

RESOLUTION NO. _____
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO
RESOLUTION OF VACATION
General Vacation #08-0002
Dodson Road and Heffren Drive, Sun Ridge Meadow Subdivision
Assessor's Parcel Numbers 087-330-01, 087-330-51, 087-340-21
Sun Ridge Meadow Owner's Association

WHEREAS, the roads within the subdivision titled Sun Ridge Meadow Subdivision were offered for dedication to the County of El Dorado and acknowledged but rejected by the Board of Supervisors on the Final Map filed in September 1990 in Book H of Maps at Page 30; and

WHEREAS, said offer remains in effect and runs with the land, despite said rejection; and

WHEREAS, Sun Ridge Meadow Subdivision is located in the Latrobe/El Dorado Hills vicinity; and

WHEREAS, the County of El Dorado Board of Supervisors exercises the authority established under Section 8324 of the Streets and Highways Code which empowers the Board of Supervisors to vacate roads and public service easements; and

WHEREAS, the Board of Supervisors has been petitioned by the Sun Ridge Meadow Owners Association to abandon a portion of the roads, specifically Dodson Road and Heffren Drive, within the Sun Ridge Meadow Subdivision, as described in Exhibit A and depicted on Exhibit B for Dodson Road, and as described in Exhibit A-1 and depicted on Exhibit B-1 for Heffren Drive, attached hereto; and

WHEREAS, A T & T, Comcast, El Dorado Irrigation District, and PG&E, have no objection to the abandonment. Further, the utility companies do not request that a public utility easement be reserved for any future use; and

WHEREAS, the El Dorado County Department of Transportation has reviewed all available data for said request and does not object to the vacation of said roadways; and

WHEREAS, a hearing was held on February 12, 2009 for a Finding of Consistency to the General Plan by the County of El Dorado Planning Commission pursuant to the requirements of Government Code 65402, and the Minutes report for that hearing is hereby submitted to the Board of Supervisors as Exhibit C; and

WHEREAS, the Board of Supervisors held a public hearing on May 19, 2009, as required by California Streets and Highways Code Section 8323, at which hearing all persons interested in the proposed vacation were heard, and it was determined that the roadways referred to herein were not necessary for present or prospective public use and that the abandonment is in conformity with the General Plan; and

WHEREAS, the Board of Supervisors has found that the subject portions of Dodson Road and Heffren Drive are not necessary for present or prospective public use and that said roads are not useful as a non-motorized transportation facility; and

General Vacation #08-0002; Dodson Road and Heffren Drive, Sun Ridge Meadow Subdivision; Assessor's Parcel Numbers 087-330-01, 087-330-51, 087-340-21; Sun Ridge Meadow Owner's Association

WHEREAS, in accordance with the requirements of Section 8322 of the California Streets and Highways Code, the Clerk of the Board of Supervisors published notices of said public hearing two (2) weeks prior to said hearing; and

WHEREAS, in accordance with the requirements of Section 8323 of the California Streets and Highways Code, notices of said hearing were posted on May 1, 2009; and

WHEREAS, notices of said hearing were mailed to all affected property owners and interested parties; and

NOW, THEREFORE BE IT RESOLVED, that the that the County of El Dorado Board of Supervisors, pursuant to Section 8320, et seq. of the Streets and Highways Code, declares that from and after the date this Resolution is recorded, said portions of roadway, commonly known as Dodson Road and Heffren Drive, are unconstructed roadways within the Sun Ridge Meadow subdivision, as described in Exhibit A and depicted on Exhibit B for Dodson Road, and as described in Exhibit A-1 and depicted on Exhibit B-1 for Heffren Drive; and

FURTHER BE IT RESOLVED, that from and after the date that this Resolution is recorded, a Quitclaim Deed conveying title to the Sun Ridge Meadow Owners Association for the portion of Dodson Road vacation, and a Quitclaim Deed conveying title to the Sanders Revocable Trust dated February 15, 2002, Richard B. Sanders and Rosalee K. Sanders, Co-Trustees; and Kirk R. Duthie and Elizabeth A. Duthie, Trustees for the Duthie Trust dated October 26, 2004 for the portion of Heffren Drive vacation, be recorded; the described portions of Dodson Road and Heffren Drive are vacated and no longer constitute public roads. In addition, a Certificate of Correction is hereby authorized to be signed and may 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 on the _____ day of _____, 2009, by the following vote of said Board:

ATTEST
SUZANNE ALLEN DE SANCHEZ
Clerk of the Board of Supervisors

Ayes:
Noes:
Absent:

By: _____
Deputy Clerk Ron Briggs, Chairman
Board of Supervisors

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE _____

ATTEST: SUZANNE ALLEN DE SANCHEZ, Clerk of the Board of Supervisors of the County of El Dorado, State of California

By _____
Deputy Clerk

EXHIBIT "A"

All that certain real property situate in the unincorporated territory of the County of El Dorado, State of California, being a portion of the South half of Sections 33 & 34, Township 9 North, Range 9 East, M.D.M., and a portion of the North half of Section 3, Township 8 North, Range 9 East, M.D.M., being more specifically a portion of **Lot A & Lot 34** of that certain map entitled "**Sun Ridge Meadow**" on file in the office of the El Dorado County Recorder in Book **H** of **Subdivisions** at Page **30**, more particularly described as follows:

A strip of land encompassing a portion of Dodson Road and the adjoining 20 feet wide public utilities easements appurtenant to said Lot A & Lot 34, more particularly described as follows:

Beginning at the point of intersection of the centerline of Dodson Road and the Westerly line of said Section 3 from which point the Northwest corner of said Section 3, marked by a 1-1/2 inch capped iron pipe stamped appropriately for the section corner and LS 3031-1976, bears North 03°17'58" West 220.00 feet; thence from said POINT OF BEGINNING and along said line North 03°17'58" West 54.29 feet; thence along a curve to the right having a radius of 1050.00 feet and being subtended by a chord that bears North 73°27'12" East 331.96 feet; thence North 82°32'54" East 1142.19 feet; thence along a curve to the right having a radius of 2050.00 feet and being subtended by a chord that bears North 84°58'59" East 174.18 feet to a point on the Westerly line of Bryant Road; thence along said line along a curve to the right having a radius of 275.00 feet and being subtended by a chord that bears South 09°39'33" East 27.33 feet; thence continuing on said line South 06°48'31" East 73.10 feet; thence leaving said line along a curve to the left having a radius of 1950.00 feet and being subtended by a chord that bears South 85°06'42" West 174.43 feet; thence South 82°32'54" West 1142.19 feet; thence along a curve to the left having a radius of 950.00 feet and being subtended by a chord that bears South 72°12'08" West 341.23 feet to a point on the Westerly line of said Section 3; thence along said line North 03°17'58" West 54.81 feet to the POINT OF BEGINNING.

See attached EXHIBIT "B"

END OF DESCRIPTION

07-35 (srmoa aoe)

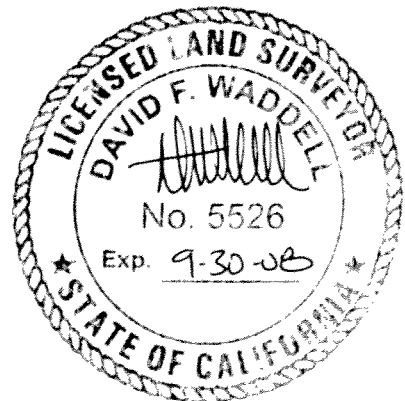
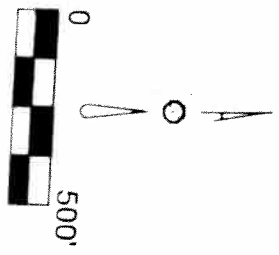


EXHIBIT "B"

PORTION OF SUN RIDGE MEADOW (SD/H-30)

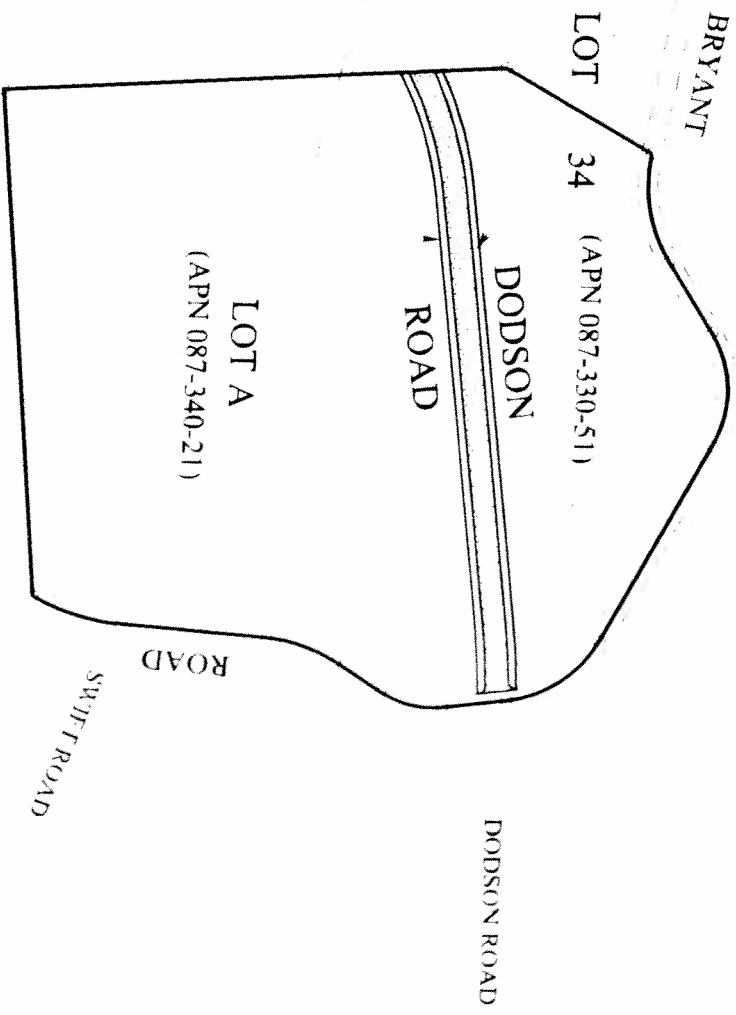
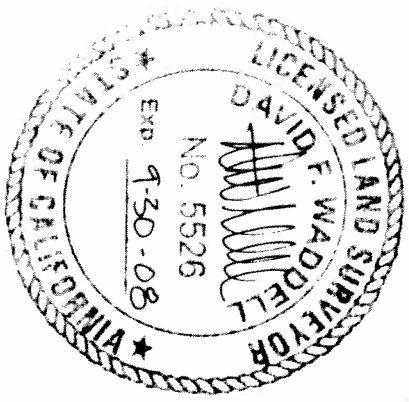
PREPARED FOR:
SUN RIDGE MEADOW OWNERS ASSOCIATION
C/O NORM SPAULDING, VP
5531 BRYANT ROAD
SHINGI SPRINGS, CA 95682
(530) 677-2380

NOTE: ALL EXISTING ROAD EASEMENTS, P.U.F.'S,
AND OTHER EASEMENTS DESCRIBED AND
DELINEATED ON SD/H-30 TO REMAIN.



20' PUBLIC UTILITIES EASEMENT
TO BE ABANDONED. (SEE OWNERS
STATEMENT ON SD/H-30)

PREPARED BY:
DAVID F. WADDLE, PLS
LAND SURVEYOR
5481 GRASSY RUN ROAD
PLACERVILLE, CA 95667
(530) 676-0963
July 23, 2007



PORTION OF "DODDSON ROAD" (60' ROAD EASEMENT)
TO BE ABANDONED.

07-34

EXHIBIT A-1

All that certain real property situate in the unincorporated territory of the County of El Dorado, State of California, being a portion of the South half of Section 34, Township 9 North, Range 9 East, M.D.M., and a portion of the North half of Section 3, Township 8 North, Range 9 East, M.D.M., being more specifically a portion of **Lot 1** of that certain map entitled "**Sun Ridge Meadow**" on file in the office of the El Dorado County Recorder in Book **H** of **Subdivisions** at Page **30**, more particularly described as follows:

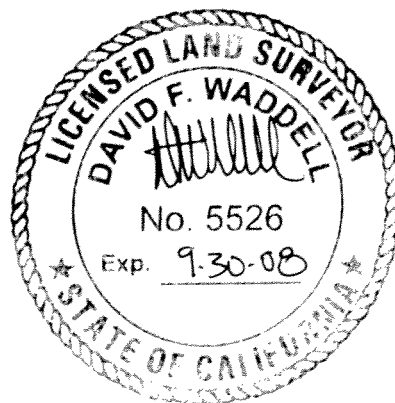
A strip of land encompassing a portion of Heffren Drive and the adjoining 20 feet wide public utilities easements appurtenant to said Lot 1, more particularly described as follows:

Beginning at the point of intersection of the centerline of Heffren Drive and the North line of said Lot 1 from which point the Northeast corner of said Lot 1, marked by a 1-1/2 inch capped iron pipe stamped appropriately for the Southeast 1/16th corner of said Section 34 and RCE20329-1990, bears North 88°36'05" East 302.72 feet; thence from said POINT OF BEGINNING North 88°36'05" East 52.94 feet; thence South 20°35'35" East 67.16 feet; thence along a curve to the right having a radius of 650.00 feet and being subtended by a chord that bears South 06°45'14" East 310.96 feet; thence South 07°05'08" West 146.52 feet to a point on the Northerly line of Lot B; thence South 88°33'15" West 50.55 feet to a point in the centerline of Heffren Drive; thence along said centerline South 07°05'08" West 186.42 feet to a point on the Easterly prolongation of the Northerly line of Dodson Road; thence along the projection of said Northerly line North 82°54'52" West 50.00 feet; thence leaving said line North 07°05'08" East 340.44 feet; thence along a curve to the left having a radius of 550.00 feet and being subtended by a chord that bears North 06°45'14" West 263.12 feet; thence North 20°35'35" West 101.98 feet to a point on the North line of said Lot 1; thence North 88°36'05" East 52.94 feet to the POINT OF BEGINNING.

See attached EXHIBIT "B"

END OF DESCRIPTION

07-34 (duthie aoe)



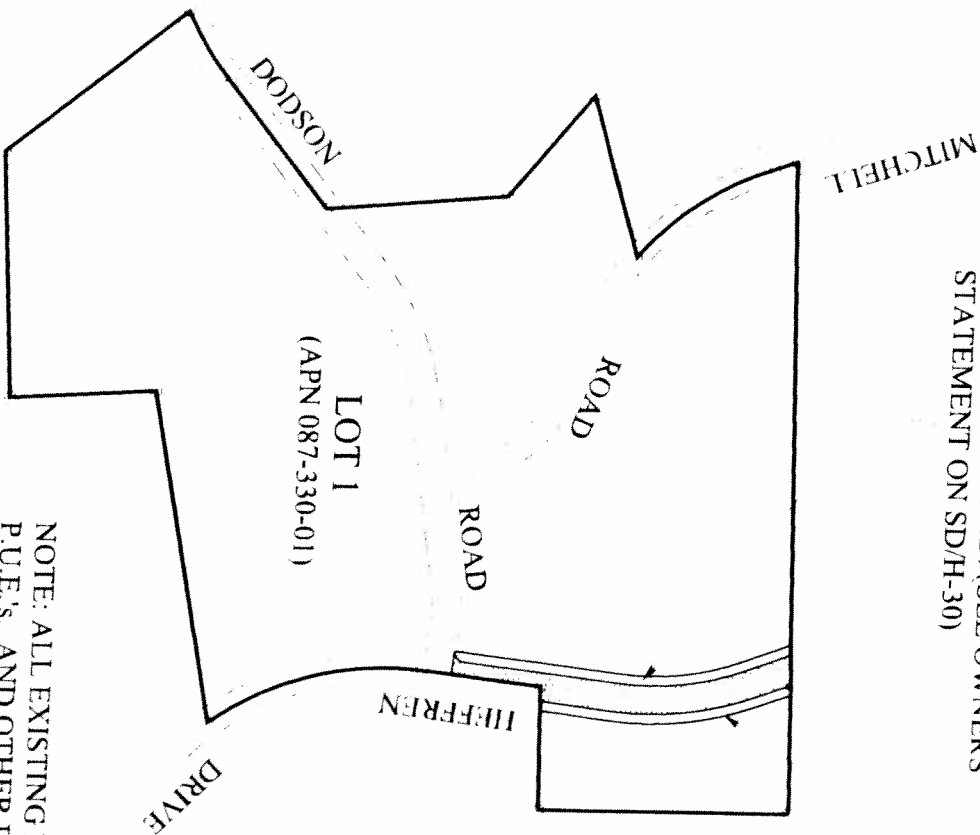
LOT 1, SUN RIDGE MEADOW (SD/H-30)

EXHIBIT B-1

20' PUBLIC UTILITIES EASEMENT
TO BE ABANDONED. (SEE OWNERS
STATEMENT ON SD/H-30)

PREPARED FOR
KIRK DETTME
6581 MITCHELL ROAD
SHINGLET SPRINGS, CA 95682
(530) 676-4350

PREPARED BY:
DAVID F. WADDELL, PLS
LAND SURVEYOR
5481 GRASSY RUN ROAD
PACHTERVILLE, CA 95667
(530) 676-0963



 PORTION OF "HEFFREN DRIVE" (60' ROAD EASEMENT)
TO BE ABANDONED.

NOTE: ALL EXISTING ROAD EASEMENTS,
P.U.E.'S, AND OTHER EASEMENTS DESCRIBED
AND DELINEATED ON SD/H-30 TO REMAIN.

