



RESOLUTION NO. 091-2016

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

Abandonment of Easement No. 16-003
Assessor's Parcel Number 118-620-01
Meritage Homes Of California, Inc., A California Corporation

WHEREAS, the El Dorado County Board of Supervisors exercises the authority established by Section 8333 of the Streets and Highways Code, which authorizes the Board of Supervisors to summarily vacate public service easements by Resolution adopted in accordance with Section 8335 of the Streets and Highways code; and

WHEREAS, on October 9, 2013, Meritage Homes Of California, Inc., A California Corporation, irrevocably offered for dedication a public utility easement on Lot 618 as shown on the final map of, "West Valley Village Unit No. 5B-Phase 1", recorded in Book J of Subdivisions at Page 119, in the County of El Dorado, Recorder's Office; and

WHEREAS, on November 5, 2013 the County of El Dorado, Board of Supervisors, accepted said offer; and

WHEREAS, on April 30, 2014 the County of El Dorado, Board of Supervisors, authorized the abandonment of a portion of the subject easement by Resolution of Vacation Number 034-2014 which was filed for record in the County of El Dorado, Recorder's Office at Document No. 2014-0016223, leaving a portion of said easement remaining; and

WHEREAS, the County of El Dorado has received an application from Meritage Homes Of California, Inc., A California Corporation, the legal owners of Lot 618 in the "West Valley Village Unit No. 5B-Phase 1", Subdivision, requesting that the County of El Dorado vacate an additional portion of the remaining easement, on said property, identified as Assessor's Parcel Number 118-620-01; and

WHEREAS, AT&T, Comcast, El Dorado Irrigation District and Pacific Gas & Electric have not used said easements for the purpose for which they were dedicated and find no present or future need exists for those portions of the easements and do not object to their vacation, and to that end, have all issued letters to that effect; and

WHEREAS, the County Surveyor's Office has determined that the easement herein described in Exhibit A and depicted on Exhibit B and made a part hereof has not been used for the purpose for which it was dedicated preceding the proposed vacation, and has no objection; and

WHEREAS, all other existing easements shall remain.

NOW, THEREFORE, BE IT RESOLVED, that from and after the date this Resolution is recorded, said offer for the portion of the public utility easement, described in Exhibit A and depicted on Exhibit B, is terminated and abandoned and no longer constitutes an offer for easement. In addition, a Certificate of Correction, Modification or Amendment is hereby authorized to be signed and recorded.

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 June, 2016, by the following vote of said Board:

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

By: 
Deputy Clerk

Ayes: Veerkamp, Ranalli, Mikulaco, Frentzen, Novasel
Noes: None
Absent: None


Michael Ranalli, Second Vice-Chair
Board of Supervisors

EXHIBIT A

Legal Description of Public Utility Easement
To Be Abandoned

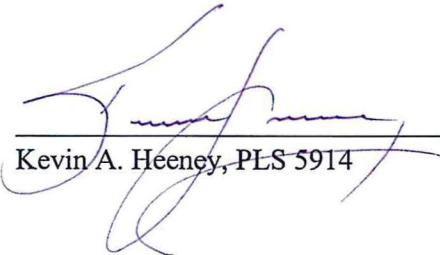
All that real property situate in the County of El Dorado, State of California and being a portion of Lot 618, as shown on the plat of "West Valley Village Unit No. 5B-Phase 1", filed in the office of the County Recorder of El Dorado County in Book 'J' of Maps, Page 119 and being more particularly described as follows:

Beginning at the most Southerly corner of said Lot 618; thence along the Southwesterly line of said Lot 618, North 54°51'15" West, 7.13 feet; thence leaving said Southwesterly line and parallel with the Southeasterly line of said Lot 618 and Aspen Meadows Drive, North 46°07'42" East, 106.56 feet; thence along the arc of a curve to the left, having a radius of 305.00 feet, the chord of which bears North 42°47'19" East, 35.53 feet; thence South 45°42'23" East, 7.02 feet to a point on the Northwesterly line of Aspen Meadows Drive and the Southeasterly line of said Lot 618; thence along Aspen Meadows Drive and the Southeasterly line of said Lot 618, along the arc of a curve, concave to the Northwest, having a radius of 312.00 feet, the chord of which bears South 42°50'36" West, 35.76 feet; thence South 46°07'42" West, 105.20 feet, to the Point of Beginning.

End of Description

The Basis of Bearings for this description is identical with that of the plat of West Valley Village Unit No. 5B-Phase 1", filed in the office of the County Recorder of El Dorado County in Book 'J' of Maps, Page 119.

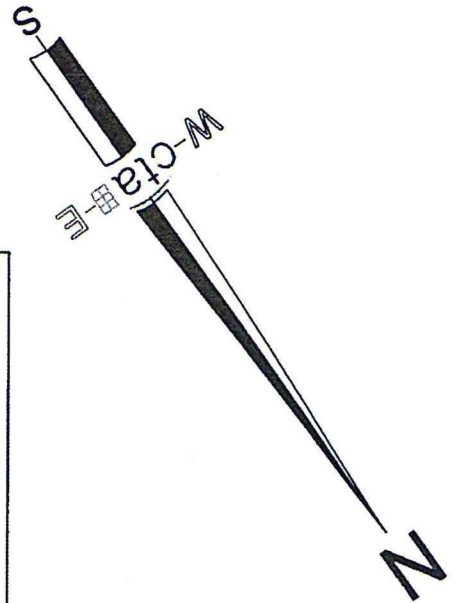
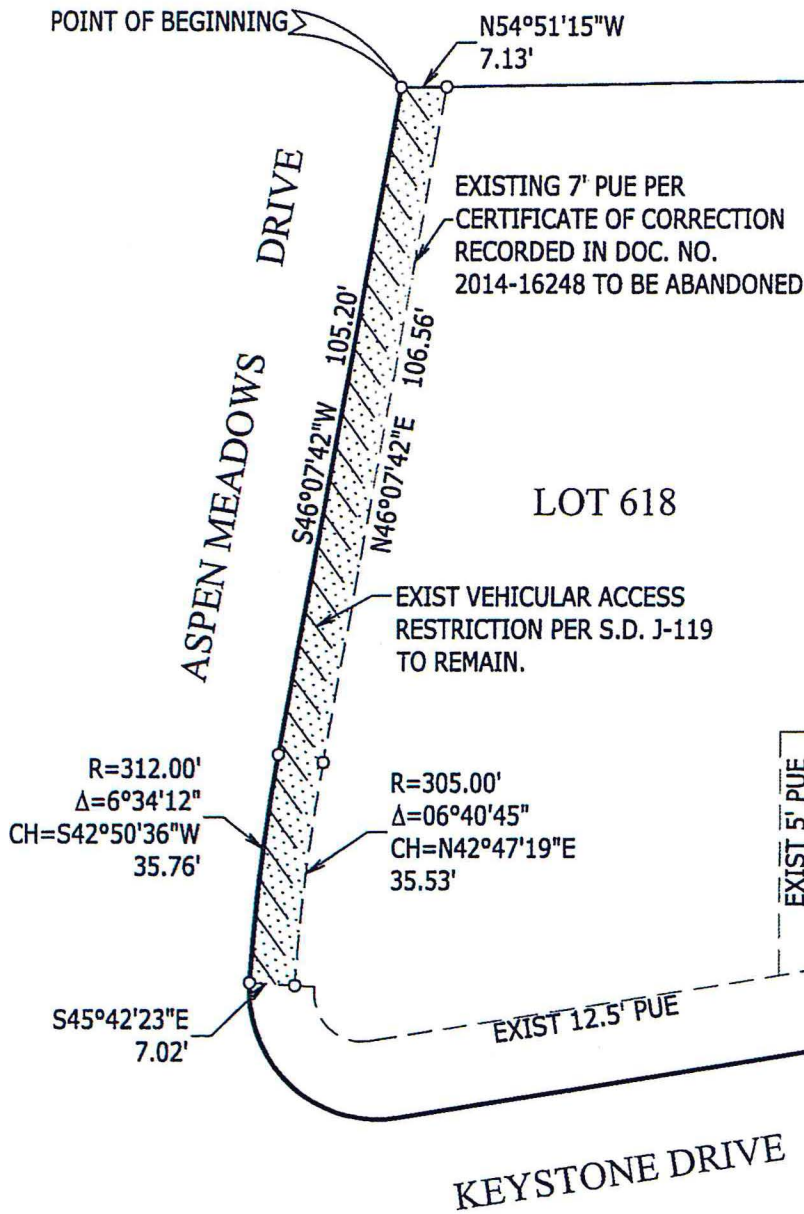
This description has been prepared by me or under my direct supervision in connection with an application for Summary Abandonment of Easement with El Dorado County.



Kevin A. Heeney, PLS 5914

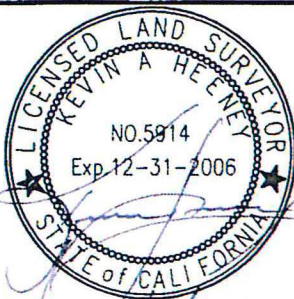


01/12/2016
Date


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



 PUBLIC UTILITY EASEMENT TO BE ABANDONED



DATE: 05/19/2016

Exhibit 'B'		DATE: 01-11-2016	DRAWN BY: TIMO	SHEET / 1 OF 1
EFFECTED OWNER: MERITAGE HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION		SCALE: 1"=30'	JOB NO. 04-080-005	
A.P.N.: 118-620-01		SUMMARY ABANDONMENT OF EASEMENT		
 Engineering & Surveying Civil Engineering • Land Surveying • Land Planning <small>3233 Monier Circle, Rancho Cordova, CA 95742 T (916) 638-0919 • F (916) 638-2479 • www.ctae.net</small>		LOT 618 WEST VALLEY VILLAGE, UNIT 5B PHASE 1 S.D. J-119		
		COUNTY OF EL DORADO	STATE OF CALIFORNIA	
		LEGISTAR NO.		

06/21/2016, 20160027402



El Dorado, County Recorder

William Schultz Co Recorder Office

DOC- 2016-0027402-00

Acct 30-EL DORADO CO BOARD OF SUPERVISORS

Tuesday, JUN 21, 2016 15:27:37

Ttl Pd \$0.00 Rcpt # 0001774414

KMV/C1/1-5

Recording Requested by:

Board of Supervisors

When Recorded Mail to:

Board of Supervisors

330 Fair Lane

Placerville, CA 95667

TITLE

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