



El Dorado, County Recorder  
William Schultz Co Recorder Office

**DOC- 2017-0020291-00**

Acct 30-EL DORADO CO BOARD OF SUPERVISORS

Friday, MAY 19, 2017 08:29:15

Ttl Pd \$0.00 Nbr-0001853371

RAB / C1 / 1-8

Recording requested by  
and when recorded mail to:  
County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville CA 95667

APN: 048-160-40

Mail Tax Statements to above.  
Exempt from Documentary Tax Transfer  
Per Revenue and Taxation Code 11922

Above section for Recorder's use

## IRREVOCABLE OFFER OF DEDICATION ROAD RIGHT OF WAY AND PUBLIC UTILITIES EASEMENT

**Carl B. Visman and Ruth B. Visman, Trustees of the Visman Family Revocable Trust dated August 7, 1981**, hereinafter called GRANTORS, owners of the real property herein described, do hereby irrevocably offer for dedication to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, a road right of way, and a public utilities easement, for all public 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 as 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, GRANTORS have hereunto subscribed their names this 24<sup>TH</sup> day of JANUARY, 2017.

**GRANTORS: The Visman Family Revocable Trust, dated August 7, 1981**

Carl B. Visman  
Carl B. Visman, Trustee

Ruth B. Visman  
Ruth B. Visman, Trustee

*(All signatures must be acknowledged by a Notary Public)*

16-1201

## ACKNOWLEDGMENT

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 El Dorado)

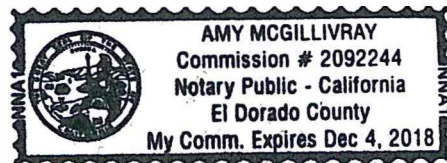
On January 24, 2017 before me, Amy Mcbillivray, Notary Public  
(insert name and title of the officer)

personally appeared CARL B. Visman, Ruth B. Visman  
who 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.

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.

Signature Amy Mcbillivray (Seal)



**BENEFICIARY:**

The undersigned, **U.S. Bank National Association, as Custodian/Trustee for Federal Agricultural Mortgage Corporation**, as beneficiary by assignment under three separately recorded Deeds of Trust recorded in the Official Records of El Dorado County: Document Number 2014-0024419 Recorded, June 30, 2014; Document Number 2014-0024422 Recorded June 30, 2014; and Document Number 2015-0002694 recorded January 23, 2015, hereby consent to the recording of this document and the interests created herein.

Dated: Apr. 17 2017

**U.S. Bank National Association, as Custodian/Trustee for Federal Agricultural Mortgage Corporation:**

BY: 

ITS: Attorney-in-Fact

Print Name Don Mattern

Title \_\_\_\_\_

*(All signatures must be acknowledged by a Notary Public)*

## ACKNOWLEDGMENT

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~~ KENTUCKY  
County of JEFFERSON )

On APRIL 7<sup>th</sup> before me, SONJA L. EVANS, CASH MANAGER  
(insert name and title of the officer)

personally appeared DON G. MATTELN  
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ KENTUCKY that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sonja L. Evans (Seal)



**EXHIBIT 'A'**  
**IRREVOCABLE OFFER OF DEDICATION OF ROAD RIGHT OF WAY, DRAINAGE AND**  
**PUBLIC UTILITIES EASEMENT**  
**(SOUTH EASEMENT)**

A portion of the Southeast 1/4 of Section 2 within Township 10 North, Range 11 East, M.D. M, County of El Dorado, State of California; being a portion of the Remainder parcel as shown and delineated on that certain Parcel Map, filed for record on December 21, 1989 in Book 41 of Parcel Maps at Page 70, Document No. 75608, in the office of the El Dorado County, California Recorder, hereinafter referred to as PM 41-70; said portion is more particularly as follows:

A strip of land, varying in width and described as follows:

BEGINNING at the Northwest corner of the strip of land described herein, being the Northwest corner of said Remainder parcel; thence, with the basis of bearings identical to said PM 41-70, from said Point of Beginning, along the North boundary line of said Remainder parcel, being the centerline of Carson Road,

North 86°18'49" East 28.95 feet,

North 87°06'43" East 96.53 feet,

North 88°58'31" East 95.48 feet,

South 81°57'13" East 63.77 feet,

South 74°40'32" East 68.15 feet,

South 71°29'34" East 139.69 feet,

South 68°43'00" East 93.15 feet,

South 66°34'18" East 45.48 feet; thence, leaving said centerline,

North 61°40'00" East 29.49 feet; and thence, leaving said North line,

along the northerly easement line of said strip,

South 66°08'28" East 157.45 feet, and

southeasterly, along a tangent curve to the left, having a radius of 2896.00 feet, through a central angle (delta) of 01°14'57", and an arc length of 63.14 feet, the chord of which bears South 66°45'56" East 63.14 feet, returning to a point on said North boundary line ; thence,

along said North boundary line,

non-tangent to said 2896.00-foot radius curve, South 24°35'48" West 22.43 feet; thence, returning to said road centerline,

South 66°32'12" East 67.12 feet, and

South 70°08'18" East 13.83 feet to a point at the east end of said strip; thence, leaving said Northerly boundary line and said centerline of Carson Road,

along the easement line of said strip and said east end, a line that is radial to the curve that follows,

South 21°02'12" West 14.24 feet, to the most southerly corner of said strip, from which the Northwest corner of Parcel 1 of said PM 41-70 bears South 05°23'41" West 743.23 feet; thence,

along the south easement line of said strip, as follows,

northwesterly, from said radial line, along a curve to the right, having a radius of 2934.00 feet, through a central angle (delta) of 02°49'20", and an arc length of 144.52 feet, the chord of which bears North 67°33'08" East 144.51 feet,

tangent to said 2934.00-foot radius curve, North 66°08'28" West 117.71 feet,

northwesterly, along a tangent curve to the left, having a radius of 4.00 feet, through a central angle (delta) of 25°26'57", and an arc length of 1.78 feet, the chord of which bears North 78°51'56" West 1.76 feet,

tangent to said 4.00-foot radius curve, South 88°24'35" West 23.34 feet,  
northwesterly, along a tangent curve to the right, having a radius of 6.00 feet, through a central angle (delta) of 25°26'57", and an arc length of 2.67 feet, the chord of which bears North 78°51'56" West 2.64 feet,  
tangent to said 6.00-foot radius curve, North 66°08'28" West 27.82 feet,  
northwesterly, along a tangent curve to the left, having a radius of 2220.00 feet, through a central angle (delta) of 01°54'56", and an arc length of 74.22 feet, the chord of which bears North 67°05'56" West 74.22 feet,  
northwesterly, along a tangent curve to the right, having a radius of 6.00 feet, through a central angle (delta) of 25°35'13", and an arc length of 2.68 feet, the chord of which bears North 55°15'47" West 2.66 feet,  
tangent to said 6.00-foot radius curve, North 42°28'11" West 22.88 feet,  
northwesterly, along a tangent curve to the left, having a radius of 4.00 feet, through a central angle (delta) of 26°13'44", and an arc length of 1.83 feet, the chord of which bears North 55°35'03" West 1.82 feet,  
northwesterly, along a tangent curve to the left, having a radius of 2231.00 feet, through a central angle (delta) of 05°17'21", and an arc length of 205.95 feet, the chord of which bears North 71°20'35" West 205.88 feet,  
westerly, along a compound curve to the left, having a radius of 531.00 feet, through a central angle (delta) of 19°15'27", and an arc length of 178.47 feet, the chord of which bears North 83°37'00" West 177.63 feet, and  
tangent to said 531.00-foot radius curve, South 86°45'17" West 145.41 feet, to a point on the West boundary line of said Remainder, thence,  
along said West line,  
North 00°44'17" West 14.44 feet, to the Point of Beginning.

Said easement is also shown on Exhibit 'B', attached hereto and made a part hereof.

End of Description

Prepared by Ken W. Purcell, Civil Engineer  
Rev 5/12/16



-End-

**BASIS OF BEARINGS**

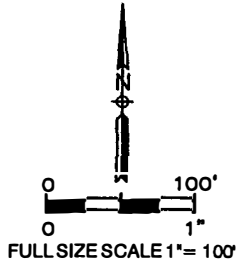
THE MERIDIAN OF THIS SURVEY IS IDENTICAL OF TO THAT OF PM 41-70 AND R.S. 16-109 AND IS GRID NORTH.

**EXHIBIT 'B'**

**OFFER OF DEDICATION OF ROAD RIGHT-OF-WAY, DRAINAGE & PUBLIC UTILITIES EASEMENT**  
 A PORTION OF THE S.E.1/4 OF SECTION 2. T.10 N., R.11 E, M.D.M.  
 BEING A PORTION OF THE REMAINDER OF PM 41-70  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 MAY 2016



PREPARED BY  
 KEN W. PURCELL, C.E.  
 P.O. BOX 30  
 EL DORADO, CA 95623  
 (530) 622-5470

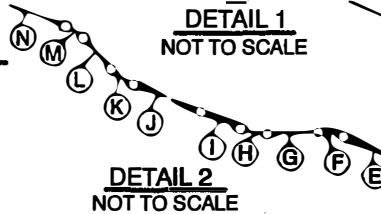


**BOUNDARY DATA**

- ① N86°18'49"E 67.36'
- ② 38.41' ③ 28.95'
- ④ N87°06'43"E 96.53'
- ⑤ N88°58'31"E 95.48'
- ⑥ S81°57'13"E 63.77'
- ⑦ S74°40'32"E 68.15'
- ⑧ S71°29'34"E 139.69'
- ⑨ S68°43'00"E 93.15'
- ⑩ S66°34'18"E 45.48'
- ⑪ 29.49' ⑫ 1.89'
- ⑬ 23.64' ⑭ 127.61' NTS
- ⑮ 0.54' ⑯ 22.34' NTS
- ⑰ S86°32'12"E 67.12'
- ⑱ S70°08'18"E 13.83'

**EASEMENT LINE DATA**

- (A) S66°08'28"E 157.45'
- (B) R=2896.00' D=01°14'57" L=63.14'  
 CHD=S66°45'56"E 63.14'
- (C) S21°02'12"W 14.24' (R)
- (D) R=2934.00' D=02°49'20" L=144.52'  
 CHD=N67°33'08"W 144.51'
- (E) N66°08'28"W 117.71'
- (F) R=4.00' D=25°26'57" L=1.78'  
 CHD=N78°51'56"W 1.76'
- (G) S88°24'35"W 23.34'
- (H) R=6.00' D=25°26'57" L=2.67'  
 CHD=N78°51'56"W 2.64'
- (I) N66°08'28"W 27.82'
- (J) R=2220.00' D=1°54'56" L=74.22'  
 CHD=N67°05'56"W 74.22'

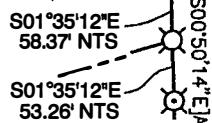


**REFERENCES**

- RS 6-120 PM 41-70
- RS 6-120

**LEGEND**

- ⊙ FOUND 3/4" CIP STAMPED LS 2725 AS CITED PER RS 16-109/PM 41-70
- ⊙ FOUND 3/4" CIP STAMPED LS4663-1989PER PM 41-70
- ⊙ FOUND 1-1/2" CIP STAMPED LS 3864 AS CITED ON RS 6-120
- ⊙ FOUND 2" CIP W/ BRASS CAP STAMPED 19WC LS2670-1965 AS CITED ON RS 6-120
- DIMENSION PT., NOTHING FND OR SET
- [ ] A RECORD DATA PER RS 6-120
- [ ] B RECORD DATA PER RS 16-109 & PM 41-70
- NTS NOT TO SCALE
- (R) RADIAL
- POB POINT OF BEGINNING



PA 14-0001

14-03 IOD EXHIBIT B MAP 1 R2



CONSENT TO OFFER OF DEDICATION AND ACCEPTANCE OF OFFER

At a regular meeting of the Board of Supervisors of the County of El Dorado held on 5/16/17, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated 5/16/17 from \* for a Road Right of Way and Public Utilities Easement and authorized the recording of said offer and further acknowledge and accepts said Right of Way and Public Utility Easement on behalf of those public entities that will provide services, subject to the purveyor's construction standards.

Dated this 16<sup>th</sup> day of May, 20 17

\* Carl B. Visman and Ruth B. Visman, Trustees of the Visman Family Revocable Trust Dated August 7, 1981.

COUNTY OF EL DORADO

By: 

Chair, Board of Supervisors

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

By:   
Deputy Clerk