

RETURN TO:

WIM H. SERBER



RECORDED AT REQUEST OF
WESTERN TITLE INSURANCE CO.

VOL **433** PAGE **332**

1975 MAR 28 AM 11:35

OFFICIAL RECORDS
TUOLUMNE COUNTY, CALIF
ALBERT H. UVELLI, RECORDER

FEE \$4.00

2393

DECLARATION OF EASEMENT

WHEREAS, the undersigned is the owner of "Lot 8" and of RECREATION AREA all shown on Map of Emerald Ranch Farms, Unit No. 1, according to the Official Map thereof, filed in the Office of the County Recorder, Tuolumne County, California in Volume 3 of Maps at Page 65, Tuolumne County Records, and

WHEREAS, it is the desire of the undersigned to create and establish as an appurtenance to said RECREATION AREA above described, a road and utility easement including but not limited to sewer laterals and disposal facilities over, across and under a portion of said "Lot 8" being more fully described under Exhibit "A" attached and made a part hereof, and

NOW therefore, the undersigned does hereby establish said easement as set forth in Exhibit "A" for the benefit of said RECREATION AREA, until such time as public sewage system is available and connection is made thereto, then at such time said declared easement shall, so far as sewer laterals and disposal facilities are concerned, cease to exist on said "Lot 8" as though the same had never been declared.

DATED: March 3, 1975

William Serber

STATE OF CALIFORNIA
County of Tuolumne

On MARCH 4th 1975, before me the undersigned a Notary Public, in and for said State, personally appeared, William Serber, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

My Commission Expires: 1-10-76

Nick Varvandakis
Notary Public



WESTERN TITLE INSURANCE CO.

TUOLUMNE COUNTY

Map. 60-70-04
Declaration of Easement
from William Serber
dated March 3, 1975
Exhibit "A"

EASEMENT

An exclusive road and utility easement situated in Lot 8, Emerald Ranch Farms, Unit #1, as shown in Volume 3 of Subdivisions, page 67, Tuolumne County Records, in Section 14, T. 1 N., R. 15 E., M.D.M., Tuolumne County, California, more particularly described as follows:

Beginning at a 3/4" iron pipe L.S. 3159 marking the Northwest corner of said Lot 8 and the Easterly right-of-way line of Dolores Lane, as shown on said map being the TRUE POINT OF BEGINNING;

Thence S. 79° 23' 44" East, 51.31 ft. to a 3/4" iron pipe, L.S. 3159;

Thence S. 36° 32' 06" East, 273.8 feet to a 3/4" iron pipe, L.S. 3159;

Thence S. 59° 48' 10" West, 73.66 feet;

Thence N. 77° 00' 00" West, 131.23 feet to the Easterly right-of-way line of said Dolores Lane;

Thence along said Easterly right-of-way line N. 13° 47' 23" West, 72.46 feet to a tangent curve marked by a 3/4" iron pipe L.S. 3159;

Thence along the arc 167.92 feet of a curve to the right through a central angle of 24° 23' 39" having a radius of 394.41 feet to the TRUE POINT OF BEGINNING.

*



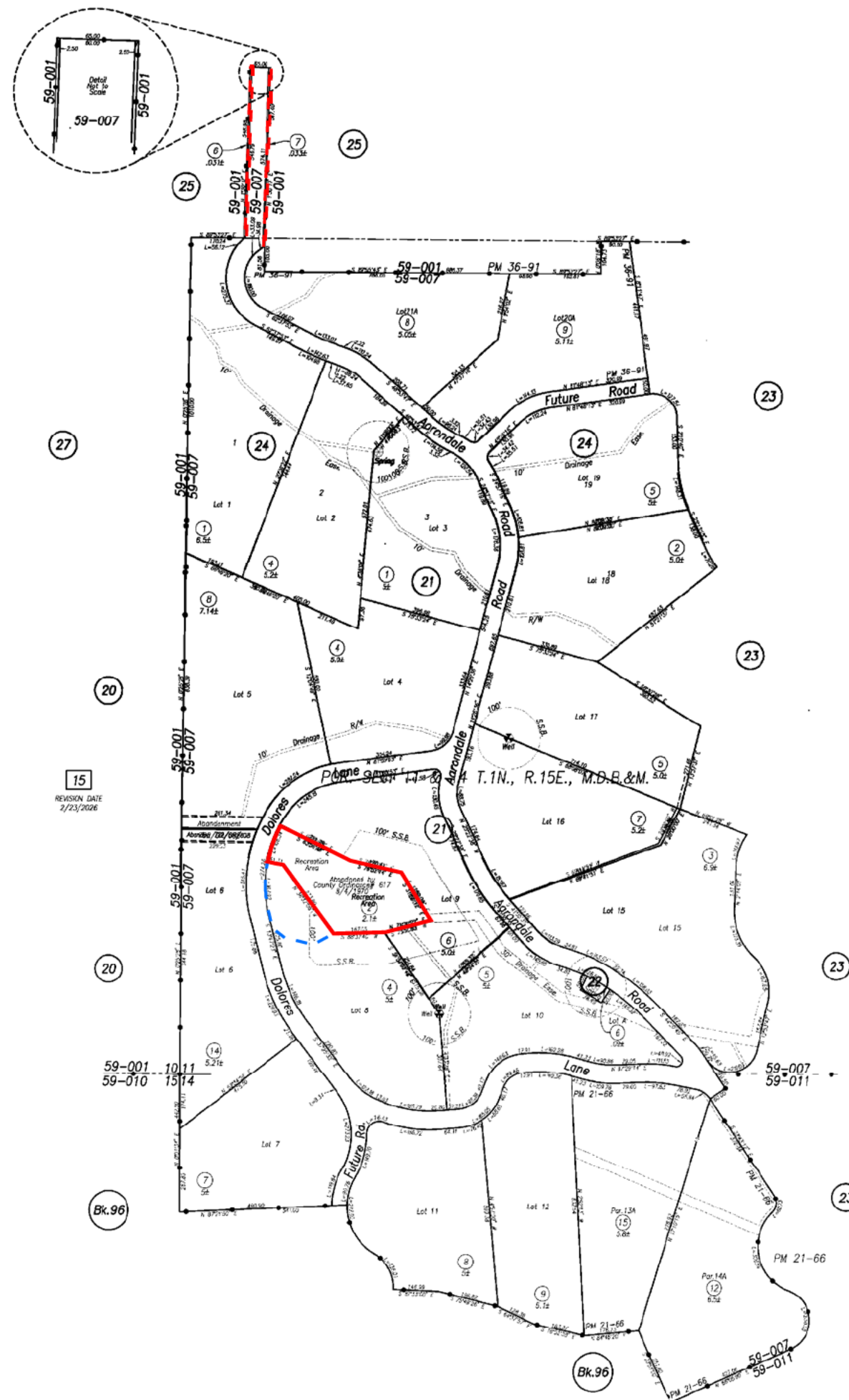
First American
Title Insurance Company

File No.: 7410557

Location: Tuolumne County, CA

Legend

- Parcel 1
- Parcel 2
- Parcel 3



15
REVISION DATE
7/23/2026



NOT TO SCALE

This map may or may not be an accurate description or identification of the land and is not intended nor may be it relied upon as a survey of the land depicted hereon. This map is solely intended to provide orientation as to the general location of the parcel or parcels depicted herein. First American Title Company, its subsidiaries and affiliates, expressly disclaim any and all liability for all loss or damage which may result from reliance or use of this map.






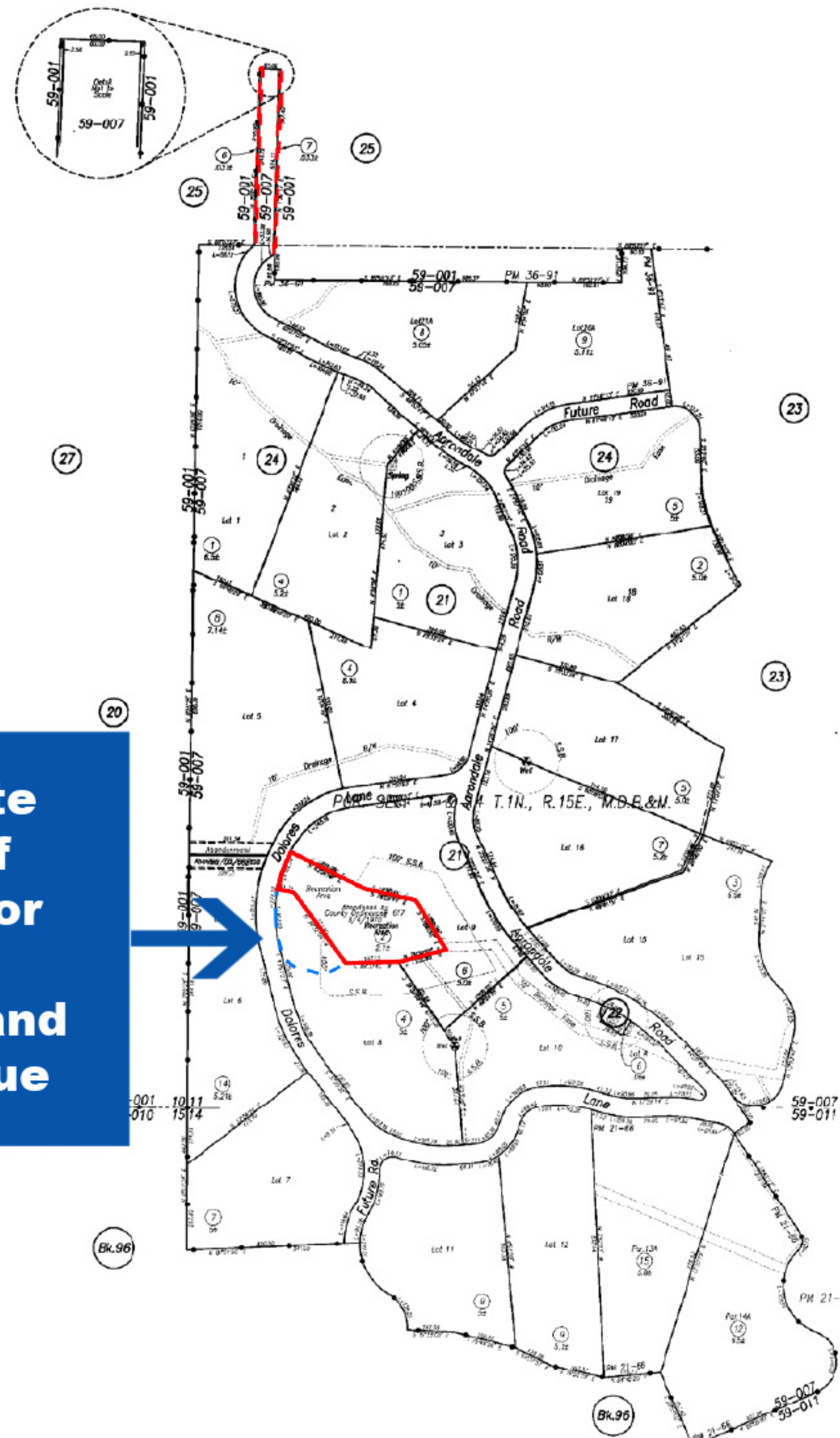
First American
Title Insurance Company

File No.: 7410557

Location: Tuolumne County, CA

Legend

-  Parcel 1
-  Parcel 2
-  Parcel 3



Approximate location of easement for septic on neighbor's land shown in blue



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