

# PARCEL MAP NO. 2449 FOR DENNIS W. AND PAULA D. RIVERA

BEING A PORTION OF THE SW 1/4 OF SECTION 21 AND A PORTION OF THE NW 1/4 OF SECTION 28, T. 7 N., R. 12 E., M.D.M.  
COUNTY OF AMADOR, STATE OF CALIFORNIA

DATE: DECEMBER, 1996

SCALE: 1" = 100'

## OWNER'S CERTIFICATE

The undersigned hereby certifies that he/she is the owner of 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 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 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 easement; and
  - (b) Easements for right-of-way and utility maintenance 5 feet in width outside of and contiguous to all cuts or fills 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.

Dennis W. Rivera  
DENNIS W. RIVERA  
Paula D. Rivera  
PAULA D. RIVERA

## TRUSTEES CERTIFICATE

AMADOR TITLE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE UNDER THAT DEED OF TRUST RECORDED IN INSTRUMENT NO. 1993011693 OF OFFICIAL RECORDS, AMADOR COUNTY RECORDS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP

Steve Martin  
STEVE MARTIN - VICE-PRESIDENT

## CLERK'S CERTIFICATE

I, LISA M. BAKER-DALMAU HEREBY CERTIFY THAT I AM THE CLERK OF THE BOARD OF SUPERVISORS OF AMADOR COUNTY, CALIFORNIA: THAT THE BOARD BEING THE PROPER APPROVING BODY ACCEPTS THE DEDICATIONS OF ALL PUBLIC UTILITY EASEMENTS, AND ACCEPTS THE OFFER OF DEDICATION ALONG SUTTER CREEK ROAD, BUT REJECTS AT THIS TIME, ALL OTHER OFFERS OF DEDICATION APPEARING ON THIS MAP. SAID OFFERS MAY BE ACCEPTED BY RESOLUTION OF SAID BOARD AT ANY TIME HEREFTER.  
DATE: April 9, 1998  
Lisa M. Baker-Dalmay  
CLERK TO THE BOARD OF SUPERVISORS

## TRUSTEES NOTARY CERTIFICATE

STATE OF CALIFORNIA }  
COUNTY OF AMADOR } SS.

ON DECEMBER 13, 1996 BEFORE ME, KIM CARTER, NOTARY PUBLIC, PERSONALLY APPEARED STEVE MARTIN PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Kim Carter

NAME KIM CARTER COUNTY AMADOR LIC. EXP. 10/09/99

## NOTARY'S CERTIFICATE

STATE OF CALIFORNIA }  
COUNTY OF AMADOR } SS.

ON DECEMBER 12, 1996 BEFORE ME, KIM CARTER, NOTARY PUBLIC, PERSONALLY APPEARED DENNIS W. RIVERA AND PAULA D. RIVERA PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Kim Carter

NAME KIM CARTER COUNTY AMADOR LIC. EXP. 10/09/99

## SURVEYOR'S STATEMENT

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 AND LOCAL ORDINANCE AT

THE REQUEST OF DENNIS AND PAULA RIVERA

ON DEC. 1996 I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP, IF ANY.

SIGNED Steven W. Brown  
STEVEN W. BROWN L.S. 5257  
LIC. EXP. 12-31-99

## COUNTY SURVEYOR'S STATEMENT

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

DATE: 3-18-98

SIGNED C. Lee DeLange  
C. LEE DELANGE L.S. 4066  
COUNTY SURVEYOR  
LIC. EXP. 6-30-2000

## PLANNING DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED PARCEL MAP No. 2449 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: March 18, 1998

SIGNED Stephen W. Beaver for Gary Clark  
LAND USE AGENCY DIRECTOR

## RECORDER'S STATEMENT

FILED THIS 10<sup>th</sup> DAY OF April, 1998 AT 3:30 P.M. IN BOOK 51 OF MAPS AND PLATS, AT PAGE 37 AT THE REQUEST OF THE AMADOR COUNTY CLERK. TITLE TO LAND INCLUDED IN THIS PARCEL MAP BEING VESTED AS PER CERTIFICATE No. 815 ON FILE IN THIS OFFICE. 1998-003233

FEE: \$10.00 pd. filed AMADOR COUNTY RECORDER Sheldon D. Johnson

SIGNED BY: Marlene Ornes  
DEPUTY

**STEVEN W. BROWN - LAND SURVEYING**

27 MAIN ST. JACKSON, CA. 95642 (209) 223-1061

W.O. 3186

DEC. 1996

SHEET 1 OF 2

51 M 37