

TRACT NO. 260 NORTHSTAR UNIT 4

A CONDOMINIUM DEVELOPMENT
BEING A PORTION OF SEC. 32 T.17N. R.17E. & SEC. 5 T.16N. R.17E. M.D.M.
PLACER COUNTY CALIFORNIA

DATE: OCTOBER 1973

WILSEY & HAM

1035 EAST HILLSDALE BOULEVARD, FOSTER CITY, CALIFORNIA 94404

OWNER'S CERTIFICATE

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 THEY OFFER FOR DEDICATION TO THE PUBLIC FOR ROAD PURPOSES, NORTHSTAR DRIVE AS SHOWN HEREON, FOR SANITARY SEWER PURPOSES THE SANITARY SEWER EASEMENT AS SHOWN HEREON, AND FOR SNOW STORAGE PURPOSES THE SNOW STORAGE EASEMENTS AS SHOWN HEREON, AND THEY ALSO OFFER FOR DEDICATION FOR THE HEREIN AFTER DESCRIBED PURPOSES THE FOLLOWING, ALL IN ACCORDANCE WITH IMPROVEMENT PLANS APPROVED BY THE PLACER COUNTY DIRECTOR OF PUBLIC WORKS:

1. INGRESS, EGRESS AND SUPPORT:
AN EASEMENT FOR INGRESS, EGRESS AND SUPPORT THROUGH THE COMMON AREA OR PROJECT COMMON AREA FOR USE BY ALL PUBLIC UTILITIES, LAW ENFORCEMENT, FIRE PROTECTION, WELFARE, AND OTHER RELATED PUBLIC OR COUNTY AGENCIES, THEIR VEHICLES AND PERSONNEL.
2. UTILITY EASEMENTS:
EASEMENTS FOR INSTALLATION, MAINTENANCE AND REPAIR OF ALL UTILITIES CONSTRUCTED OVER, ON, ACROSS, AND UNDER THE COMMON AREA OR PROJECT COMMON AREA WITH THE RIGHT TO TRIM AND REMOVE, AS OFTEN AS NECESSARY, TREES, LIMBS, AND BRUSH.
3. MEANDERING DRAINAGE EASEMENT (MDE):
A MEANDERING DRAINAGE EASEMENT FOR THE FLOW OF DRAINAGE WATERS THROUGH THE NATURAL SWALES AS SHOWN ON THIS MAP. THE DELINEATED AREAS SHALL BE PROTECTED AND CONSERVED IN THEIR NATURAL STATE FOR ENVIRONMENTAL AND DRAINAGE PURPOSES. IMPROVEMENTS SHALL NOT BE CONSTRUCTED, NOR SHALL ANY WORK INCLUDING BUT NOT LIMITED TO CUTTING TREES, EXCAVATION, BENCHING, GRADING, AND REMOVAL OF VEGETATION, BE DONE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COUNTY OF PLACER AFTER A SHOWING BY COMPETENT EVIDENCE THAT THE PROPOSED IMPROVEMENT OR WORK WILL NOT INCREASE OR ALTER IN ANY MANNER THE NATURAL FLOW OF WATER OR BE DETRIMENTAL TO THE ENVIRONMENT WITHIN AND ADJACENT TO THE DRAINAGE EASEMENT.

THE EASEMENT DESIGNATED HEREON "SKI LIFT EASEMENT - EASEMENT IN GROSS" IS HEREBY ACCEPTED AND RESERVED IN FAVOR OF TRIMONT LAND COMPANY, ITS SUCCESSOR AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, ERECTION, MAINTENANCE, AND REPAIR FROM TIME-TO-TIME OF AERIAL TRAMWAY FACILITIES AND APPURTENANT FACILITIES. IN EXERCISING ITS RIGHTS HEREIN EXCEPTED AND RESERVED, TRIMONT LAND COMPANY SHALL NOT BE SUBJECT TO THE APPLICABLE DECLARATION. THE EASEMENT HEREIN EXCEPTED AND RESERVED SHALL NOT BE DEEMED TO CONVEY ANY RIGHT, TITLE OR INTEREST TO ANY PUBLIC AGENCY.

AFTER INITIAL INSTALLATION AND CONSTRUCTION, AS SET FORTH ON THE IMPROVEMENT PLANS AND APPROVED BY THE PLACER COUNTY DIRECTOR OF PUBLIC WORKS, FUTURE MODIFICATIONS WITHIN THE DEVELOPMENT WILL BE SUBJECT TO THE APPLICABLE DECLARATIONS.

THE FOLLOWING PROVISIONS WHICH ARE A PART OF THE APPLICABLE DECLARATIONS INCORPORATED INTO EACH GRANT DEED, AND WHICH ARE RECORDED SIMULTANEOUSLY WITH THE FILING OF THIS MAP WITH THE PLACER COUNTY RECORDER, SHALL NOT BE SUBJECT TO AMENDMENT, MODIFICATION OR CHANGE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COUNTY OF PLACER:

1. INGRESS, EGRESS AND SUPPORT:
A. EASEMENTS FOR INGRESS EGRESS AND SUPPORT THROUGH THE PROJECT COMMON AREA SHALL BE GRANTED TO EACH UNIT OWNER WITHIN THIS SUBDIVISION AND MADE APPURTENANT TO SAID UNITS.
B. AN EASEMENT FOR INGRESS AND EGRESS AND SUPPORT THROUGH THE PROJECT COMMON AREA SHALL BE GRANTED FOR USE BY ALL PUBLIC UTILITIES, LAW ENFORCEMENT, FIRE PROTECTION, WELFARE, AND OTHER RELATED PUBLIC OR COUNTY AGENCIES, THEIR VEHICLES AND PERSONNEL.
2. COMMON AREA LAND USE:
THE COUNTY OF PLACER SHALL HAVE THE RIGHT TO REVIEW AND TO APPROVE OR DISAPPROVE ANY CHANGE IN LAND USE OF THE COMMON AREA OR PROJECT COMMON AREA.
3. UTILITY EASEMENT:
PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED OVER, ON, ACROSS AND UNDER THE COMMON AREA AND PROJECT COMMON AREA FOR THE INSTALLATION AND MAINTENANCE OF FACILITIES IN ACCORDANCE WITH THE APPLICABLE DECLARATIONS, RECORDED SIMULTANEOUSLY WITH THE FILING OF THIS MAP WITH THE PLACER COUNTY RECORDER.

OWNER

TRIMONT LAND COMPANY

BY Don O'Dell BY Richard P. Engelhard
ITS President ITS Vice President

FIBREBOARD CORPORATION - HOLDER OF TITLE FOR SECURITY PURPOSES

BY M.L. Levine
ITS President

COMMON AREA - PROJECT COMMON AREA

THE MEANING OF THE TERMS "COMMON AREA" AND "PROJECT COMMON AREA" DESIGNATIONS ARE SET FORTH IN APPLICABLE DECLARATION AND ON SHEET 3 AND 4 HEREOF.

APPLICABLE DECLARATIONS

ALL OF THE PROPERTY WITHIN THE BOUNDARIES HEREOF IS SUBJECT TO THAT CERTAIN DECLARATIONS OF COVENANTS AND RESTRICTIONS EXECUTED BY THE OWNER, IDENTIFIED ABOVE, ON NOVEMBER 3, 1971 AND RECORDED ON NOVEMBER 11, 1971 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF PLACER IN BOOK 1384 AT PAGE 124 AND FOLLOWING. THE PROPERTY SHOWN ON THE MAP WITHIN THE BOUNDARIES OF BLOCKS 1 THROUGH 3, INCLUSIVE, SHALL FROM TIME TO TIME BECOME SUBJECT TO A CERTAIN DECLARATION ESTABLISHING A PLAN OF CONDOMINIUM OWNERSHIP, EXECUTED BY THE OWNER ABOVE IDENTIFIED ON NOVEMBER 30, 1971, AND RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF PLACER SIMULTANEOUSLY WITH THE FILING OF THIS MAP. THE TWO DECLARATIONS ARE REFERRED TO HEREIN AS THE "APPLICABLE DECLARATIONS".

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) s.s.

ON THIS 11th DAY OF JANUARY, 1974, BEFORE ME,
DAVID F. BETTS, A NOTARY PUBLIC IN AND FOR SAID COUNTY
AND STATE, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED
DOON C. ODELL AND RICHARD P. ENGELHARD
KNOWN TO ME TO BE THE PRESIDENT AND
VICE PRESIDENT, RESPECTIVELY, OF TRIMONT LAND COMPANY,
A CALIFORNIA CORPORATION, THE CORPORATION 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 ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED
MY OFFICIAL SEAL ON THE DAY AND YEAR IN THIS CERTIFICATE FIRST
ABOVE WRITTEN.

NOVEMBER 1, 1975
MY COMMISSION EXPIRES

David F. Betts
NOTARY PUBLIC IN AND FOR THE COUNTY OF
PLACER, STATE OF CALIFORNIA

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) s.s.

ON THIS 22nd DAY OF JANUARY, 1974, BEFORE ME DAVID F. BETTS
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DULY COMMISSIONED AND SWORN,
PERSONALLY APPEARED MELVIN L. LEVINE, KNOWN TO ME TO BE THE
PRESIDENT OF FIBREBOARD CORPORATION, A DELAWARE CORPORATION
THAT EXECUTED THE WITHIN INSTRUMENT, KNOWN TO ME TO BE THE PERSON WHO EXECUTED
THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND HE ACKNOWLEDGED
TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
ON THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOVEMBER 1, 1975
MY COMMISSION EXPIRES

David F. Betts
NOTARY PUBLIC IN AND FOR THE COUNTY OF
SAN FRANCISCO, STATE OF CALIFORNIA

SOILS REPORT

A SOILS REPORT HAS BEEN PREPARED BY THE FIRM OF DAMES & MOORE DATED
2/15/72 AND SIGNED BY Joe J. Teno, A COPY OF WHICH
IS ON FILE WITH THE PLACER COUNTY DEPARTMENT OF PUBLIC WORKS, PLACER COUNTY,
CALIFORNIA.

SURVEYOR'S CERTIFICATE

I, ALAN L. RICHTER, HEREBY CERTIFY THAT THIS MAP, TRACT NO. 260, NORTHSTAR UNIT NO. 4 CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN SEPTEMBER, 1971 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 DECEMBER 1975; AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

January 4, 1974
DATE Alan Richter
ALAN L. RICHTER, L. S. 3383

COUNTY SURVEYOR'S CERTIFICATE

I, JOHN L. SHOTWELL, 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 COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

February 7, 1974
DATE John L. Shotwell
JOHN L. SHOTWELL, R. E. 11171
PLACER COUNTY SURVEYOR

PLANNING COMMISSION CERTIFICATE

THE PLANNING COMMISSION OF PLACER COUNTY, STATE OF CALIFORNIA, ON THE 25th DAY OF JANUARY, 1974, DID REVIEW AND FORWARD THIS MAP TO THE BOARD OF SUPERVISORS RECOMMENDING APPROVAL.

ATTEST:

Frank L... James J. ...
SECRETARY, PLANNING COMMISSION CHAIRMAN, PLANNING COMMISSION

BOARD OF SUPERVISORS' CERTIFICATE

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER ON THE 13th DAY OF February, 1974, DID APPROVE THIS MAP OF Northstar Unit 4 AND ACCEPTED ON BEHALF OF THE PUBLIC EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF DEDICATION. THE EXCEPTIONS ARE LISTED AS FOLLOWS:

1. MEANDERING DRAINAGE EASEMENTS ARE ACCEPTED FOR PUBLIC USE. THE COUNTY DOES NOT ACCEPT DRAINAGE EASEMENTS FOR MAINTENANCE PURPOSES.

ATTEST:

Maurice D. Hobbs Alan Ferreira
CLERK OF THE BOARD CHAIRMAN OF THE BOARD

RECORDER'S CERTIFICATE

ACCEPTED FOR RECORDING AND FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA, AT THE REQUEST OF WESTERN TITLE INS. CO. AT FIFTY MINUTES PAST NINE O'CLOCK A.M. ON THE 15th DAY OF FEBRUARY, 1974, AND RECORDED IN BOOK K OF MAPS, ON PAGE 13.

FEE \$17.00 FILE NO. 3930

Maurice D. Hobbs
PLACER COUNTY RECORDER

TRACT NO. 260
NORTHSTAR UNIT 4

A CONDOMINIUM DEVELOPMENT
BEING A PORTION OF SEC. 32 T.17N. R.17E. & SEC. 5 T.16N. R.17E. M. D. M.
PLACER COUNTY CALIFORNIA

SCALE : 1" = 500'

DATE: OCTOBER 1973

WILSEY & HAM

1035 EAST HILLSDALE BOULEVARD, FOSTER CITY, CALIFORNIA 94404

T17N R17E

S 29	S 28
------	------

USCEC 1964

1970
SEC 28
1/16 SEC
LS 2515

BASIS OF BEARINGS

THE CALIFORNIA COORDINATE SYSTEM, ZONE 2, AS SHOWN
ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 4 OF
SURVEYS AT PAGE 10, PLACER COUNTY RECORDS HAS BEEN USED
AS THE BASIS OF BEARINGS, AS SHOWN ON THIS MAP. SPECIFICALLY
THE BEARING BETWEEN CONTROL POINT 637-38 AND 637-40, AS
SHOWN ON SAID RECORD OF SURVEY, AND SHOWN ON THIS SHEET,
HAS BEEN USED AS THE BASIS OF BEARINGS FOR THE FIELD
SURVEY SHOWN ON THIS MAP. ALL BEARINGS ARE GRID BEARINGS
ALL DISTANCES ARE GROUND DISTANCES AS DEFINED ON SAID
RECORD OF SURVEY. SECTION 32 IS SHOWN AS IT WAS SURVEYED
FOR TRACT NO. 222, NORTHSTAR UNIT 1-A RECORDED IN BK J MAPS
PG 38.

T17N R17E
32 | 33
T16N R17E
L.S. 3303

TIGN RITE
L.S. 3383

**TRACT NO. 260
NORTHSTAR UNIT 4**

A CONDOMINIUM DEVELOPMENT
BEING A PORTION OF SEC. 32 T.17N. R.17E. & SEC. 5 T.16N. R.17E. M. D. M.
PLACER COUNTY CALIFORNIA

SCALE : 1" = 100'

DATE: OCTOBER 1973

WILSEY & HAM

1035 EAST HILLSDALE BOULEVARD, FOSTER CITY, CALIFORNIA 94404

SECTION CORNER
FD. 2" C.I. P

TRACT NO 256

NORTHSTAR UNIT 3

BKJ MAPS PG. 55

LANDS OF FIBREBOARD

SEC. 32
T17N
R17E
MDM

LANDS OF FIBREBOARD
SEC.5 T16N R17E MDM

SEE SHEET 4 OF 7

PARCEL A
(32.030 AC*)

COMMON ARE:

BLOCK
(Sheet 5)

BLOCK 2
(Sheet 5)

COYOT

BLOCK
(Sheet 6)

— . — INDICATES BLOCK BOUNDARY

M.D.E. MEANDERING DRAINAGE EASEMENT

② CENTERLINE OF PARKING BAY (PRIVATE ROAD)

● SET 3/4" IRON PIPE WITH TAG STAMPED "L.S. 3383"

0 SET RAILROAD SPIKE UNLESS OTHERWISE NOTED
1/2" IRON PIN & TAG STAMPED "L.S. 3383" SET
AT ALL OTHER ANGLE POINTS, BLOCK CORNERS
AND CURVE TERMINATIONS

NOTE

BLOCKS 1, 2, 3 ARE "CONDOMINIUM COMMON AREAS" AS DEFINED IN PARAGRAPH 1350 OF THE CIVIL CODE, STATE OF CALIFORNIA AND "PROJECT COMMON AREA" AS DEFINED IN THE APPLICABLE DECLARATION. PARCEL A IS A "COMMON AREA" AS DEFINED IN THE APPLICABLE DECLARATION.

637 - 8356 - 15

SEC. CORNER
3/4" IRON PIPE
IN ROCK MOUNT

RES. SHEET 3 0

TRACT NO. 260 NORTHSTAR UNIT 4

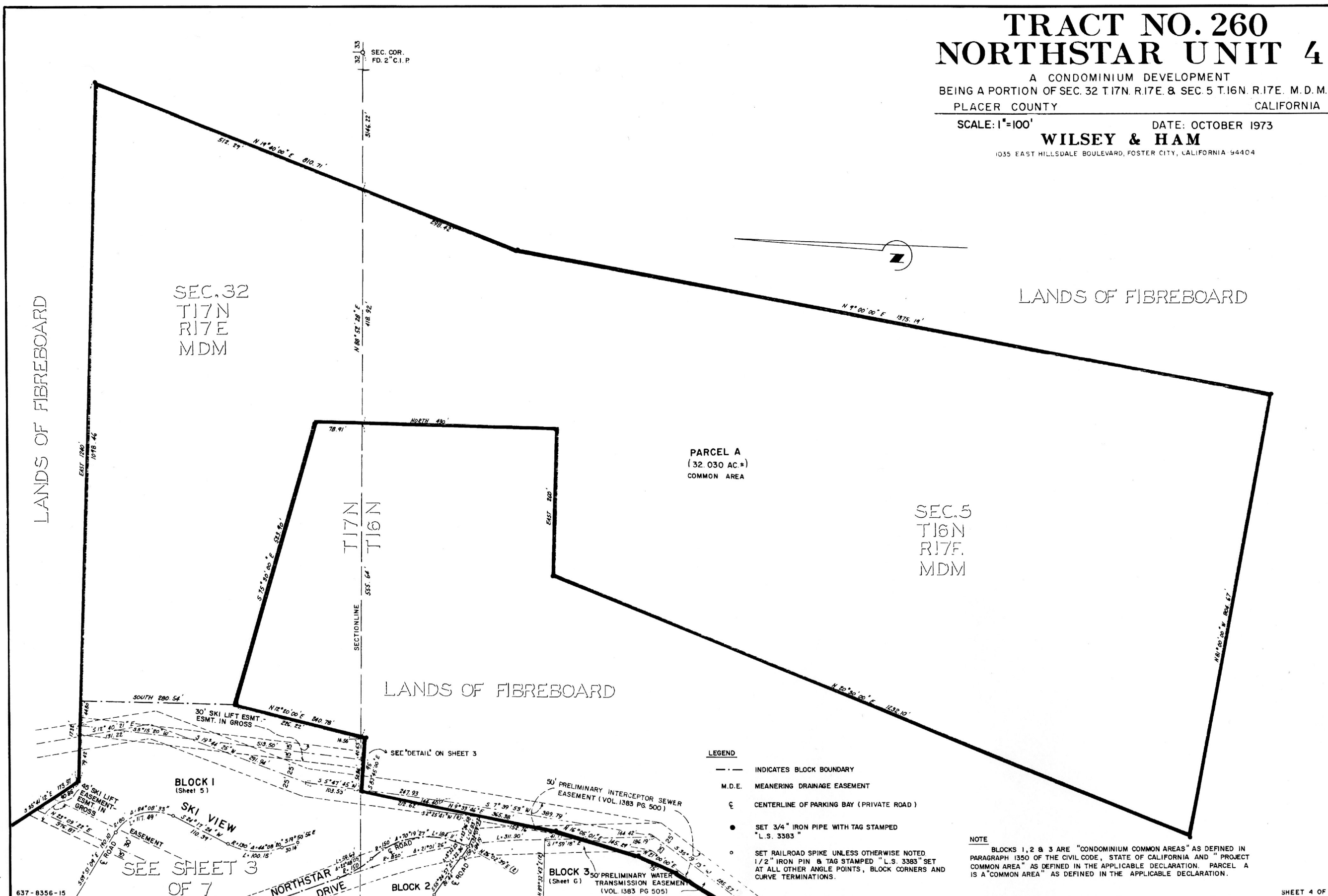
A CONDOMINIUM DEVELOPMENT
BEING A PORTION OF SEC. 32 T17N. R17E. & SEC. 5 T16N. R17E. M.D.M.
PLACER COUNTY CALIFORNIA

SCALE: 1"=100'

DATE: OCTOBER 1973

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TRACT NO. 260 NORTHSTAR UNIT 4

A CONDOMINIUM DEVELOPMENT
BEING A PORTION OF SEC. 32 T17N R17E.8 SEC 5 T16N R17E. M.D.M.
PLACER COUNTY CALIFORNIA

SCALE: 1" = 40'

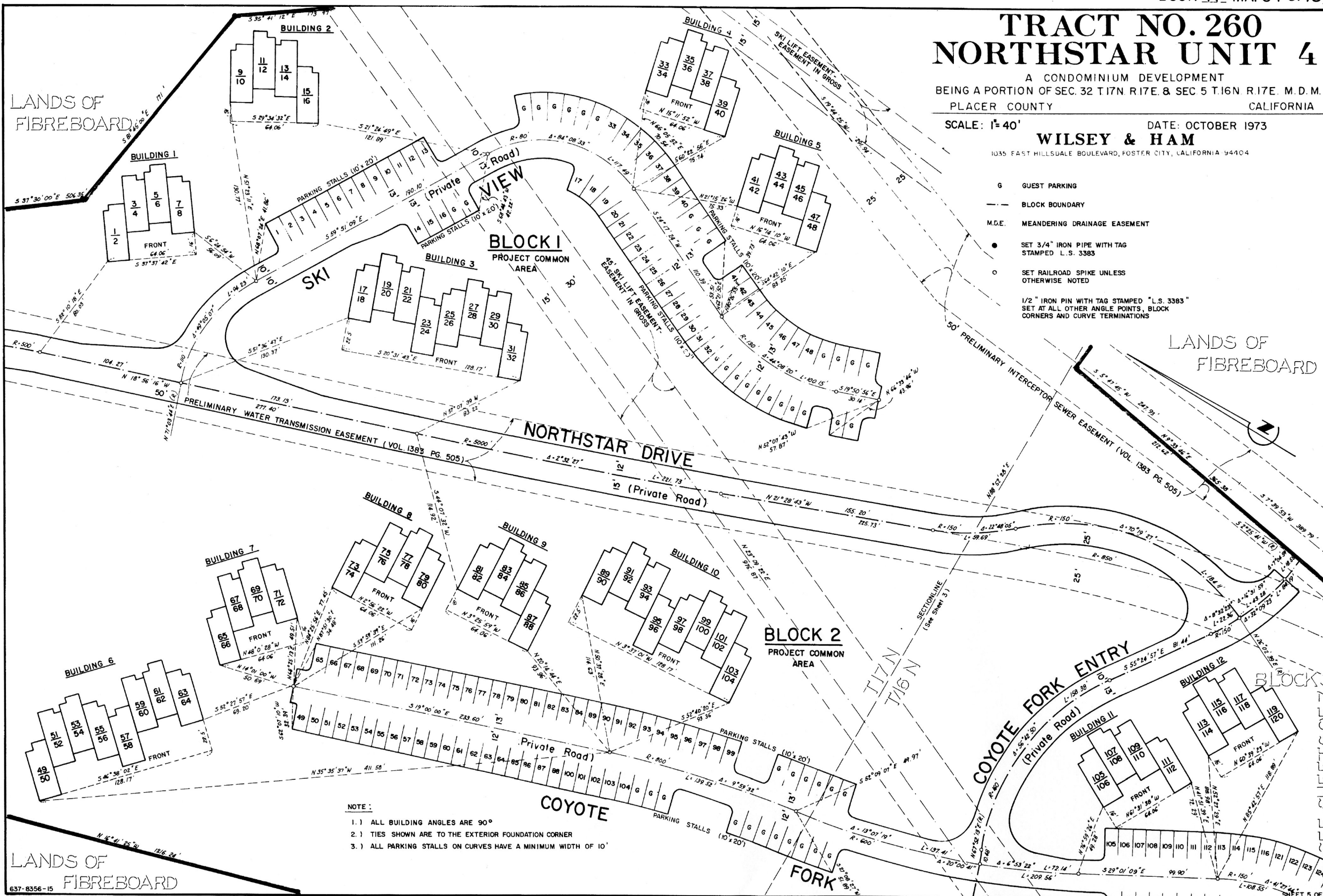
DATE: OCTOBER 1973

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- G GUEST PARKING
- BLOCK BOUNDARY
- M.D.E. MEANDERING DRAINAGE EASEMENT
- SET 3/4" IRON PIPE WITH TAG STAMPED L.S. 3383
- SET RAILROAD SPIKE UNLESS OTHERWISE NOTED

1/2" IRON PIN WITH TAG STAMPED "L.S. 3383"
SET AT ALL OTHER ANGLE POINTS, BLOCK
CORNERS AND CURVE TERMINATIONS



- NOTE:
- 1.) ALL BUILDING ANGLES ARE 90°
 - 2.) TIES SHOWN ARE TO THE EXTERIOR FOUNDATION CORNER
 - 3.) ALL PARKING STALLS ON CURVES HAVE A MINIMUM WIDTH OF 10'

LANDS OF
FIBREBOARD

637-8356-15

SEE SHEET 6 OF 7

SHEET 5 OF 7

TRACT NO. 260 NORTHSTAR UNIT 4

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BEING A PORTION OF SEC. 32 T.17N. R.17E. & SEC. 5 T.16N. R.17E. M.D.M.
PLACER COUNTY CALIFORNIA

SCALE: 1"=40'

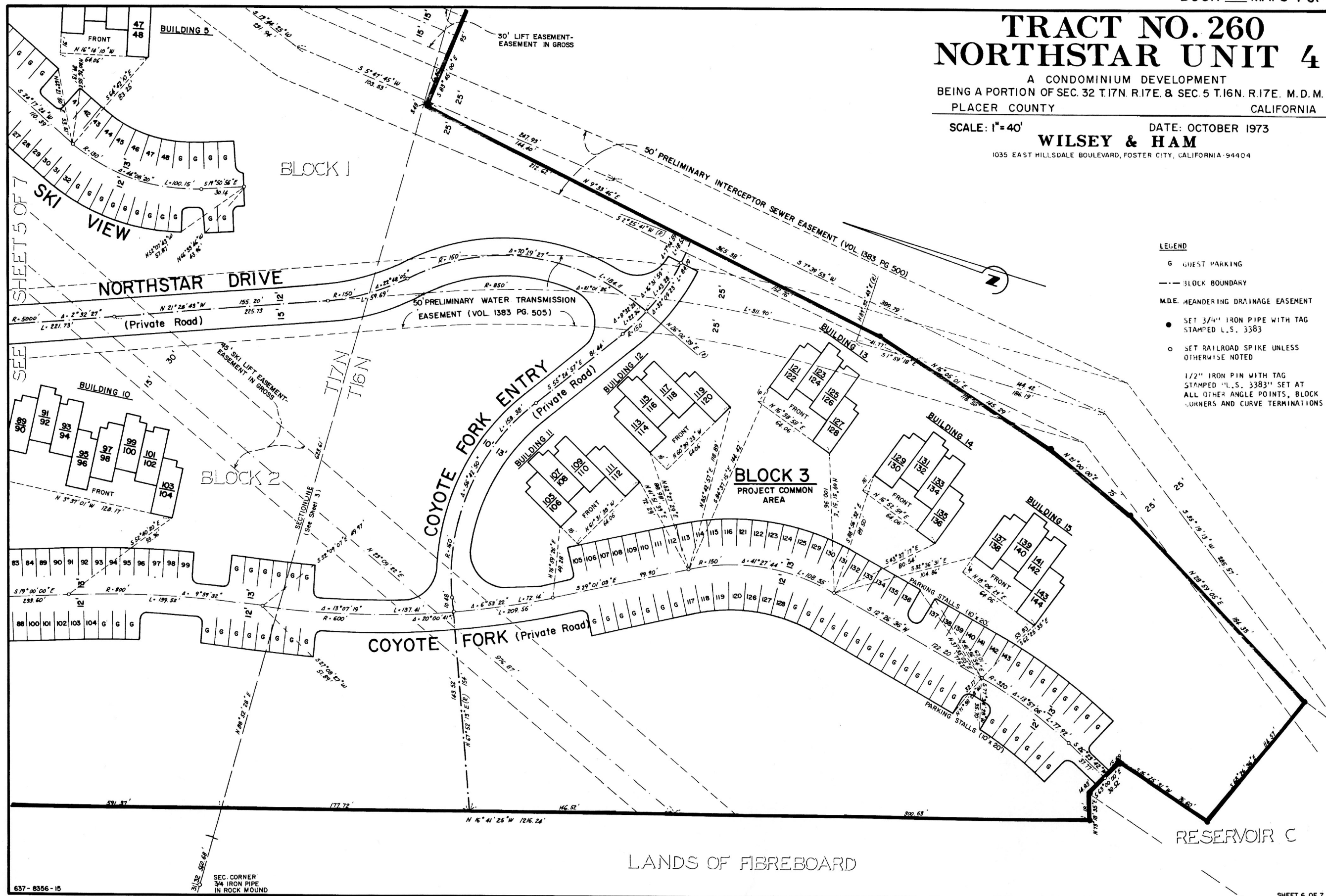
DATE: OCTOBER 1973

WILSEY & HAM

1035 EAST HILLSDALE BOULEVARD, FOSTER CITY, CALIFORNIA 94404

LEGEND

- G GUEST PARKING
- BLOCK BOUNDARY
- M.D.E. MEANDERING DRAINAGE EASEMENT
- SET 3/4" IRON PIPE WITH TAG STAMPED L.S. 3383
- SET RAILROAD SPIKE UNLESS OTHERWISE NOTED
- 1/2" IRON PIN WITH TAG STAMPED "L.S. 3383" SET AT ALL OTHER ANGLE POINTS, BLOCK CORNERS AND CURVE TERMINATIONS



LANDS OF FIBREBOARD

RESERVOIR C

TRACT NO. 260 NORTHSTAR UNIT 4

A CONDOMINIUM DEVELOPMENT
BEING A PORTION OF SEC. 32 T.17N. R.17E. & SEC. 5 T.16N. R.17E. M.D.M.
PLACER COUNTY CALIFORNIA

SCALE: 1" = 20'

DATE: OCTOBER 1973

WILSEY & HAM

1035 EAST HILLDALE BOULEVARD, FOSTER CITY, CALIFORNIA 94404

NOTE:

1. BUILDING - LINE SHOWN ARE THE INTERIOR SURFACES OF THE WALLS
2. BUILDING LOCATION TIES ARE MEASURED TO RESPECTIVE EXTERIOR FOUNDATION CORNER INDICATED.

B = BALCONY

