

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

COUNTY OF EL DORADO
BOARD OF SUPERVISORS OFFICE
330 FAIR LANE
PLACERVILLE, CA 95667

Name: Blackstone Master Association

Project: West Valley Village Lots 6 & 7
A.P.N.: 118-570-08 & 118-160-14
Date:

Mail Tax Statement to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 11922

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION FOR
A DRAINAGE EASEMENT**

BLACKSTONE MASTER ASSOCIATION, A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION, hereinafter called GRANTOR, owner of the real property herein described, does hereby irrevocably offer for dedication to the COUNTY OF EL DORADO, a political subdivision of the State of California, an easement for drainage purposes, over, under, and across that certain real property situate in the unincorporated area of the County of El Dorado, State of California, described as:

See Exhibits A & B, attached hereto and made a part hereof.

It is understood that this offer of dedication shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors makes a finding of necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed (his) (her) (their) name(s) this 9 day of JAN, 2015

GRANTOR

BLACKSTONE MASTER ASSOCIATION,
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION

Don Barnett
Name: Don Barnett
Title President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Placer } ss.

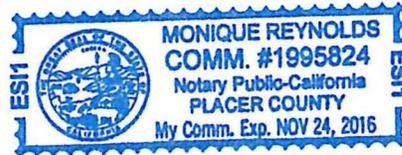
On January 12, 2015 before me, Monique Reynolds, Notary Public,
personally appeared Donald Barnett

who 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~~ signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Monique Reynolds
Signature
My Commission Expires Nov. 24, 2016



OPTIONAL INFORMATION

Date of Document Signed 1/9/2015
Type or Title of Document IOD Drainage Easement APN 118-570-08 & 118-160-14
Number of Pages in Document _____

EXHIBIT 'A'

DRAINAGE EASEMENT

All that real property situate in the County of El Dorado, State of California, lying within the West One-half of Section 13, Township 9 North, Range 8 East, M.D.M., and being more particularly described as follows:

AREA 1

A portion of Lot 'C' as shown on the Large Lot Final Map of "West Valley Village Lots 6 & 7", recorded April 6, 2011 in Book 'J' of Maps, Page 111, Official Records of El Dorado County and being further described as follows:

BEGINNING at a point on the East line of said Lot 'C', being also the West line of Lot R2, as shown on the plat of "West Valley Village Lots 6 & 7 Unit 1", recorded February 28, 2014 in Book 'J' of Maps, Page 124, Official Records of El Dorado County, and from which the Southwest corner of said "West Valley Village Lots 6 & 7 Unit 1" bears South 00°01'26" West, 336.47 feet; thence leaving the East line of said Lot 'C', South 15°21'55" West, 111.27 feet; thence South 78°20'54" West, 44.50 feet to a point on the West line of said Lot 'C', being also the East line of Blackstone Parkway, as described in the Offer of Dedication to the County of El Dorado, recorded in Document No. 2006-84155; thence along the West line of said Lot 'C' and the East line of Blackstone Parkway, North 11°39'06" West, 30.00 feet to a point hereinafter referred to as Point 'A'; thence leaving the West line of said Lot 'C' and the East line of Blackstone Parkway, North 78°20'54" East, 26.13 feet; thence North 15°21'55" East, 88.67 feet; thence along the arc of a curve to the right, having a radius of 40.00 feet, the chord of which bears North 46°32'32" East, 41.41 feet to a point on the East line of said Lot 'C' and the West line of said Lot 'R2'; thence along the East line of said Lot 'C' and the West line of said Lot 'R2', South 00°01'26" West, 32.36 feet to the **POINT OF BEGINNING**, containing 4,707 square feet, more or less.

AREA 2

A portion of Lot 9 as shown on the Large Lot Final Map for "West Valley Village", recorded October 26, 2004 in Book 'J' of Maps, Page 43, Official Records of El Dorado County and being further described as follows:

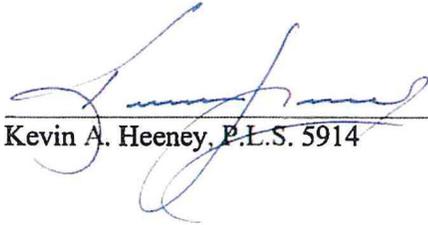
COMMENCING at the aforementioned Point 'A'; thence South 81°58'35" West, 80.16 feet to a point on the East line of said Lot 9, being also the West line of said Blackstone Parkway and the True **POINT OF BEGINNING**; thence along the East line of said Lot 9 and the West line of Blackstone Parkway, South 11°39'06" East, 21.48 feet; thence leaving the East line of said Lot 9 and the West line of Blackstone Parkway, South 56°57'32" West, 60.30 feet; thence South 33°02'28" East, 5.00 feet; thence South 56°57'32" West, 103.12 feet; thence North 33°02'28" West, 30.00 feet; thence North 56°57'32" East, 103.12 feet; ; thence South 33°02'28" East, 5.00 feet; thence North 56°57'32" East, 68.13 feet to the **POINT OF BEGINNING**, containing 4,378 square feet, more or less.

EXHIBIT 'A'

The Basis of Bearings for this description is identical with the plat of "Large Lot Final Map of West Valley Village", recorded in the office of the County Recorder of El Dorado County in Book 'J' of maps, Page 43.

End of Description

This description was prepared by me or under my direct supervision.



Kevin A. Heeney, P.L.S. 5914



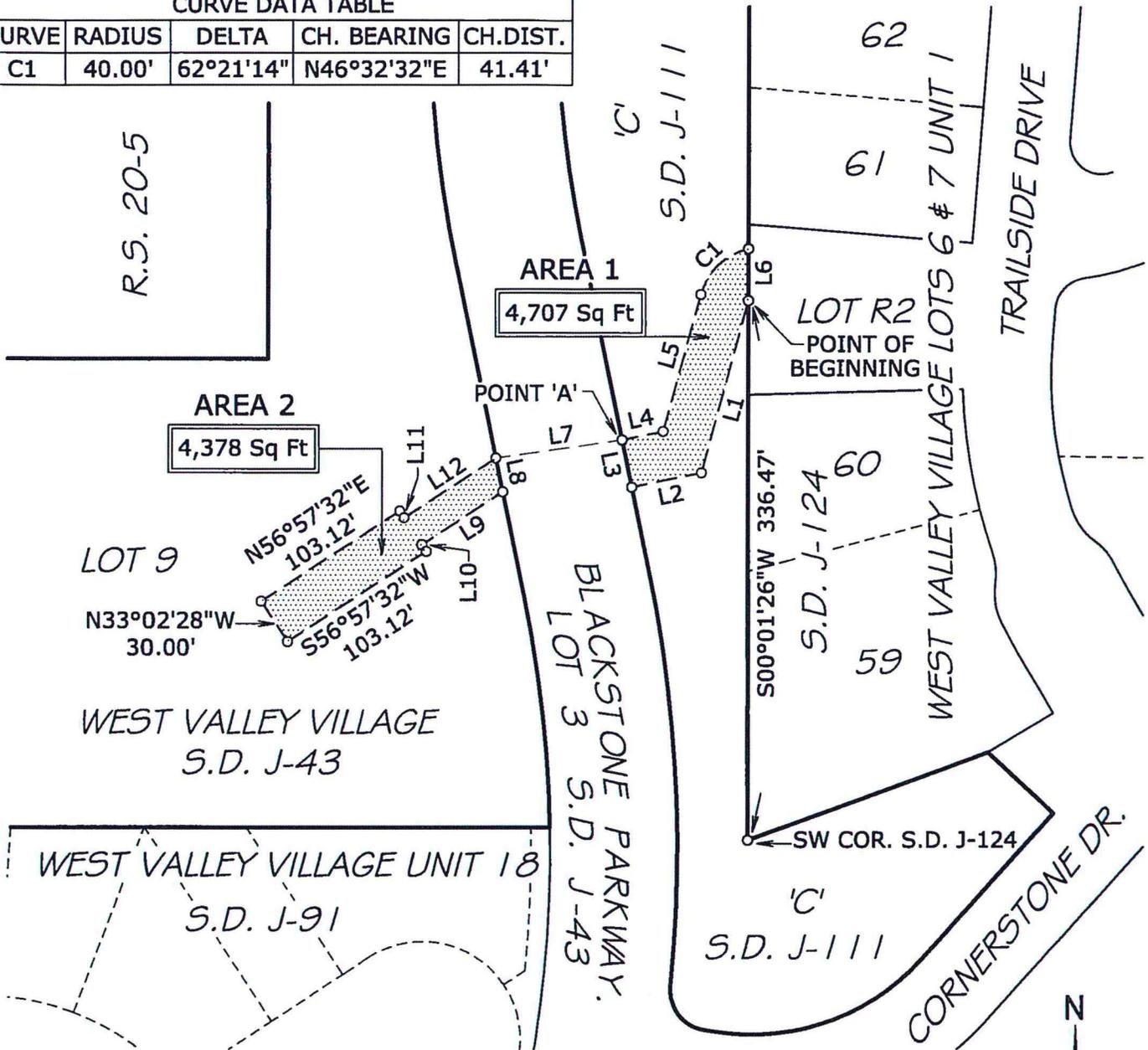
01/09/2015
Date

Portion of A.P.N. 118-570-08 & 118-160-14

CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742
916-638-0919

CURVE DATA TABLE

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	40.00'	62°21'14"	N46°32'32"E	41.41'



LINE DATA TABLE

LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	S15°21'55"W	111.27'	L7	S81°58'35"W	80.16'
L2	S78°20'54"W	44.50'	L8	S11°39'06"E	21.48'
L3	N11°39'06"W	30.00'	L9	S56°57'32"W	60.30'
L4	N78°20'54"E	26.13'	L10	S33°02'28"E	5.00'
L5	N15°21'55"E	88.67'	L11	S33°02'28"E	5.00'
L6	S00°01'26"W	32.36'	L12	N56°57'32"E	68.13'



Exhibit 'B'

OWNER: Blackstone Master Association

A.P.N. 118-570-08 & 118-160-14

AREAS:
 AREA 1 = 4,707 SQ. FT.
 AREA 2 = 4,378 SQ. FT.

DATE: 12/12/2014

DRAWN BY: KAH

SHEET
 1 OF 1

SCALE: 1"=100'

JOB NO. 04-092-003

Irrevocable Offer of Dedication
 STORM DRAIN EASEMENT

Being a Portion of Lot 'C', West Valley Village Lots 6 & 7, S.D. J-111 & Lot 9, West Valley Village, S.D. J-43, lying in the W. 1/2 of Sec. 13, T. 9 N., R. 8 E., M.D.M.

cta Engineering & Surveying

DATE: 01/09/2015

COUNTY OF EL DORADO, STATE OF CALIFORNIA

CONSENT TO OFFER DEDICATION AND REJECTION OF OFFER

At a regular meeting of the Board of Supervisors of the County of El Dorado held on _____, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated January 9, 2015 from BLACKSTONE MASTER ASSOCIATION, A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION for a drainage easement and authorized the recording of said offer pursuant to Government Code Section 7050, and further rejected said offer at this time, reserving, however, the right to accept the offer at any time specified in said Section 7050.

Dated this _____ day of _____, 20_____

COUNTY OF EL DORADO

By: _____

Chair, Board of Supervisors

Attest:
James S. Mitrisin
Clerk of the Board of Supervisors

By: _____
Deputy Clerk