

TRACT N° 3424

BEING A SUBDIVISION OF A PORTION OF SECTION 35 AND SECTION 36, T.12 N., R.16 W., AND SECTION 1, T.11 N., R.16 W., S.B.B. & M., IN THE COUNTY OF KERN, STATE OF CALIFORNIA

We hereby certify that we are the owners of, or have some right, title, or interest in and to the real property included within the subdivision shown upon this map, and that except as shown on this map and certificates made a part hereof, we are the only persons whose consent is necessary to pass a clear title to said property and we consent to the making of said map and subdivision as shown within the colored border lines and hereby dedicate to public use all of Banducci Road, Mountain Climber Way and Alps Drive shown upon said map within said subdivision.

We also hereby dedicate for public use easements for public utilities under, on, or over those certain strips of land lying between the rear lines and/or side lines of lots and the lines designated as "public utilities easement lines," as shown on said map within said subdivision; such strips of land to be kept open and free from buildings and structures of any kind. As a dedication to public use, while all of Banducci Road remains a public highway and for such time only, we hereby abandon all rights of vehicular ingress and egress from lots 63, 64, 65, 66, 68, 69, 70, 86, 87, 88, 89, 90, 91, 94, 95, 96, 97 & Lot "B" so that the owners of said lots abutting this highway will have no right of vehicular access whatever in the highway as such, except the general easement of travel which belongs to the whole public. If any change in alignment or width of such highway results in vacation, it shall terminate this dedication as to that part vacated.

We also hereby dedicate for public use those certain strips of land indicated as "Natural Drainage Easements" as shown on said map within said subdivision, such easements to be kept open and free of obstructions such as structures and buildings of any kind.

Also the non-dedicated streets on this map are not offered for dedication and are intended for the use of lot owners in the subdivision, their licensees, visitors, tenants and servants, and adjacent property owners. The use of said streets by the public shall be permitted. The non-dedicated streets shown on this map are not intended to be constructed or accepted for maintenance purposes by the County of Kern. The ownership of the land which is subject to non-dedicated streets is vested in the name of 3424 Property Owners' Association, Inc., which is charged with the responsibility of maintenance of said non-dedicated streets as set forth in Section 5838. Said 3424 Property Owners' Association, Inc. shall grant all lot owners in the subdivision the right of ingress and egress over said non-dedicated streets. Granting of said easement shall include the provision that said easement is "for use in common with others."

Also those certain easements, designated as Equestrian Trails and Drainage Easement "A", "B", "D", "E", "F" and "G", and Lots "H", "I" and "J" shall be vested in the name of 3424 Property Owners' Association, Inc. We also hereby offer to dedicate and hereby dedicate to the County of Kern, the privilege and right to extend and maintain drainage structures, 1 1/2 to 1 excavation slopes and 1 1/2 to 1 embankment slopes upon all those certain portions of lots designated as "Slope Easement Line" and extend beyond the limits of the dedicated rights of way included within the boundaries of this Tract, wherever required for construction and maintenance of road beds occupying the full width of said portions, said privilege and right shall be superior to the right of the grantors and their heirs and assigns to lateral support.

THE BANK OF CALIFORNIA, A NATIONAL BANKING ASSOCIATION AS TRUSTEE

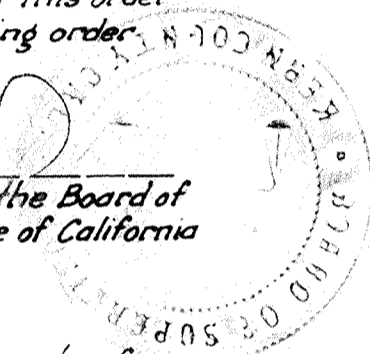
R.C. Murray Vice President and Trust Officer

On motion of Supervisor HOLT, seconded by Supervisor FAIRBANKS, it is ordered that map entitled Tract N° 3424 as shown by Plats of Subdivisions, Records of the Board of Supervisors, be, and the same is hereby approved, that the cashiers check in the sum of \$ 1750.00, for the payment of taxes and special assessments collected as taxes, be, and the same is hereby approved, and that said map accompanied by certificate of Title Insurance and Trust Company, showing that title to said property is vested in The Bank of California, A National Banking Association, as trustee, The County of Kern, a political subdivision, easement holder per Book 975, page 162 O.R., The Pacific Telephone and Telegraph Company, Easement holder per Book 3553, page 975 O.R. and Book 3720, page 663 O.R., American Telephone and Telegraph Company, easement holder per Book 3553, page 975 O.R. and Book 3720 page 663 O.R. is ordered recorded in the office of the County Recorder and it is further ordered that the public utilities easements as shown upon said map and therein offered for dedication, be and the same are hereby accepted for public use; also the offer of dedication of Banducci Road, Mountain Climber Way, Alps Drive and Natural Drainage Easements as shown upon said map and therein offered for dedication be and the same is hereby rejected; also the offer of dedication of abandonment of vehicular ingress and egress from Lots 63, 64, 65, 66, 68, 69, 70, 86, 87, 88, 89, 90, 91, 94, 95, 96, 97 & Lot "B" to Banducci Road as shown upon said map is hereby accepted. Also the offer of dedication of Slope Easement Line as shown pursuant to the provisions of Section 11587 of the Business and Professions Code; the Board of Supervisors hereby waives the requirement of signatures of the following:

- Pacific Telephone and Telegraph Company ~ Easement holder
American Telephone and Telegraph Company ~ Easement holder
County of Kern ~ Easement holder

The Clerk of this Board is directed to endorse upon the face of said map a copy of this order authenticated by the seal of the Board of Supervisors. I hereby certify that the foregoing order was adopted by the Board of Supervisors at a meeting held August 25, 1970.

Gene W. Gibson County Clerk and Ex-Officio Clerk of the Board of Supervisors of the County of Kern, State of California



Approved by the Kern County Planning Commission in accordance with the requirements of law in duly authorized meeting held July 6, 1970.

Jack L. Daltonley Carl G. Ghen Secretary

I, Charles S. Dumble, hereby certify that I have examined this map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map and approved alterations thereof; that all the provisions of law have been complied with, and that to my best knowledge and belief I am satisfied that said map is technically correct. August 25, 1970.

Charles S. Dumble County Surveyor

Accepted for record and recorded in Book 19 of Maps, Page 142, in the Office of the County Recorder of the County of Kern, this 27th day of August, 1970, at 8:00 A.M.

Ray A. Vercammen County Recorder of the County of Kern

By Treal W. Harvey Ass't. County Recorder

STATE OF CALIFORNIA County of Los Angeles

On this 3rd day of July, 1970 before me, ROSE MARY AGUIRRE, a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared Richard C. Murray, known to me to be the Vice President, and Trust Officer

of The Bank of California, a National Banking Association, the corporation that executed the within instrument and known to me to be the persons who executed the same upon behalf of the corporation named therein, and acknowledged to me that such corporation executed the same.

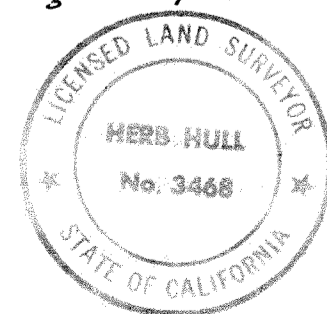
In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Rose Mary Aguirre Notary Public in and for the County of Los Angeles, State of California



I, Herb Hull, hereby certify that I am a Licensed Land Surveyor of the State of California; that this map consisting of 14 sheets, correctly represents a survey made under my supervision during July, 1970; that such survey is true and complete; and that all the monuments shown thereon actually exist and are of a character and do occupy the positions indicated and are sufficient to enable the survey to be retraced, except that monuments of lot corners and monuments of street center lines are not yet set, that they will be set in positions indicated thereon within one year from date of recordation of said map.

A Preliminary Soils Report dated March, 1970, has been prepared by Hull-Moreland and Associates, Inc. and signed by Carl R. Moreland, "R.C.E. 17163"

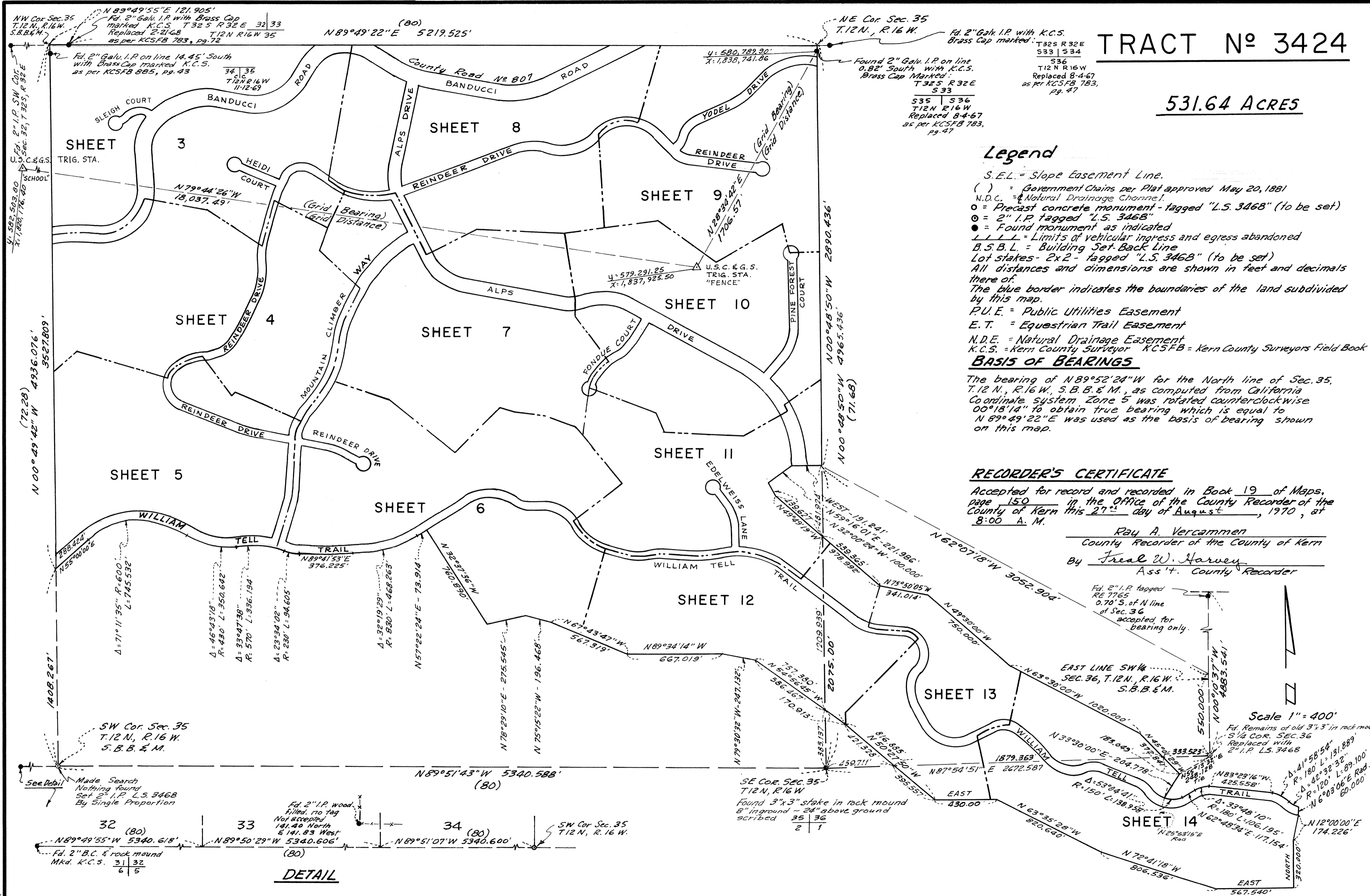


Herb Hull "L.S. 3468"

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TRACT N° 3424

531.64 ACRES



Legend

- S.E.L. = Slope Easement Line.
 - () = Government Chains per Plat approved May 20, 1881
 - N.D.C. = Natural Drainage Channel.
 - = Precast concrete monument - tagged "L.S. 3468" (to be set)
 - ⊙ = 2" I.P. tagged "L.S. 3468"
 - = Found monument as indicated
 - = Limits of vehicular ingress and egress abandoned
 - B.S.B.L. = Building Set-Back Line
 - Lot stakes - 2x2 - tagged "L.S. 3468" (to be set)
 - All distances and dimensions are shown in feet and decimals thereof.
 - The blue border indicates the boundaries of the land subdivided by this map.
 - P.U.E. = Public Utilities Easement
 - E.T. = Equestrian Trail Easement
 - N.D.E. = Natural Drainage Easement
 - K.C.S. = Kern County Surveyor K.C.S.F.B. = Kern County Surveyors Field Book
- ### BASIS OF BEARINGS
- The bearing of N89°52'24"W for the North line of Sec. 35, T.12 N., R.16 W., S.B.B. & M., as computed from California Coordinate system Zone 5 was rotated counterclockwise 00°18'14" to obtain true bearing which is equal to N89°49'22"E was used as the basis of bearing shown on this map.

RECORDER'S CERTIFICATE

Accepted for record and recorded in Book 19 of Maps, page 150 in the Office of the County Recorder of the County of Kern this 27th day of August, 1970, at 8:00 A. M.

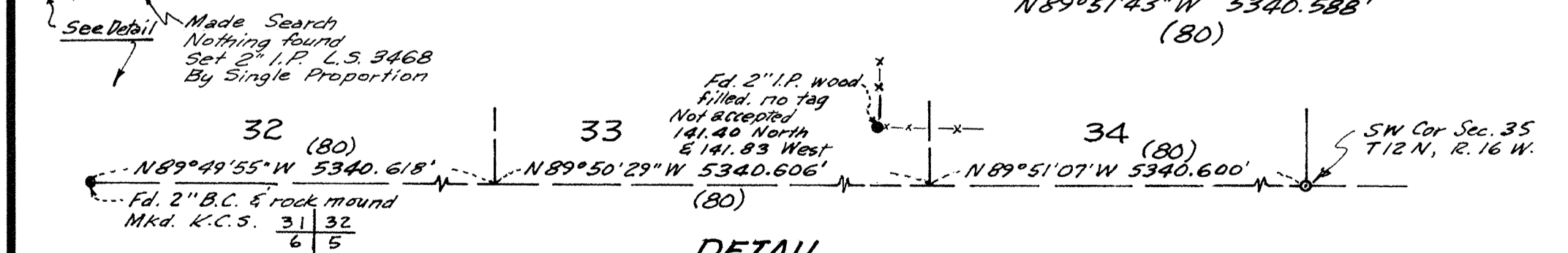
Ray A. Vercaemmen
County Recorder of the County of Kern
By Fred W. Harvey
Ass't. County Recorder

Fd. 2" I.P. tagged RE 1765 0.70' S. of N line of Sec. 36 accepted for bearing only.

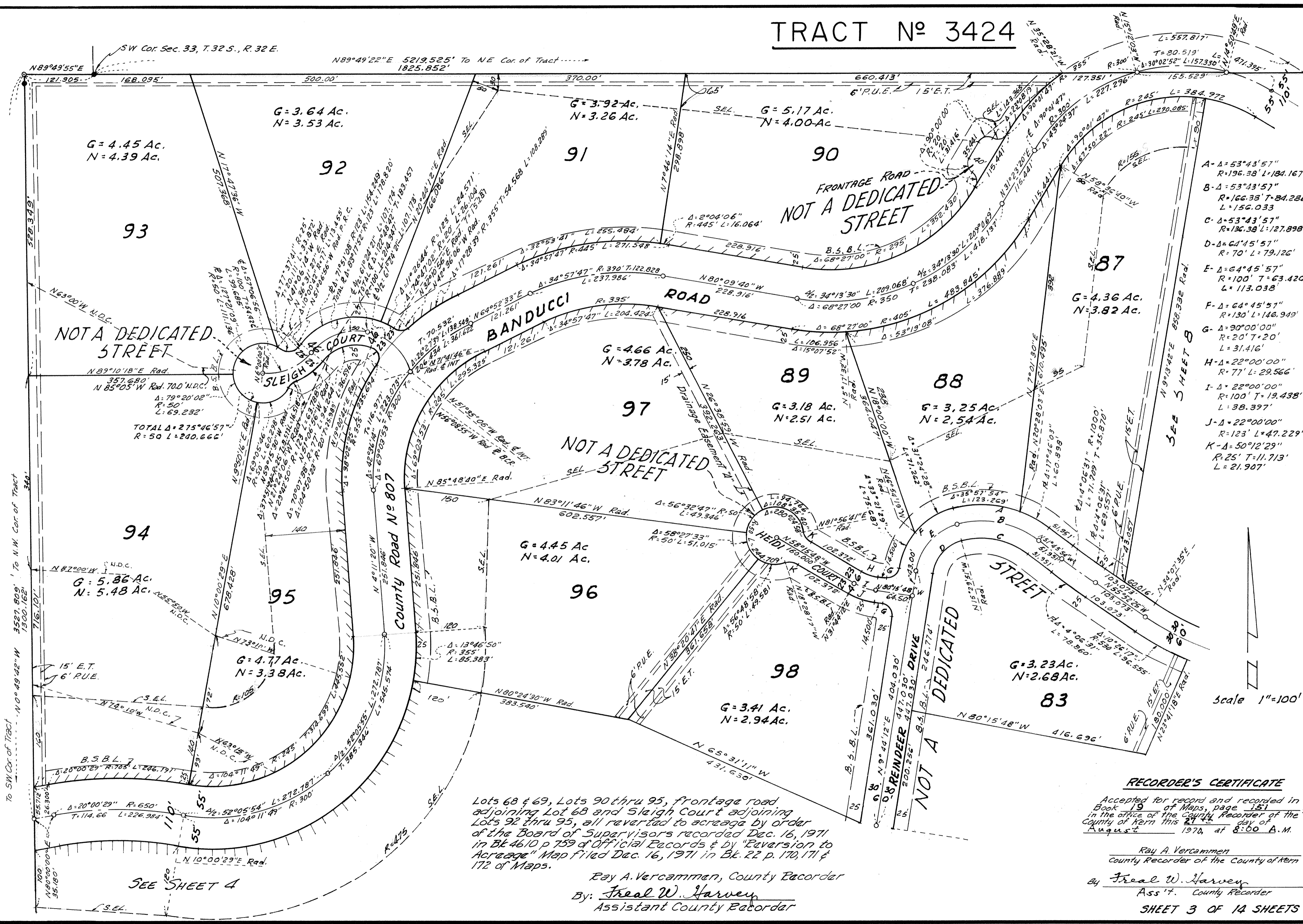
Scale 1" = 400'

Fd. Remains of old 3"x3" iron rock mound 3/4 Cor. SEC. 36 Replaced with 2" I.P. L.S. 3468

DETAIL



TRACT N° 3424



- A- $\Delta = 53^{\circ}43'57''$
R=196.38' L=184.167'
- B- $\Delta = 53^{\circ}43'57''$
R=166.38' T=84.286'
L=156.033'
- C- $\Delta = 53^{\circ}43'57''$
R=136.38' L=127.898'
- D- $\Delta = 64^{\circ}45'57''$
R=70' L=79.126'
- E- $\Delta = 64^{\circ}45'57''$
R=100' T=63.420'
L=113.038'
- F- $\Delta = 64^{\circ}45'57''$
R=130' L=146.949'
- G- $\Delta = 90^{\circ}00'00''$
R=20' T=20'
L=31.416'
- H- $\Delta = 22^{\circ}00'00''$
R=77' L=29.566'
- I- $\Delta = 22^{\circ}00'00''$
R=100' T=19.438'
L=38.397'
- J- $\Delta = 22^{\circ}00'00''$
R=123' L=47.229'
- K- $\Delta = 50^{\circ}12'29''$
R=25' T=11.713'
L=21.907'

Lots 68 & 69, Lots 90 thru 95, frontage road adjoining Lot 68 and Sleigh Court adjoining Lots 92 thru 95, all reverted to acreage by order of the Board of Supervisors recorded Dec. 16, 1971 in Bk 4610 p 759 of Official Records & by "Reversion to Acreage" Map filed Dec. 16, 1971 in Bk. 22 p. 170, 171 & 172 of Maps.

Ray A. Vercammen, County Recorder
By: Fred W. Harvey
Assistant County Recorder

RECORDER'S CERTIFICATE

Accepted for record and recorded in Book 19 of Maps, page 151 in the office of the County Recorder of the County of Kern this 21 day of August, 1976, at 8:00 A.M.

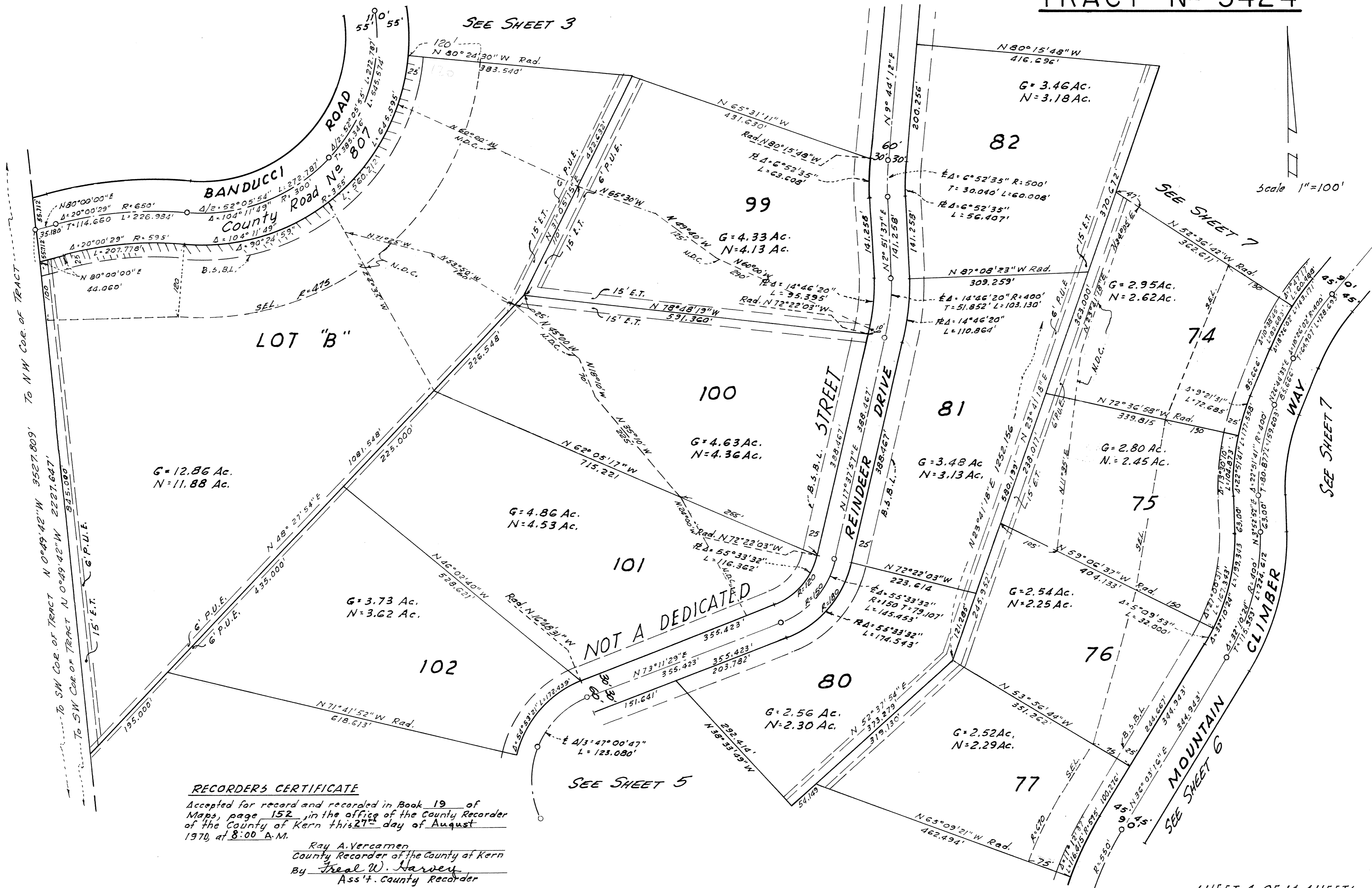
Ray A. Vercammen
County Recorder of the County of Kern

By: Fred W. Harvey
Ass't. County Recorder

SHEET 3 OF 14 SHEETS

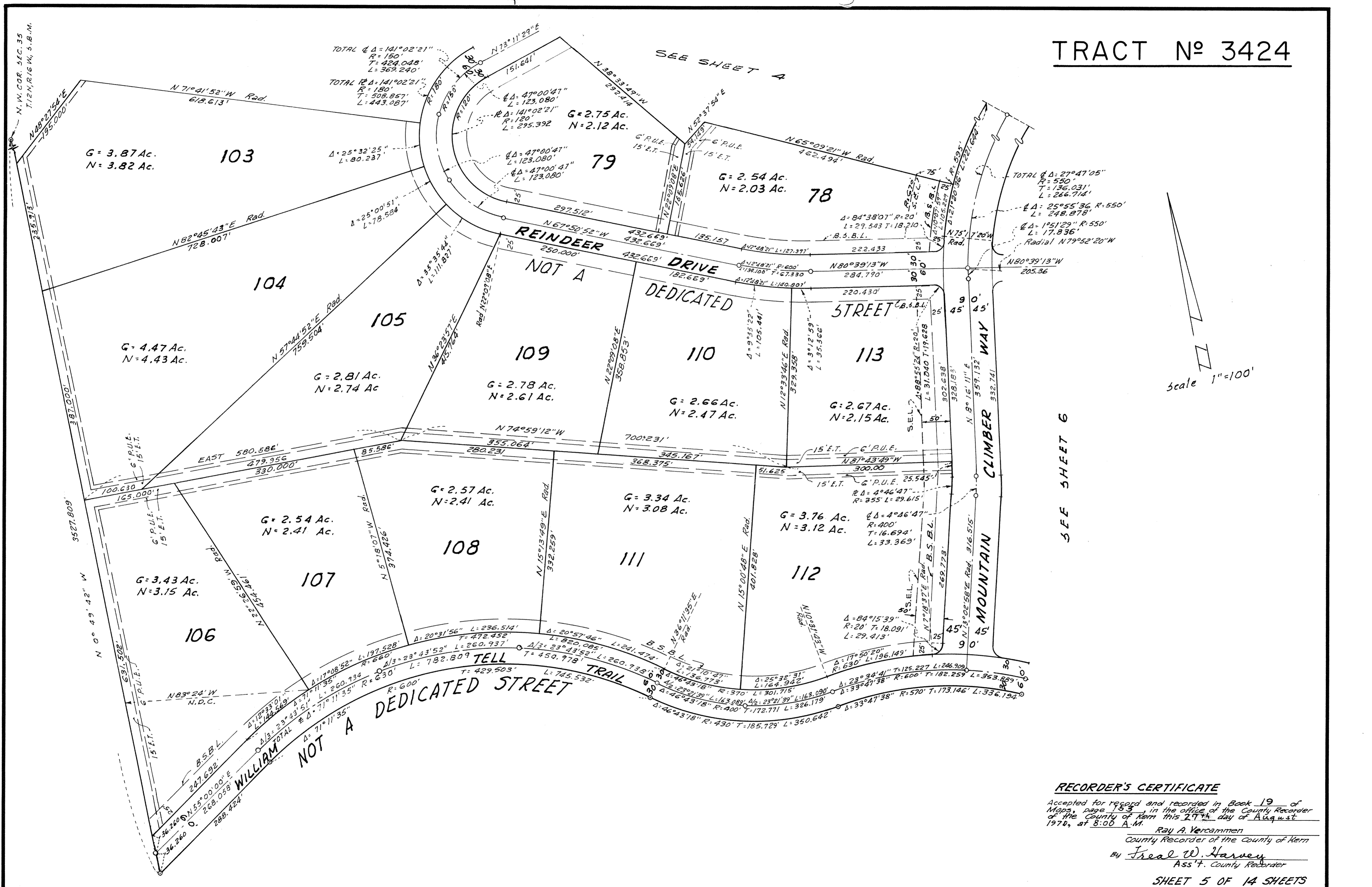
SEE SHEET 4

TRACT N° 3424



RECORDER'S CERTIFICATE
 Accepted for record and recorded in Book 19 of
 Maps, page 152, in the office of the County Recorder
 of the County of Kern this 27th day of August
 1970, at 8:00 A.M.
 Ray A. Yercamen
 County Recorder of the County of Kern
 By Treal W. Harvey
 Ass't. County Recorder

TRACT N° 3424



SEE SHEET 4

SEE SHEET 6

scale 1"=100'

RECORDER'S CERTIFICATE

Accepted for record and recorded in Book 19 of Maps, page 153, in the office of the County Recorder of the County of Kern this 29th day of August 1974, at 8:00 A.M.

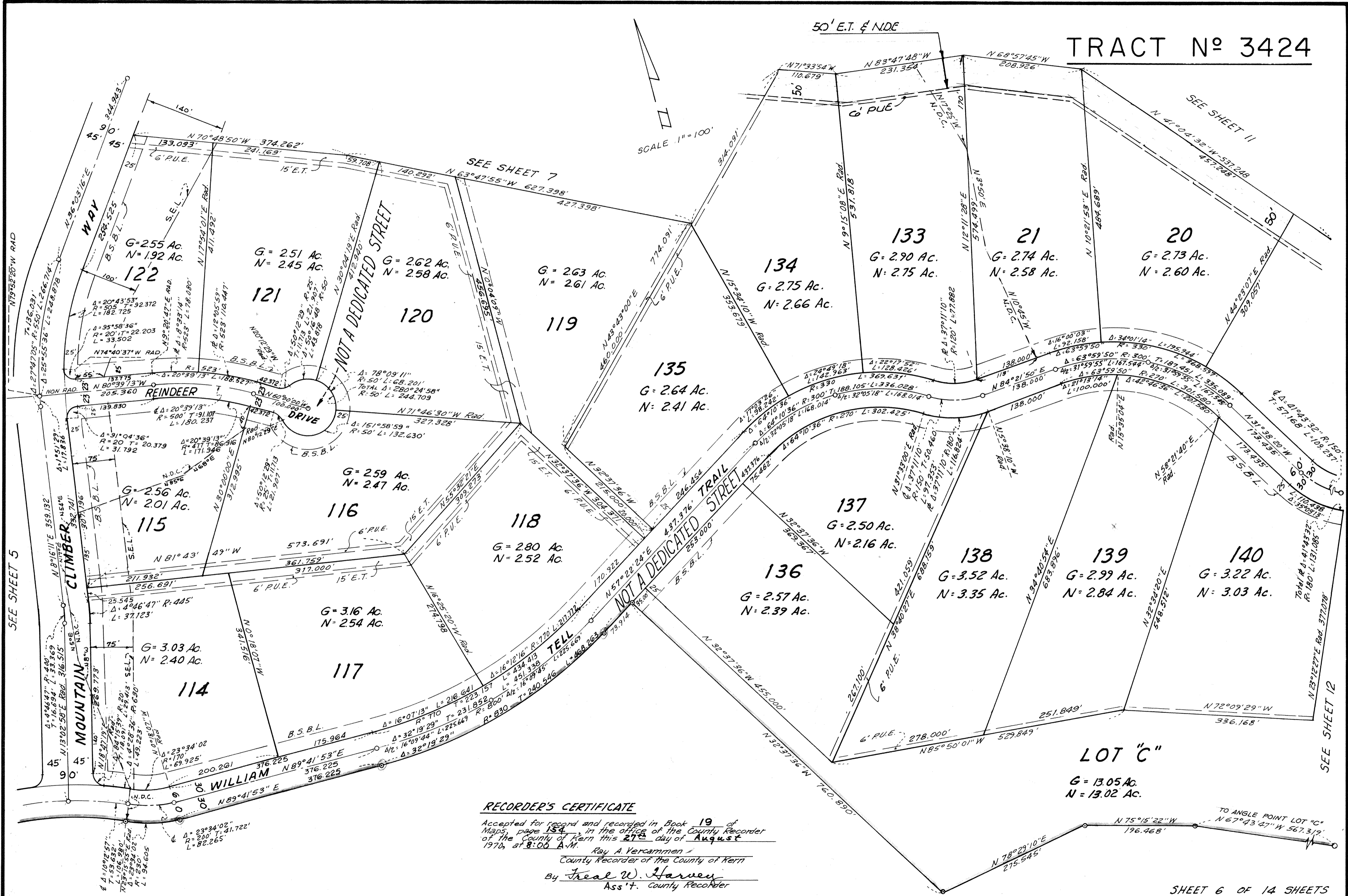
Ray A. Verammen
County Recorder of the County of Kern
By Ireal W. Harvey
Ass't. County Recorder

SHEET 5 OF 14 SHEETS

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TRACT N° 3424



RECORDER'S CERTIFICATE

Accepted for record and recorded in Book 19 of Maps, page 154, in the office of the County Recorder of the County of Kern this 27th day of August 1976, at 8:06 A.M.

Ray A. Vercauteren
County Recorder of the County of Kern
By Freal W. Harvey
Ass't. County Recorder

LOT "C"
G = 13.05 Ac.
N = 13.02 Ac.

SEE SHEET 8
REINDEER DRIVE

SEE SHEET 8

NOT A DEDICATED STREET

72
G=3.37 AC.
N=2.63 AC.

40
G=3.23 AC.
N=2.71 AC.

39
G=2.86 AC.
N=2.57 AC.

38
G=2.61 AC.
N=2.30 AC.

73
G=3.02 AC.
N=2.85 AC.

ALPS DRIVE

125
G=3.94 AC.
N=3.37 AC.

126
G=2.76 AC.
N=2.65 AC.

127
G=2.76 AC.
N=2.38 AC.

128
G=2.53 AC.
N=2.28 AC.

129
G=2.70 AC.
N=2.40 AC.

131
G=2.73 AC.
N=2.58 AC.

124
G=2.78 AC.
N=1.81 AC.

123
G=2.52 AC.
N=2.28 AC.

LOT A
G=9.57 AC.
N=9.54 AC.

132
G=3.26 AC.
N=3.21 AC.

NOT A DEDICATED STREET
FOUNDRY COURT

SEE SHEET 10

SEE SHEET 4

MOUNTAIN CLIMBER WAY

SEE SHEET 11

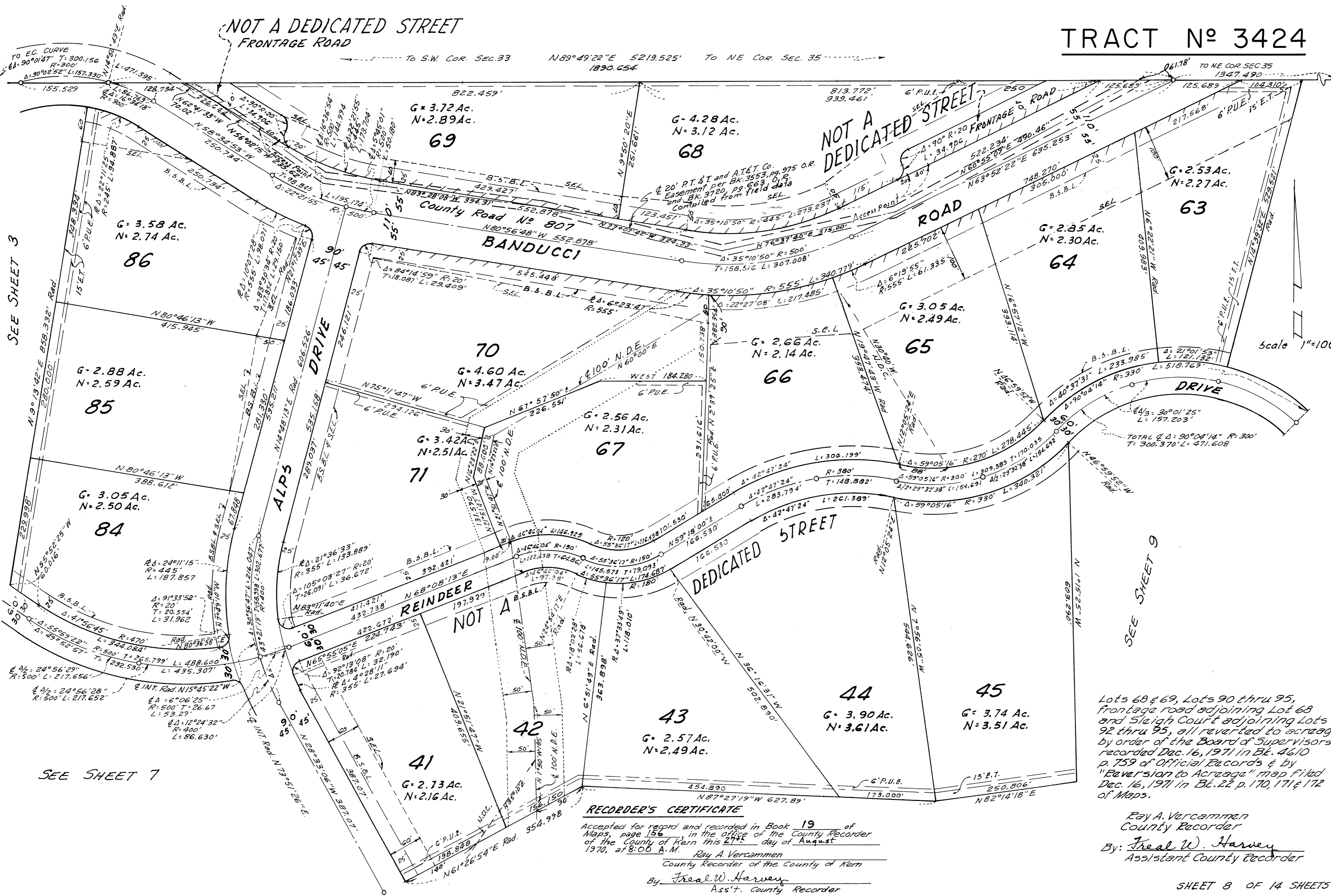
SCALE 1"=100'

RECORDER'S CERTIFICATE

Accepted for record and recorded in Book 19 of Maps, page 155, in the office of the County Recorder of the County of Kern this 27th day of August 1974, at 8:00 A.M.

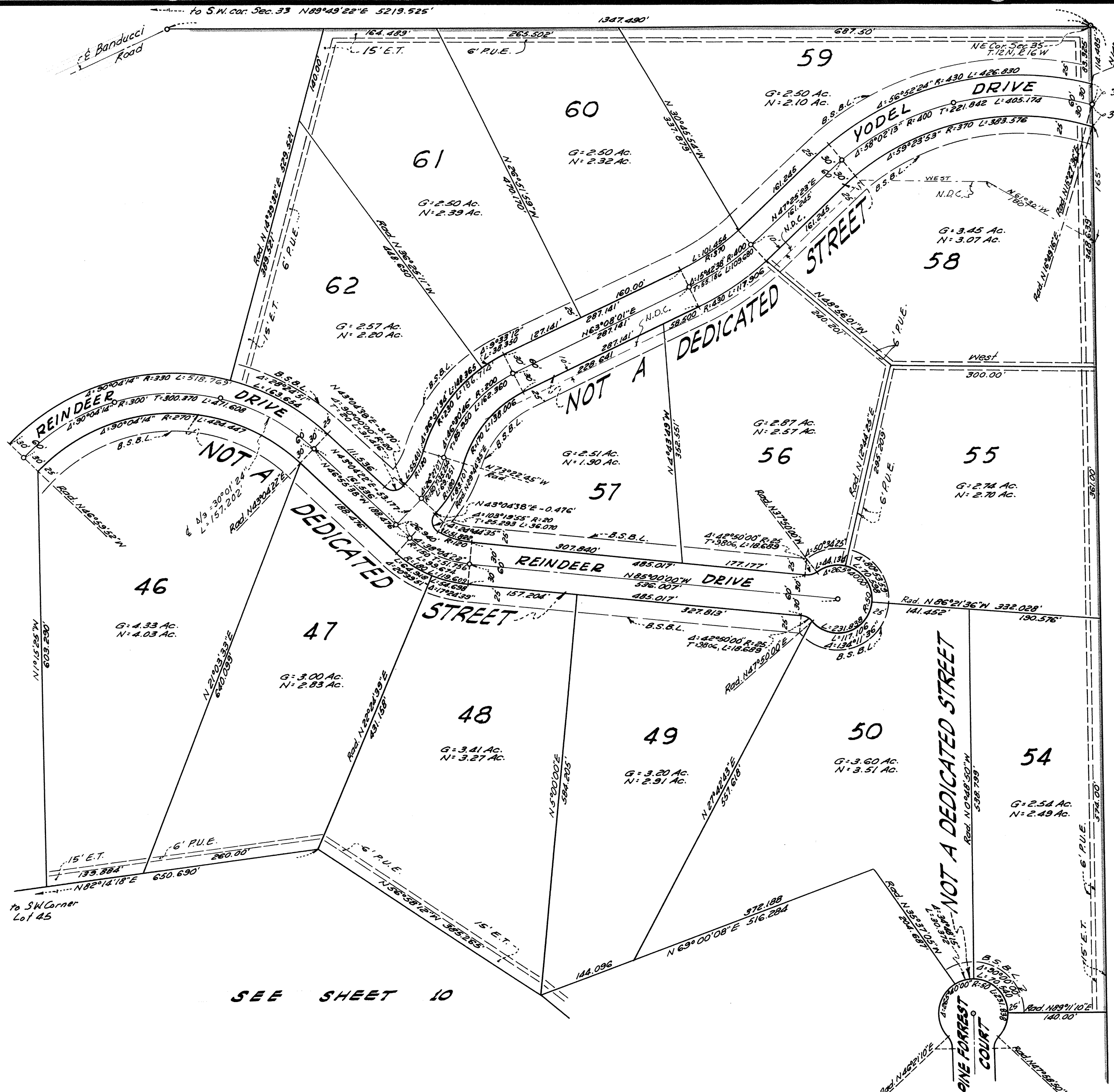
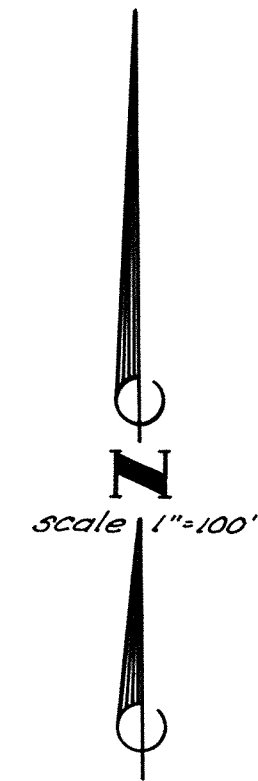
Ray A. Vercaemmen
County Recorder of the County of Kern
By: Frederic W. Harvey
Ass't. County Recorder

SEE SHEET 6



Lots 68 & 69, Lots 90 thru 95, frontage road adjoining Lot 68 and Sleigh Court adjoining Lots 92 thru 95, all reverted to acreage by order of the Board of Supervisors recorded Dec. 16, 1971 in Bl. 4610 p. 759 of Official Records & by "Reversion to Acreage" map filed Dec. 16, 1971 in Bl. 22 p. 170, 171 & 172 of Maps.

TRACT N° 3424



SEE SHEET 8

SEE SHEET 10

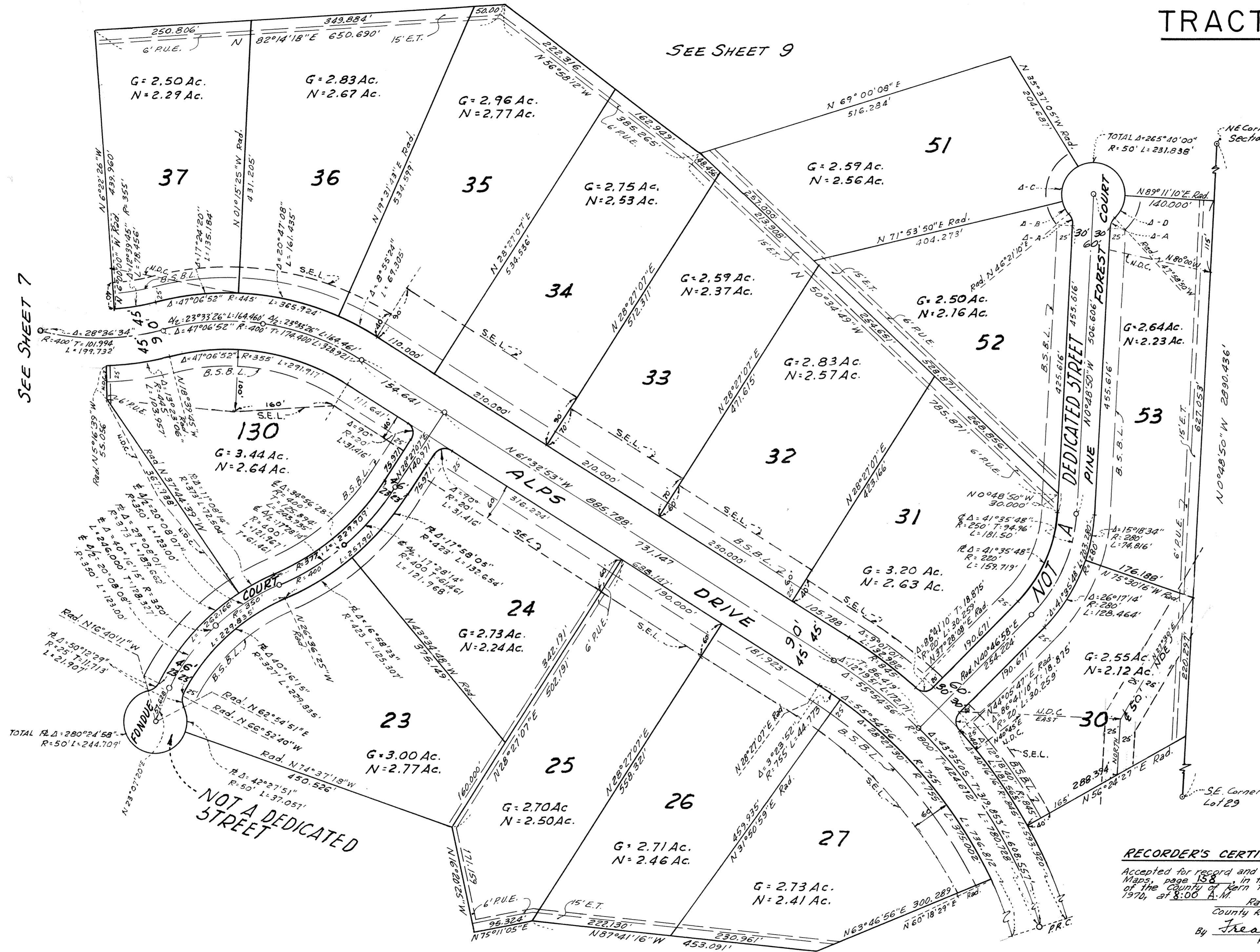
RECORDER'S CERTIFICATE

Accepted for record and recorded in Book 19 of Maps, Page 157, in the Office of the County Recorder of the County of Kern, this 27th day of August 1974 at 8:00 A.M.

Ray A. Vercauteren
County Recorder of the County of Kern
By Fred W. Harvey
Ass't. County Recorder

SEE SHEET 9

SEE SHEET 7

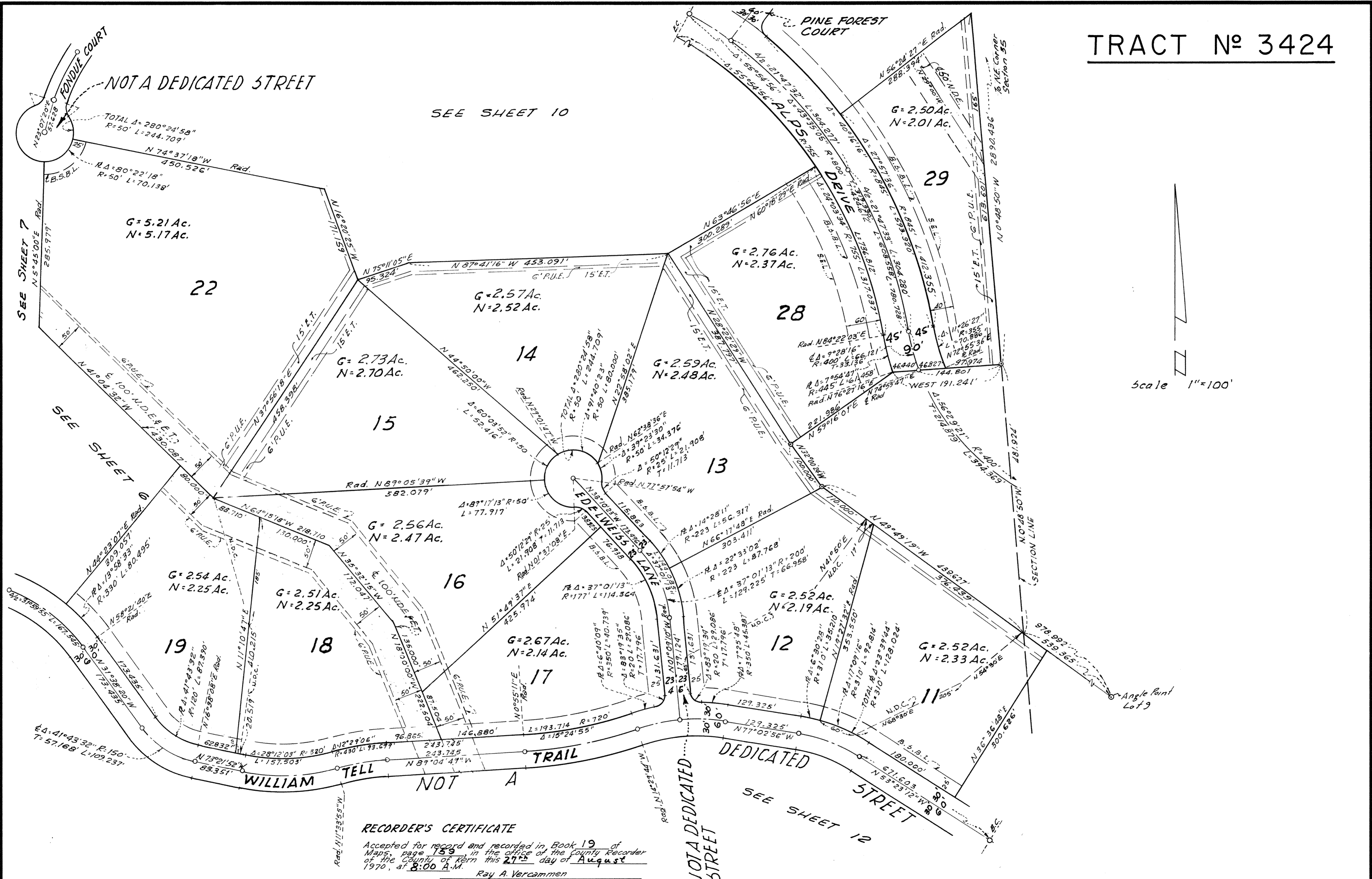


NE Corner $\Delta-A = 42^{\circ}50'00''$ $R=25'$
 Section 35 $L=18.689$ $T=9.806'$
 $\Delta-B = 25^{\circ}32'40''$ $R=50'$
 $L=22.292'$
 $\Delta-C = 72^{\circ}29'05''$ $R=50'$
 $L=63.255'$
 $\Delta-D = 42^{\circ}50'00''$ $R=50'$
 $L=37.350'$

Scale 1" = 100'

RECORDER'S CERTIFICATE
 Accepted for record and recorded in Book 19 of
 Maps, page 158, in the office of the County Recorder
 of the County of Kern this 27th day of August
 1970, at 8:00 A.M.
 Ray A. Vercammen
 County Recorder of the County of Kern
 By Freal W. Harvey
 Ass't. County Recorder

TRACT N° 3424



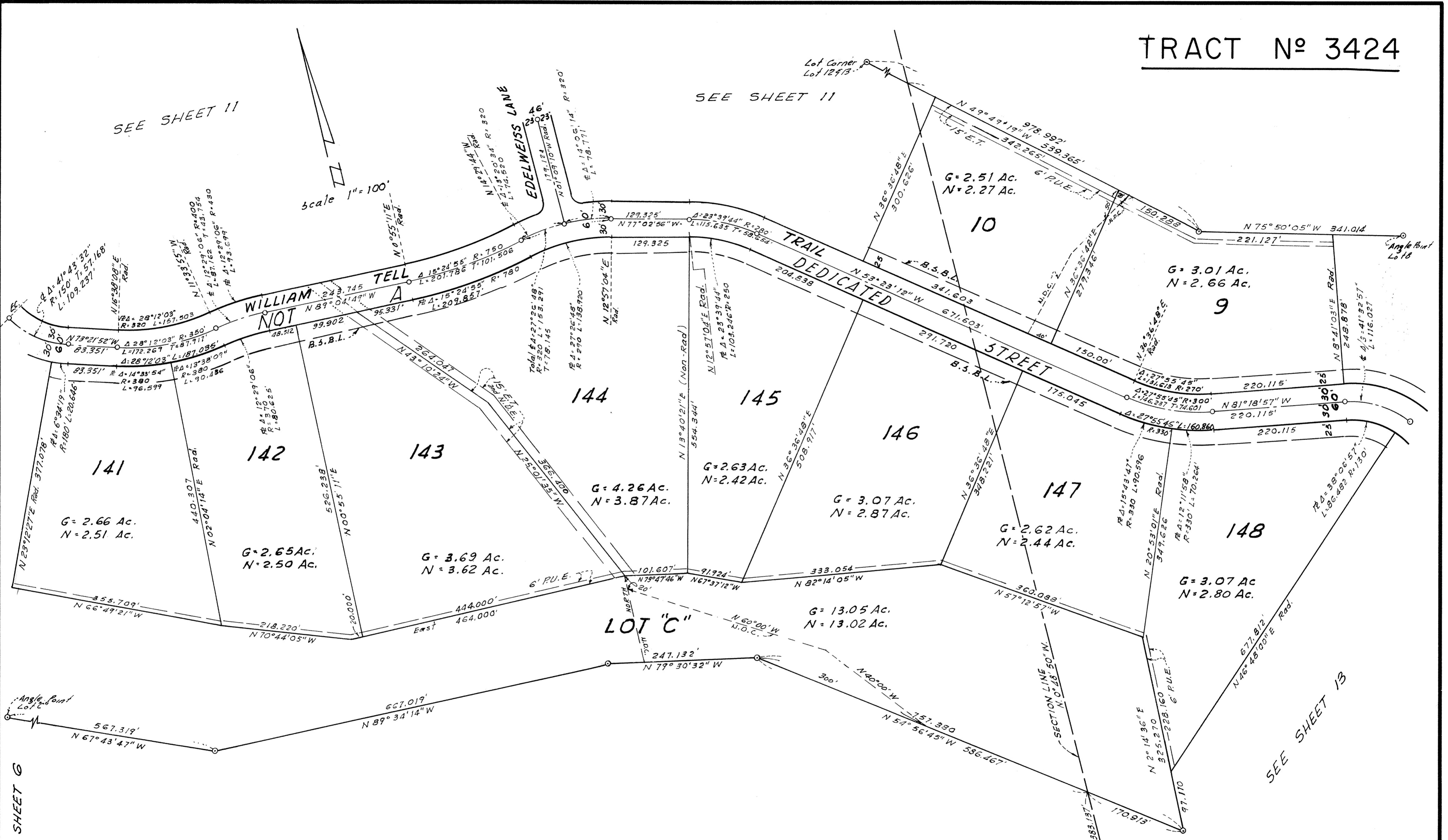
Scale 1"=100'

RECORDER'S CERTIFICATE
 Accepted for record and recorded in Book 19 of Maps, page 159, in the office of the County Recorder of the County of Kern this 27th day of August 1970, at 8:00 A.M.
 Ray A. Vercaemen
 County Recorder of the County of Kern
 By Treal W. Harvey
 Ass't. County Recorder

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SE. COR. of SECTION 35, T.12N., R.16W

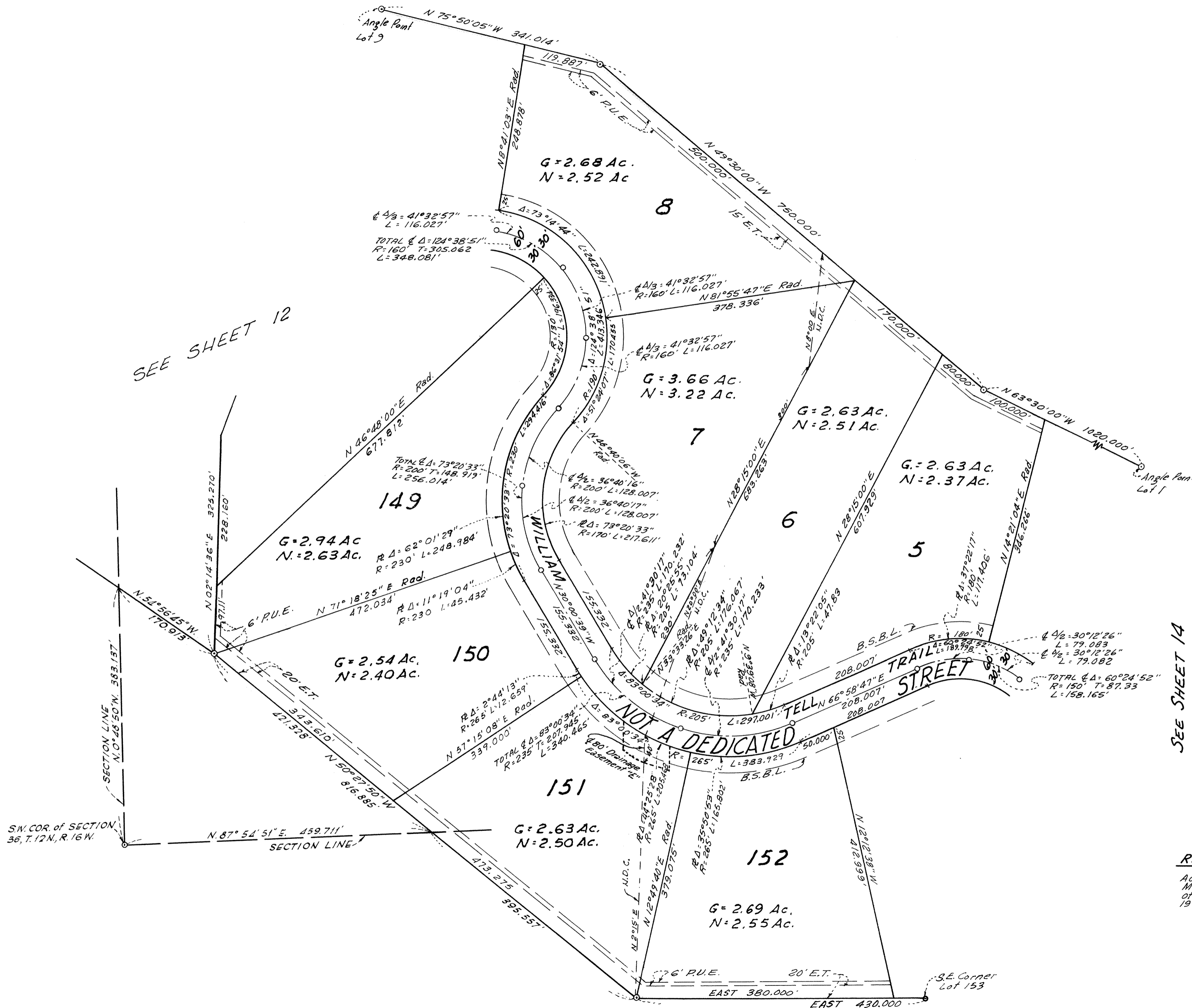
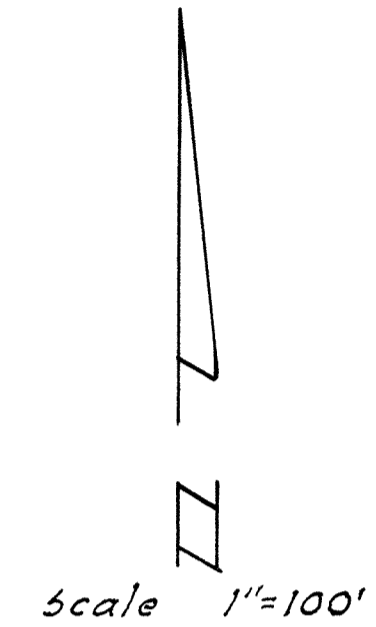
RECORDER'S CERTIFICATE

Accepted for record and recorded in Book 19 of Maps, page 160, in the office of the County Recorder of the County of Kern this 27th day of August 1970, at 8:00 A.M.

Ray A. Vercaemmen
County Recorder of the County of Kern

By Freal W. Harvey
Ass't. County Recorder

TRACT N° 3424



SEE SHEET 14

SEE SHEET 12

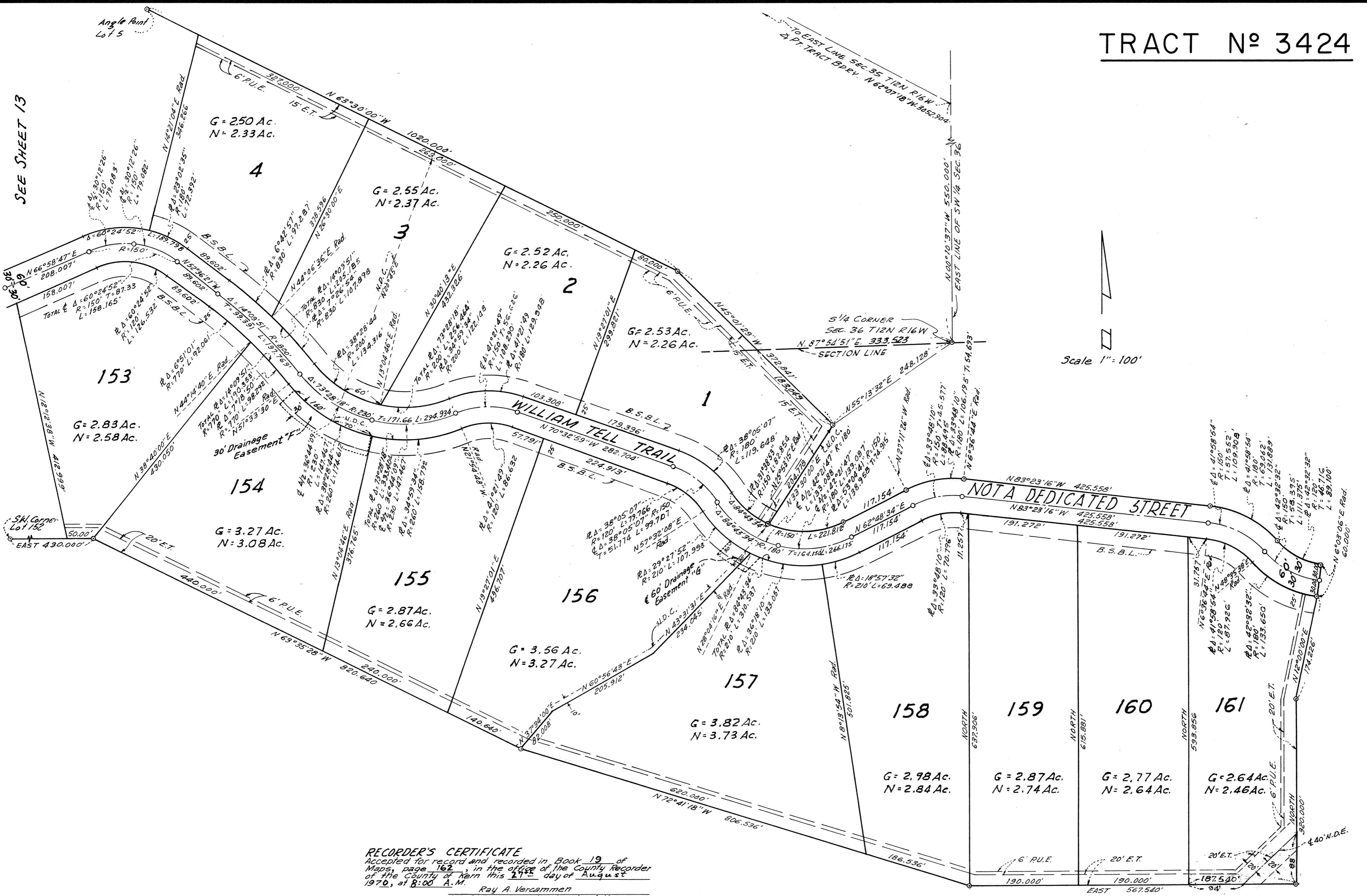
RECORDER'S CERTIFICATE

Accepted for record and recorded in Book 19 of Maps, page 161, in the office of the County Recorder of the County of Kern this 27th day of August 1970, at 8:00 A.M.

Ray A. Vercomen
 County Recorder of the County of Kern
 By Frederic W. Harvey
 Ass't. County Recorder

TRACT N° 3424

SEE SHEET 13



RECORDER'S CERTIFICATE
 Accepted for record and recorded in Book 19 of
 Maps, page 162, in the office of the County Recorder
 of the County of Kern this 27th day of August
 1970, at 8:00 A.M.
 Ray A. Vercauteren
 County Recorder of the County of Kern
 By Fred W. Harvey
 Ass't. County Recorder