

MEADOW

PINES

ESTATES

DESCRIPTION - PARCEL 1

A PARCEL OF LAND SITUATED IN THE COUNTY OF AMADOR, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 13 EAST, M.D.M., AS SAID SECTION IS SUBDIVIDED ON THAT CERTAIN OFFICIAL MAP ENTITLED "RECORD OF SURVEY FOR JAY GREER" AND RECORDED IN THE OFFICE OF THE RECORDER OF AMADOR COUNTY IN BOOK 16 OF MAPS AND PLATS PAGE 54, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE TAGGED L.S. 3570 FOUND MARKING THE EAST 1/16 CORNER OF SAID SECTION 30, AS SAID POINT IS SHOWN ON THE HEREINABOVE REFERRED TO RECORD OF SURVEY; THENCE, FROM SAID POINT OF BEGINNING ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, NORTH 88°44'03" WEST 1242.84' FEET TO A SIMILAR PIPE FOUND MARKING A POINT ON THE EAST LINE OF "VANVER ACRES" AS SHOWN ON THAT CERTAIN OFFICIAL MAP RECORDED IN BOOK 1 OF SUBDIVISIONS, PAGE 1, AMADOR COUNTY RECORDS; THENCE, LEAVING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, ALONG THE EAST LINE OF SAID "VANVER ACRES" NORTH 00°29'38" WEST 51.21' FEET TO A 1/2 INCH PIPE FOUND MARKING THE NORTHEAST CORNER OF SAID VANVER ACRES; THENCE, ALONG THE NORTH LINE OF SAID VANVER ACRES, NORTH 89°48'58" WEST 48.11' FEET TO A 1/2 INCH PIPE TAGGED L.S. 3570; THENCE LEAVING THE NORTH LINE OF SAID VANVER ACRES, NORTH 11°00' EAST 133.94' FEET TO A SIMILAR PIPE; THENCE NORTH 16°43'22" WEST 55.76' FEET TO A SIMILAR PIPE; THENCE NORTH 08°10'05" EAST 135.09' FEET TO A SIMILAR PIPE; THENCE SOUTH 80°00' EAST 200.00' FEET TO A SIMILAR PIPE; THENCE SOUTH 88°44'03" EAST 353.77' FEET TO A SIMILAR PIPE; THENCE NORTH 35°30' EAST 180.00' FEET TO A SIMILAR PIPE; THENCE NORTH 55°00' EAST 70.00' FEET TO A SIMILAR PIPE; THENCE SOUTH 72°30' EAST 230.00' FEET TO A SIMILAR PIPE; THENCE NORTH 13°07'41" EAST 145.17' FEET TO A SIMILAR PIPE; THENCE NORTH 21°29'45" WEST 80.84' FEET TO A SIMILAR PIPE; THENCE NORTH 00°14'12" EAST 84.02' FEET TO A SIMILAR PIPE; THENCE SOUTH 89°45'48" EAST 140.00' FEET TO A SIMILAR PIPE; THENCE SOUTH 40°58'34" EAST 75.88' FEET TO A SIMILAR PIPE; THENCE SOUTH 89°45'48" EAST 140.00' FEET TO A SIMILAR PIPE; SET ON THE EAST LINE OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 30; THENCE, ALONG SAID EAST LINE, SOUTH 00°14'12" WEST 149.31' FEET TO A SIMILAR PIPE; THENCE LEAVING SAID EAST LINE, SOUTH 69°25' EAST 254.60' FEET TO A SIMILAR PIPE; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1470.00' FEET, THROUGH A CENTRAL ANGLE OF 18°49'01", FOR AN ARC LENGTH OF 482.77' FEET TO A SIMILAR PIPE; THENCE NORTH 01°45'59" EAST 500' FEET TO A SIMILAR PIPE; THENCE ALONG THE ARC OF A CURVE TO THE SOUTHWEST, FROM A TANGENT WHICH BEARS SOUTH 88°14'01" EAST HAVING A RADIUS OF 335.00' FEET, THROUGH A CENTRAL ANGLE OF 53°43'01" FOR AN ARC LENGTH OF 314.05' FEET TO A SIMILAR PIPE; THENCE, SOUTH 33°57'39" EAST 319.15' FEET TO A SIMILAR PIPE SET ON THE NORTH LINE OF "PIONEER HILLS UNIT NO. 1", MAPS OF WHICH ARE RECORDED IN BOOK 2 OF SUBDIVISIONS PAGES 35 THRU 38, FROM WHICH POINT A 1/2 INCH PIPE FOUND MARKING THE EAST 1/4 CORNER OF SAID SECTION 30 BEARS SOUTH 87°24'55" EAST 152.30' FEET DISTANT; THENCE, ALONG THE NORTH LINE OF SAID PIONEER HILLS SUBDIVISION, NORTH 87°24'55" WEST 71.35' FEET TO A 3/4 INCH STEEL ROD TAGGED L.S. 2902; THENCE, LEAVING SAID NORTH LINE, NORTH 36°35'26" WEST 276.27' FEET TO A SIMILAR PIPE; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST FROM A TANGENT WHICH BEARS NORTH 34°31'00" WEST; HAVING A RADIUS OF 265.00' FEET, THROUGH A CENTRAL ANGLE OF 53°43'01" FOR AN ARC LENGTH OF 248.45' FEET TO A SIMILAR PIPE; THENCE NORTH 01°45'59" EAST 500' FEET TO A SIMILAR PIPE; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH FROM A TANGENT WHICH BEARS NORTH 88°14'01" WEST HAVING A RADIUS OF 1530.00' FEET THROUGH A CENTRAL ANGLE OF 18°49'01" FOR AN ARC LENGTH OF 502.48' FEET TO A SIMILAR PIPE; THENCE NORTH 69°25' WEST 232.33' FEET TO A SIMILAR PIPE SET ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30. THENCE ALONG SAID EAST LINE SOUTH 00°14'12" WEST 501.26' FEET TO THE POINT OF BEGINNING CONTAINING 1604 ACRES OF LAND, MORE OR LESS - SEE SHEET 4 FOR PARCEL 2.

UNIT NO. 1

PORTION OF THE S. 1/2 OF THE N.E. 1/4 OF SECTION 30 T.7N., R.13E., M.D.M. COUNTY OF AMADOR STATE OF CALIFORNIA. SCALE 1"=50" AUGUST, 1971.

TOMA AND ANDERSON, LICENSED LAND SURVEYORS

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT OF MEADOW PINES ESTATES 1 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE DRIVES AND COURTS SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

(A) RIGHTS OF WAY AND EASEMENTS FOR WATER, GAS, SEWER AND DRAINAGE PIPES AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO ON, OVER, ACROSS AND THROUGH THOSE STRIPS OF LAND LYING 5 FEET ON EACH SIDE OF ALL SIDE LOT LINES AND REAR LOT LINES AND 10 FEET ALONG THE EXTERIOR BOUNDARIES OF THIS SUBDIVISION.

(B) EASEMENT FOR LIGHT, AIR, GUYWIRES, ANCHORS AND UNDERGROUND PHONE LINES WITHIN THOSE STRIPS OF LAND LYING BETWEEN THE FRONT LOT LINES OF LOTS AND THE LINES SHOWN HEREON DESIGNATED "BUILDING SETBACK LINE" SAID STRIPS OF LAND TO BE KEPT OPEN AND FREE FROM BUILDINGS.

(C) EASEMENTS FOR DRAINAGE PURPOSE ON, OVER, ACROSS UNDER AND THROUGH ALL NATURAL DRAINAGE COURSES AND THOSE STRIPS OF LAND SHOWN HEREON DESIGNATED "DRAINAGE EASEMENT"

(D) ROAD MAINTENANCE EASEMENT FIVE (5) FEET IN WIDTH OUTSIDE OF BUT ADJACENT TO AND CONTIGUOUS WITH THE INDICATED RIGHT OF WAY OF ALL DEDICATED ROADS WITHIN THE SUBDIVISION, ARE RESERVED BY THE COUNTY OF AMADOR FOR THE EXPRESS PURPOSE OF PERFORMING ALL NECESSARY WORK TO PROTECT THE ROADWAY AND MAINTAIN THE CUT AND FILL SLOPES, SAID EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR IMPROVEMENTS

JADRIAN LAND DEVELOPMENT, INC.

Jay Greer
JAY GREER
PRESIDENT

Adrian Jung
ADRIAN JUNG
VICE-PRESIDENT

Maggie Greer
MAGGIE GREER
SECRETARY
TREASURER

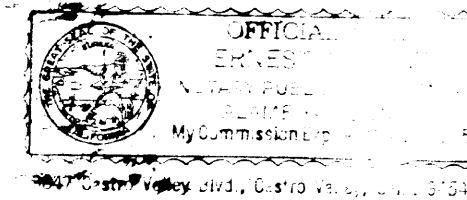
NOTARY'S CERTIFICATE

STATE OF CALIFORNIA } SS
COUNTY OF ~~AMADOR~~ ALAMADA

ON ~~SEPTEMBER 1~~ 1971, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAY GREER, KNOWN TO ME TO BE THE PRESIDENT, ADRIAN JUNG, KNOWN TO ME TO BE THE VICE PRESIDENT, AND MAGGIE GREER, KNOWN TO ME TO BE THE SECRETARY-TREASURER OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT. KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

Ernest A. Hunt
Ernest A. Hunt

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



SURVEYORS CERTIFICATE

I, CIRO L. TOMA, A LICENSED LAND SURVEYOR OF THE STATE OF CALIF., DO HEREBY CERTIFY THAT THIS PLAT OF MEADOW PINES ESTATES UNIT NO. 1 WAS MADE UNDER MY DIRECTION IN AUGUST, 1971, IS TRUE AND COMPLETE AS SHOWN. THE MONUMENTS ARE OF THE CHARACTER AND DO OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

Ciro L. Toma
CIRO L. TOMA L.S. 3570

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF "MEADOW PINES ESTATES UNIT NO. 1" AND THAT IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO, THAT ALL PROVISIONS OF PART 2, DIVISION 4 OF THE BUSINESS AND PROFESSIONS CODE AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE HAVE BEEN COMPLIED WITH, AND THAT THE ACCOMPANYING PLAT IS TECHNICALLY CORRECT.

Keith H. Henson
AMADOR COUNTY SURVEYOR

9-20-71
DATE

COUNTY TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE COUNTY OR LOCAL TAXES OR SPECIAL ASSESSMENTS AGAINST THE LAND INCLUDED WITHIN THE SUBDIVISION OR ANY PART THEREOF, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE

Thomas L. Givens
AMADOR COUNTY TAX COLLECTOR

10-4-71
DATE

BOARD OF SUPERVISORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOARD OF SUPERVISORS OF AMADOR COUNTY HAS APPROVED THIS PLAT OF MEADOW PINES ESTATES UNIT NO. 1 AND HAS ACCEPTED ON BEHALF OF THE PUBLIC ALL LANDS, RIGHTS OF WAY AND EASEMENTS HEREON OFFERED FOR DEDICATION FOR ROADS, LIGHT, AIR, AND PUBLIC UTILITIES (THERE IS INCLUDED IN THIS APPROVAL A SPECIFIC REJECTION OF THE OFFER OF DEDICATION OF THE DRAINAGE EASEMENTS SHOWN HEREON UNTIL SUCH TIME AS SAID DRAINAGE EASEMENTS ARE ACCEPTED BY A RESOLUTION OF THE BOARD OF SUPERVISORS)

John R. Karpovich
CLERK OF THE BOARD OF SUPERVISORS

10-5-71
DATE

COUNTY CLERK'S CERTIFICATE

I, John R. Karpovich, COUNTY CLERK OF THE COUNTY OF AMADOR, STATE OF CALIFORNIA, CERTIFY THAT ALL PROVISIONS OF CHAPTER 2, DIVISION 4, PART 2 OF THE BUSINESS AND PROFESSIONS CODE AND OF ANY LOCAL ORDINANCE PERTAINING TO DEPOSITS REQUIRED AT THE TIME OF APPROVAL BY THE BOARD OF SUPERVISORS OF THE MAP ENTITLED "MEADOW PINES ESTATES UNIT NO. 1" HAVE BEEN COMPLIED WITH.

John R. Karpovich
AMADOR COUNTY CLERK

10-5-71
DATE

RECORDER'S CERTIFICATE

FILED THIS 10 DAY OF Nov. 1971, AT 12:15 PM. IN BOOK 3 OF SUBDIVISIONS AT PAGE 80, AT THE REQUEST OF *Adrian Jung*, TITLE TO LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. 71 ON FILE IN THIS OFFICE.

Anthony Sutton
AMADOR COUNTY RECORDER
By Norma L. Shettle, Deputy

FEE \$11.00

NOTES AND LEGEND

—○— DENOTES A 1/2 INCH IRON ROD TAGGED L.S. 3570 AND SET ON THIS SURVEY
— — — DENOTES PUBLIC UTILITY EASEMENT LINE, 5 FEET FROM ALL SIDE AND REAR LOT LINES, AND 10 FEET FROM THE SUBDIVISION BOUNDARY. THE MERIDIAN AND BOUNDARY INFORMATION OF THIS SURVEY IS REFERRED TO THAT CERTAIN OFFICIAL MAP ENTITLED "RECORD OF SURVEY FOR JAY GREER" AND RECORDED IN BOOK 16 OF MAPS AND PLATS, PAGE 54, AMADOR COUNTY RECORDS. BEARING: S 00°14'12" W