

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 "CAMBRIDGE ESTATES - PHASE III" AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO THE TOWN OF TRUCKEE THE FOLLOWING FOR THE PURPOSES INDICATED:

1. FOR ROAD AND PUBLIC UTILITY PURPOSES, ALL OF THOSE CERTAIN STRIPS OF LAND SHOWN AND DESIGNATED AS "EASTBOURNE COURT; PLYMOUTH LANE, BEXHILL PLACE, AND SUDSBURY CIRCLE".
2. FOR DRAINAGE DITCHES, PIPES AND CONDUITS ON, OVER, UNDER AND ACROSS THOSE CERTAIN STRIPS OF LAND SHOWN AND DESIGNATED AS "DRAINAGE EASEMENT", TOGETHER WITH THE RIGHT TO TRIM AND/OR REMOVE ONLY NECESSARY TREES, LIMBS OR BRUSH.
3. 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 EASEMENT (S.E.)".
4. RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS FOR WATER, SEWER, NATURAL GAS AND POLES FOR OVERHEAD AND/OR CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICE. TOGETHER WITH ALL APPURTENANCES THERETO ON, OVER, UNDER OR ACROSS THOSE STRIPS OF LAND LYING 5 FEET ON EACH SIDE OF ALL SIDE OR REAR LOT LINES OF EACH LOT, TOGETHER WITH THE RIGHT TO TRIM AND/OR REMOVE ONLY NECESSARY TREES, LIMBS OR BRUSH.
5. FOR SANITARY SEWER PIPES AND MANHOLES TOGETHER WITH ALL APPURTENANCES THERE TO, ON OVER, UNDER AND ACROSS THOSE CERTAIN STRIPS OF LAND SHOWN AND DESIGNATED AS "SANITARY SEWER EASEMENT".
6. AN OPEN SPACE EASEMENT (PARCEL "A") FOR THE PRESERVATION AND MAINTENANCE OF EXISTING NATURAL DRAINAGE WAYS AND OPEN SPACE AND TO PROHIBIT CONSTRUCTION OF ROADS OR BUILDINGS, THE CUTTING OF TREES, GRADING, MINING OR OCCUPANCY OF ANY KIND EXCEPT UNDERGROUND UTILITIES OR DRAINAGE DITCHES AS REQUIRED APPURTENANT TO THE SUBDIVIDED LANDS WITHOUT THE AMENDMENT OF THE ZONING REGARDING THE SUBDIVIDED LAND. THIS IS DEFINED AS ALL THAT CERTAIN STRIP OF LAND SHOWN AND DESIGNATED HEREON AS PARCEL "A" (OPEN SPACE EASEMENT), FEE TITLE OF WHICH WILL BE HELD IN COMMON BY THE CAMBRIDGE ESTATES HOMEOWNERS ASSOCIATION.
7. ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THOSE PORTIONS (LOTS 17-18, 23-24, 29-30, 35-36, & 38) SHOWN AND SO DESIGNATED AS "NO ACCESS EASEMENT, 1-FOOT WIDE".

MARTIS VALLEY INVESTMENTS, A CALIFORNIA LIMITED PARTNERSHIP

BY: C.R. Boggs
C.R. BOGGS, GENERAL PARTNER

AS BENEFICIARY UNDER DEEDS OF TRUST RECORDED APRIL 26, 1999 AS INSTRUMENT No. 99-14578, 99-14579, AND 99-14580 OF OFFICIAL RECORDS.

CITIZENS BANK OF NEVADA COUNTY

BY: [Signature]

NOTARY'S ACKNOWLEDGMENT

STATE OF California
COUNTY OF El Dorado

ON 10 January 2001 BEFORE ME Bo Kellert

PERSONALLY APPEARED C.R. Boggs
PERSONALLY KNOWN TO ME (OR 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 THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES: OCT. 5, 2001
MY COMMISSION NUMBER: 1157860

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA
COUNTY OF NEVADA

ON 12 JANUARY 2001 BEFORE ME KATHLEEN ISAACKS

PERSONALLY APPEARED TIM PETERSON
PERSONALLY KNOWN TO ME (OR 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 THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

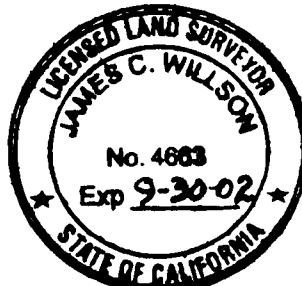
WITNESS MY HAND AND OFFICIAL SEAL.

Kathleen Isaacks
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES: JUN 26, 2003
MY COMMISSION NUMBER: 1226329

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "CAMBRIDGE ESTATES - PHASE III" 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 1997, AND THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

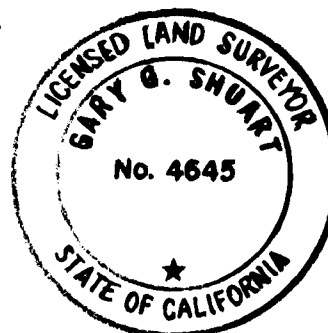


James C. Willson
JAMES C. WILLSON, L.S. 4663
REGISTRATION EXPIRES 9-30-02

TOWN SURVEYOR'S STATEMENT

THIS FINAL MAP HAS BEEN EXAMINED BY ME AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

1-02-01
DATED Gary G. Shuart
GARY G. SHUART, L.S. 4645
REGISTRATION EXP. 9-30-02
TOWN 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 HEREON, EXCEPT TAXES OR ASSESSMENTS NOT YET DUE AND PAYABLE, BUT CONSTITUTING A LIEN ARE NONE.

1-11-01
DATED

E. Christina Dabis by M. Hillard, Asst. TC
E. CHRISTINA DABIS
NEVADA COUNTY TAX COLLECTOR

Final Map No. 90-07

Cambridge Estates Phase III

A Portion of the N 1/2 of the
Section 4, T 17 N, R 17 E, M.D.M.

IN THE INCORPORATED TOWN of TRUCKEE
COUNTY of NEVADA STATE of CALIFORNIA
DECEMBER, 2000 SHEET 1 of 3

• CARLTON ENGINEERING INC. •

3932 Ponderosa Road Ste 200, Shingle Springs, CA 95682

TOWN ENGINEER'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.

1-11-01
DATED

Daniel P. Wilkins
DANIEL P. WILKINS, R.C.E. 56267
REGISTRATION EXP. 12-31-04
TOWN ENGINEER

TOWN COUNCIL'S STATEMENT

ON BEHALF OF THE TOWN COUNCIL AND UNDER THE AUTHORITY OF THE TOWN OF TRUCKEE MUNICIPAL CODE, TITLE 18 PER THE DEVELOPMENT CODE, EFFECTIVE NOVEMBER 6, 2000, THE TOWN ENGINEER HAS APPROVED THE FILING OF THIS MAP OF "CAMBRIDGE ESTATES - PHASE III" CONSISTING OF 3 SHEETS AND HAS ACCEPTED FOR PUBLIC USE OFFERS OF DEDICATION: ITEMS 1-5, INCLUSIVE, OF THE OWNER'S STATEMENT, SUBJECT TO IMPROVEMENTS AND ITEMS 6-7, OF THE OWNER'S STATEMENT BUT REJECTS ANY/ALL PUBLIC MAINTENANCE OF ABOVE OFFERS.

1-11-01
DATED

Daniel P. Wilkins
DANIEL P. WILKINS, R.C.E. 56267
REGISTRATION EXP. 12-31-04
TOWN ENGINEER

COUNTY RECORDER'S STATEMENT

FILED THIS 24th DAY OF JANUARY, 2001, AT 3:51 P. M. IN BOOK 8 OF SUBDIVISIONS, AT PAGE 85, AT THE REQUEST OF MARTIS VALLEY INVESTMENTS, A CALIFORNIA LIMITED PARTNERSHIP.

LORRAINE JEWETT-BURDICK
COUNTY RECORDER

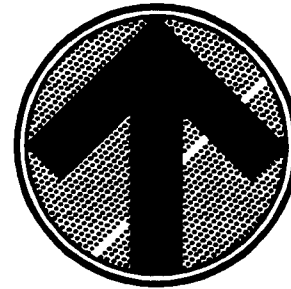
Doc. No. 2001-2179

FEE: \$10.-

BY: Karen Brooker
DEPUTY

Final Map No. 90-07

Cambridge Estates Phase III



1"=60'

A Portion of the N 1/2 of the
Section 4, T 17 N, R 17 E, M.D.M.
IN THE INCORPORATED TOWN of TRUCKEE
COUNTY of NEVADA STATE of CALIFORNIA
DECEMBER, 2000 SHEET 2 of 3

CARLTON ENGINEERING INC.

3932 Ponderosa Road Ste 200, Shingle Springs, CA 95682

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH
LINE OF SECTION 4 AS SHOWN ON THE SUBDIVISION MAP
OF CAMBRIDGE ESTATES PHASE II RECORDED IN BOOK 8 OF
SUBDIVISIONS AT PAGE 21 AND BEING N88°32'24"E.

LEGEND

- DIMENSION POINT-NOTHING FOUND OR SET
- SET 3/4" CAPPED IRON PIPE MONUMENT
STAMPED "L.S. 4663"
- FOUND MONUMENT AS DESCRIBED
- ⚡ FOUND RAILROAD SPIKE IN PAVEMENT PER 8 SUBD. 21
- ⊙ SET RAILROAD SPIKE IN PAVEMENT
- S.E. SLOPE EASEMENT

NOTES

- SOURCE OF METES AND BOUNDS: MARTIS VALLEY INVESTMENT PER DOC. No. 89-24540
- GROSS AREA WITHIN THIS SUBDIVISION: 29.545 acres*
- CONDITIONS OF APPROVAL SET FORTH PER TENTATIVE MAP APPROVAL BY COUNTY OF NEVADA ON SEPTEMBER 20, 1990.
- DECLARATION OF RESTRICTIONS FOR PHASE III BEING RECORDED CONCURRENTLY PER DOC. No. 200/-2/8/
- IRREVOCABLE OFFER OF DEDICATION AND ACCEPTANCE FOR WATER SYSTEM TO GLEN SHIRE MUTUAL WATER COMPANY BEING RECORDED CONCURRENTLY PER DOC. No. 200/-2/8/

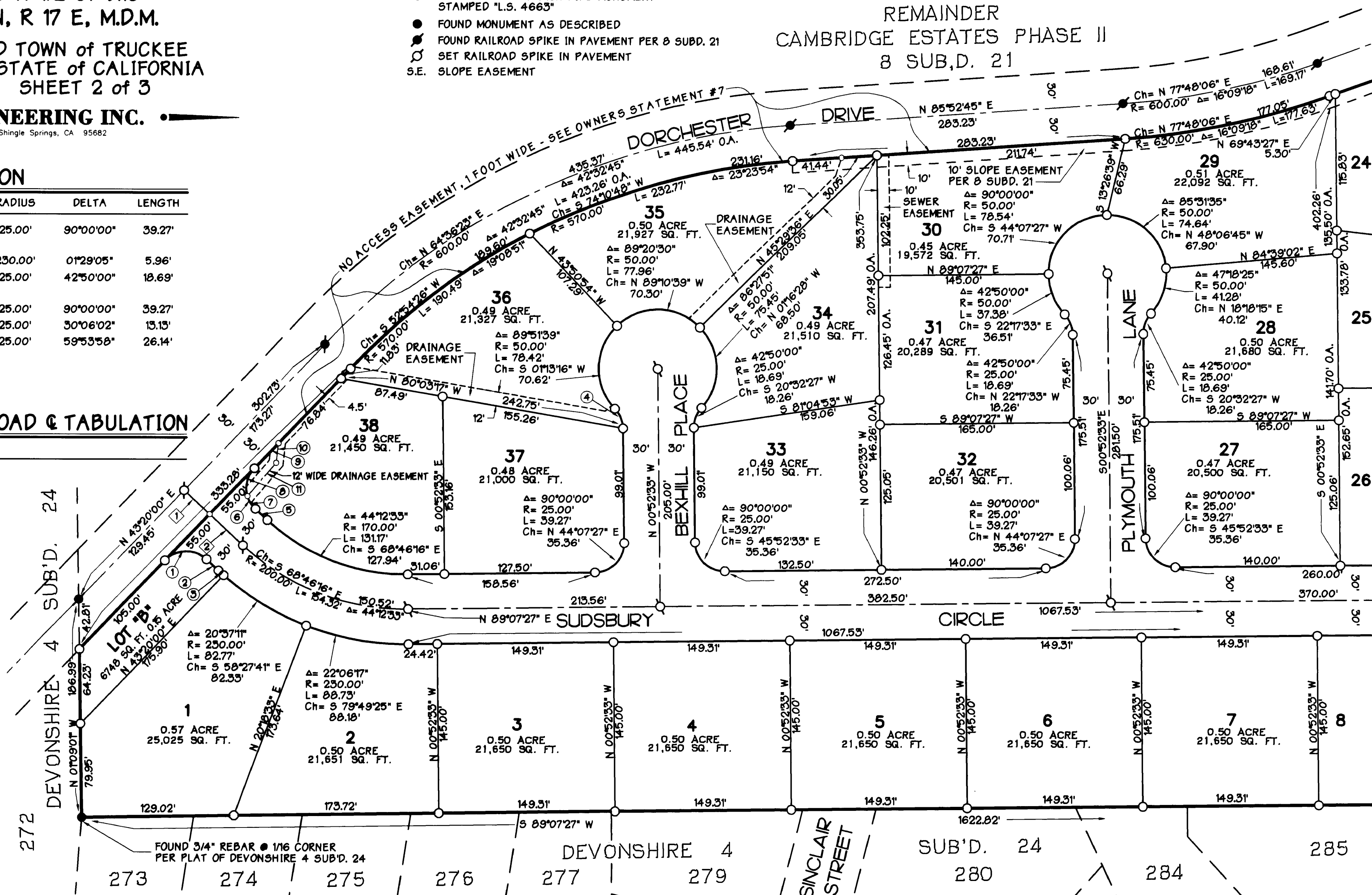
REMAINDER
CAMBRIDGE ESTATES PHASE II
8 SUBD. 21

LOT LINE TABULATION

No	DIRECTION	DISTANCE	RADIUS	DELTA	LENGTH
1	S 88°20'00"W	35.36'	25.00'	90°00'00"	39.27'
2	S 46°40'00"E	14.04'			
3	S 47°24'33"E	5.96'	250.00'	01°29'05"	5.96'
4	N 22°17'33"W	18.26'	25.00'	42°50'00"	18.69'
5	S 46°40'00"E	14.04'			
6	S 01°40'00"E	35.36'	25.00'	90°00'00"	39.27'
7	S 31°36'59"E	12.98'	25.00'	30°06'02"	13.13'
8	S 13°23'01"W	24.96'	25.00'	59°53'58"	26.14'
9	S 43°20'00"W	29.60'			
10	S 06°31'16"W	16.81'			
11	N 39°42'38"E	37.85'			

SUDSBURY CIRCLE ROAD & TABULATION

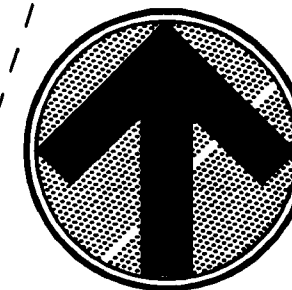
No	DIRECTION	DISTANCE
1	S 46°40'00"E	30.00'
2	S 46°40'00"E	39.04'



SEE SHEET 3

REMAINDER
CAMBRIDGE ESTATES PHASE II
8 SUB.D. 21

Final Map No. 90-07



Cambridge Estates Phase III

A Portion of the N 1/2 of the
Section 4, T 17 N, R 17 E, M.D.M.

IN THE INCORPORATED TOWN of TRUCKEE
COUNTY of NEVADA STATE of CALIFORNIA
DECEMBER, 2000 SHEET 3 of 3

CARLTON ENGINEERING INC.

3932 Ponderosa Road Ste 200, Shingle Springs, CA 95682

LEGEND

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- SET 3/4" CAPPED IRON PIPE MONUMENT
STAMPED "L.S. 4663"
- FOUND MONUMENT AS DESCRIBED
- FOUND RAILROAD SPIKE IN PAVEMENT PER 8 SUBD. 21
- SET RAILROAD SPIKE IN PAVEMENT
- S.E. SLOPE EASEMENT

SLOPE EASEMENT (S.E.) TABULATION

No	DIRECTION	DISTANCE
①	S35°04'43"E	25.00'
②	S59°29'36"W	25.00'
③	S59°29'36"W	25.00'
④	N25°56'05"W	25.00'

SEWER EASEMENT TABULATION (PER 8 SUBD. 21)

No	DIRECTION	DISTANCE
①	S20°29'11"W	13.39'
②	S06°51'42"W	276.17'
③	S25°10'50"W	366.14'
④	S14°00'59"E	61.77'

LOT LINE TABULATION

No	DIRECTION	DISTANCE	RADIUS	DELTA	LENGTH
①	N48°16'39"E	20.14'	665.00'	0°44'07"	20.14'
②	N57°12'26"E	53.05'	665.00'	04°34'19"	53.06'
③	N61°46'45"E	53.05'	665.00'	04°34'19"	53.06'
④	N66°53'41"E	65.65'	665.00'	05°39'32"	65.68'
⑤	N40°55'48"E	10.40'	230.00'	02°35'32"	10.41'
⑥	N 73°13'15" W	33.92'	25.00'	85°25'41"	37.28'
⑦	S 12°12'26" W	33.92'	25.00'	85°25'41"	37.28'
⑧	N 52°02'00" E	67.01'	665.00'	05°46'35"	67.04'
⑨	N 33°02'14" W	50.28'			
⑩	N 64°49'10" W	40.81'			
⑪	N 64°49'10" W	10.88'			
⑫	N 33°02'14" W	73.48'			

SEE SHEET 2