

**EL DORADO COUNTY BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL  
Meeting of October 17, 2006**

**AGENDA TITLE:** Green Valley Marketplace Project #66117; Traffic Signal Appurtenances Easement Agreement; El Dorado Hills County Water District, A California Special District

**DEPARTMENT:** Transportation

**DEPT SIGNOFF:**

**CAO USE ONLY:**

**CONTACT:** Deborah Gruber

**DATE:** 10/03/06

**PHONE:** XT 6519/5982

**DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION:**

The Department of Transportation recommends the Board of Supervisors:

1. Approve the Traffic Signal Appurtenances Easement Agreement affecting a portion of Assessor's Parcel Number 110-010-08, owned by El Dorado Hills County Water District, a California Special District.
2. Authorize the Chairman to sign the Traffic Signal Appurtenances Easement Agreement and the associated Certificate of Acceptance.
3. Authorize the Chairman to sign the Budget Transfer.

**CAO RECOMMENDATIONS:**

*Recommend approval* *Laura S. Hill*  
10/4/06

Financial impact?  Yes ( ) No

Funding Source: ( ) Gen Fund  Other

**BUDGET SUMMARY:**

Other: *Developer funded*

Total Est. Cost	\$4,910.00
<b>Funding</b>	
Budgeted	
New Funding	\$4,910.00
Savings	
Other	
Total Funding	\$4,910.00
<b>Change in Net County Cost</b>	\$0.00

**CAO Office Use Only**

4/5's Vote Required  Yes ( ) No  
 Change in Policy ( ) Yes  No  
 New Personnel ( ) Yes  No

**CONCURRENCES:**

Risk Management \_\_\_\_\_  
 County Counsel \_\_\_\_\_  
 Other \_\_\_\_\_

**\*Explain**

**BOARD ACTIONS:**

Vote: Unanimous \_\_\_\_\_ Or \_\_\_\_\_  
 Ayes: \_\_\_\_\_  
 Noes: \_\_\_\_\_  
 Abstentions: \_\_\_\_\_  
 Absent: \_\_\_\_\_

**I hereby certify that this is a true and correct copy of an action taken and entered into the minutes of the Board of Supervisors**

Date: \_\_\_\_\_  
 Attest: **Cindy Keck, Board of Supervisors Clerk**  
 By: \_\_\_\_\_

AUDITOR / CONTROLLER'S USE	
TRANSFER #	27058
DATE	
CODE BY	

EL DORADO COUNTY APPROPRIATION TRANSFER ( 29139 GOV. CODE )

# BUDGET TRANSFER REQUEST #1

TO BE COMPLETED BY THE DEPARTMENT	
DOCUMENT TOTAL	19,640.00
NUMBER OF LINES	4
TRANSACTION CODE TOTAL*	026

DEPARTMENT OF TRANSPORTATION

DEPARTMENT OR AGENCY NAME

BOS Agenda Date 10/17/06

Agenda Title: Green Valley Marketplace Traffic Signal Appurtenances Easement Agreement

10/03/2006  
DATE

*[Signature]* X5981  
DEPARTMENT AUTHORIZATION SIGNATURE AND PHONE NUMBER

COMPLETE THE INFORMATION BELOW WITH JUSTIFICATION NARRATIVE OR ATTACH A MEMO.  
REMOVE THE GOLD COPY AND SUBMIT COMPLETE REQUEST TO THE AUDITOR / CONTROLLER'S OFFICE.  
A BUDGET TRANSFER MUST BE AT LEAST TWO LINES, NOT EXCEED TWENTY-SIX LINES AND USE AN "ODD AND EVEN" NUMBERED TRANSACTION CODE\*

- \* 002 = INCREASE ESTIMATED REVENUE
- \* 003 = DECREASE ESTIMATED REVENUE

- \* 011 = INCREASE IN APPROPRIATION / BOS APPROVED
- \* 012 = DECREASE IN APPROPRIATION / BOS APPROVED

X	TRANS CODE NO.*	INDEX CODE NUMBER	SUB OBJECT NUMBER	USER CODE NUMBER	AMOUNT	DESCRIPTION (50 CHARACTERS MAX.)
1	011	306370	5160		4,910.00	FY 06/07 BUD REV GREEN VLY MKTPLC SIGNAL EASEMENT
2	002	306370	2015		4,910.00	FY 06/07 BUD REV GREEN VLY MKTPLC SIGNAL EASEMENT
3	011	7730354	7000		4,910.00	FY 06/07 BUD REV GREEN VLY MKTPLC SIGNAL EASEMENT
4	002	7730354	1744		4,910.00	FY 06/07 BUD REV GREEN VLY MKTPLC SIGNAL EASEMENT
5						
6						
7						
8						
9						
10						
11						
12						
13						

REVIEWED FOR FORMAT BY *[Signature]* 10/3/06  
JOE HARN, C.P.A. AUDITOR / CONTROLLER DATE

*[Signature]* 10/4/06  
CHIEF ADMINISTRATIVE OFFICE - ANALYST DATE

*[Signature]* 10/4/06  
CHIEF ADMINISTRATIVE OFFICE DATE

APPROVED AND SO ORDERED THAT THE ABOVE TRANSFERS BE MADE (AS REQUESTED OR AMENDED) AND INCORPORATED IN THE MINUTES OF THIS MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

SIGNATURE: CHAIRMAN, BOARD OF SUPERVISORS DATE

ATTEST: CLERK, BOARD OF SUPERVISORS



**MAINTENANCE DIVISION:**  
2441 Headington Road  
Placerville CA 95667  
Phone: (530) 642-4909  
Fax: (530) 642-9238

**RICHARD W. SHEPARD, P.E.**  
Director of Transportation  
  
Internet Web Site:  
<http://co.el-dorado.ca.us/dot>

**MAIN OFFICE:**  
2850 Fairlane Court  
Placerville CA 95667  
Phone: (530) 621-5900  
Fax: (530) 626-0387



October 3, 2006

Board of Supervisors  
330 Fair Lane  
Placerville, California 95667

**Title: Green Valley Marketplace Project #66117:  
Traffic Signal Appurtenances Easement Agreement;  
El Dorado Hills County Water District, a California Special District;  
Assessor's Parcel Number 110-010-08**

**Meeting Date: October 17, 2006 \ District I \ Supervisor: Rusty Dupray**

Dear Members of the Board:

**Recommendations:**

The Department of Transportation recommends the Board of Supervisors:

1. Approve the Traffic Signal Appurtenances Easement Agreement affecting a portion of Assessor's Parcel Number 110-010-08, owned by El Dorado Hills County Water District, a California Special District.
2. Authorize the Chairman to sign the Traffic Signal Appurtenances Easement Agreement and the associated Certificate of Acceptance.
3. Authorize the Chairman to sign the Budget Transfer.

**Reasons for Recommendations:**

The Department of Transportation has received a Traffic Signal Appurtenances Easement Agreement between the County of El Dorado and El Dorado Hills County Water District, a California Special District, for the installation of traffic signals and appurtenances, as described in Exhibit "A"-1, "A"-2, and "A"-3 and depicted on Exhibit "B"-1, "B"-2, and "B"-3 attached to said agreement.

Said easement and agreement are necessary to provide for the installation of traffic signals and appurtenances situated north of the intersection of Francisco Drive and Green Valley Road, located in El Dorado Hills, and is in conjunction with the site improvements to the Green Valley Marketplace.

**Fiscal Impact:**

El Dorado Hills County Water District, a California Special District, is granting the easement for the consideration of Four-thousand nine-hundred ten dollars, exactly (\$4,910.00). Green Valley Market Place, LLC executed an Agreement for Funding and Reimbursement of Right of Way Acquisition Costs, enabling the County to obtain fee title or easements for right-of-way purposes for the Project, and to fund all costs, attorneys' fees, and expenses incurred or expended by the County for acquisition, recording, administration, and all work performed concerning right-of-way for the Project.

Attached is a Budget Transfer Request increasing appropriations and revenue to allow for payment to the property owners.

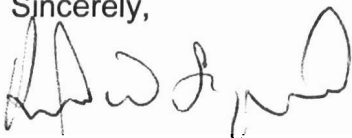
**Net County Cost:**

There is no net County cost associated with this agenda item.

**Action to be Taken Following Approval:**

1. The Chairman of the Board to execute the Traffic Signal Appurtenances Easement Agreement with the El Dorado Hills County Water District, a California Special District, and the Certificate of Acceptance for the retention of the necessary land rights.
2. The Chairman of the Board to execute the Budget Transfer.
3. The Board Clerk shall record the Traffic Signal Appurtenances Easement Agreement and the Certificate of Acceptance, and shall provide a certified copy to the Department of Transportation.
4. A copy of the recorded agreement and compensation as specified in the agreement will be sent to the property owner.

Sincerely,



Richard W. Shepard, P.E.  
Director of Transportation

RWS/PF: dg

Attachment(s): Vicinity Map  
Agreement  
Certificate of Acceptance  
Budget Transfer

196

A

B

175

C

D

E

F

FOLSOM LAKE STATE REC AREA

95664

Folsom Lake

Pine Hill Preserve - Salmon Falls Unit

EL DORADO

1

2

3

4

5

6

7

8

195

FOLSOM LAKE STATE REC AREA

95762

Pine Hill Preserve - Mariel Creek Unit



0 Feet 2000' 4000'

0 Miles 1/4mi. 1/2mi. 3/4mi. 1mi.

0 Kilometers .50km 1km

ARROYO VISTA

95672

SALMON FALLS RD

DIXON RD

MALCOLM RD

GREEN VALLEY RD

EL DORADO HILLS

95672

A

B

C

D

E

F

216

Contract #: 06-1201

Item Submitted: Green Valley Marketplace Project #66117;  
Traffic Signal Appurtenances Easement Agreement; El Dorado Hills County Water District, a California  
Special District; APN 110-010-08

# CONTRACT ROUTING SHEET

**PROCESSING DEPARTMENT: DOT**

Department: Transportation  
Dept. Contact: Pete Feild XT 7666  
Phone: Deborah Gruber XT 6519  
Department Head Signature: Tom Lehto for

Liz Diamond, Deputy Director  
Richard W. Shepard, P.E.  
Director of Transportation

**CONTRACTOR:**

**EL DORADO HILLS COUNTY  
WATER DISTRICT, a  
California Special District**  
Name: c/o Chief Russell

Address: 1050 Wilson Blvd.  
El Dorado Hills, CA 95762-4513  
Phone: \_\_\_\_\_

*Chief Russell*  
EL DORADO COUNTY WATER DISTRICT  
06 JUL 23 10 03 AM '06

**CONTRACTING DEPARTMENT: Transportation**

Compliance with Human Resources requirements? Yes: \_\_\_\_\_ No: X  
Compliance verified by: \_\_\_\_\_

**COUNTY COUNSEL: (must approve all contracts and MOUs)**

Approved:  Disapproved: \_\_\_\_\_ Date: 8/3/06 By: Tush Beck  
Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

ASSIGNMENT

DATE: 07/28/06  
ATTORNEY: TRISH  
EFT./INDEX NO.: 36688  
BY: [Signature]

*Approved as to form - however as to  
note and placement to fill in date that should  
be done before or at time the owner signs  
not after. No changes to document should  
take place after unless initialed by  
parties.  
T&B*

PLEASE FORWARD TO RISK MANAGEMENT: NA

Index Code: <b>306370</b>	User Code: <b>66117J</b>
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**RISK MANAGEMENT:**

Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_  
Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

2006 AUG -3 PM 4:19  
RECEIVED  
DOT

**OTHER APPROVAL (Specify department(s) participating or directly affected by this contract).**

Department(s): \_\_\_\_\_  
Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

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

APN 110-010-08

Mail Tax Statements to above  
Exempt from Documentary Transfer Tax  
Per Revenue and Taxation Code No. 11922

Above section for Recorder's use

## **TRAFFIC SIGNAL APPURTENANCES EASEMENT**

**By and Between EL DORADO HILLS COUNTY WATER DISTRICT, a California  
Special District (Grantor) and the County of El Dorado (Grantee)**

## TRAFFIC SIGNAL APPURTENANCES EASEMENT

THIS TRAFFIC SIGNAL APPURTENANCES EASEMENT is entered into as of the 18th day of July, 2006 by and between EL DORADO HILLS COUNTY WATER DISTRICT, a California Special District, whose address is 1050 Wilson Boulevard, El Dorado Hills, CA 95672-4513 (Attn: Fred Russell), hereinafter "Grantor", and the County of El Dorado (County) whose address is 360 Fair Lane, Placerville, CA, 95667, hereinafter "Grantee".

### RECITALS

WHEREAS, Grantor is the owner of that certain parcel of land situated in the County of El Dorado, State of California, more particularly described in Exhibit "A" attached hereto and made a part hereof ("Grantor Parcel"); and

WHEREAS, Grantee has requested from Grantor and Grantor is desirous of granting to Grantee, a non-exclusive easement for traffic signal appurtenances more particularly described in Exhibits "A"-1, "A"-2 and "A"-3 and depicted on Exhibits "B"-1 "B"-2, and "B"-3 attached hereto and made a part hereof ("Traffic Signal Appurtenances Easement"), and

NOW THEREFORE, in consideration of \$4,910.00 (Four-thousand nine-hundred ten dollars, exactly) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant to Grantee a non-exclusive easement for traffic signal appurtenances over, under and across those identified portions of the Grantor Parcel, subject to the following terms and conditions to which the parties hereto do hereby agree:

1. **Easement for Traffic Signal Appurtenances.** Grantor hereby grants to Grantee a non-exclusive easement for traffic signal appurtenances. Such easement shall be at the location described in Exhibits "A"-1, "A"-2 and "A"-3 and depicted on Exhibits "B"-1, "B"-2 and "B"-3, attached hereto and made a part hereof. Grantee agrees to repair any damage caused to Grantor's Parcel that is a direct result of the acts or negligence of Grantee, its employees, or contractors in installing, extending, maintaining, removing, or repairing the traffic signal appurtenances.
2. **Use.** Grantee, through its officers, employees and agents, shall have the right to enter upon the Traffic Signal Appurtenances Easement area in such a manner and at times from the date hereof as may be reasonably necessary for the purpose of constructing, building, laying, patrolling, repairing, replacing, maintaining, and removing thereon certain appurtenances, including such repairs, replacements and removals as may be from time to time required. Said right shall be perpetual. Notwithstanding the above, Grantee's use of the easement area shall not impair in any manner the ongoing emergency response operations of Grantor. All construction or repair activities shall be coordinated with the grantor a minimum of seventy-two (72) hours prior to commencement of such construction or repair activities.



3. Maintenance. Grantee shall restore the surface of the Traffic Signal Appurtenances Easement area, subject to the rights of Grantee herein provided, within a reasonable period following any of Grantee's permitted activities within the easement areas.

4. Indemnification. Grantor, its successors and assigns, will not be responsible for damage by others to said traffic signal appurtenances. During the terms of the Traffic Signal Appurtenances Easement, Grantee shall indemnify, defend and hold harmless Grantor from any damages or liability to persons or property that arises from the use, construction, removal, operation or maintenance of the Traffic Signal Appurtenances Easement by Grantee, its agents, employees, contractors.

5. Duration. This Traffic Signal Appurtenances Easement and the rights granted hereby shall run with the land and shall bind and inure to the benefit of the parties hereto and their respective heirs, successors, sub-lessees and assigns.

6. Headings. The headings of the paragraph contained herein are intended for reference purposes only and shall not be used to interpret the Traffic Signal Appurtenances Easement contained herein or the rights granted hereby.

7. Counterparts. This Traffic Signal Appurtenances Easement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

8. Notices. All communications and notices required or permitted by this Traffic Signal Appurtenances Easement shall be in writing and shall be deemed to have been given on the earlier of the date when actually delivered to Grantee or Grantor by the other or three (3) days after being deposited in the United States mail, postage prepaid and addressed as follows, unless and until either of such parties notifies the other in accordance with this paragraph of a change of address:

Grantor:	EL DORADO HILLS COUNTY WATER DISTRICT 1050 Wilson Boulevard El Dorado Hills, CA 95672-4513 Attn: Fred Russell
Grantee:	County of El Dorado County c/o Department of Transportation 2850 Fairlane Court Placerville, CA 95667

9. Effective Date. This Traffic Signal Appurtenances Easement shall be effective as of the last date written below.

**IN WITNESS WHEREOF**, the parties hereto have executed this instrument the day and year written below.

**GRANTOR:**

EL DORADO HILLS COUNTY WATER DISTRICT, a California Special District

Date: 7-18-06

By: [Signature]

Its: PRESIDENT

**ATTEST:**

By: \_\_\_\_\_

**(A Notary Public must acknowledge Grantor signatures)**

**GRANTEE:**

County of El Dorado

\_\_\_\_\_  
James R. Sweeney, Chairman  
Board of Supervisors

Date: \_\_\_\_\_

**ATTEST: CINDY KECK**  
Clerk of the Board of Supervisors

By: \_\_\_\_\_

State of California )

ss.

County of EL DORADO )

On JULY 18, 2006 before me, VICTORIA L. NAZERI, Notary Public personally appeared DENNIS FERGUSON 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



EXHIBIT "A"  
LEGAL DESCRIPTION

Real property in the unincorporated area of the County of El Dorado, State of California, described as follows:

All that portion of Section 22, Township 10 North, Range 8 East, M.D.M., more particularly described as follows:

Beginning at a point in the Southwesterly right of way line of Francisco Drive, a public street 60.00 feet in width as shown on the plat of Marina Village Unit No. 1, filed in the Office of the Recorder of El Dorado County, in Book E of Maps, at Page 54, from which point the North one-quarter corner of said Section 22 as shown on said plat of Marina Village Unit No. 1 bears the following seven (7) courses: (1) North 77° 54' 20" East 30.00 feet, (2) North 12° 05' 40" West 70.00 feet, (3) Northwesterly along the arc of a tangent curve to the left, concave Southwesterly having a radius of 1454.85 feet, subtended by a chord that bears North 21° 25' 45" West 471.95 feet, (4) North 30° 45' 50" West 100.00 feet, (5) Northwesterly along the arc of a tangent curve to the right concave Northeasterly having a radius of 550.00 feet, subtended by a chord that bears North 15° 48' 40" West 283.82 feet, (6) North 00° 51' 13" West 48.50 feet, and (7) South 65° 53' 44" West 23.75 feet; thence from said point of beginning, South 87° 56' 44" West 175.96 feet; thence from a tangent that bears North 02° 03' 16" West Northwesterly along the arc of a curve to the left, concave Southwesterly having a radius of 325.00 feet, subtended by a chord that bears North 04° 57' 36" West 32.95 feet; thence, tangent to said curve, North 07° 51' 57" West 126.36 feet; thence Northeasterly along the arc of a tangent curve to the right, concave Southeasterly having a radius of 75.00 feet, subtended by a chord that bears North 30° 27' 32" East 93.02 feet; thence, North 68° 47' 00" East 63.23 feet; thence Southeasterly along the arc of a tangent curve to the right, concave Southwesterly having a radius of 20.00 feet, subtended by a chord that bears South 65° 17' 56" East 28.73 feet to a point of compound curvature; said point being a point in the aforesaid Southwesterly right of way line of Francisco Drive; thence along said Southwesterly right of way line the following two (2) courses: (1) from a tangent that bears South 19° 22' 52" East, Southeasterly along the arc of a curve to the right, concave Southwesterly having a radius of 1424.85 feet, subtended by a chord that bears South 15° 44' 16" East 181.08 feet, and (2) Tangent to said curve, South 12° 05' 40" East 70.00 feet to the point of beginning.

## EXHIBIT "A"-1

A portion of the Irrevocable Offer of Dedication to the El Dorado Hills County Water District for purposes of a Fire Station recorded in Book 1942 at Page 533, Official Records of El Dorado County, for purposes of traffic control appurtenances, more particularly described as follows:

**COMMENCING** at the southeast corner of said County Water District Tract, said corner being common with the northeast corner of Lot A and Lot B as said lots are shown on that Plat of "Rolling Hills Estates Unit No. 1" recorded in Book I at Page 11, and merged per "Certificate of Merge" recorded as Instrument No. 2000-0042274, Official Records of El Dorado County, said common corner being located on the westerly right of way line of Francisco Drive:

Thence, along the line common with said westerly right of way line and the easterly line of said County Water District Tract the following two courses; (1) North  $12^{\circ}05'40''$  West 70.00 feet to a point of curvature; and (2) along the arc of a 1424.85 foot radius curve to the left through a central angle of  $3^{\circ}10'27''$  an arc length of 78.94 feet to the **POINT OF BEGINNING**:

Thence from said **POINT OF BEGINNING**, leaving said common line the following three courses; (1) South  $81^{\circ}11'00''$  West 7.38 feet; (2) North  $10^{\circ}24'28''$  West 33.85 feet; and (3) North  $73^{\circ}09'07''$  East 4.05 feet to a point located on said common line; thence along said common line along a 1424.85 foot radius curve to the right through a central angle of  $1^{\circ}23'40''$  subtended by a chord bearing of South  $15^{\circ}57'57''$  East a chord length of 34.67 feet an arc length of 34.68 feet to the **POINT OF BEGINNING** and containing 197.54 square feet of land.

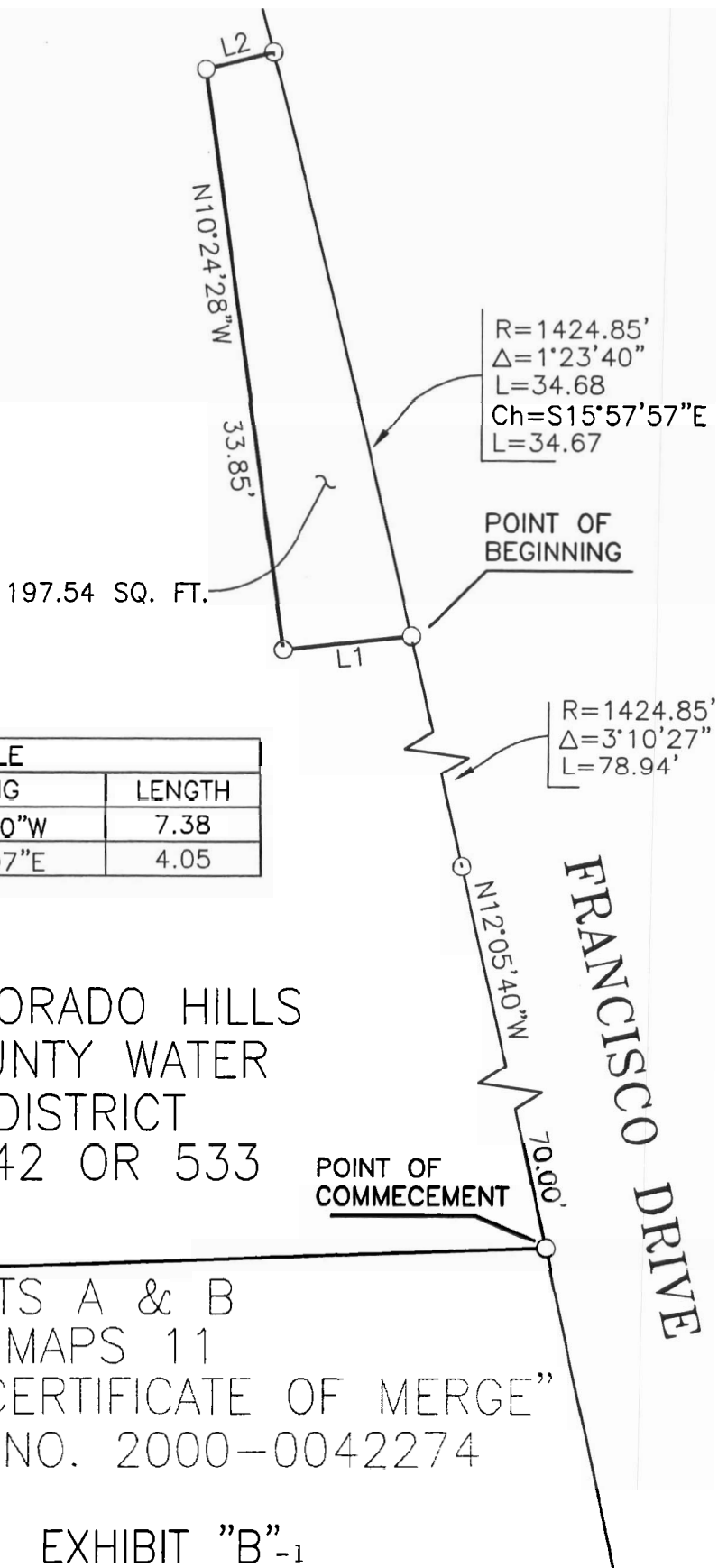
PRECISION LAND SURVEYING, INC.

Richard A. Marino, L.S.

*Richard A. Marino*

Date signed: *05/26/05*





LINE TABLE		
LINE	BEARING	LENGTH
L1	S81°11'00"W	7.38
L2	N73°09'07"E	4.05

EL DORADO HILLS  
 COUNTY WATER  
 DISTRICT  
 1942 OR 533

LOTS A & B  
 I MAPS 11  
 MERGED PER "CERTIFICATE OF MERGE"  
 INSTRUMENT NO. 2000-0042274

EXHIBIT "B"-1

PRECISION LAND SURVEYING, INC.

8850 AUBURN FOLSOM ROAD, GRANITE BAY, CA.  
 P.O. BOX 1042 FOLSOM, CA. 95763-1042  
 (916) 789-2006

DRAWN BY: BT

DESIGNED BY:

APPROVED BY: RAM

REVISED:

DATE: 04/28/05

FILE: FIREHOUSE-3

SCALE: 1" = 10'

JOB NO. 0258

**EXHIBIT "A" -2**

A portion of the Irrevocable Offer of Dedication to the El Dorado Hills County Water District for purposes of a Fire Station recorded in Book 1942 at Page 533, Official Records of El Dorado County, for purposes of traffic control appurtenances, more particularly described as follows:

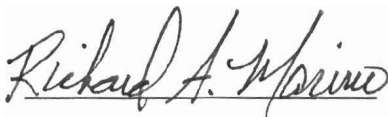
**COMMENCING** at the southeast corner of said County Water District Tract, said corner being common with the northeast corner of Lot A and Lot B as said lots are shown on that Plat of "Rolling Hills Estates Unit No. 1" recorded in Book I at Page 11, and merged per "Certificate of Merge" recorded as Instrument No. 2000-0042274, Official Records of El Dorado County, said common corner being located on the westerly right of way line of Francisco Drive:

Thence, along the line common with said westerly right of way line and the easterly line of said County Water District Tract the following two courses; (1) North 12°05'40" West 70.00 feet to a point of curvature; and (2) along the arc of a 1424.85 foot radius curve to the left through a central angle of 0°59'52" an arc length of 24.81 feet to the **POINT OF BEGINNING**:

Thence from said **POINT OF BEGINNING**, leaving said common line the following five courses; (1) South 76°54'28" West 7.53 feet; (2) North 25°38'28" West 10.71 feet; (3) South 76°28'44" West 3.82 feet; (4) North 13°31'29" West 11.02 feet; and (5) North 76°02'14" East 13.59 feet to a point located on said common line; thence along said common line along a 1424.85 foot radius curve to the right through a central angle of 0°52'14" subtended by a chord bearing of South 13°31'39" East a chord length of 21.65 feet an arc length of 21.65 feet to the **POINT OF BEGINNING** and containing 241.86 square feet of land.

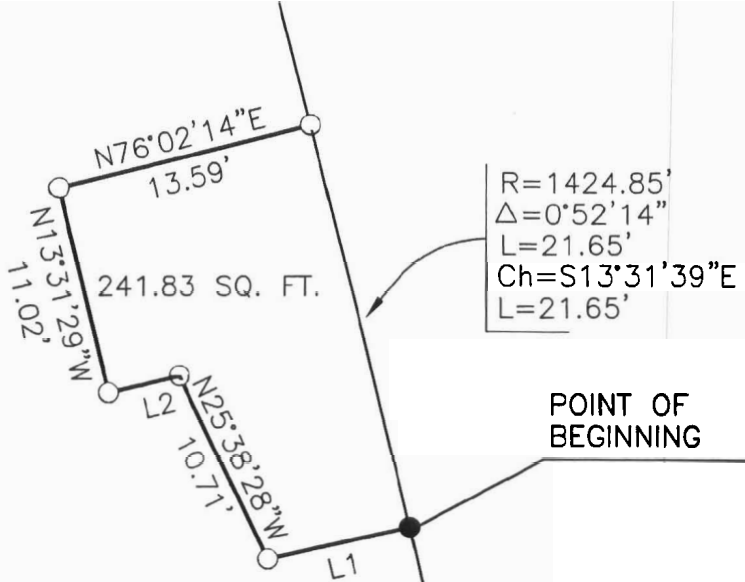
PRECISION LAND SURVEYING, INC.

Richard A. Marino, L.S.



Date signed: 09-28-06





LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°54'28"W	7.53
L2	S76°28'44"W	3.82

POINT OF BEGINNING

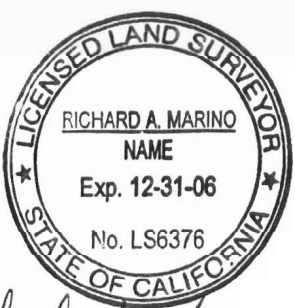
R=1424.85'  
Δ=0°59'52"  
L=24.81'

EL DORADO HILLS  
COUNTY WATER  
DISTRICT  
1942 OR 533

FRANCISCO DRIVE

POINT OF COMMENCEMENT

LOTS A & B  
I MAPS 11  
MERGED PER  
"CERTIFICATE OF MERGE"  
INSTRUMENT NO.  
2000-0042274



*Richard A. Marino*  
09-28-06

EXHIBIT "B" -2

PRECISION LAND SURVEYING, INC. 8850 AUBURN FOLSOM ROAD, GRANITE BAY, CA. P.O. BOX 1042 FOLSOM, CA. 95763-1042 (916) 789-2006	DRAWN BY: BT	DATE: 04/28/05
	DESIGNED BY:	FILE: FIREHOUSE-2
	APPROVED BY: RAM	SCALE: 1" = 10'
	REVISED: 09/27/06	JOB NO. 0258



## EXHIBIT "A"-3

A portion of the Irrevocable Offer of Dedication to the El Dorado Hills County Water District for purposes of a Fire Station recorded in Book 1942 at Page 533, Official Records of El Dorado County, for purposes of traffic control appurtenances, more particularly described as follows:

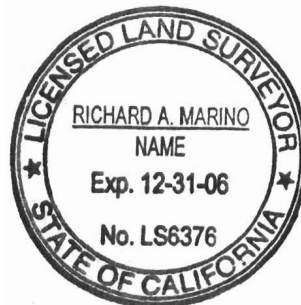
**COMMENCING** at the southeast corner of said County Water District Tract, said corner being common with the northeast corner of Lot A and Lot B as said lots are shown on that Plat of "Rolling Hills Estates Unit No. 1" recorded in Book I at Page 11, and merged per "Certificate of Merge" recorded as Instrument No. 2000-0042274, Official Records of El Dorado County, said common corner being located on the westerly right of way line of Francisco Drive:

Thence, along the line common with said westerly right of way line and the easterly line of said County Water District Tract the following two courses; (1) North 12°05'40" West 70.00 feet to a point of curvature; and (2) along the arc of a 1424.85 foot radius curve to the left through a central angle of 0°12'07" an arc length of 5.02 feet to the **POINT OF BEGINNING**:

Thence from said **POINT OF BEGINNING**, leaving said common line the following seven courses; (1) South 77°37'31" West 3.00 feet; (2) North 12°22'29" West 0.55 feet; (3) South 85°13'51" West 18.73 feet; (4) North 15°34'34" West 3.05 feet; (5) North 85°13'51" East 18.91 feet; (6) North 12°22'29" West 0.32 feet; and (7) North 77°37'31" East 3.00 feet to a point located on said common line; thence along said common line along a 1424.85 foot radius curve to the right through a central angle of 0°09'24" subtended by a chord bearing of South 12°22'29" East a chord length of 3.90 feet an arc length of 3.90 feet to the **POINT OF BEGINNING** and containing 68.15 square feet of land.

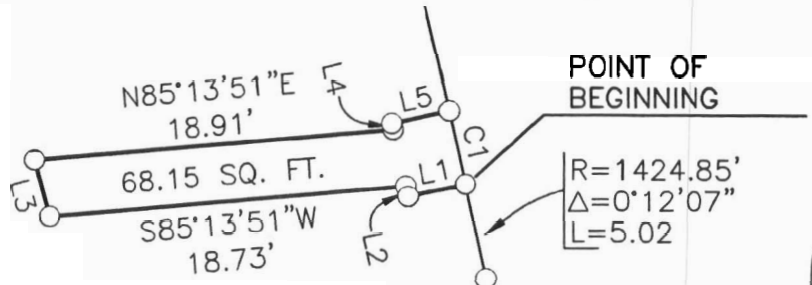
PRECISION LAND SURVEYING, INC.

Richard A. Marino, L.S.



*Richard A. Marino*

Date signed: 05/26/05



LINE TABLE		
LINE	BEARING	LENGTH
L1	S77°37'31"W	3.00
L2	N12°22'29"W	0.55
L3	N15°34'34"W	3.05
L4	N12°22'29"W	0.32
L5	N77°37'31"E	3.00

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD LENGTH
C1	1424.85	0°09'24"	3.90	S12°22'29"E	3.90

EL DORADO HILLS  
 COUNTY WATER  
 DISTRICT  
 1942 OR 533

POINT OF  
 COMMENCEMENT

LOTS A & B  
 I MAPS 11  
 MERGED PER  
 "CERTIFICATE OF MERGE"  
 INSTRUMENT NO.  
 2000-0042274

EXHIBIT "B"-3

PRECISION LAND SURVEYING, INC. 8850 AUBURN FOLSOM ROAD, GRANITE BAY, CA. P.O. BOX 1042 FOLSOM, CA. 95763-1042 (916) 789-2006	DRAWN BY: BT	DATE: 04/28/05
	DESIGNED BY:	FILE: FIREHOUSE-1
	APPROVED BY: RAM	SCALE: 1" = 10'
	REVISED:	JOB NO. 0258

WHEN RECORDED MAIL TO:

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

APN 110-010-08

Above section for Recorder's use

## CERTIFICATE OF ACCEPTANCE

**This is to certify** that the interest in real property conveyed by the Traffic Signal Appurtenances Easement dated July 18, 2006 from **El Dorado Hills County Water District**, a California Special District, to the **County of El Dorado**, a political subdivision of the State of California, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

### COUNTY OF EL DORADO

Date: \_\_\_\_\_

By: \_\_\_\_\_  
James R. Sweeney, Chairman of the Board  
Board of Supervisors

ATTEST:

Cindy Keck  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk