

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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

Name: Lennar Homes of California, Inc.

Project: Carson Creek – Carson Crossing Drive
A.P.N.: 117-570-04,05,06,07,09,10,11 & 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**

LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA 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:

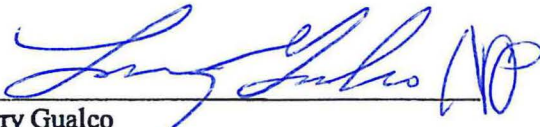
See Exhibits A & B, attached hereto and made a part hereof.

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 13 day of November, 2015

GRANTOR

LENNAR HOMES OF CALIFORNIA, INC.
a California Corporation



Larry Gualco
Vice President

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.

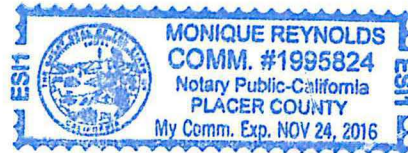
STATE OF CALIFORNIA
COUNTY OF Placer

On November 13 2015, before me, Monique Reynolds,
a Notary Public, personally appeared Larry Galco, who proved to me
on the basis of satisfactory evidence to be the person whose name is subscribed to the within
instrument and acknowledged to me that he executed the same in his authorized capacity, and
that by his signature on the instrument the person, or the entity upon behalf of which the person
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
Notary Public in and for said County and State



Notary Public Seal

Exhibit 'A'

Drainage Easement

All that real property situate in the County of El Dorado, State of California, lying within Section 23, Township 9 North, Range 8 East, M.D.M. and being portions of Lots 10, 11 and 14 as shown on the "Large Lot Final Map of Carson Creek", filed in the office of the County Recorder of El Dorado County in Book 'J' of Maps, Page 130 and Lots A-A, B-B, D-D, E-E and LL-12 as shown on the plat of "Carson Creek Unit 1-Phase A", filed in the office of the County Recorder of El Dorado County in Book 'J' of Maps, Page 135 and being further described as follows:

AREA 1

COMMENCING at the Northwest corner of said "Carson Creek Unit 1-Phase A"; thence along the Westerly line of said Lot A-A, South 18°06'38" East, 22.96 feet to the true **POINT OF BEGINNING**; thence continuing along the Westerly line of said Lot A-A, South 18°06'38" East, 869.96 feet; thence leaving said Westerly line, North 71°53'22" East, 15.00 feet; thence parallel with the Northeasterly line of said Lot A-A, South 18°06'38" East, 111.39 feet to a point on the South line of said Lot A-A, being also the Northerly line of said Lot 11; thence parallel with the Northeasterly line of said Lot 11 and along the arc of a curve to the left, having a radius of 805.00 feet, the chord of which bears South 25°48'46" East, 215.78 feet; thence North 56°29'05" East, 15.00 feet to a point on the Northeasterly line of said Lot 11, being also the Southwesterly line of Carson Crossing Drive as shown on said "Carson Creek Unit 1-Phase A", and a point hereinafter referred to as Point 'A'; thence along the line common to said Lot 11 and Carson Crossing Drive and along the arc of a curve, concave to the Northeast, having a radius of 790.00 feet, the chord of which bears North 25°48'46" West, 211.76 feet to the Southeasterly corner of said Lot A-A; thence along the line common to said Lot A-A and Carson Crossing Drive, North 18°06'38" West, 981.35 feet; thence leaving said common line, South 71°53'22" West, 30.00 feet to the **POINT OF BEGINNING**, containing 0.711 acres more or less.

AREA 2

COMMENCING at the aforementioned Point 'A'; thence Southeasterly along the Northeasterly line of said Lot 11, being also the Southwesterly line of said Carson Crossing Drive, along the arc of a curve, concave to the Northeast, having a radius of 790.00 feet, the chord of which bears South 54°49'52" East, 574.35 feet to a point hereinafter referred to as Point 'B' and the true **POINT OF BEGINNING**; thence continuing Southeasterly along the line common to said Lot 11 and Carson Crossing Drive, along the arc of a curve to the left, having a radius of 790.00 feet, the chord of which bears South 80°02'06" East, 107.13 feet to a point hereinafter referred to as Point 'C'; thence leaving said common line, South 41°13'03" West, 77.53 feet; thence North 49°10'35" West, 79.94 feet; thence North 13°51'10" East, 25.33 feet to the **POINT OF BEGINNING**, containing 0.099 acres, more or less.

AREA 3

COMMENCING at the aforementioned Point 'B'; thence North 06°48'05" East, 80.68 feet to a point on the Northerly line of said Carson Crossing Drive, being also the Southerly line of said Lot B-B and the true **POINT OF BEGINNING**; thence Southeasterly along the line common to said Lot B-B and Carson

Exhibit 'A'

Crossing Drive, along the arc of a curve, concave to the Northeast, having a radius of 710.00 feet, the chord of which bears South 80°11'04" East, 119.72 feet; thence leaving said common line, North 04°58'45" East, 46.19 feet; thence North 81°02'27" West, 81.82 feet; thence North 63°48'18" West, 20.00 feet; thence South 26°11'42" West, 52.57 feet to the **POINT OF BEGINNING**, containing 0.122 acres, more or less.

AREA 4

COMMENCING at the aforementioned Point 'C'; thence along the line common to said Carson Crossing Drive and Lot 11 the following two (2) courses:

1. Southeasterly along the arc of a curve, concave to the Northeast, having a radius of 790.00 feet, the chord of which bears South 87°14'23" East, 91.42 feet; thence
2. North 89°26'35" East, 200.22 feet to the true **POINT OF BEGINNING**;

thence continuing along said common line, North 89°26'35" East, 20.00 feet, to a point hereinafter referred to as Point 'D'; thence leaving said common line, South 00°33'25" East, 45.05 feet; thence South 89°26'35" West, 20.00 feet; thence North 00°33'25" West, 45.05 feet to the **POINT OF BEGINNING**, containing 901 square feet, more or less.

AREA 5

COMMENCING at the aforementioned Point 'D'; thence North 01°18'45" East, 80.04 feet to a point on the line common to said Lot B-B and Carson Crossing Drive, and being the true **POINT OF BEGINNING**; thence leaving said common line, North 00°33'25" West, 43.66 feet; thence North 66°37'44" East, 133.64 feet; thence South 54°32'39" East, 162.38 feet to a point on the line common to said Lot B-B and Carson Crossing Drive; thence along said common line, South 89°26'35" West, 254.53 feet to the **POINT OF BEGINNING**, containing 0.341 acres, more or less.

AREA 6

COMMENCING at the aforementioned Point 'D'; thence along the line common to said Carson Crossing Drive and Lot 11, North 89°26'35" East, 147.63 feet to the true **POINT OF BEGINNING**; thence continuing along said common line, North 89°26'35" East, 200.24 feet to a point hereinafter referred to as Point 'E'; thence leaving said common line, South 64°23'26" East, 41.59 feet to a point of the West line of that certain parcel of land, described in the deed to El Dorado Irrigation District and recorded in Document No. 2015-0018564; thence along said West line, South 00°33'25" East, 11.08 feet; thence along the Southwesterly line of said El Dorado Irrigation District parcel, South 47°31'09" East, 18.67 feet; thence leaving the Southwesterly line of said El Dorado Irrigation District parcel, South 25°36'34" West, 4.64 feet; thence South 72°23'34" West, 136.41 feet; thence North 54°32'39" West, 146.81 feet to the **POINT OF BEGINNING**, containing 0.299 acres, more or less.

AREA 7

COMMENCING at the aforementioned Point 'E'; thence along the line common to said Carson Crossing Drive and Lot 11, North 89°26'35" East, 582.13 feet to the true **POINT OF BEGINNING**;

Exhibit 'A'

thence continuing along said common line, North 89°26'35" East, 20.00 feet to a point hereinafter referred to as Point 'F'; thence leaving said common line, South 00°33'25" East, 41.50 feet; thence South 89°26'35" West, 20.00 feet; thence North 00°33'25" West, 41.50 feet to the **POINT OF BEGINNING**, containing 830 square feet, more or less.

AREA 8

COMMENCING at the aforementioned Point 'F'; thence along the line common to said Carson Crossing Drive and Lot 11, North 89°26'35" East, 283.71 feet to a point hereinafter referred to as Point 'G' and the true **POINT OF BEGINNING**; thence continuing along said common line, North 89°26'35" East, 271.73 feet to the Northeast corner of said Lot 11, being also the Northwest corner of said Lot 14; thence along the line common to said Lots 11 and 14, South 29°17'39" West, 43.64 feet; thence leaving said common line, South 61°10'02" East, 29.75 feet; thence North 71°28'20" East, 105.52 feet; thence North 17°27'17" East, 20.92 feet to a point on the line common to said Carson Crossing Drive and Lot 14; thence along said common line, North 89°26'35" East, 21.03 feet; thence leaving said common line, South 17°27'17" West, 37.62 feet; thence South 71°28'20" West, 200.40 feet; thence North 77°56'04" West, 206.54 feet; thence North 00°33'25" West, 52.47 feet to the **POINT OF BEGINNING**, containing 0.542 acres, more or less.

AREA 9

COMMENCING at the aforementioned Point 'G'; thence North 47°30'56" East, 119.73 feet to a point on the North line of said Carson Crossing Drive, being the Southwest corner of said Lot D-D and the true **POINT OF BEGINNING**; thence along the North line of said Carson Crossing Drive, being also the South line of said Lots D-D and LL-12, North 89°26'35" East, 284.32 feet; thence leaving the line common to said Lots D-D and LL-12, North 00°33'25" West, 20.00 feet; thence North 15°53'07" West, 39.20 feet; thence North 75°44'58" West, 210.02 feet; thence South 82°19'45" West, 37.63 feet to a point on the West line of said Lot D-D, thence along said West line, South 07°40'15" East, 9.36 feet; thence South 19°02'38" West, 103.53 feet to the **POINT OF BEGINNING**, containing 0.534 acres, more or less.

AREA 10

COMMENCING at the Northeast corner of said "Carson Creek Unit 1-Phase A"; thence along the East line of said "Carson Creek Unit 1-Phase A", being also the East line of said Carson Crossing Drive, South 00°34'36" East, 0.67 feet to the Northeast corner of said Lot 10; thence Southwesterly along the line common to said Carson Crossing Drive and Lot 10, along the arc of a curve, concave to the Southeast, having a radius of 35.00 feet, the chord of which bears South 60°55'45" West, 24.26 feet to the true **POINT OF BEGINNING**; thence continuing along said common line the following two (2) courses:

1. along the arc of a curve to the left, having a radius of 35.00 feet, the chord of which bears South 20°02'08" West, 24.64 feet; thence
2. South 00°34'36" East, 130.83 feet; thence

leaving said common line, North 89°25'24" East, 2.60 feet; thence North 01°41'06" East, 154.01 feet to the **POINT OF BEGINNING**, containing 804 square feet, more or less.

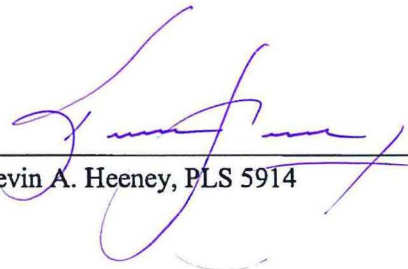
Exhibit 'A'

AREA 11

COMMENCING at the Northeast corner of said "Carson Creek Unit 1-Phase A"; thence along the North line of said "Carson Creek Unit 1-Phase A", being also the North line of said Carson Crossing Drive, South 89°17'56" West, 145.08 feet; thence Southeasterly along the line common to said Lot E-E and Carson Crossing Drive, along the arc of a curve, concave to the Southwest, having a radius of 35.00 feet, the chord of which bears South 45°38'20" East, 49.55 feet; thence continuing along said common line, South 00°34'36" East, 4.38 feet to the true **POINT OF BEGINNING**; thence continuing along said common line, South 00°34'36" East, 131.36 feet; thence leaving said common line, South 89°25'24" West, 3.18 feet; thence North 02°21'40" West, 131.41 feet; thence North 89°17'56" East, 7.28 feet to the **POINT OF BEGINNING**, containing 687 square feet, more or less.

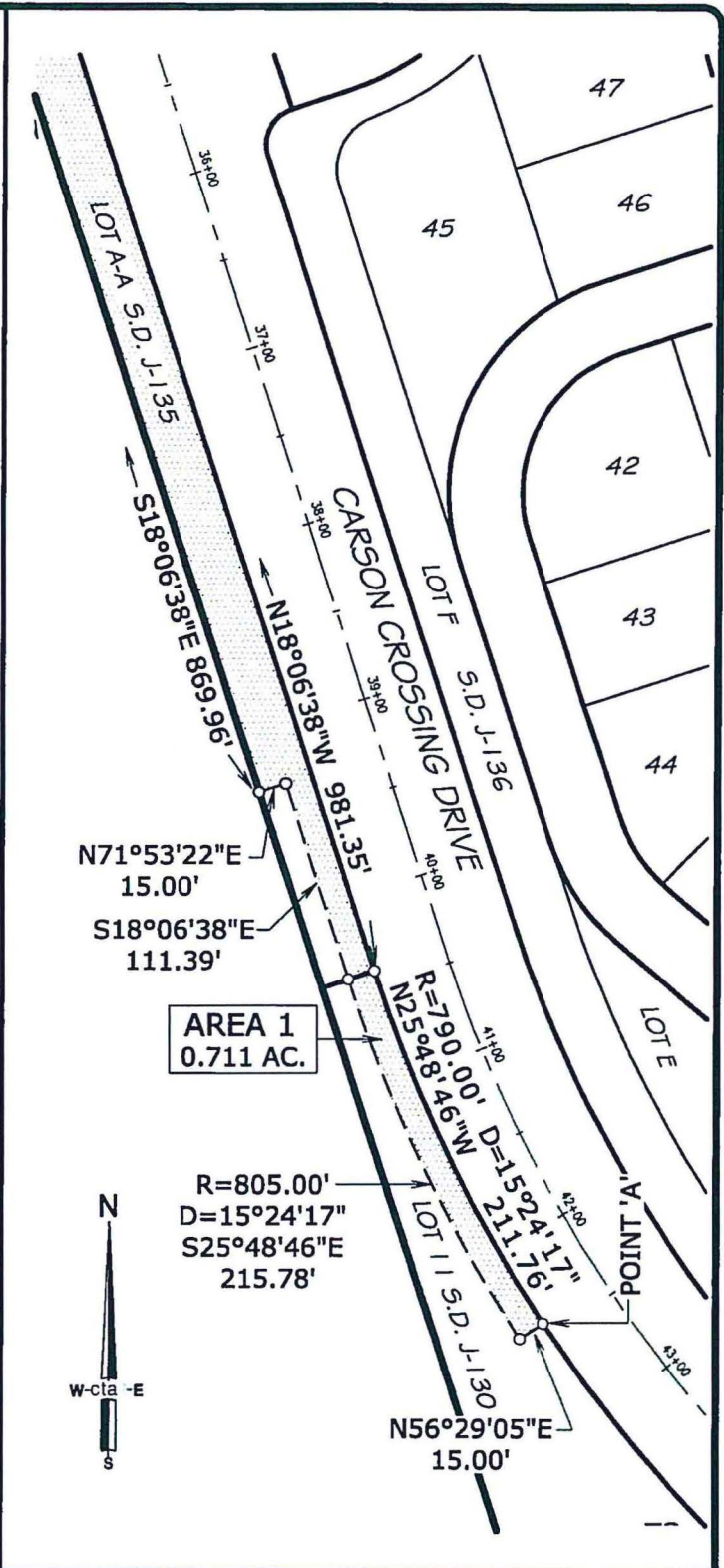
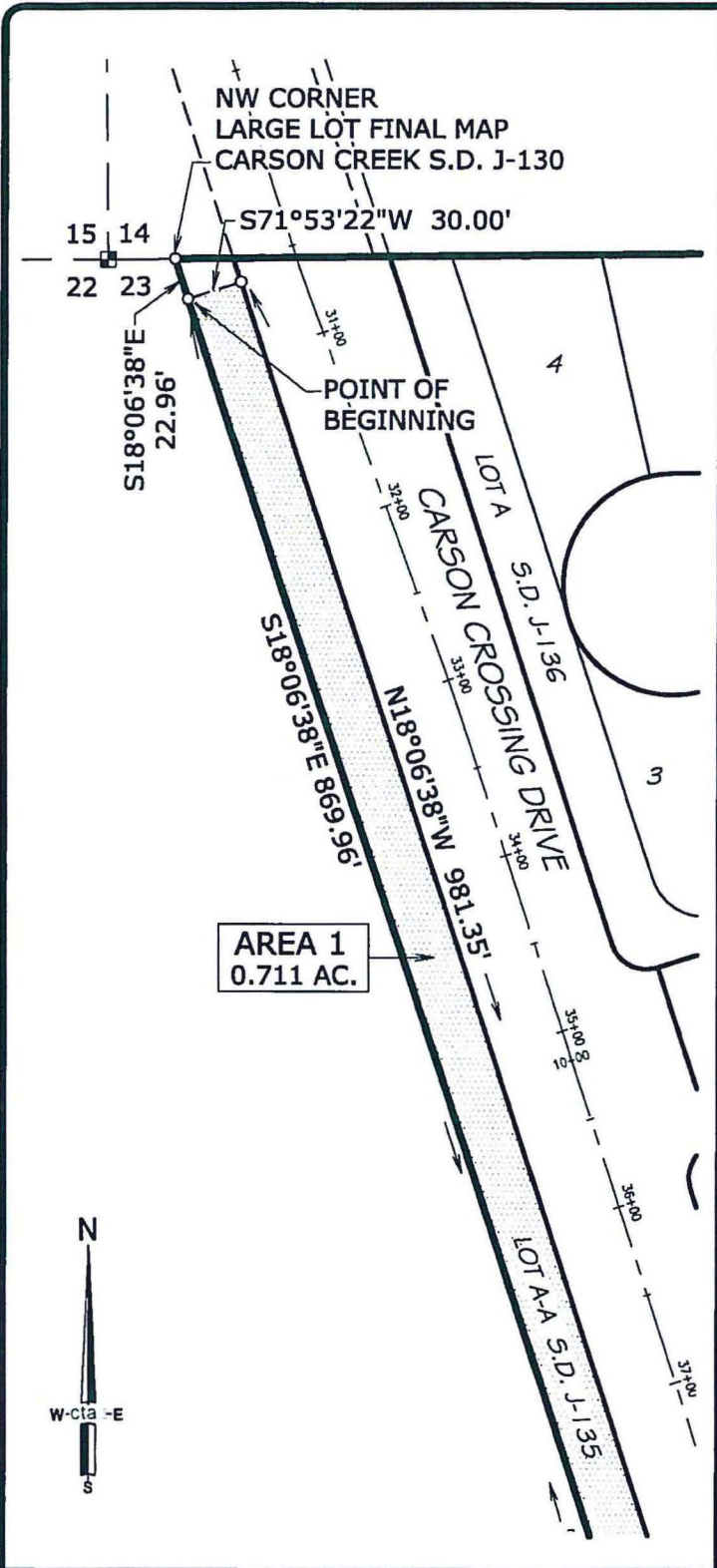
End of Description

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


Kevin A. Heeney, PLS 5914



11/05/2015
Date



LICENSED LAND SURVEYOR
 KEVIN A. HEENEY
 NO. 5914
 Exp. 12-31-2016
 STATE OF CALIFORNIA

DATE: 11/05/2015

EXHIBIT 'B'

A.P.N.: 117-570-04, 117-570-05
 117-570-06, 117-570-07, 117-570-09
 117-570-10, 117-570-11 & 117-570-14

OWNER: Lennar Homes of California, Inc.
 1420 Rocky Ridge Dr., Ste.320
 Roseville, CA 95661

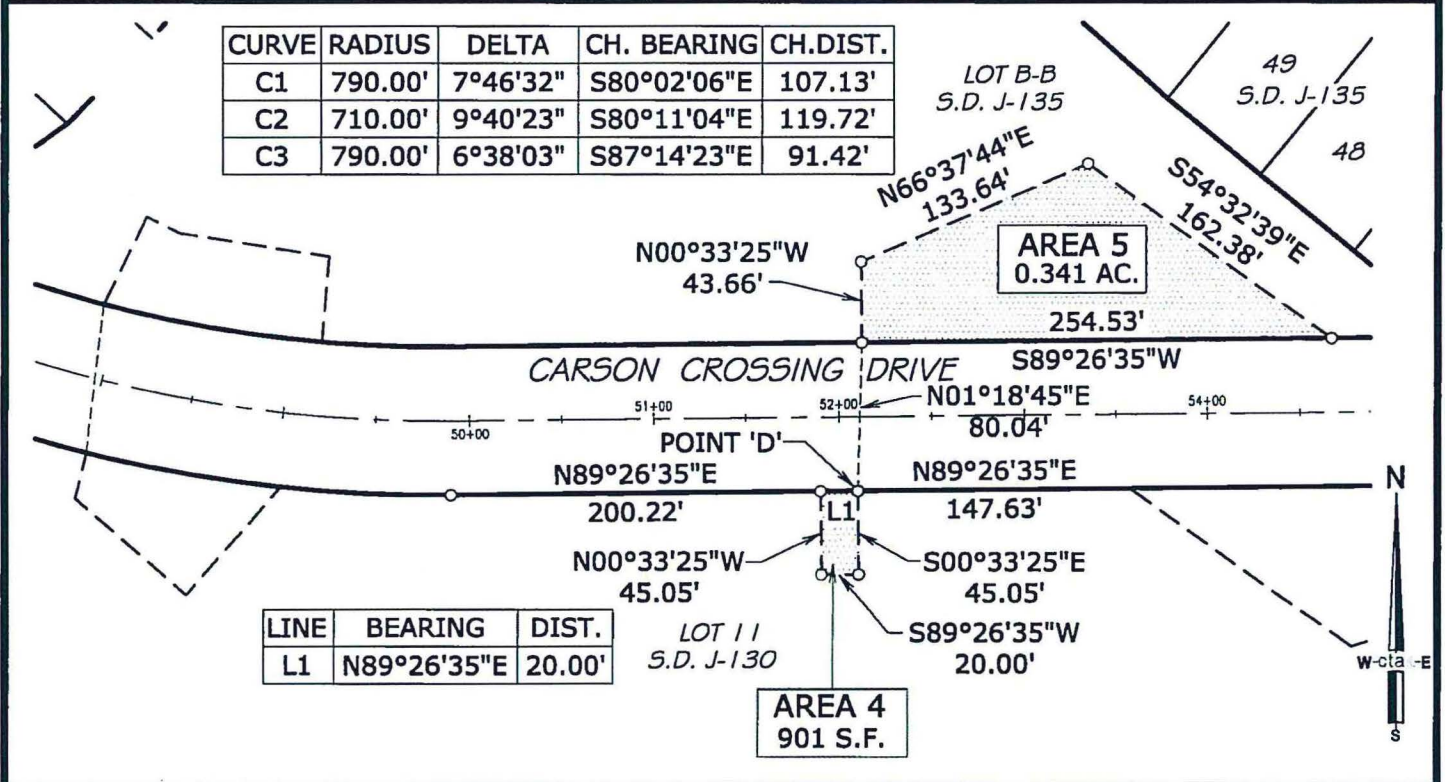
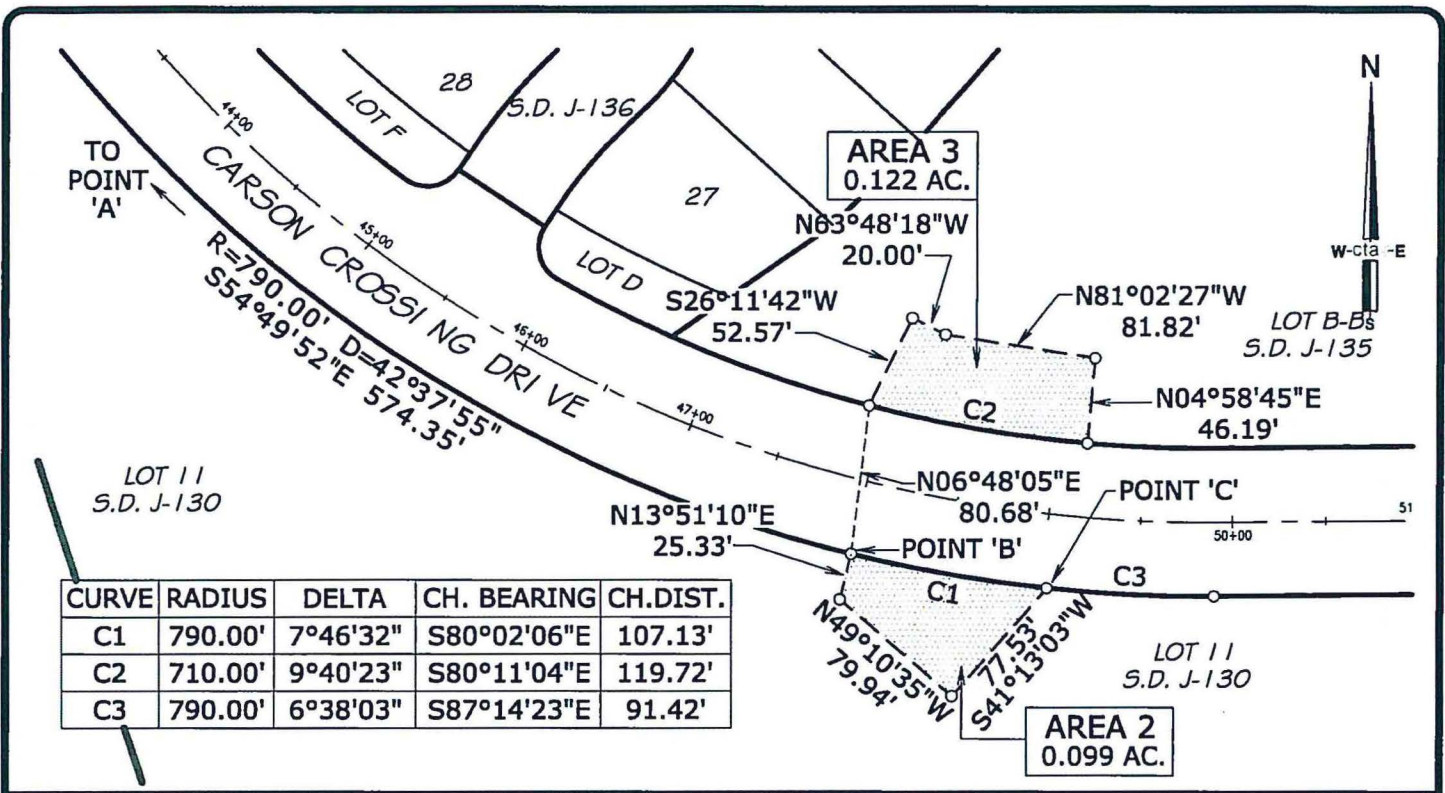
cta Engineering & Surveying

DATE: 10/22/2015	DRAWN BY: KAH	SHEET 1 OF 4
SCALE: 1"=100'	JOB NO. 04-050-010	

**IRREVOCABLE OFFER OF DEDICATION
 DRAINAGE EASEMENT**

A PORTION OF LOTS 10, 11 & 14,
 CARSON CREEK, S.D. J-130 AND LOTS
 A-A, B-B, D-D, E-E AND LL-12 OF
 CARSON CREEK UNIT 1-PHASE A
 S.D. J-135

COUNTY OF EL DORADO STATE OF CALIFORNIA



LICENSED LAND SURVEYOR
 KEVIN A HEENEY
 NO. 5914
 Exp. 12-31-2016
 STATE OF CALIFORNIA
 DATE: 11/05/2015

EXHIBIT 'B'

A.P.N.: 117-570-04, 117-570-05
 117-570-06, 117-570-07, 117-570-09
 117-570-10, 117-570-11 & 117-570-14

OWNER: Lennar Homes of California, Inc.
 1420 Rocky Ridge Dr., Ste. 320
 Roseville, CA 95661

cta Engineering & Surveying

DATE: 10/22/2015 DRAWN BY: KAH SHEET 2 OF 4

SCALE: 1"=100' JOB NO. 04-050-010

IRREVOCABLE OFFER OF DEDICATION
 DRAINAGE EASEMENT

A PORTION OF LOTS 10, 11 & 14,
 CARSON CREEK, S.D. J-130 AND LOTS
 A-A, B-B, D-D, E-E AND LL-12 OF
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 S.D. J-135

COUNTY OF EL DORADO STATE OF CALIFORNIA

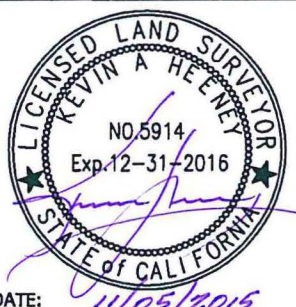
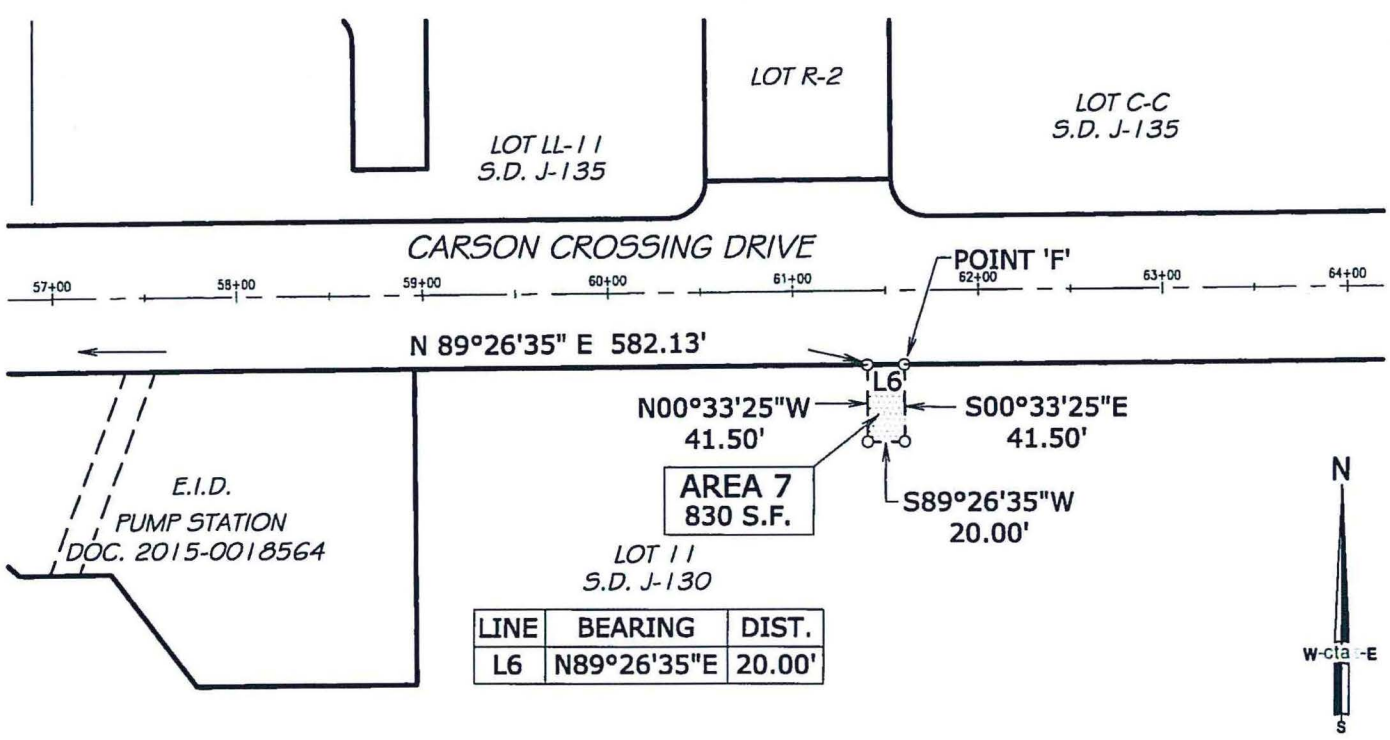
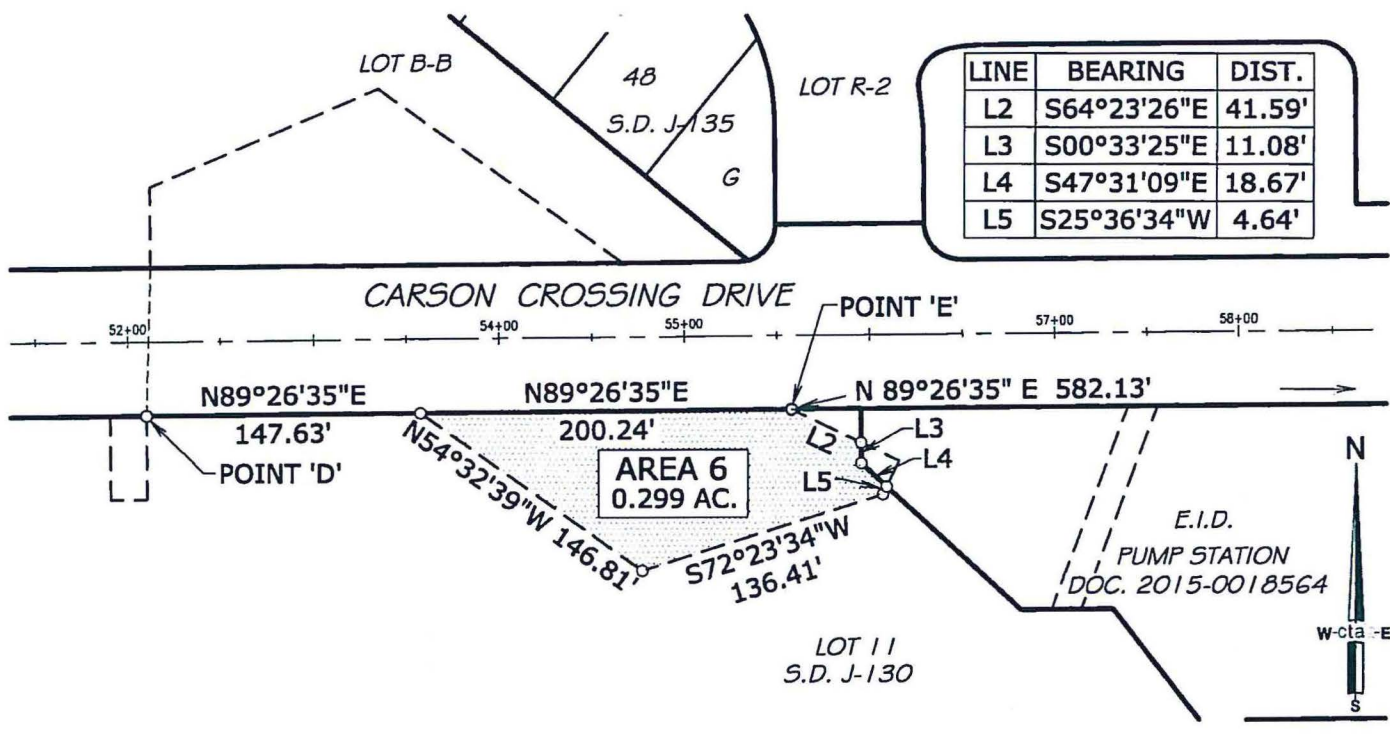


EXHIBIT 'B'

A.P.N.: 117-570-04, 117-570-05
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 117-570-10, 117-570-11 & 117-570-14

OWNER: Lennar Homes of California, Inc.
 1420 Rocky Ridge Dr., Ste.320
 Roseville, CA 95661



DATE: 10/22/2015 DRAWN BY: KAH SHEET 3 OF 4

SCALE: 1"=100' JOB NO. 04-050-010

**IRREVOCABLE OFFER OF DEDICATION
 DRAINAGE EASEMENT**

A PORTION OF LOTS 10, 11 & 14,
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 A-A, B-B, D-D, E-E AND LL-12 OF
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 S.D. J-135

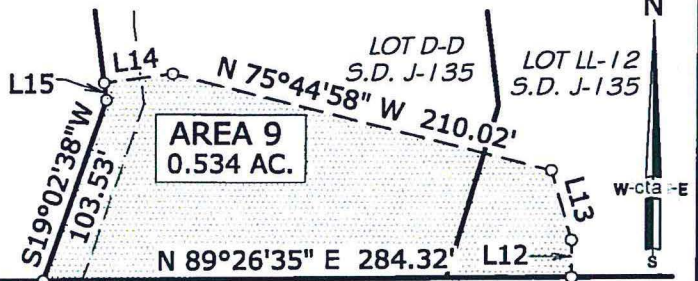
COUNTY OF EL DORADO STATE OF CALIFORNIA

LINE	BEARING	DIST.
L12	N00°33'25"W	20.00'
L13	N15°53'07"W	39.20'
L14	S82°19'45"W	37.63'
L15	S07°40'15"E	9.36'

LOT C-C
S.D. J-135

LOT D-D
S.D. J-135

LOT LL-12
S.D. J-135



POINT 'F'
62+00 63+00 64+00

POINT 'G'

N 89°26'35" E 283.71'

CARSON CROSSING DRIVE

LINE	BEARING	DIST.
L7	S29°17'39"W	43.64'
L8	S61°10'02"E	29.75'
L9	N17°27'17"E	20.92'
L10	N89°26'35"E	21.03'
L11	S17°27'17"W	37.62'

N00°33'25"W
52.47'

LOT 11
S.D. J-130

LOT 14
S.D. J-130

NE CORNER
LARGE LOT FINAL MAP
CARSON CREEK S.D. J-130

GOLDEN FOOTHILL PARKWAY
E.I.D. WATERLINE EASEMENT

25' I.O.D.
DRAINAGE EASEMENT

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C4	35.00'	40°33'45"	S60°55'45"W	24.26'
C5	35.00'	41°13'28"	S20°02'08"W	24.64'
C6	35.00'	90°07'29"	S45°38'20"E	49.55'

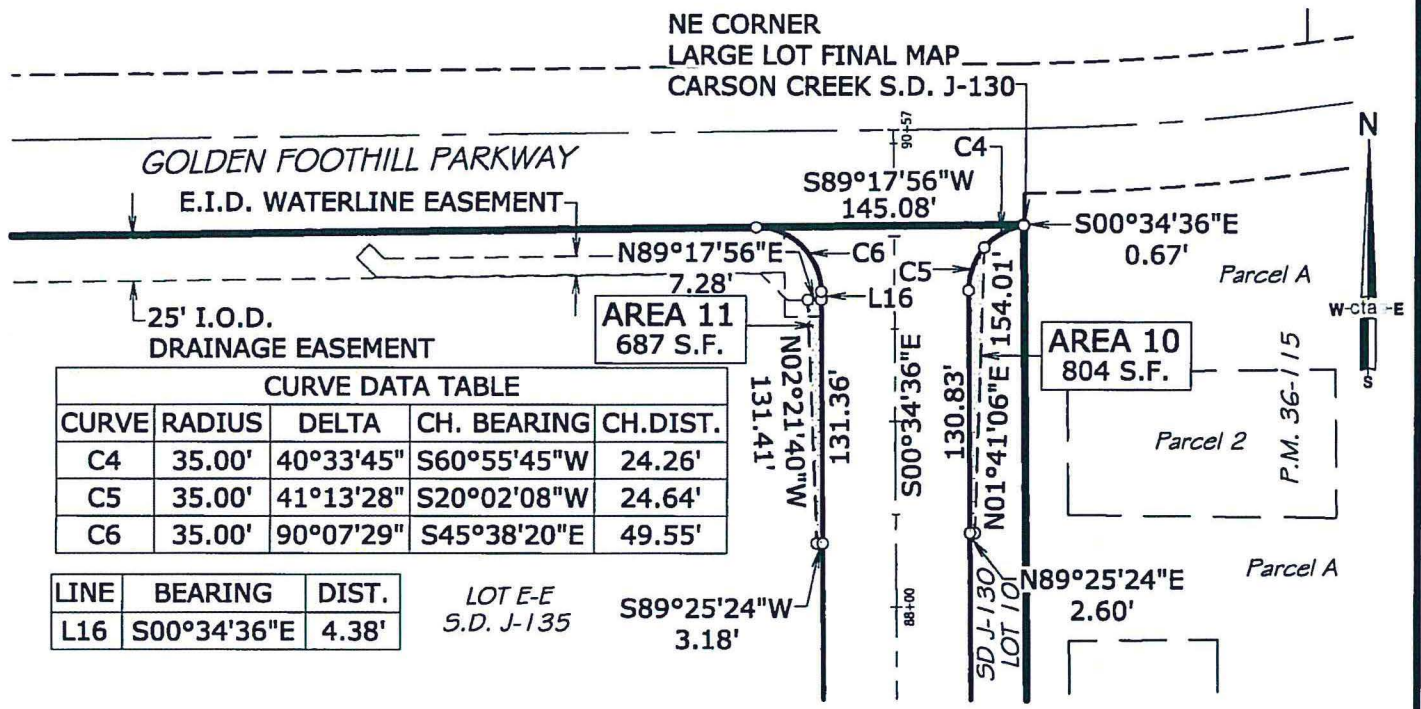
LINE	BEARING	DIST.
L16	S00°34'36"E	4.38'

LOT E-E
S.D. J-135

S89°25'24"W
3.18'

AREA 11
687 S.F.

AREA 10
804 S.F.



DATE: 11/05/2015

EXHIBIT 'B'

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117-570-06, 117-570-07, 117-570-09
117-570-10, 117-570-11 & 117-570-14

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DATE: 10/22/2015 DRAWN BY: KAH SHEET 4 OF 4
SCALE: 1"=100' JOB NO. 04-050-010

IRREVOCABLE OFFER OF DEDICATION
DRAINAGE EASEMENT

A PORTION OF LOTS 10, 11 & 14,
CARSON CREEK, S.D. J-130 AND LOTS
A-A, B-B, D-D, E-E AND LL-12 OF
CARSON CREEK UNIT 1-PHASE A
S.D. J-135

COUNTY OF EL DORADO STATE OF CALIFORNIA

CONSENT TO OFFER OF 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 November 13, 2015 from LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION for drainage easements 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