

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

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

Name: Valley View Improvement Company, LLC

Project: Eastridge Village-Birchwood Drive  
A.P.N.: 119-390-002-000

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 ROAD RIGHT OF WAY AND PUBLIC SERVICE EASEMENT

**VALLEY VIEW IMPROVEMENT COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, 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, a Road Right of Way, including the underlying fee, and a Public Service Easement, for any and all public purposes, to erect, install, construct, remove, repair, replace, reconstruct, maintain and use, for public service purposes, any and all materials, fixtures, appliances, equipment, pipes, pipelines, wires and cables (including fiber optics) necessary for the transmission, distribution and delivery of electricity, water, sewer, storm water, gas, cable television, communication and information service utilities, together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush, to restrict trees placed within the limits of the Public Service Easement to a maximum height of fifteen feet (15') at maturity and prohibiting the construction of buildings, structures and wells within these areas, on, over, under and across that certain real property situate in the unincorporated area of the County of El Dorado, State of California, described as follows:

**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  
23rd day of October, 2035.

GRANTOR  
**VALLEY VIEW IMPROVEMENT COMPANY, LLC**  
**A CALIFORNIA LIMITED LIABILITY COMPANY**  
BY:



Name: William B. Bunce  
Title: President

## 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 Oct. 23, 2025 before me Edy Sadowski, Notary Public  
(insert name and title of the officer)

personally appeared William B. Bunce,  
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 Edy Sadowski (Seal)

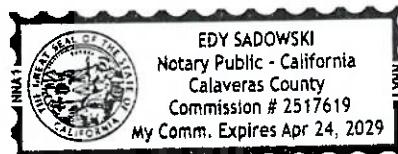


EXHIBIT 'A'

IRREVOCABLE OFFER OF DEDICATION  
ROAD RIGHT OF WAY (IN FEE) &  
PUBLIC SERVICE EASEMENT

All that real property situate in the County of El Dorado, State of California being described as follows:

Lot 2, as shown on the "Large Lot Final Map of Eastridge Village", filed in the office of the County Recorder of El Dorado County on December 18, 2015 in Book J of Subdivision Maps, Page 142.

See Exhibit 'B' attached hereto and made a part of this description.

End of Description.

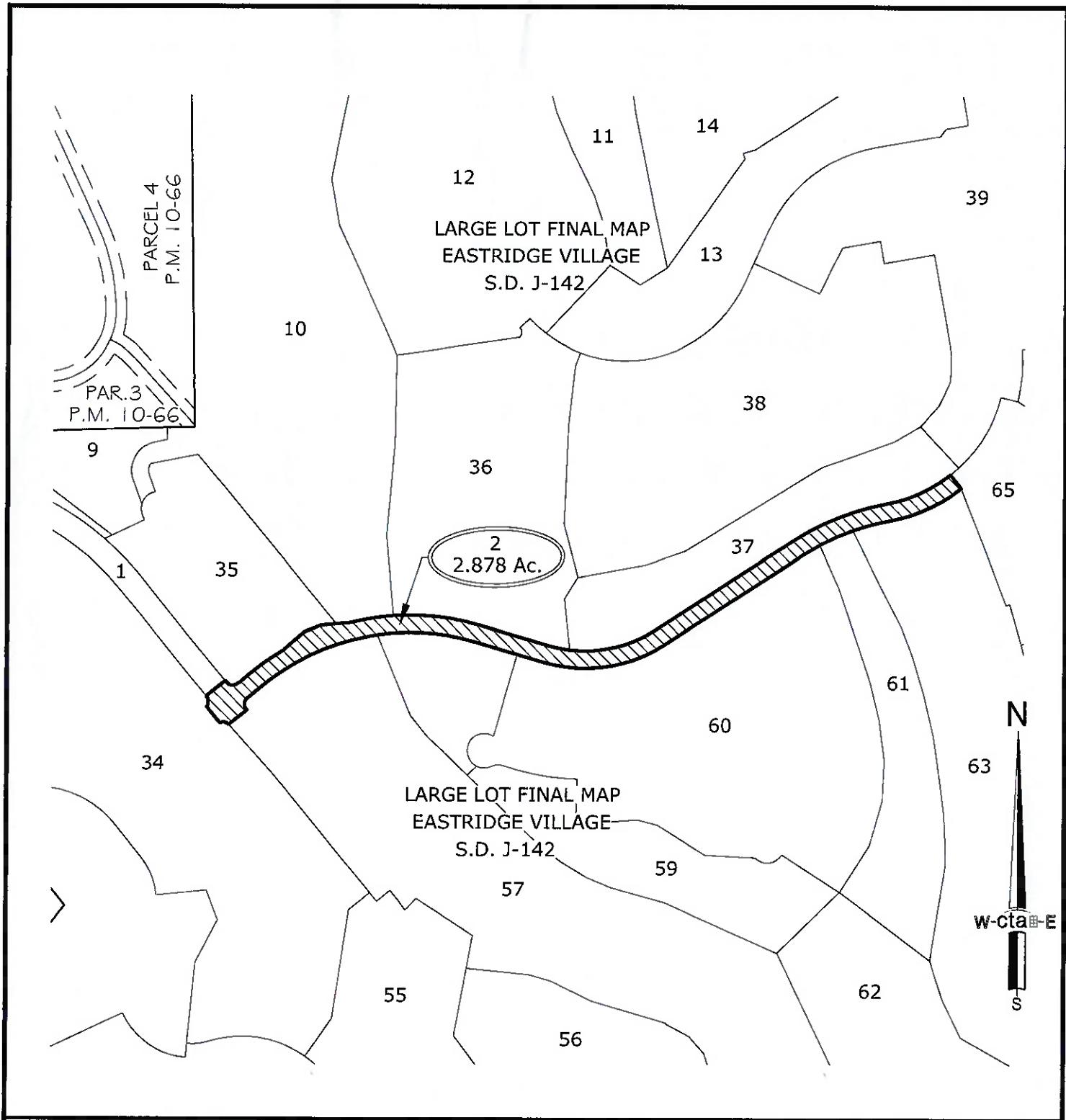
This description has been prepared by me or under my direct supervision.

  
\_\_\_\_\_  
Timothy E. Peterson, P.L.S. 9891

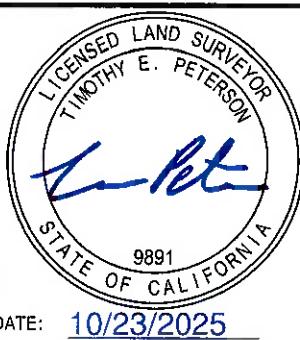


10/23/2025

Date



THE BASIS OF BEARINGS FOR THIS EXHIBIT IS IDENTICAL WITH THE PLAT OF "EASTRIDGE VILLAGE" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF SUBDIVISION MAPS, PAGE 142



DATE: 10/23/2025

EXHIBIT 'B'  
PLAT TO ACCOMPANY LEGAL DESCRIPTION

DATE: 10/01/2025 DRAWN BY: KAH  
SCALE: 1"=400' JOB NO. 15-025-110  
SHEET 1 OF 1

IRREVOCABLE OFFER OF DEDICATION

OWNER:  
VALLEY VIEW IMPROVEMENT COMPANY, LLC

ROAD R/W & PUBLIC  
SERVICE EASEMENT

LOT 2, LARGE LOT FINAL MAP OF EASTRIDGE  
VILLAGE, S.D. J-142 LYING IN SEC. 13, T.9 N., R.8  
E. AND SEC. 18, T.9 N., R. 9 E., M.D.M.

COUNTY OF EL DORADO

STATE OF CALIFORNIA



Engineering & Surveying

## CONSENT TO OFFER DEDICATION AND ACCEPTANCE 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 October 23, 2025 from Valley View Improvement Company, LLC, a California Limited Liability Company, for a Road Right of Way and Public Service easement and authorized the recording of said offer pursuant to Government Code Section 7050, and further accept said offer for said Public Service Easement, and reject said offer for Road Right of Way at this time.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

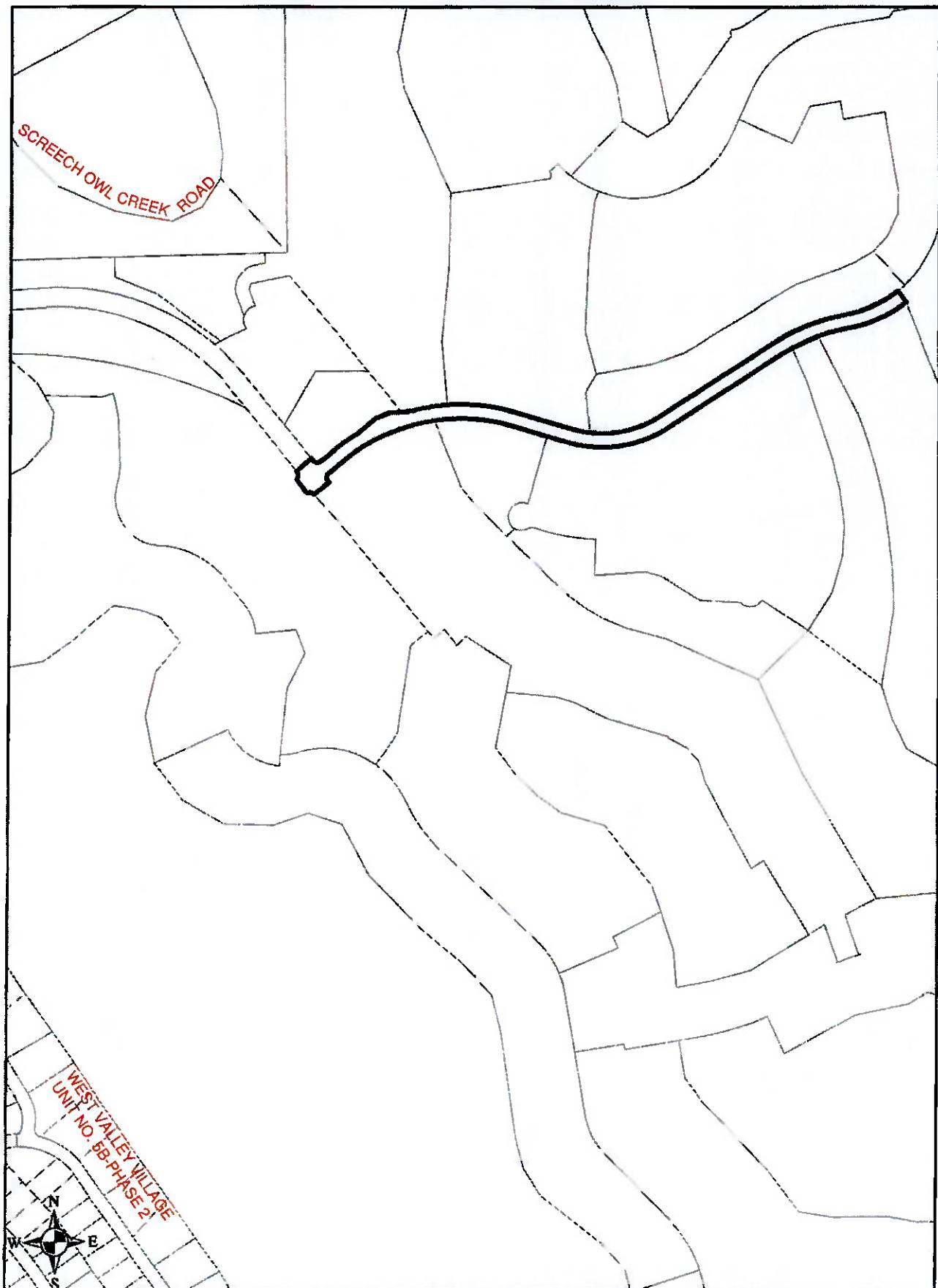
COUNTY OF EL DORADO

By: \_\_\_\_\_  
George Turnboo  
Chair, Board of Supervisors

Attest:  
Kim Dawson  
Clerk of the Board of Supervisors

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

**APN 119-390-002**



**Vicinity Map AOE SV25-0002**