

P L A T O F ARGONAUT HEIGHTS UNIT 2

DESCRIPTION

A parcel of land situated in the County of Amador, State of California, being a portion of the Southeast one-quarter of Section 20, Township 6 North, Range 11 East, Mount Diablo Meridian, more particularly described as follows:

Beginning at the Southeast corner of that certain parcel of land conveyed by B. Monte Verda, et ux, to Emma Bryant by instrument dated May 22, 1953, and recorded in the office of the Recorder of Amador County on June 13, 1955, in Book 59 of Official Records at page 449, said point is further described as being located South 65°03'40" West 349.12 feet from a 1 1/2 inch iron bar in a concrete block marking the South end of the lode line of the "Argonaut Quartz Mine", as said iron bar and mine are delineated and designated upon that certain map entitled "Plat of Survey of Argonaut Mine Property" filed for record in the office of the Recorder of Amador County on September 5, 1950, in Book 4 of Maps and Plats at page 79; thence, from said point of beginning, South 05°45'50" East 67.51 feet; thence South 08°36'30" East 37.75 feet; thence South 81°33'10" West 50.17 feet; thence South 08°39'30" East 99.97 feet; thence South 08°41'10" East 60.00 feet; thence North 81°30'30" East 50.05 feet; thence South 08°33'50" East 39.82 feet; thence South 05°23'40" West 20.00 feet; thence South 05°26'30" West 51.03 feet; thence South 84°35'50" East 101.01 feet to a 3/4 inch bolt found marking the Southeast corner of that certain parcel of land conveyed by B. Monte Verda, et ux, to Frank McDonough, et ux, by instrument dated January 30, 1954, and recorded in the office of the Recorder of Amador County on February 15, 1954, in Book 56 of Official Records at page 65, said point being also in the Westerly line of "Amador Street"; thence, along said Westerly line of "Amador Street", South 04°54'30" West 24.90 feet; thence South 01°05' West 132.92 feet; thence South 08°49' West 252.26 feet to the Southwest corner of "Amador Street"; thence, along the Southerly line of said "Amador Street", South 64°33' East 129.29 feet; thence, leaving said "Amador Street", South 25°24' West 217.18 feet; thence North 64°30'30" West 165.98 feet; thence North 24°37' West 1028.85 feet; thence North 00°32' East 147.23 feet to a point in the South line of "Pioneer Street"; thence, along the South line of said "Pioneer Street", South 89°28' East 170.17 feet to the Northwest corner of "Parcel C", as said "Parcel C" is shown and so designated upon that certain "Record of Survey", filed for record in the office of the Recorder of Amador County in Book 5 of Maps and Plats at page 45; thence, leaving said "Pioneer Street", South 05°32'50" East 125.16 feet; thence South 89°29'30" East 210.00 feet; thence North 05°31'30" West 15.75 feet; thence South 89°23'30" East 69.82 feet to the point of beginning, containing 8.088 acres of land.

EXCEPTING THEREFROM all gold, silver and other minerals and mineral rights of whatsoever kind or character, including greenstone, and all gas, oil, asphaltum and other carbon substances in and to or under the said real property hereinabove described, together with the right to prospect, explore, develop, mine and remove the same, from a minimum depth of fifty (50) feet.

The undersigned hereby consent to the preparation and recording of this plat of ARGONAUT HEIGHTS UNIT 2 and offers for dedication and does hereby dedicate to any and all public uses the Streets, Avenues and Courts shown hereon and also offers for dedication and does hereby

LOCATED IN SECTION 20, T.6 N., R.11 E., M.D.M.

AMADOR COUNTY — CALIFORNIA
LEDGER L. McMINN AMADOR COUNTY SURVEYOR
FEBRUARY 1959 SCALE: 1" = 60'

SHEET 1 OF 2 SHEETS

dedicate to specific purposes the following:

a) Easements for guy wires and anchorages extending twenty (20) feet from the front line along the side lines of the lots and two (2) foot in width at the locations shown hereon by symbols.

b) Easements for light and air over those strips of land lying between the front and/or side lines of lots and the lines shown hereon and designated "Set Back Lines", said strips to be kept open and free from buildings.

c) 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 appertaining thereto, on, over and across those strips of land lying between the rear and/or side lines of lots and the lines shown hereon and designated "Public Utility Easement Line".

Bernard Monte Verda
Alberta Monte Verda

STATE OF CALIFORNIA } ss
COUNTY OF AMADOR }

On this 13th day of June, 1959, before me, Ethel Jegan De Paul, personally appeared B. Monte Verda and Alberta Monte Verda, his wife, known to me to be the persons who executed the foregoing instrument and acknowledged to me that they had executed the same.

Ethel Jegan De Paul
Notary Public in and for the County of
Amador, State of California

My commission expires Feb 14, 1962.

I hereby certify that according to the records of my office there are no liens against this subdivision for unpaid State, County, Municipal, or local taxes of special assessments collected as taxes.

Dated June 11th, 1959. By: Elmer E. Evans

I hereby certify that this plat of ARGONAUT HEIGHTS UNIT 2, made under my direction in February, 1959, is true and complete as shown, that the monuments will be of the character and will occupy the positions indicated and will be set at the time agreed upon; and that said monuments will be sufficient to enable this survey to be retraced.

Dated June 11, 1959. *Ledger L. McMinn*
Ledger L. McMinn
Licensed Land Surveyor No. 2902

I hereby certify that I have examined this plat of ARGONAUT HEIGHTS UNIT 2 and find that all provisions of the Subdivision Map Act and all applicable County Ordinances have been complied with, and that I am satisfied that said plat is technically correct.

Dated June 11, 1959. *Ledger L. McMinn*
Ledger L. McMinn
Amador County Surveyor

I hereby certify that the Board of Supervisors of Amador County has approved this map of ARGONAUT HEIGHTS UNIT 2 and has accepted in behalf of the Public all the lands, rights of way and easements hereon offered for dedication.

Board of Supervisors

Dated June 15, 1959. By: *Leatha M. Chuberty*
Amador County Clerk

Accepted for record and recorded in the office of the Recorder of Amador County in Book 5 of Maps and Plats at page 90 this 15 day of June, 1959, at 4 Hours, 21 Minutes P.M., title to the land included in this subdivision being vested as per Certificate No. 2 on file in this office.

Anthony Sullivan
Amador County Recorder