

# PARCEL MAP No. 1540 FOR HOWARD RABBIT

147-D.R.-80  
PORTION OF THE S.W. 1/4 OF SECTION 14  
T. 7 N. R. 13 E. M.D.M.  
AMADOR COUNTY CALIFORNIA

DATE: MAY, 1976

SCALE: 1"= N.T.S.

## OWNER'S CERTIFICATE

The undersigned hereby certifies that he/she is the owner of the real property shown herein as the subdivision and that he/she does hereby consent to the preparation and recordation of this map, and, in consideration for and as a condition of the approval of said map he/she does hereby:

1. Make an irrevocable offer to dedicate to the public for its use and convenience an easement for use as a public highway over each and every part of said subdivision designated on this map as a "road-utility easement" or "access easement"; and
2. Make an irrevocable offer to dedicate to the public for its use and convenience as a public utility easement in, on, over, above, or under each and every part of said subdivision designated on this map as a "road-utility easement" or "utility easement" or "access easement" and on, over, across, and through those strips of land lying 5 feet on each side of all side lot lines and rear lot lines and 10 feet along the exterior boundaries of this subdivision and front lot lines, an easement for said County or its designees at any time, or from time to time, to enter, construct, maintain, operate, replace, remove, renew, enlarge, and protect from hazards sanitary sewers, storm drains, lines or pipe, conduits, cables, wires, poles and necessary fixtures and equipment therefor, to connect any public utility service to any parcel or lot inside or outside of said subdivision and/or to any main or trunk line or system; and
3. Promise, covenant and agree to and with said County to grant or reserve a non-exclusive easement for road purposes and for ingress and egress over all that portion of land designated as a "road-utility easement" or "access easement" to the record owners of each lot or parcel in said subdivision at such time as said lots are sold or fee title conveyed and that none of said lots shall be leased, sold or conveyed unless such non-exclusive easement for road purposes and ingress and egress is granted or reserved prior to or concurrent with said conveyance or sale (unless said portion of land has been dedicated to and accepted by said county as a public highway) so as to provide access for said owner and their agents, employees, invitees, and licensees between said parcels or lots and the nearest county road and between and among all said parcels or lots within said subdivision.
4. Make an irrevocable offer to dedicate to the public for its use and convenience:
  - (a) Easements for drainage purposes on, over, across, under and through all natural drainage courses and those portions of land shown hereon designated as drainage easements; and
  - (b) Easements for right-of-way and utility maintenance 5 feet in width outside of but adjacent and contiguous to the designated right-of-way of all roads offered for dedication shown hereon, for the express purpose of county's or other authority's performing all necessary work to protect the roadway and maintain the cut and fill slopes. The portions hereon covered by said easements shall be kept clear.

Said offers to dedicate and agreements and covenants are irrevocable and shall run with the land and be binding upon any future owners, encumbrancers, successors, heirs or assigns, and shall continue in effect until expressly and lawfully abandoned and terminated by the board of supervisors of said county. Said board in rejecting any and all of said offers to dedicate shall retain the right to accept by resolution any or all said offers at any time thereafter.

Howard F. Rabbit

Alithya M. Collins

## CLERK'S CERTIFICATE

I, JOHN KIRKPATRICK, HEREBY CERTIFY THAT I AM THE CLERK OF THE BOARD OF SUPERVISORS OF AMADOR COUNTY, CALIFORNIA; THAT THE BOARD BEING THE PROPER APPROVING BODY HAS REJECTED AT THIS TIME, ALL OFFERS OF DEDICATION APPEARING ON THIS MAP. SAID OFFERS MAY BE ACCEPTED BY RESOLUTION OF SAID BOARD AT ANY TIME HEREAFTER.

DATE August 31, 1976

[Signature]  
COUNTY CLERK

SIGNED BY \_\_\_\_\_  
DEPUTY

## TRUSTEE'S CERTIFICATE

GEORGE L. COOK AND RUSSELL W. McRAE AS TRUSTEES UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE OFFICE OF THE RECORDER OF AMADOR COUNTY IN BOOK 266 OF OFFICIAL RECORDS AT PAGE 611, et Seq., HEREBY CONSENT TO THE RECORDING OF THIS MAP.

George L. Cook Russell W. McRae  
GEORGE L. COOK RUSSELL W. McRAE

## NOTARY'S CERTIFICATE

STATE OF CALIFORNIA }  
COUNTY OF Amador } ss.

ON May 10, 1976 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

Howard F. Rabbit and  
Alithya M. Collins

PERSONS WHOSE NAMES ARE KNOWN TO ME TO BE THE INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

William M. Koplin  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

## NOTARY'S CERTIFICATE

STATE OF CALIFORNIA }  
COUNTY OF Amador } ss.

ON Oct. 5, 1976 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GEORGE L. COOK AND RUSSELL W. McRAE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

Earl D. Dewberry  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

## ENGINEER'S (SURVEYOR'S) CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF HOWARD RABBIT ON MAY, 1976. I HEREBY CERTIFY THAT IT CONFORMS TO THE APPROVED TENTATIVE MAP No. 1540 AND THE CONDITIONS OF APPROVAL THEREOF.

SIGNED [Signature]  
R.C.E. [Signature] No. 14774

## COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.



DATE 30 Aug 1976

SIGNED [Signature]  
COUNTY SURVEYOR  
CE 22323

## PLANNING DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED PARCEL MAP No. 1540 AND THAT IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO. THAT ALL PROVISIONS OF AMADOR COUNTY CODE TITLE 17 HAVE BEEN COMPLIED WITH.

DATE 24 Aug. 1976

SIGNED [Signature]  
PLANNING DIRECTOR

## RECORDER'S CERTIFICATE

FILED THIS 12th DAY OF October, 1976, AT 12:03 P.M. IN BOOK 27 OF MAPS AND PLATS, AT PAGE 29, AT THE REQUEST OF THE AMADOR COUNTY CLERK. TITLE TO LAND INCLUDED IN THIS PARCEL MAP BEING VESTED AS PER CERTIFICATE No. 165 ON FILE IN THIS OFFICE.

FEE 7.00 Plus

5952

Anthony Sautman  
AMADOR COUNTY RECORDER  
SIGNED BY [Signature]  
DEPUTY