



El Dorado, County Recorder
Janelle K. Horne Co Recorder Office
DOC- 2019-0018392-00

Acct 30-EL DORADO CO BOARD OF SUPERVISORS
Wednesday, MAY 15, 2019 09:09:57
Ttl Pd \$0.00 Rcpt # 0002008929
MMF/C1/1-11

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

County of El Dorado
Board of Supervisors
330 Fair Lane, Building A
Placerville, CA 95667

19-0481

TITLE
Resolution 066-2019

Resolution to accept Irrevocable Offer of Dedication APN 048-471-28



RESOLUTION NO. 066-2019

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION TO ACCEPT
IRREVOCABLE OFFER OF DEDICATION

Assessor's Parcel Number 048-471-28

WHEREAS, the authority to accept right of way, road, slope, drainage, and public utilities easements by the County, at its discretion, is established under Section 7050 of the California Government Code and Section 66477.1 of the Subdivision Map Act;

WHEREAS, on February 27, 2007, Nikolay and Susanne M. Demidoff, also shown of record as Nikolay Demidoff and Susanne Marie Demidoff, Trustees, or their successor in trust, under the Demidoff Revocable Trust dated November 27, 2007, executed an Irrevocable Offer of Dedication ("Offer"), Attachment 1 hereto, to the County of El Dorado for a road right of way, including the underlying fee, along Pondorado Road in Camino on the property identified as Assessor's Parcel Number 048-471-28;

WHEREAS, the right of way is described in Exhibit A-1 and depicted in Exhibit B-1 attached to said Offer which is attached hereto;


WHEREAS, said Offer is binding on all successors and/or assignees and shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors accepts said Offer; and

WHEREAS, the County of El Dorado Board of Supervisors has determined that it is in the public's best interest to accept said Offer at this time.


NOW, THEREFORE BE IT RESOLVED, that the County of El Dorado Board of Supervisors does hereby accept the Irrevocable Offer of Dedication attached hereto and further consents to the recordation of this Resolution and Certificate of Acceptance.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 14th day of May, 2019, by the following vote of said Board:

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

By: 
Deputy Clerk

Ayes: Hidahl, Frentzen, Veerkamp, Parlin, Novasel
Noes: None
Absent: None


Chair, Board of Supervisors
Sue Novasel



RECORDING REQUESTED BY: }

Board of Supervisors }

WHEN RECORDED MAIL TO: }

Board of Supervisors }
330 Fair Lane }
Placerville, CA 95667 }

El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2007-0025548-00
Acct 30-EL DORADO CO BOARD OF SUPERVISORS
Wednesday, APR 18, 2007 14:59:50
Ttl Pd \$0.00 Nbr-0000976254
DRW/C1/1-8

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

TITLE (S)

RESOLUTION NO. 084-2007
IRREVOCABLE OFFER OF DEDICATION #2007-07
GOLDEN CHAIN ROAD AND PONDORADO DRIVE
ASSESSOR'S PARCEL NUMBER 048-471-28
NILOLAY AND SUSANNE M. DEMIDOFF

025548



RESOLUTION NO. 084-2007
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO
Irrevocable Offer of Dedication #2007-07
Golden Chain Road and Pondorado Drive
Assessor's Parcel Number 048-471-28
Nikolay and Susanne M. Demidoff

WHEREAS, the authority to invoke the process of dedicating an easement over, under and/or across property by the County is established under Section 7050 of the California Government Code and Section 66475 of the Subdivision Map Act; and

WHEREAS, the authority to accept right of way, road, slope, drainage and public utilities easements by the County, at its discretion, is established under Section 7050 of the California Government Code and Section 66477.1 of the Subdivision Map Act; and

WHEREAS, Nikolay Demidoff and Susanne M. Demidoff, are the legal owners of the property identified as Assessor's Parcel Number 048-471-28, and are offering for dedication road right of way and public utilities easements located along the entirety of Pondorado Road in fee and along the entire westerly property line of said property, known as Golden Chain Drive, as an easement, to the County of El Dorado; and

WHEREAS, said road right of way and easements are described in Exhibits A-1 and A-2, and depicted in Exhibits B-1 and B-2, attached to the Irrevocable Offer of Dedication; and

WHEREAS, said offers shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors accepts said offers; and

WHEREAS, the County of El Dorado Board of Supervisors has determined that it is in the public's best interest to acknowledge but reject said offers at this time.

NOW, THEREFORE BE IT RESOLVED, that from and after the date this Resolution is recorded, said offers are hereby acknowledged, but rejected, at this time, by the County of El Dorado Board of Supervisors.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 17 day of April, 2007, by the following vote of said Board:

ATTEST
CINDY KECK

Clerk of the Board of Supervisors

By [Signature]
Deputy Clerk

Ayas: Sweeney, Dupray, Baumann, Briggs, Santiago

Noes: None

Absent: None

[Signature]
Helen K. Baumann, Chairman, Board of Supervisors

I CERTIFY THAT:

THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE _____

ATTEST: CINDY KECK, Clerk of the Board of Supervisors of the County of El Dorado, State of California

By _____
Deputy Clerk

025548

When recorded, mail to:
County of El Dorado, Board of Supervisors
330 Fair Lane
Placerville, CA 95667

Name: Nikolay & Susanne Demidoff
Address: P.O. Box 598
Pollock Pines, CA 95726

Location: Sierra Banquet Center (DR 05-0024)
Parcel No.: 048-471-28
Date: February 23, 2007

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION
ROAD RIGHTS OF WAY & PUBLIC UTILITIES EASEMENTS**

NIKOLAY DEMIDOFF and SUSANNE M. DEMIDOFF, husband and wife, as joint tenants, 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, a road right of way, in fee, and a public utilities easement, for all public purposes, over, under and across that certain real property situate in the County of El Dorado, State of California, described as:

See EXHIBITS A-1 & B-1, 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 as the El Dorado County Board of Supervisors makes a finding of necessity for public purposes and accepts said offer by resolution.

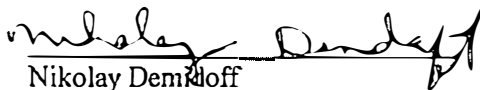
The GRANTOR, owner of the real property herein described, does also hereby irrevocably offer for dedication to the COUNTY OF EL DORADO, a political subdivision of the State of California, a road right of way and public utilities easement, for all public purposes, over, under and across that certain real property situate in the County of El Dorado, State of California, described as:

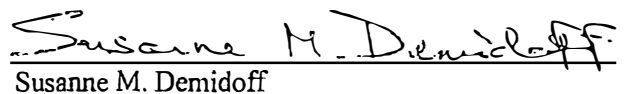
See EXHIBITS A-2 & B-2, attached hereto and made a part hereof.

It is understood that this offer of dedication shall remain in effect and run with the land until such time as the El Dorado County 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 27th day of February, 2007.

GRANTOR


Nikolay Demidoff


Susanne M. Demidoff

NOTARY'S ACKNOWLEDGEMENT(S): See Page 2.

025548

IRREVOCABLE OFFER OF DEDICATION

Page 2

GRANTOR'S SIGNATURE(S): See Page 1

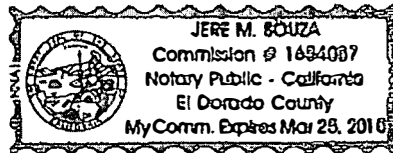
STATE OF CALIFORNIA)
) SS:
COUNTY OF EL DORADO)

On FEBRUARY 27, 2007, before me, JERE M. SOUZA,
a notary public, personally appeared NEWMAN DEMIDOFF AND SUSANNE M DEMIDOFF

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.

Jere M Souza
Notary Public



My Principal Place of Business: County of EL DORADO
My Commission Expires: 2010

STATE OF CALIFORNIA)
) SS:
COUNTY OF _____)

On _____, before me, _____,
a notary public, personally appeared _____

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.

Notary Public

My Principal Place of Business: County of _____
My Commission Expires: _____

025548

EXHIBIT A-1
DESCRIPTION OF ROAD RIGHT OF WAY

All that certain real property located in the County of El Dorado, State of California, being a portion of the Northeast quarter of Section 12, Township 10 North, Range 11 East, M.D.M., also being a portion of PARCEL A as said parcel is shown and so designated on that certain Parcel Map that filed for record in the Office of the El Dorado County Recorder on March 19, 1981, in Book 28 of Parcel Maps at Page 134, more particularly described as follows:

BEGINNING at the Northwesterly corner of said PARCEL A, marked by a three-quarter (3/4") inch capped iron pipe stamped "RCE 20462-1981" the beginning of a non-tangent curve to the Right with a radius of 850.00 feet, concave to the South, the radial to which bears North 22°31' 39" West; thence, from said POINT OF BEGINNING and along the boundary of said PARCEL A the following seven (7) courses: (1) Easterly along the arc of said curve through a central angle of 08°14'58"; an arc distance of 122.38 feet (said curve being subtended by a chord that bears North 71°35'50" East 122.28 feet); thence (2) Southerly along a non-tangent line, South 05°05'00" West 16.26 feet; thence (3) South 72°24'00" East 55.15 feet; thence (4) North 83°40'00" East 54.81 feet; thence (5) North 72°55'00" East 159.38 feet; thence (6) North 58°04'00" East 13.76 feet to the Northeasterly corner of said PARCEL A; and (7) South 04°44'55" West 57.66 feet; thence, leaving the boundary of said PARCEL A, South 72°55'00" West 155.94 feet; thence South 83°40'00" West 70.11 feet; thence North 72°24'00" West 117.39 feet; thence North 79°08'25" West 51.15 feet to the point of beginning.

The afore described portion of said PARCEL A is a portion of that portion thereof shown and noted on said Parcel Map as "50' WIDE NON-EXCLUSIVE ROAD AND PUBLIC UTILITIES EASEMENT".

End of Description

See EXHIBIT B-1 for delineation of the herein described easement.

This real property description was prepared by Gene E. Thorne & Associates, Inc., under the direction of Gene E. Thorne, RCE 20462, in conformance with the Professional Land Surveyor's Act.


Gene E. Thorne, RCE 20462

Reg. Exp. Date: 09/30/07



A Portion of A.P.N. 048-471-28

025548

EXHIBIT A-2
DESCRIPTION OF ROAD RIGHT OF WAY & P.U.E.

All that certain real property located in the County of El Dorado, State of California, being a portion of the Northeast quarter of Section 12, Township 10 North, Range 11 East, M.D.M., also being a portion of PARCEL A as said parcel is shown and so designated on that certain Parcel Map that filed for record in the Office of the El Dorado County Recorder on March 19, 1981, in Book 28 of Parcel Maps at Page 134, more particularly described as follows:

BEGINNING at the Northwesterly corner of said PARCEL A, marked by a three-quarter (3/4") inch capped iron pipe stamped "RCE 20462-1981"; thence, from said POINT OF BEGINNING and Southerly along the Westerly boundary of said PARCEL A, South 01°20'10" East 432.49 feet to the Southwesterly corner of said PARCEL A; thence, Easterly along the Southerly boundary of said PARCEL A, North 89°24'30" East 50.00 feet; thence, leaving the Southerly boundary of said PARCEL A, North 01°20'10" West 422.33 feet; thence North 79°08'25" West 51.15 feet to the point of beginning.

The afore described portion of said PARCEL A is a portion of that portion thereof shown and noted on said Parcel Map as "50' WIDE NON-EXCLUSIVE ROAD AND PUBLIC UTILITIES EASEMENT".

End of Description

See EXHIBIT B-2 for delineation of the herein described easement.

This real property description was prepared by Gene E. Thorne & Associates, Inc., under the direction of Gene E. Thorne, RCE 20462, in conformance with the Professional Land Surveyor's Act.


Gene E. Thorne, RCE 20462

Reg. Exp. Date: 09/30/07

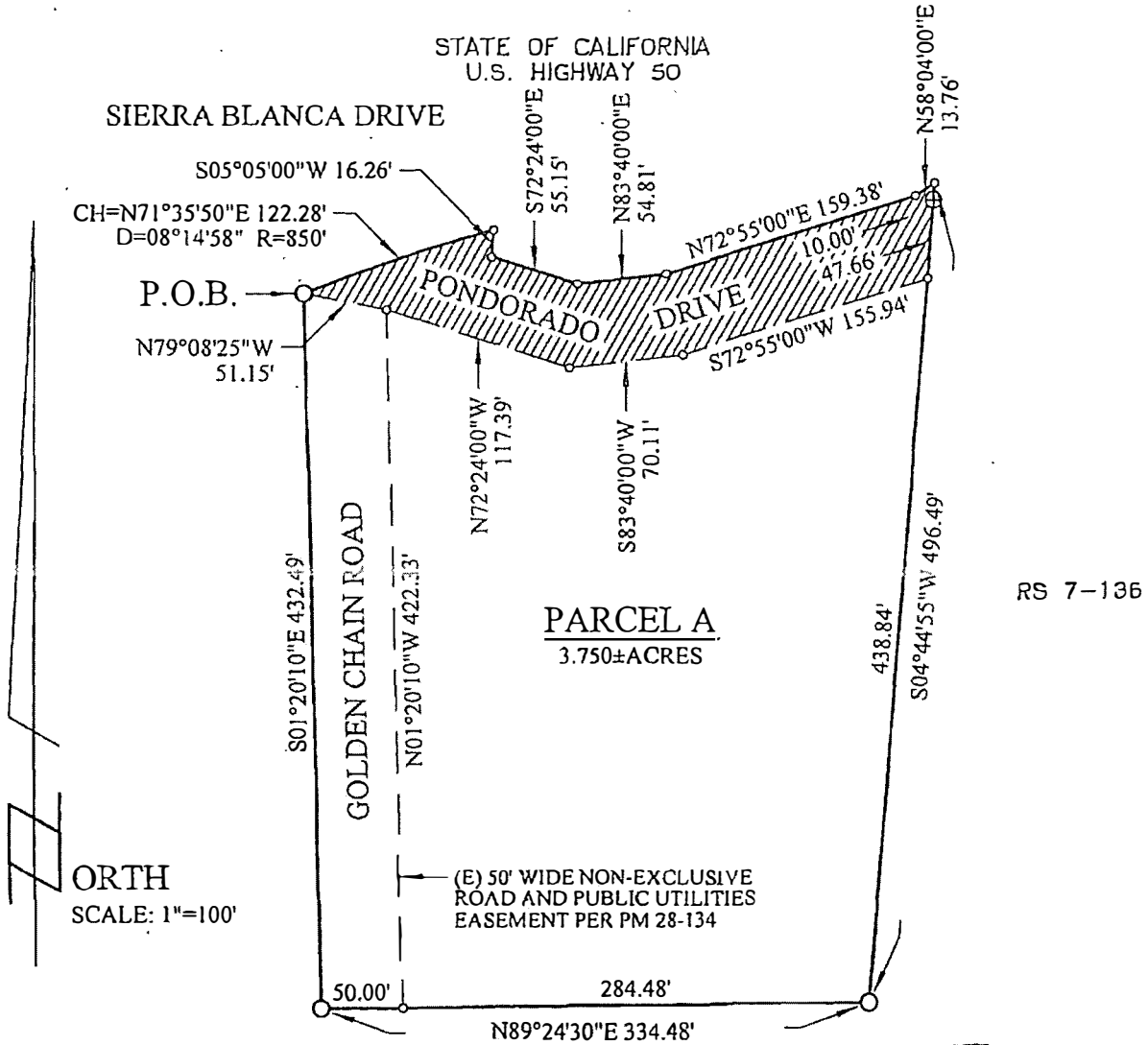


A Portion of A.P.N. 048-471-28

025548

EXHIBIT B-1

PLAT OF ROAD RIGHT OF WAY
A PORTION OF THE NE 1/4 OF SECTION 12, T. 10 N., R. 11 E., M.D.M.
BEING A PORTION OF PARCEL A OF PM 28-134
COUNTY OF EL DORADO, STATE OF CALIFORNIA
GENE E. THORNE & ASSOCIATES, INC.



LEGEND:

- COMPUTATION POINT
- ⊕ 5/8" REBAR W/1-1/2" ALUM. CAP STAMPED "RCE 22180-1979"
- 3/4" C.I.P. STAMPED "RCE 20462-1981"
- ▨ HATCHING INDICATES ROAD RIGHT OF WAY

PARCEL B
PM 28-134



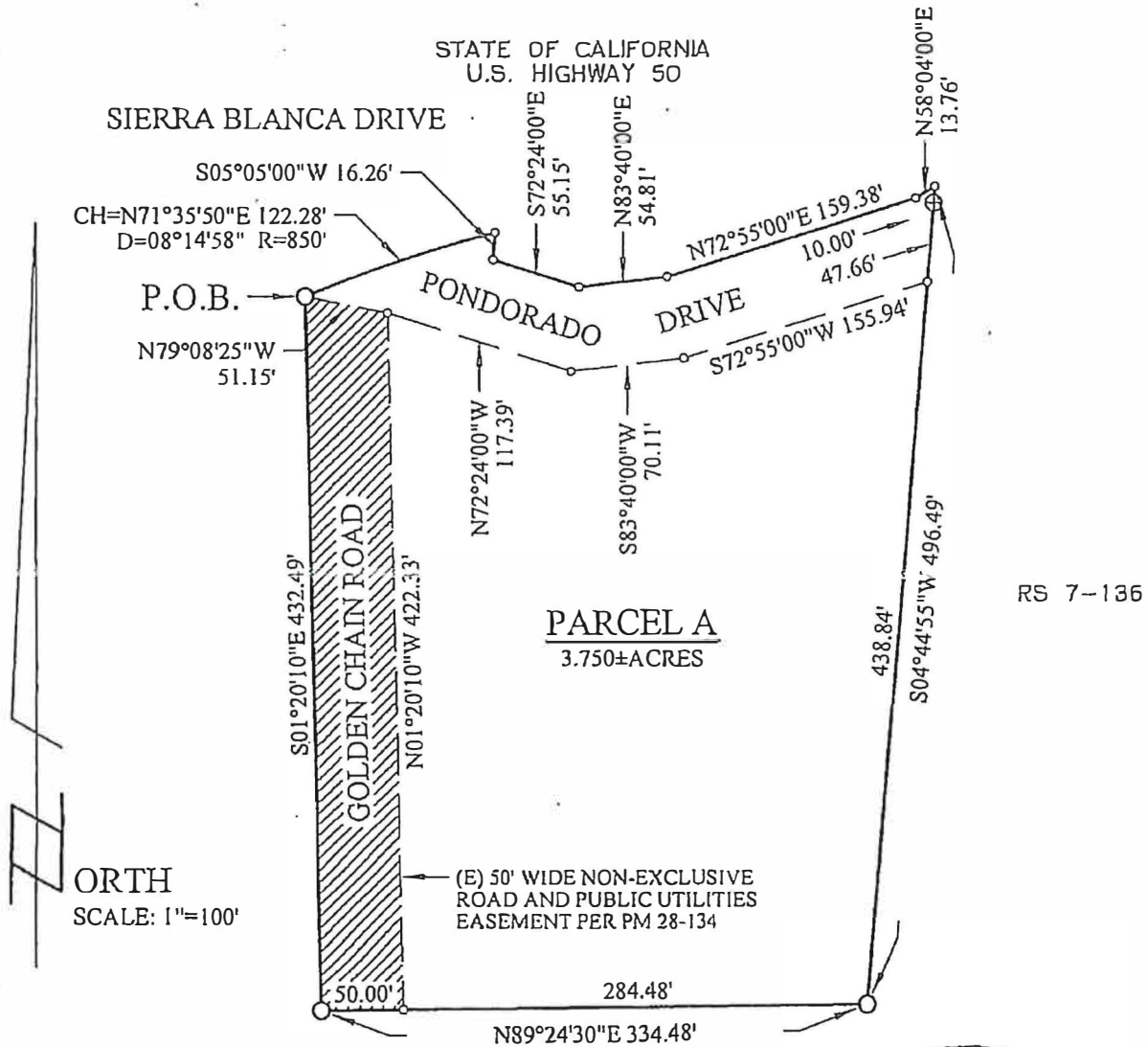
ASSESSOR'S PARCEL NO.: 048-471-28

Demidoff IOD - Exhibit B-1.dwg

025548

EXHIBIT B-2

PLAT OF ROAD RIGHT OF WAY & P.U.E.
A PORTION OF THE NE 1/4 OF SECTION 12, T. 10 N., R. 11 E., M.D.M.
BEING A PORTION OF PARCEL A OF PM 28-134
COUNTY OF EL DORADO, STATE OF CALIFORNIA
GENE E. THORNE & ASSOCIATES, INC.



LEGEND:

- COMPUTATION POINT
- ⊕ 5/8" REBAR W/1-1/2" ALUM. CAP STAMPED "RCE 22180-1979"
- 3/4" C.I.P. STAMPED "RCE 20462-1981"
- ▨ HATCHING INDICATES ROAD RIGHT OF WAY



ASSESSOR'S PARCEL NO.: 048-471-28

Demidoff IOD - Exhibit B-2.dwg

04/18/2007, 20070025548

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

APN: 048-471-28
Seller: Nikolay Demidoff and Susanne Marie
Demidoff, Trustees, or their successor in trust,
under the Demidoff Revocable Trust dated
November 27, 2007
Project: US 50/Camino Area Safety Project
#71319

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by Exhibits A-1 and B-1 of the Irrevocable Offer of Dedication, dated April 17, 2007 to the County of El Dorado, a political subdivision of the State of California, from **NIKOLAY DEMIDOFF AND SUSANNE MARIE DEMIDOFF, TRUSTEES, OR THEIR SUCCESSOR IN TRUST, UNDER THE DEMIDOFF REVOCABLE TRUST DATED NOVEMBER 27, 2007**, is hereby accepted by order of the Board of Supervisors of the County of El Dorado on May 14, 2019, and the grantees consent to the recordation thereof by its duly authorized officer.

APN: 048-471-28

Dated this 14th day of May, 2019.

COUNTY OF EL DORADO


By:



Chair
Board of Supervisors

ATTEST:

James S. Mitrisin
Clerk of the Board of Supervisors

By: 

Deputy Clerk