency Access Easement" (E.A.E.) for any and all emergency purposes including, but not limited to fire protection.
9. "Temporary Cul-de-Sac Easement" (T.C.E.) to provide a turnaround until the ultimate construction is complete.

Banner Mountain Properties, a California Limited Partnership

by: Stephen P. Elder
Stephen P. Elder, General Partner

Inter-County Title Co., a California Corporation, as trustee
under that Deed of Trust recorded June 21, 1989 as Doc. No. 89-16437.

by: George L. Piazza by: Chris S. Keller
VICE - President ASS'T. Secretary

State of California } ss.
County of NEVADA }

On this 14th day of September, 1989, before me, the undersigned notary public, State of California, personally appeared George L. Piazza and Chris S. Keller known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as the VICE President and ASS'T. Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Jacques Pelland
Notary Public, State of California

Note: C.C. & R's regarding this project are on file as Doc. #89 31137

SURVEYOR'S STATEMENT

This final map of "Banner Mountain Woodlands" represents a survey which is true and complete as shown made by me or under my direction in conformance with the requirements of the Subdivision Map Act and local ordinances in July, 1989, and monuments are of the character and occupy positions sufficient to enable the survey to be retraced.

Kenneth E. Baker

Kenneth E. Baker, L.S. 3959
registration expires: 6-30-92

COUNTY SURVEYOR'S STATEMENT

This final map has been examined by me and the subdivision 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 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 15 day of Oct, 1989.

EXP 9/30/97

Westley W. Zachary
Westley W. Zachary, R.C. E. 19784
registration expires: 9/30/97
County Surveyor

TAX COLLECTOR'S STATEMENT

I, E. Christina Dabis, 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 taxes or assessments not yet payable, but constituting a lien is PAID.

for Beverly A. McClung, Deputy
E. Christina Dabis
Nevada County Tax Collector

BOARD OF SUPERVISOR'S STATEMENT

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 15th day of October, 1989, did approve for filing this map of "Banner Mountain Woodlands" consisting of 8 sheets and A) accepted items 1, 3, 5, 7 & 8 B) accepted for public access, but did not accept maintenance responsibility for the roads and drainage facilities offered for dedication, item 2 C) rejected, subject to Section 771.010 of the Code of Civil Procedure, item 4, 6 & 9 and retained the right to accept these items at a later date per Section 66477.2(a) of the Subdivision Map Act. All provisions of the Subdivision Map Act and local ordinances have been complied with regarding deposits this 15th day of October, 1989.

Chairman of the Board Clerk of the Board

COUNTY RECORDER'S STATEMENT

I, Bruce C. Bolinger, hereby certify that Inter County title certificate no. 89450 was filed with this office, and that this plat map was accepted for records, and recorded in Book 7 of Subdivisions at Page 102, Nevada County Records, ATC:51A.M. on 23 Oct, 1989.

Document No. 89 31135

Fee: 20.00 pd.

Bruce C. Bolinger

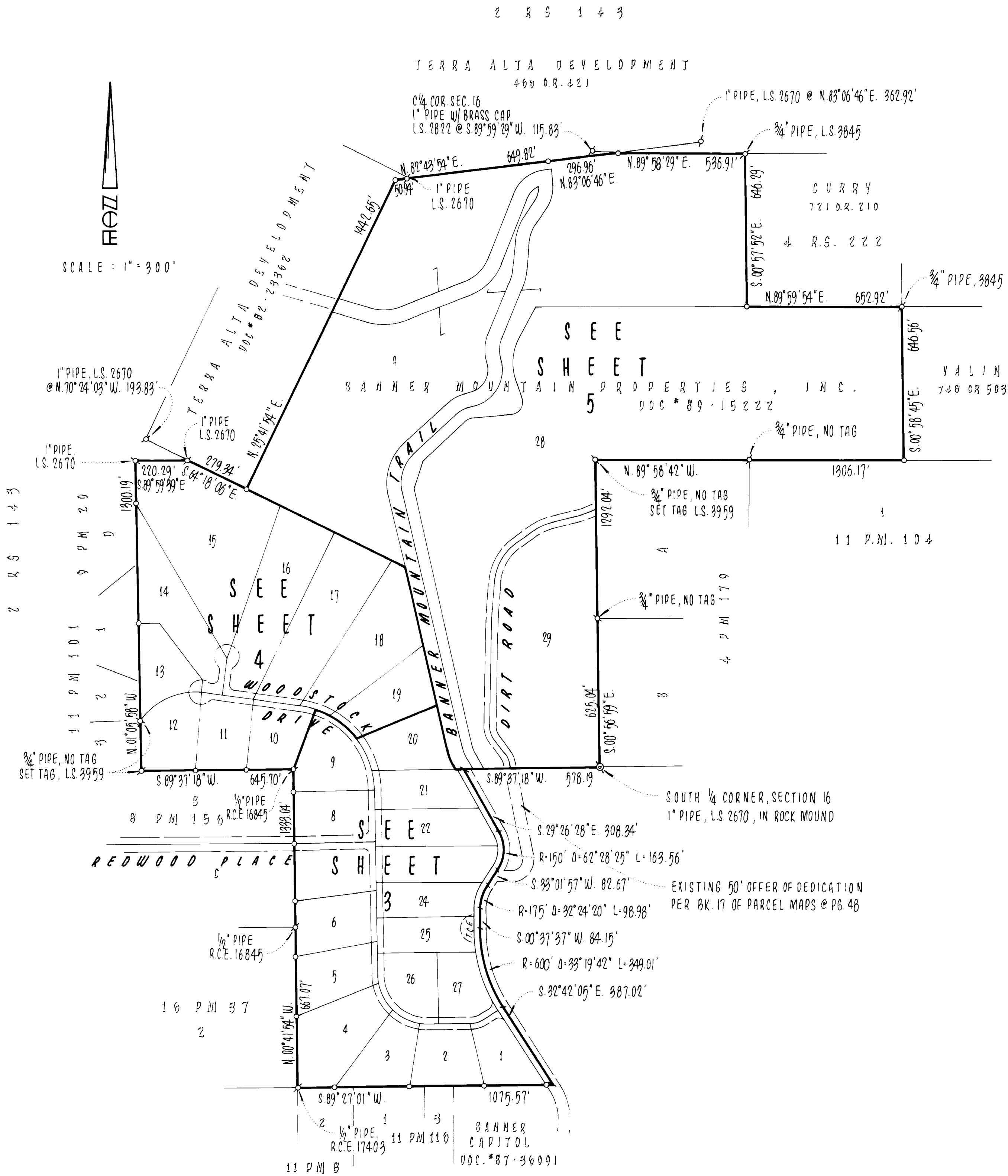
County Recorder

by: Lee Dickey
Deputy

State of California } ss.
County of NEVADA }

On this 14th day of September, 1989, before me, the undersigned notary public, State of California, personally appeared Stephen P. Elder, known to me (or proved to me on the basis of satisfactory evidence) to be one of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

Jacques Pelland
Notary Public, State of California



Ernest E. Olsen
EXP. 6-30-92

MONUMENT LEGEND

- Set 3/4" pipe, tagged L.S. 3959.
- Found monument as noted.
- Nothing found, nothing set.

BASIS OF BEARING

All bearings shown herein are based upon monuments found as established by Book 17 of Parcel Maps, Page 48, Nevada County Records.

FINAL MAP 88-05

Banner Mountain Woodlands

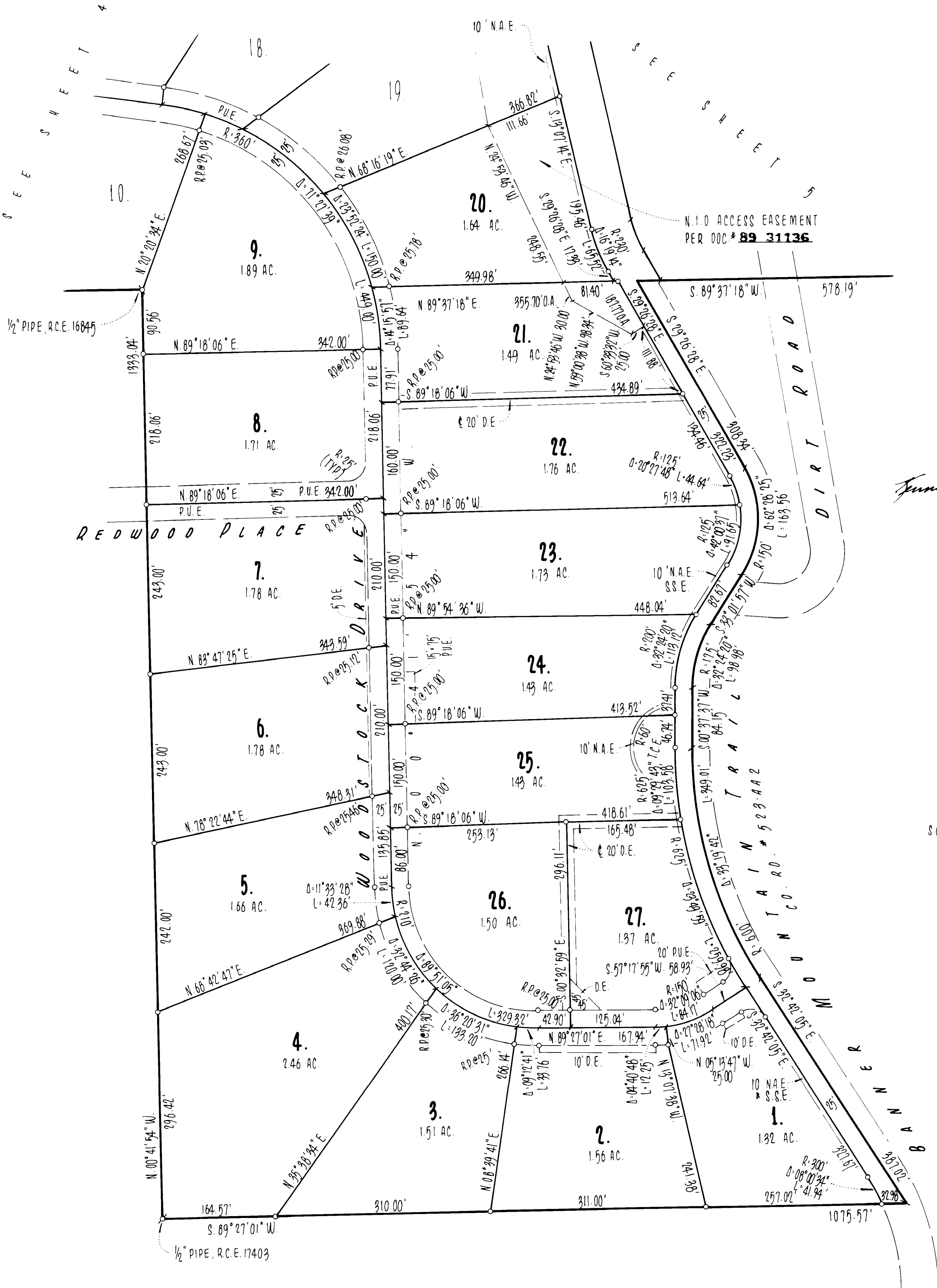
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NEVADA CITY ENGINEERING, INC.
416 BROAD STREET · P.O. BOX 1437 · NEVADA CITY, CALIF.

5087

102
3 OF 8

A 490



EXP. 6-30-92

James E. Dine



SCALE: 1" = 100'

MONUMENT LEGEND

- Set 3/4" pipe, tagged L.S. 3959.
- Found monument as shown.
- Nothing found, nothing set.

Banner Mountain Woodlands

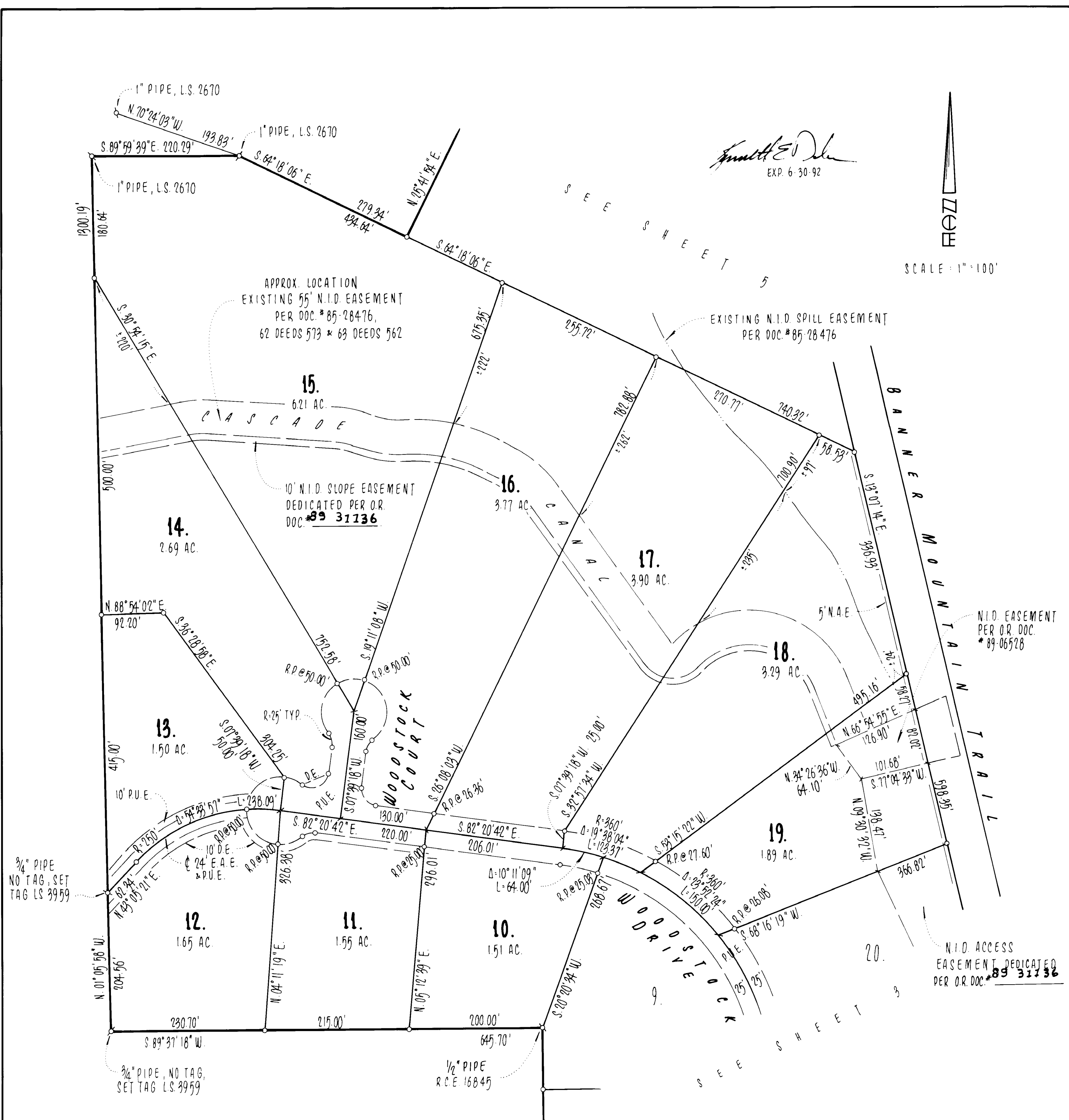
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SHEET 3 OF 8

87-144



MONUMENT LEGEND

- Set 3/4" pipe, tagged L.S. 3959.
- ⊗— Found monument as noted.
- /— Nothing found, nothing set.

FINAL MAP 88-05

Banner Mountain Woodlands

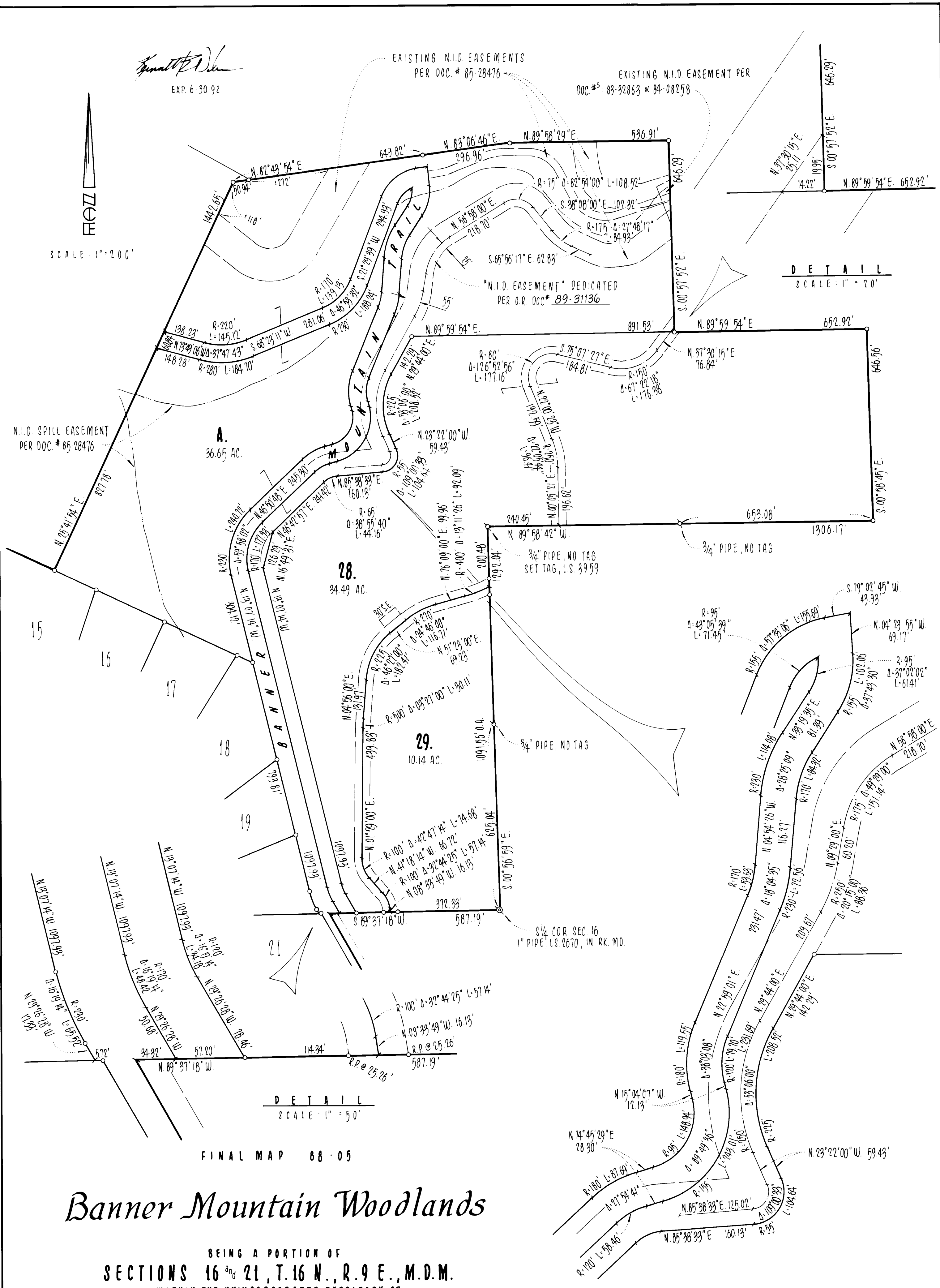
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5087

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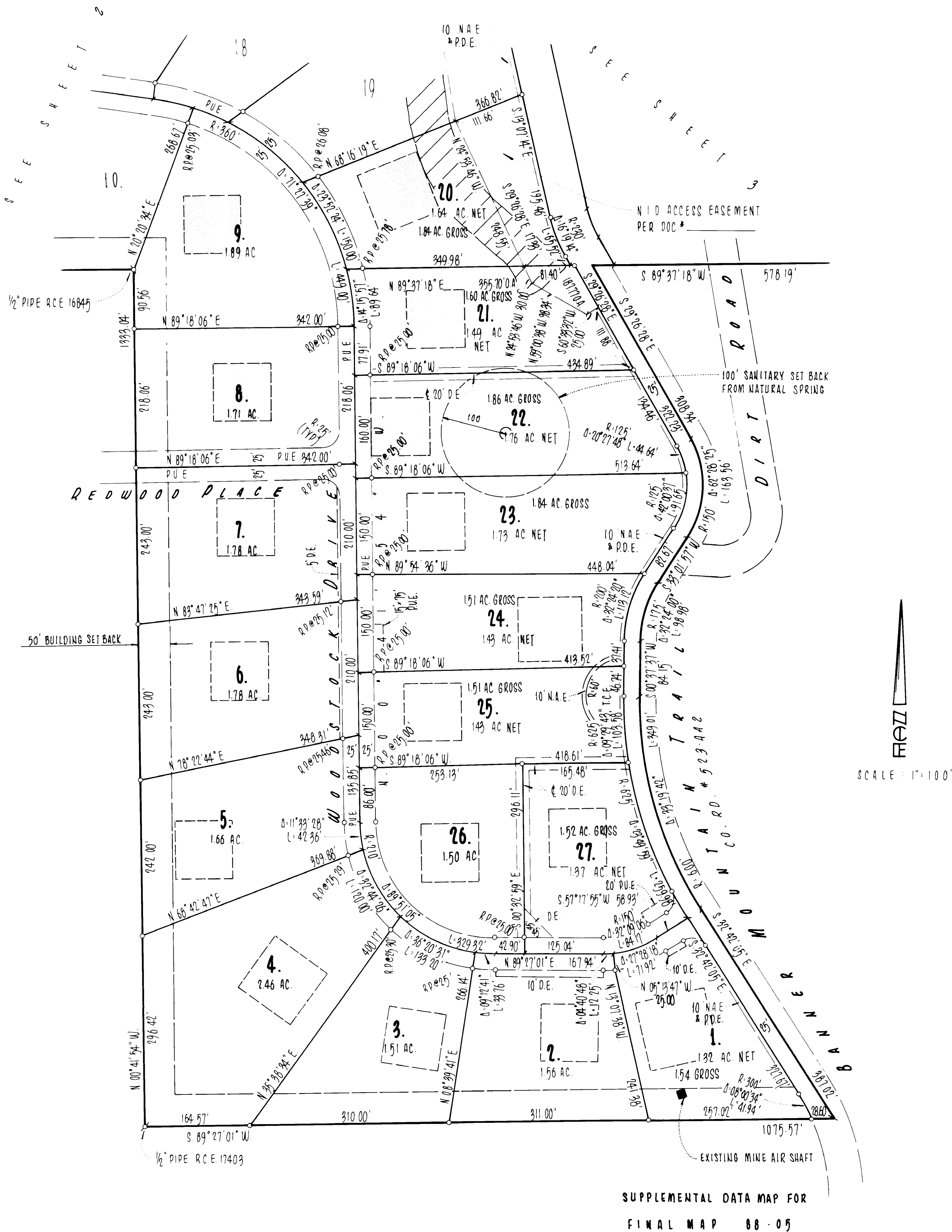
A 410



Banner Mountain Woodlands

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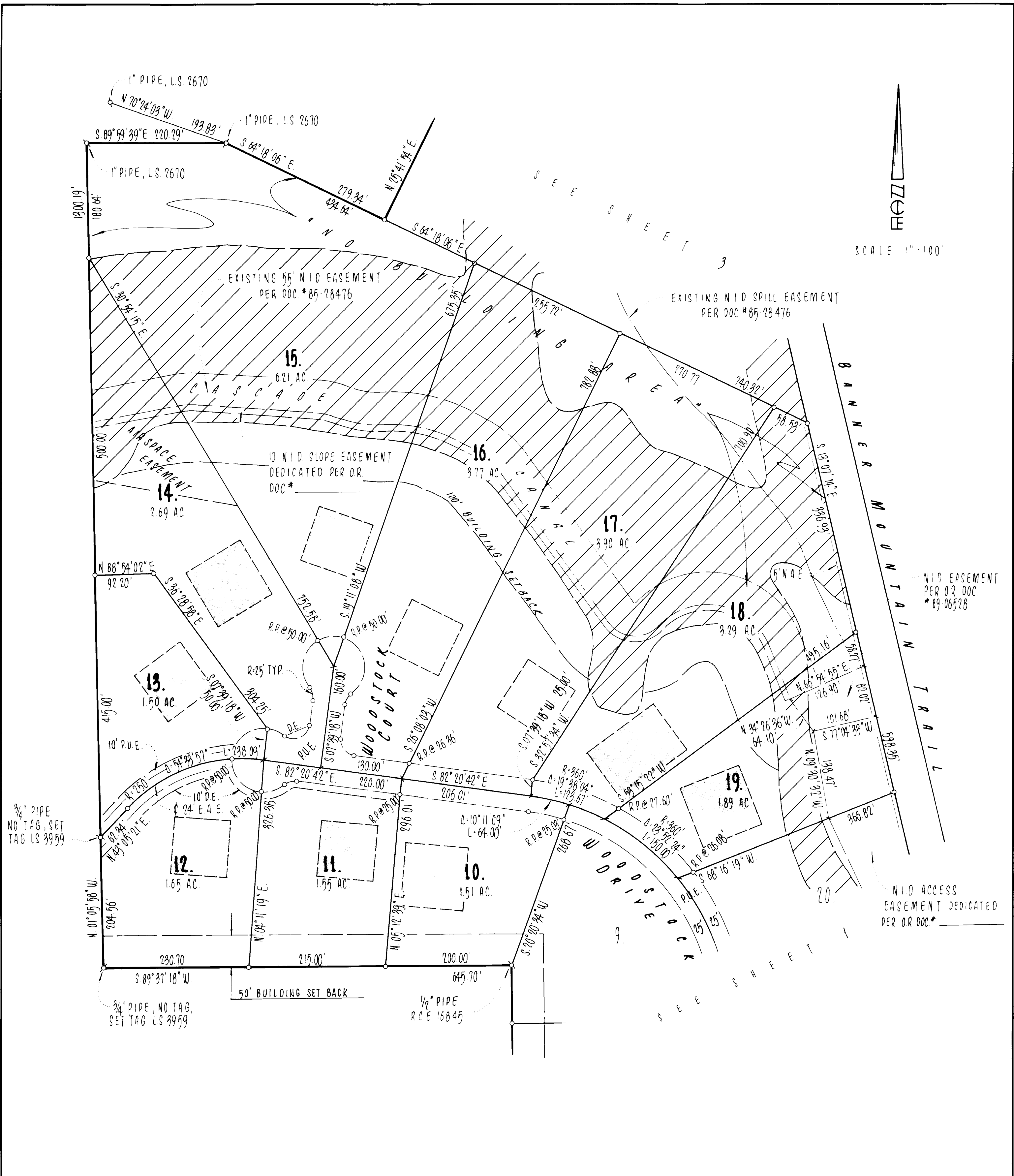
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MONUMENT LEGEND

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- Found monument as noted.
- Nothing found, nothing set.

LEGEND

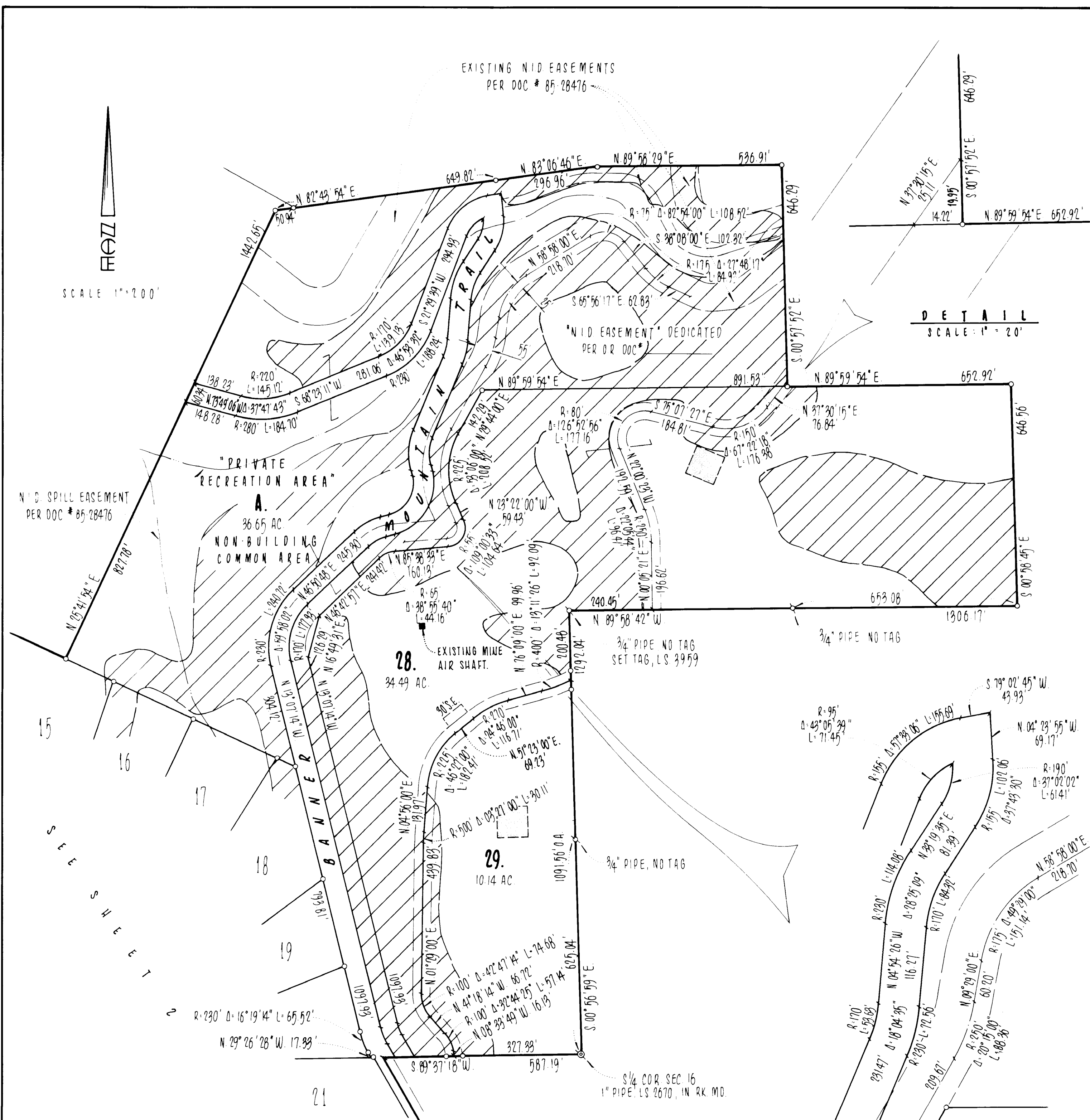
- Area with slope greater than 30%, to remain natural & undisturbed
- Minimum useable sewage disposal area

SUPPLEMENTAL DATA MAP FOR
FINAL MAP 88-05

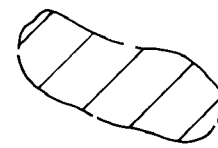
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LEGEND



Area with slope greater than 30%, to remain natural & undisturbed



Minimum useable sewage disposal area

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DETAIL
SCALE: 1" = 100'