

RESOLUTION NO.

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

Abandonment of Easement No. 2013-006
Assessor's Parcel Numbers (APN) 118-350-01, 16, 28, 36, 37, 39, 44, 54
Standard Pacific Corp, a Delaware 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 May 31, 2007, LANDSOURCE HOLDING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, irrevocably offered for dedication public utility easements on Lots 282, 297, 309, 317, 318, 320, 325, 335 as shown on the final map of, "WEST VALLEY VILLAGE, 3A", recorded in Book J at Page 88 of Subdivision Maps in the County of El Dorado, Recorder's Office; and

WHEREAS, on July 10, 2007 the County of El Dorado, Board of Supervisors accepted said offer; and

WHEREAS, the County of El Dorado has received an application from Standard Pacific Corp, a Delaware Corporation, the legal owners of Lots 282, 297, 309, 317, 318, 320, 325, 335 in the "WEST VALLEY VILLAGE, 3A", Subdivision, requesting that the County of El Dorado vacate a portion of the subject easements, of said properties, identified as Assessor's Parcel Numbers (APN) 118-350-01, 16, 28, 36, 37, 39, 44, 54; and

WHEREAS, AT&T, Comcast, El Dorado Irrigation District, and Pacific Gas & Electric have not used that portion of said easements for the purpose for which they were dedicated and find no present or future need exists for that portion of the easements and does not object to their vacation, and to that end, has provided approval letters to the County Surveyor's Office; and

WHEREAS, the County Surveyor's Office has determined that the portion of said easements herein described in Exhibit A and depicted on Exhibit B and made a part hereof have not been used for the purpose for which they were 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 utilities easements, described in Exhibit A and depicted on Exhibit B, are terminated and abandoned and no longer constitute an offer for easement for public utilities purposes. In addition, a Certificate of Correction is hereby authorized and directed to be signed and will be recorded by the County Surveyor.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the _____ day of _____, 20__, by the following vote of said Board:

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

Ayes:
Noes:
Absent:

By: _____
Deputy Clerk

Chairman, Board of Supervisors

EXHIBIT 'A'

ABANDONMENT OF EASEMENTS

Portions of Lots 282, 297, 309, 317, 318, 320, 325 and 335 of
West Valley Village Unit No. 3A (S.D. 'J'-88)

All that real property situate in the County of El Dorado, State of California and being a portion of Lots 282, 297, 309, 317, 318, 320, 325 and 335 as shown on the plat of "West Valley Village Unit No. 3A", recorded in Book 'J' of Maps, Page 88, Official Records of El Dorado County and being more particularly described as follows:

LOT 282

Commencing at the Northwestern corner of said Lot 282; thence along the Northeasterly line of said Lot 282, South 50°08'41" East, 10.00 feet to the Point of Beginning; thence continuing along said Northeasterly line, South 50°08'41" East, 2.50 feet to the intersection with said Northeasterly line and the Southeasterly line of a Public Utility Easement adjacent to Candlewood Drive; thence along the Southeasterly line of said easement, South 39°51'19" West, 88.44 feet; thence along the arc of a curve to the right, having a radius of 840.50 feet, the chord of which bears South 40°23'48" West, 15.88 feet; thence leaving said Southeasterly line, North 49°03'43" West, 2.50 feet; thence parallel to and distant 10.00 feet, measured at right angles to the Southeasterly line of Candlewood Drive and along the arc of a curve concave to the Northwest, having a radius of 838.00 feet, the chord of which bears North 40°23'48" East, 15.84 feet; thence North 39°51'19" East, 88.44 feet to the Point of Beginning.

LOT 335

Commencing at the Northeasterly corner of said Lot 335; thence along the Northeasterly line of said Lot 335, North 51°32'10" West, 20.00 feet to the intersection with the Northwestern line of a 20.00 feet wide storm drain easement as shown on said plat of "West Valley Village Unit No. 3A"; thence along the Northwestern line of said easement, South 37°55'35" West, 10.00 feet to the Point of Beginning; thence continuing along said Northwestern line, South 37°55'35" West, 2.50 feet to the intersection of said Northwestern line and the Southwesterly line of a Public Utility Easement adjacent to Idlewood Place; thence along said Southwesterly line, North 51°32'10" West, 64.37 feet; thence along the arc of a curve to the left, having a radius of 764.50 feet, the chord of which bears North 53°13'24" West, 45.02 feet; thence leaving said Southwesterly line, North 35°05'21" East, 2.50 feet; thence parallel to and distant 10.00 feet, measured at right angles to the Southwesterly line of Idlewood Place and along the arc of a curve, concave to the Southwest, having a radius of 767.00 feet, the chord of which bears South 53°13'24" East, 45.17 feet; thence South 51°32'10" East, 64.34 feet to the Point of Beginning.

LOT 309

Commencing at a point on the Southeasterly line of said Lot 309, being the Southerly end of a 20.00 feet radius curve number 23, as shown on said plat of "West Valley Village Unit No. 3A"; thence North 41°20'59" West, 10.00 feet to the Point of Beginning; thence parallel to

EXHIBIT 'A'

and distant 10.00 feet, measured at right angles to the Southeasterly line of said Lot 309, being also the Northwesterly line of Candlewood Drive, the following three (3) courses:

1. along the arc of a curve, concave to the Northwest, having a radius of 767.00 feet, the chord of which bears South 48°52'23" West, 5.97 feet; thence
2. South 49°05'46" West, 91.58 feet; thence
3. along the arc of a curve to the left, having a radius of 243.00 feet, the chord of which bears South 42°54'31" West, 52.38 feet to the intersection with the Northeasterly line of a Public Utility Easement as shown on said plat;

Thence along said Northeasterly line, North 72°42'35" West, 2.65 feet; thence leaving said Northeasterly line and parallel to and distant 12.50 feet, measured at right angles to the Southeasterly line of said Lot 309 the following three (3) courses:

1. along the arc of a curve, concave to the Southeast, having a radius of 245.50 feet, the chord of which bears North 42°48'20" East, 53.80 feet; thence
2. North 49°05'46" East, 91.58 feet; thence
3. along the arc of a curve to the right, having a radius of 764.50 feet, the chord of which bears North 48°52'23" East, 5.95 feet; thence

South 41°20'59" East, 2.50 feet to the Point of Beginning.

LOT 317

Commencing at the Northeasterly corner of said Lot 317; thence along the Northeasterly line of said Lot 317, North 50°08'41" West, 10.00 feet to the Point of Beginning; thence parallel to and distant 10.00 feet, measured at right angles to the Southeasterly line of said Lot 317, being also the Northwesterly line of Candlewood Drive, South 39°51'19" West, 87.93 feet; thence along the arc of a curve to the right, having a radius of 762.00 feet, the chord of which bears South 40°54'17" West, 27.91 feet; thence North 48°02'45" West, 2.50 feet; thence parallel to and distant 12.50 feet, measured at right angles to the Southeasterly line of said Lot 317 and along the arc of a curve, concave to the Northwest, having a radius of 759.50 feet, the chord of which bears North 40°54'17" East, 27.82 feet; thence North 39°51'19" East, 87.93 feet to a point on the Northeasterly line of said Lot 317; thence along said Northeasterly line, South 50°08'41" East, 2.50 feet to the Point of Beginning.

THE ABOVE DESCRIBED AREAS FOR LOTS 282, 335, 309 & 317, ARE DEPICTED ON EXHIBIT B-2 OF EXHIBITS B-1 THROUGH B-4 ATTACHED HERETO AND MADE A PART OF THIS DESCRIPTION.

LOT 318

Commencing at the Northwesterly corner of said Lot 318; thence along the Northeasterly line of said Lot 318, South 51°32'10" East, 12.50 feet to the intersection with the prolongation of the Southeasterly line of a Public Utility Easement as shown on said plat; thence along the prolongation of the Southeasterly line of said easement, South 37°55'35" West, 10.00 feet to the Point of Beginning; thence continuing along said Southeasterly line, South 37°55'35" West, 2.50 feet to the intersection with the Southwesterly line of a Public Utility Easement adjacent to Idlewood Place; thence along said Southwesterly line, parallel to and distant 12.50 feet, measured at right angles to the Northeasterly line of said Lot 318, South 51°32'10" East, 66.08 feet; thence along the arc of a curve to the right, having

EXHIBIT 'A'

a radius of 289.50 feet, the chord of which bears South 46°32'54" East, 50.34 feet; thence North 48°26'22" East, 2.50 feet; thence parallel to and distant 10.00 feet, measured at right angle to the Northeasterly line of said Lot 318 and along the arc of a curve, concave to the Southwest, having a radius of 292.00 feet, the chord of which bears North 46°32'54" West, 50.77 feet; thence North 51°32'10" West, 66.10 feet to the Point of Beginning.

LOT 320

Commencing at the Southeast corner of said Lot 320; thence along the South line of said Lot 320, South 85°00'40" West, 10.04 feet to the Point of Beginning; thence continuing along said South line, 2.51 feet to the intersection with the Westerly line of a Public Utility Easement adjacent to Idlewood Place; thence along said Westerly line, parallel to and distant 12.50 feet, measured at right angle to the East line of said Lot 320 the following three (3) courses:

1. along the arc of a curve, concave to the Northeast, having a radius of 835.50 feet, the chord of which bears North 09°00'55" West, 21.54 feet; thence
2. North 08°16'37" West, 98.68 feet; thence
3. along the arc of a curve to the left, having a radius of 289.50 feet, the chord of which bears North 09°31'57" West, 12.69 feet; thence

North 79°12'44" East, 2.50 feet; thence parallel to and distant 10.00 feet, measured at right angle to the East line of said Lot 320 the following three (3) courses:

1. along the arc of a curve, concave to the Southwest, having a radius of 292.00 feet, the chord of which bears, South 09°31'57" East, 12.80 feet; thence
2. South 08°16'37" East, 98.68 feet; thence
3. along the arc of a curve to the left, having a radius of 833.00 feet, the chord of which bears South 09°01'21" East, 21.68 feet to the Point of Beginning.

THE ABOVE DESCRIBED AREAS FOR LOTS 318 & 320, ARE DEPICTED ON EXHIBIT B-3 OF EXHIBITS B-1 THROUGH B-4 ATTACHED HERETO AND MADE A PART OF THIS DESCRIPTION.

LOT 325

Commencing at the Northeast corner of said Lot 325; thence along the Easterly line of said Lot 325, being also the Westerly line of Idlewood Place, and along the arc of a curve, concave to the Southwest, having a radius of 202.00 feet, the chord of which bears South 18°37'45" East, 16.50 feet to the intersection with the South line of a 15.00 feet wide Storm Drain Easement as shown on said plat of "West Valley Village Unit No. 3A"; thence along the South line of said easement, North 83°58'48" West, 10.86 feet to the Point of Beginning; thence continuing along said South line, North 83°58'48" West, 2.73 feet to the intersection with the Westerly line of a Public Utility Easement adjacent to said Idlewood Place; thence along the Westerly line of said Public Utility Easement, parallel and distant 12.50 feet, measured at right angles to the East line of said Lot 325 and along the arc of a curve, concave to the West, having a radius of 189.50 feet, the chord of which bears South 03°30'18" East, 93.88 feet; thence South 10°50'15" West, 21.76 feet; thence South 79°09'45" East, 2.50 feet; thence parallel to and distant 10.00 feet, measured at right angle to the East line of said Lot 325, North 10°50'15" East, 21.76 feet; thence along the

EXHIBIT 'A'

arc of a curve to the left, having a radius of 192.00 feet, the chord of which bears North 03°20'24" West, 94.05 feet to the Point of Beginning.

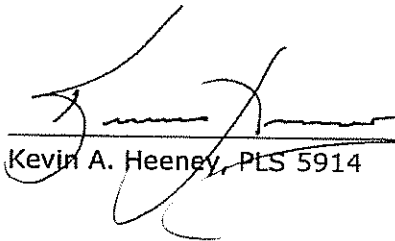
LOT 297

Commencing at the Southwest corner of said Lot 297; thence along the South line of said Lot 297, South 84°04'09" East, 10.75 feet to the Point of Beginning; thence continuing along said South line, South 84°04'09" East, 2.79 feet to the intersection with the Easterly line of a Public Utility Easement adjacent to Lynwood Court; thence along said Easterly line, parallel to and distant 12.50 feet, measured at right angle to the Westerly line of said Lot 297 and along the arc of a curve, concave to the Northeast, having a radius of 27.50 feet, the chord of which bears North 13°32'12" West, 7.64 feet to a point of compound curvature; thence along the arc of a curve to the right, having a radius of 339.50 feet, the chord of which bears North 04°56'32" East, 123.71 feet; thence leaving said Public Utility Easement, North 74°33'38" West, 2.50 feet; thence parallel to and distant 10.00 feet, measured at right angles to the Westerly line of said Lot 297 and along the arc of a curve, concave Easterly, having a radius of 342.00 feet, the chord of which bears South 04°56'32" West, 124.62 feet to a point of compound curvature; thence along the arc of a curve to the left, having a radius of 30.00 feet, the chord of which bears South 12°18'35" East, 7.06 feet to the Point of Beginning.

THE ABOVE DESCRIBED AREAS FOR LOTS 325 & 297, ARE DEPICTED ON EXHIBIT B-4 OF EXHIBITS B-1 THROUGH B-4 ATTACHED HERETO AND MADE A PART OF THIS DESCRIPTION.

END OF DESCRIPTION

This description has been prepared by me or under my direct supervision


Kevin A. Heeneey, PLS 5914

07/25/2013
Date

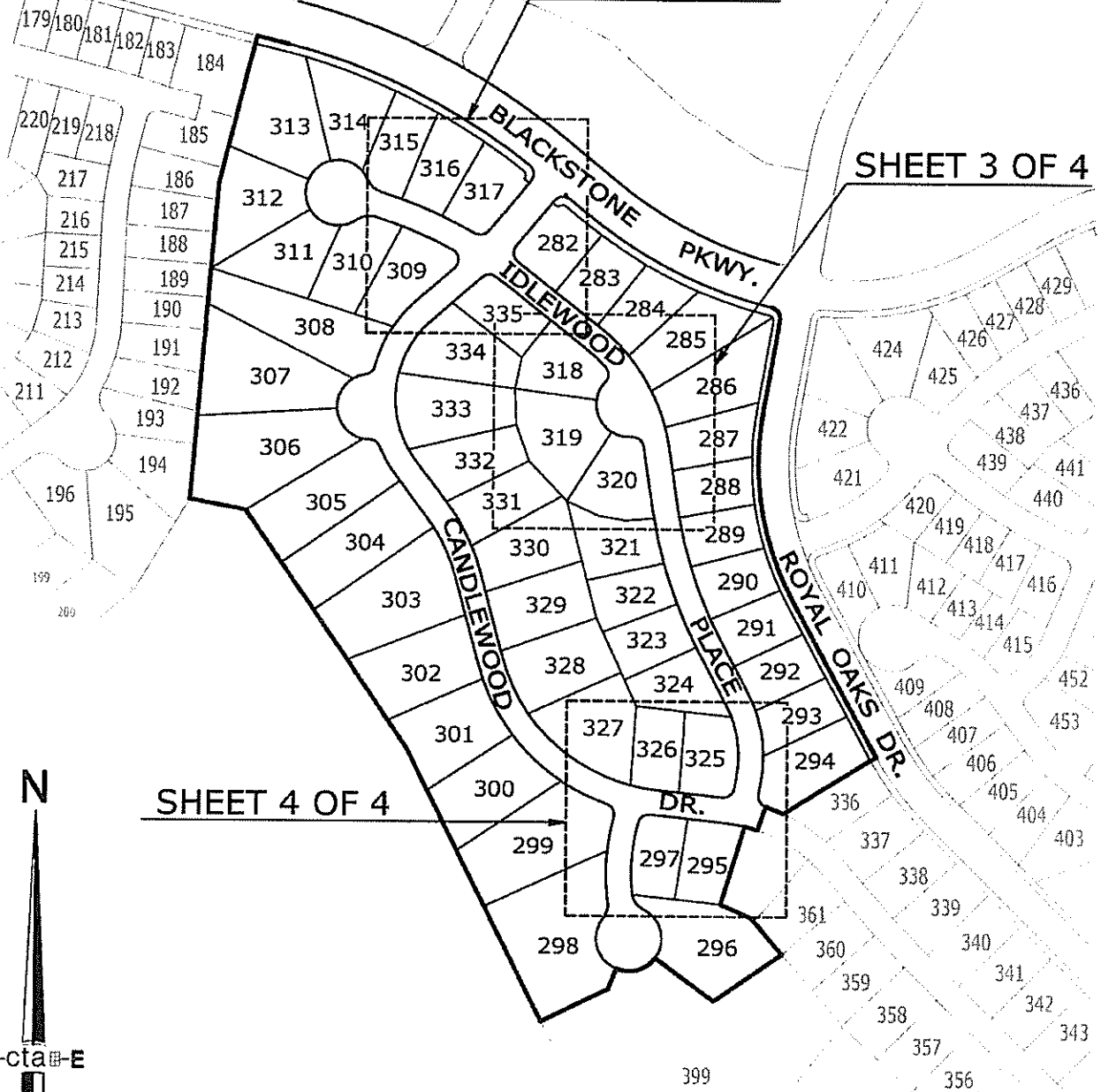
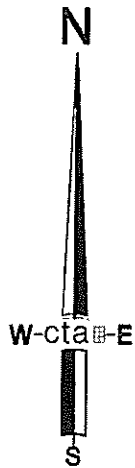


CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742
916-638-0919

SHEET 2 OF 4

SHEET 3 OF 4

SHEET 4 OF 4



DATE: 07/25/2013

Exhibit 'B-1'

DATE: 04/10/2013	DRAWN BY: KAH	SHEET 1 OF 4
SCALE: 1"=300'	JOB NO. 12-033-001	

A.P.N.: 118-350-01, 118-350-16, 118-350-28, 118-350-36, 118-350-37, 118-350-39, 118-350-44 & 118-350-54

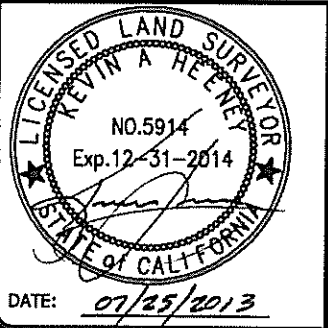
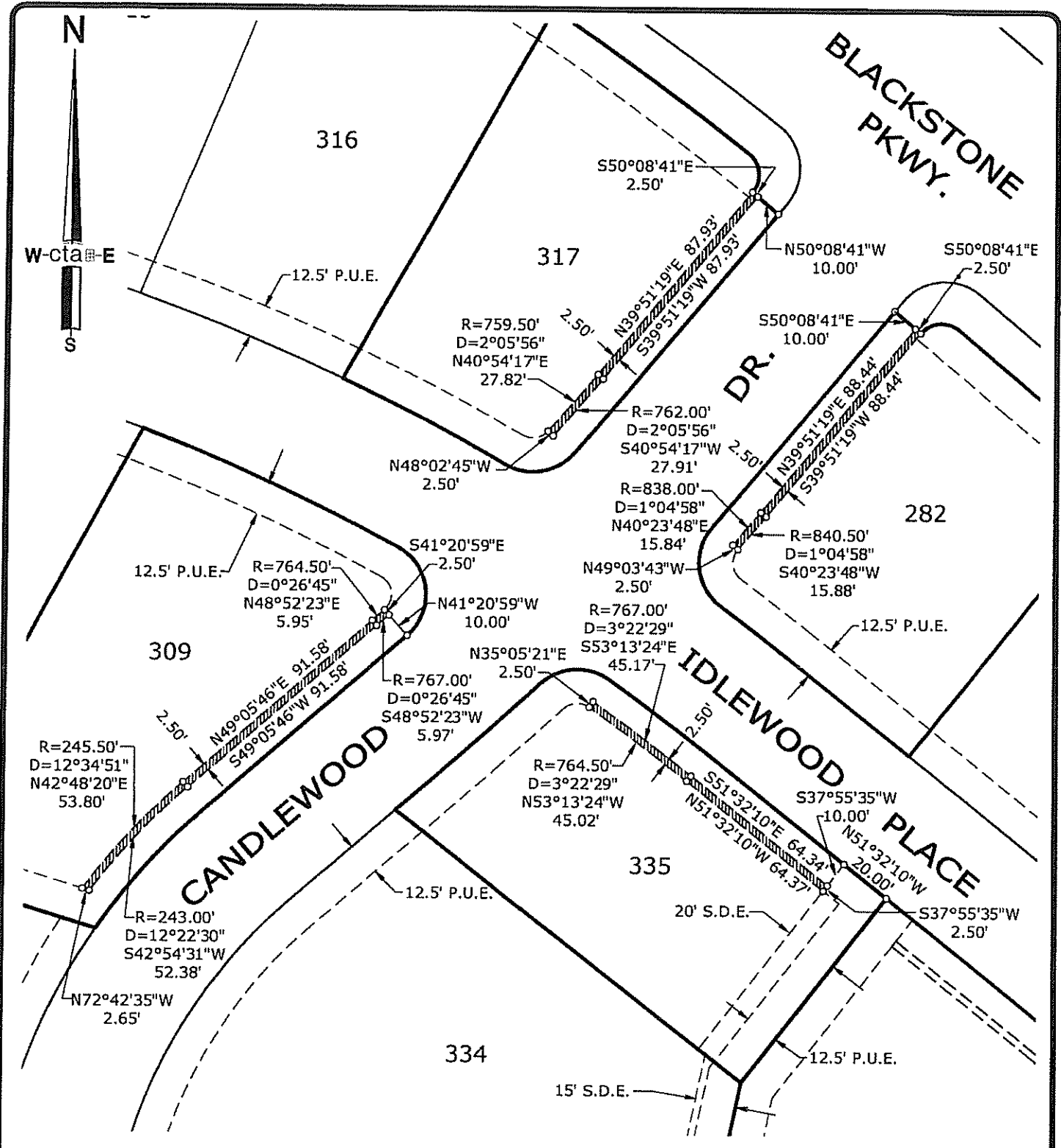
OWNER: Standard Pacific Homes
3650 Industrial Blvd., Suite 140
West Sacramento, CA 95691

SUMMARY ABANDONMENT
OF EASEMENTS

LOTS 282, 297, 309, 317, 318, 320, 325 & 335
WEST VALLEY VILLAGE UNIT NO. 3A
S.D. J-88

cta Engineering & Surveying

COUNTY OF EL DORADO STATE OF CALIFORNIA



<h3>Exhibit 'B-2'</h3>	DATE: 04/10/2013	DRAWN BY: KAH	SHEET
	SCALE: 1"=50'	JOB NO. 12-033-001	2 OF 4
A.P.N.: 118-350-01, 118-350-16, 118-350-28, 118-350-36, 118-350-37, 118-350-39, 118-350-44 & 118-350-54			
OWNER: Standard Pacific Homes 3650 Industrial Blvd., Suite 140 West Sacramento, CA 95691		SUMMARY ABANDONMENT OF EASEMENT	
		LOTS 282, 297, 309, 317, 318, 320, 325 & 335 WEST VALLEY VILLAGE UNIT NO. 3A S.D. J-88	
		COUNTY OF EL DORADO STATE OF CALIFORNIA	

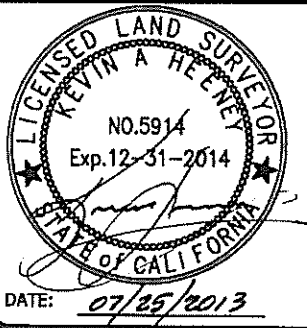
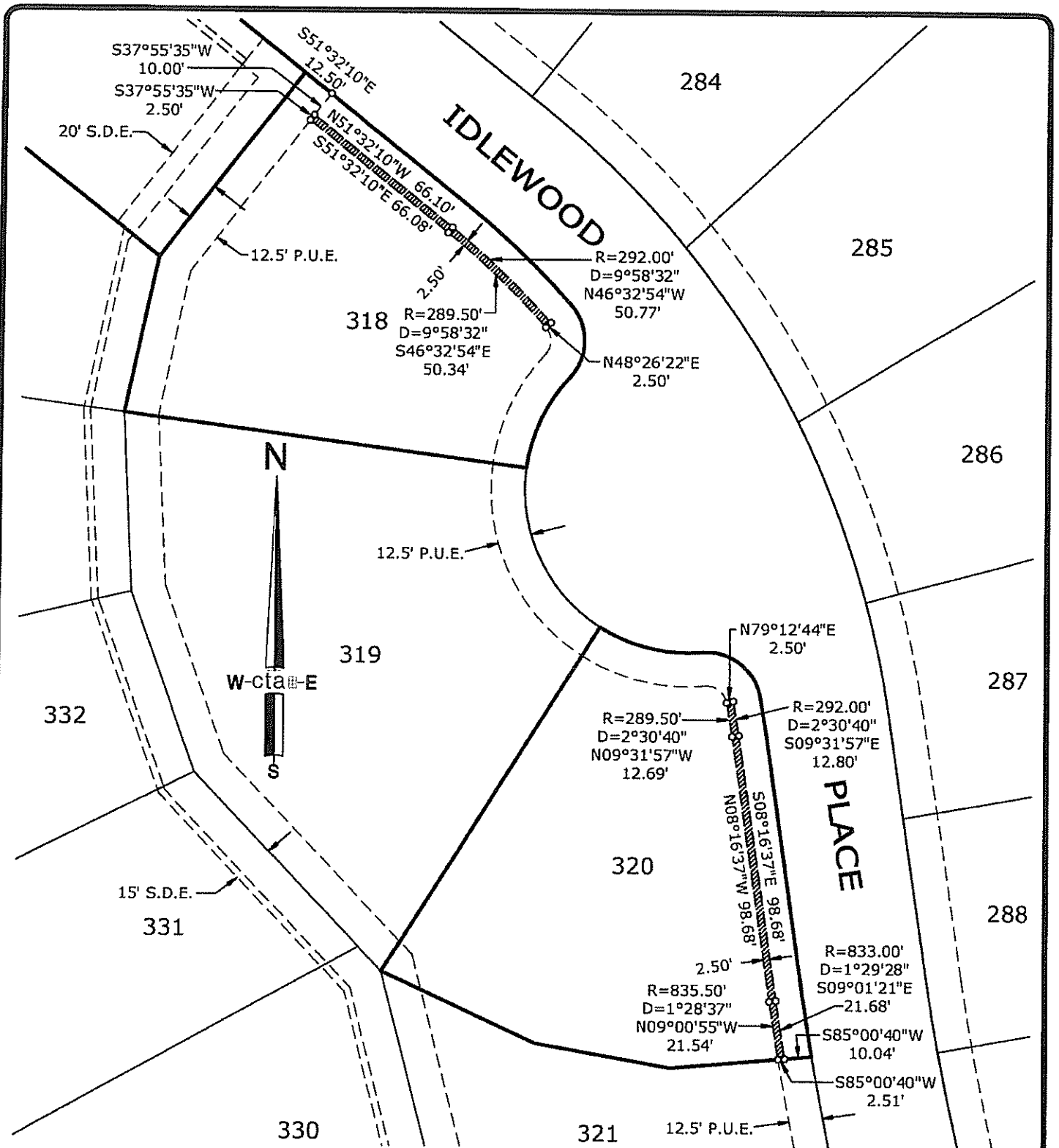
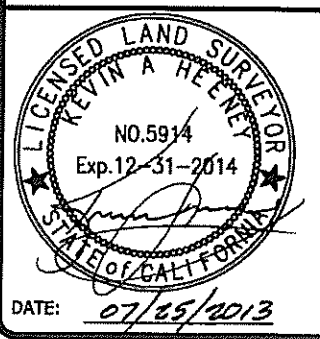
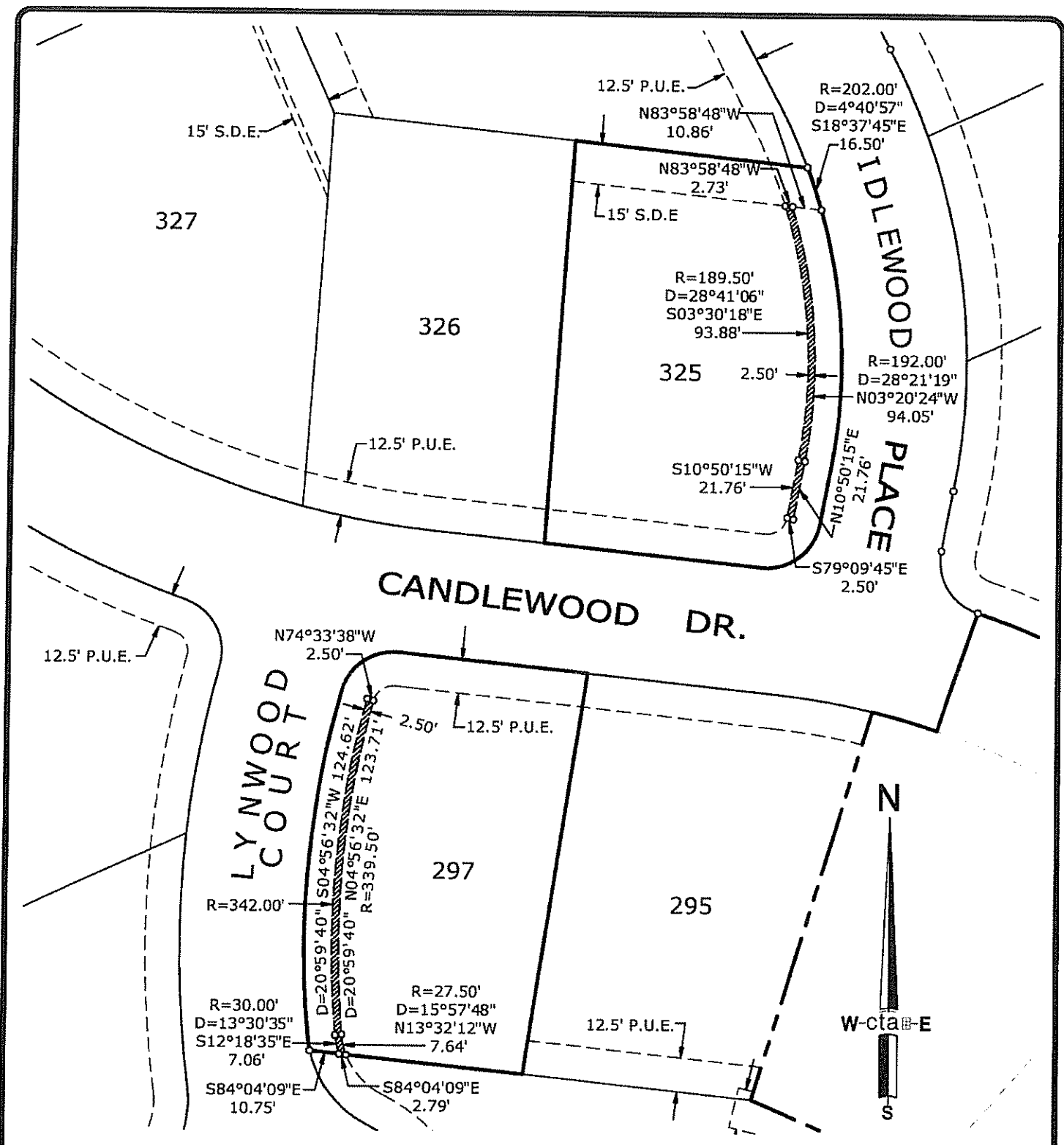


Exhibit 'B-3'	DATE: 04/10/2013	DRAWN BY: KAH	SHEET 3 OF 4
	SCALE: 1"=50'	JOB NO. 12-033-001	
A.P.N.: 118-350-01, 118-350-16, 118-350-28, 118-350-36, 118-350-37, 118-350-39, 118-350-44 & 118-350-54			
OWNER: Standard Pacific Homes 3650 Industrial Blvd., Suite 140 West Sacramento, CA 95691		SUMMARY ABANDONMENT OF EASEMENT	
cta Engineering & Surveying		LOTS 282, 297, 309, 317, 318, 320, 325 & 335 WEST VALLEY VILLAGE UNIT NO. 3A S.D. J-88	
		COUNTY OF EL DORADO STATE OF CALIFORNIA	



DATE: 07/25/2013

Exhibit 'B-4'	DATE: 04/10/2013	DRAWN BY: KAH	SHEET
	SCALE: 1"=50'	JOB NO. 12-033-001	4 OF 4

A.P.N.: 118-350-01, 118-350-16, 118-350-28, 118-350-36, 118-350-37, 118-350-39, 118-350-44 & 118-350-54

OWNER: Standard Pacific Homes
3650 Industrial Blvd., Suite 140
West Sacramento, CA 95691

**SUMMARY ABANDONMENT
OF EASEMENT**

LOTS 282, 297, 309, 317, 318, 320, 325 & 335
WEST VALLEY VILLAGE UNIT NO. 3A
S.D. J-88
COUNTY OF EL DORADO STATE OF CALIFORNIA

