

When recorded mail to:  
County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville CA 95667

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  
DRAINAGE EASEMENT**

**SILVER SPRINGS, 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, 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 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, GRANTOR has hereunto subscribed its name this 14<sup>TH</sup> day of JULY, 2008.



**GRANTOR**

**William C. Scott, Jr., Member**  
**Silver Springs, LLC, a California Limited Liability Company**

**(Notary Public Acknowledgment attached)**

## Exhibit "A"

**APNs: 115-370-02-100, 115-370-03-100  
115-430-55-100, 115-430-54-100  
LEGAL DESCRIPTION**

All that certain real property situate in the County of El Dorado, State of California in the West One Half of Section 29, Township 10 North, Range 9 East, M.D.M., within Lots 2 & 3 of "Silver Springs Large Lot Subdivision", filed in Book I of Maps, at Page 133 and Lots J & K of "Silver Springs Unit 1", filed in Book J of Maps, at Page 80, Official Records of said County, being more particularly described as follows:

### **DRAINAGE EASEMENT**

#### **PARCEL A**

Being a portion of said "Lot K" described as follows:

Beginning at the Northwesterly corner of said Lot K, also being the Southwesterly corner of Lot 7 of said "Silver Springs Large Lot Subdivision", thence from said **Point of Beginning**, along the following four (4) courses:

1. Along the line common to said "Lot K" and said "Lot 7", South  $89^{\circ}47'35''$  East 25.18 feet to the intersection with the Northerly projection of that particular 2000.00 foot radius curve of the Easterly line of said Lot K, having a radial bearing of North  $82^{\circ}56'33''$  West; thence,
2. To the left, along the arc of said projection and said curve, being concave to the East, 283.23 feet, having a central angle of  $08^{\circ}06'50''$  and being subtended by a chord bearing South  $03^{\circ}00'02''$  West 282.99 feet, to the Southeasterly corner of said "Lot K" and the Southwesterly corner of "Lot 1" of said "Silver Springs Unit 1" on the arc of a 35.00 foot radius, non-tangent, curve to a point herein after referred to as **Point 'A'**; thence,
3. To the right, along the arc of said curve, having a radial bearing of South  $16^{\circ}01'34''$  West, being the Southerly line of said "Lot K" and concave to the Northeast, 45.13 feet, having a central angle of  $73^{\circ}52'51''$  and being subtended by a chord bearing North  $37^{\circ}02'01''$  West 42.07 feet, to a point of compound curvature at the beginning of a 2025.00 foot radius, tangent, curve and the Westerly line of said "Lot K"; thence,

**PARCEL A** (continuation)

4. To the right, along the arc of said curve, being concave to the East, 249.72 feet, having a central angle of  $7^{\circ}03'56''$  and being subtended by a chord bearing North  $3^{\circ}26'23''$  East 249.56 feet to the **Point of Beginning**.

Containing 6,862 square feet (0.157 acres), more or less.

**PARCEL B**

Being all of said "Lot J" of "Silver Springs Unit 1" and a portion of said "Lot 2" of "Silver Springs Large Lot Subdivision", described as follows:

Commencing at said **Point 'A'**, thence along the following five (5) courses:

1. Along the Southerly line of said "Lot 1" of "Silver Springs Unit 1", to the left, along the arc of a 35.00 foot radius curve, having a radial bearing of South  $16^{\circ}01'34''$  West, being concave to the North, 11.08 feet, having a central angle of  $18^{\circ}08'07''$  and being subtended by a chord bearing South  $83^{\circ}02'29''$  East 11.03 feet; thence,
2. Continuing along said Southerly line, North  $87^{\circ}53'28''$  East 1.92 feet to the Northwestern corner of "Lot L" of said "Silver Springs Unit 1"; thence,
3. Leaving said Southerly line of said "Lot 1", along the Westerly line of said "Lot L" South  $2^{\circ}06'32''$  East 70.00 feet to the Southwesterly corner of said "Lot L" on the Northerly line of "Lot 37" of said "Silver Springs Unit 1"; thence,
4. Along said Northerly line of said "Lot 37" South  $87^{\circ}53'28''$  West 1.92 feet to the beginning of a 35.00 foot radius, tangent, curve; thence,
5. Continuing along said Northerly line, to the left, along the arc of said curve, being concave to the Southeast, 11.08 feet, having a central angle of  $18^{\circ}08'08''$  and being subtended by a chord bearing South  $78^{\circ}49'23''$  West 11.03 feet to the Northeasterly corner of said "Lot J" and the Northwestern corner of said "Lot 37" and the true point of beginning.

Thence from said **Point of Beginning** along the following four (4) courses:

1. To the left, along the arc of a 2000.00 foot radius non-tangent curve, along the Easterly line of said "Lot J" and the Westerly line of Lots 37, 36, 35, 34, 33 and a portion of "Lot 31" of said "Silver Springs Unit 1", being concave to the East, having a radial bearing of South  $86^{\circ}50'18''$  West, an arc distance of 637.46 feet, having a central angle of  $18^{\circ}15'43''$  and being subtended by a chord bearing South  $12^{\circ}17'33''$  East 634.77 feet; thence,

**PARCEL B** (continuation)

2. Along the remainder of the West line of said "Lot 31" and the Westerly line of "Lot 30" of said "Silver Springs Unit 1" South  $21^{\circ}25'24''$  East 65.40 feet to the line common to said "Silver Springs Unit 1" and said "Silver Springs Large Lot Subdivision" at the corner common to said "Lot J" and said "Lot 30" of "Silver Springs Unit 1" and said "Lot 2" of "Silver Springs Large Lot Subdivision"; thence,
3. Leaving the line common to said "Silver Springs Unit 1" and said "Silver Springs Large Lot Subdivision" South  $24^{\circ}10'24''$  East 208.45 feet to a point being distant 35.00 feet, at right angles, Northeasterly from the Easterly line of "Lot R" of said "Silver Springs Large Lot Subdivision"; thence,
4. Along a line parallel to the said Easterly line of "Lot R" South  $21^{\circ}25'25''$  East 91.22 feet to a point herein after referred to as **Point 'B'** at an angle point on the Easterly line of said "Lot R" ; thence,

Along said Easterly line the following five (5) courses:

1. South  $78^{\circ}30'47''$  West 6.13 feet to a point on the arc of a 35.00 foot radius, tangent, curve; thence,
2. To the right, along the arc of said curve, being concave to the Northeast, 48.91 feet, having a central angle of  $80^{\circ}03'48''$  and being subtended by a chord bearing North  $61^{\circ}27'19''$  West 45.02 feet; thence,
3. North  $21^{\circ}25'25''$  West 329.29 feet to the beginning of a 2025.00 foot radius, tangent, curve; thence,
4. To the right, along the arc of said curve, being concave to the Northeast, 611.39 feet, having a central angle of  $17^{\circ}17'56''$  and being subtended by a chord bearing North  $12^{\circ}46'27''$  West 609.07 feet, to a point of compound curvature at the beginning of a 35.00 foot radius, tangent, curve; thence,
5. To the right, along the arc of said curve, being concave to the Southeast, 45.13 feet, having a central angle of  $73^{\circ}52'51''$  and being subtended by a chord bearing North  $32^{\circ}48'56''$  East 42.07 feet to the **Point of Beginning**.

Containing 26,604 square feet (0.610 acres), more or less.

## PARCEL C

Being a portion of said "Lot 2" and said "Lot 3" of "Silver Springs Large Lot Subdivision", described as follows:

Commencing at said **Point 'B'**, thence along the Easterly line of said "Lot R" South  $21^{\circ}25'25''$  East 67.93 feet to an angle point on said Easterly line and the true point of beginning.

Thence from said **Point of Beginning** along a line being parallel to and distant 85.00 feet, at right angles, Northeasterly from the centerline of said "Lot R" the following two (2) courses:

1. South  $21^{\circ}25'25''$  East 429.12 feet to the beginning of a 2335.00 foot radius, tangent curve; thence,
2. To the right, along the arc of said curve, being concave to the Southwest, 614.18 feet, having a central angle of  $15^{\circ}04'14''$  and being subtended by a chord bearing South  $13^{\circ}53'18''$  East 612.40 feet, to a point on the Easterly line of said "Lot R" herein after referred to as **Point 'C'**; thence,

Along said Easterly line of "Lot R" the following six (6) courses:

1. North  $80^{\circ}24'46''$  West 10.29 feet to the beginning of a 35.00 foot radius, tangent, curve; thence,
2. To the right, along the arc of said curve, being concave to the Northeast, 44.69 feet, having a central angle of  $73^{\circ}09'52''$  and being subtended by a chord bearing North  $43^{\circ}49'50''$  West 41.72 feet; to a point of reverse curvature at the beginning of a 2300.00 foot radius, tangent, curve; thence,
3. To the left, along the arc of said curve, being concave to the Southwest, 569.03 feet, having a central angle of  $14^{\circ}10'31''$  and being subtended by a chord bearing North  $14^{\circ}20'10''$  West 567.58 feet; thence,
4. North  $21^{\circ}25'25''$  West 393.91 feet to the beginning of a 35.00 foot radius, tangent, curve; thence,
5. To the right, along the arc of said curve, being concave to the Southeast, 51.13 feet, having a central angle of  $83^{\circ}41'48''$  and being subtended by a chord bearing North  $20^{\circ}25'29''$  East 46.70 feet; thence,
6. North  $62^{\circ}16'23''$  East 3.87 feet to the **Point of Beginning**.

Containing 35,781 square feet (0.821 acres), more or less.

## PARCEL D

Being a portion of said "Lot 3" of "Silver Springs Large Lot Subdivision", described as follows:

Commencing at said **Point 'C'**, thence, along the Easterly line of said "Lot R" the following three (3) courses:

1. South 80°24'46" East 6.83 feet; thence,
2. South 04°31'41" East 65.05 feet; thence,
3. South 79°32'30" West 5.49 feet to a point being distant 85.00 feet, radially, Northeasterly from the centerline of said "Lot R" and the true point of beginning.

Thence from said **Point of Beginning**, paralleling said centerline, the following three (3) courses:

1. To the right, along the arc of a 2335.00 foot radius, non-tangent curve, having a radial bearing of North 85°17'53" East, being concave to the West, 612.16 feet, having a central angle of 15°01'16" and being subtended by a chord bearing South 02°48'31" West 610.41 feet; thence,
2. South 10°19'09" West 476.15 feet to the beginning of a 1315.00 foot radius, tangent, curve; thence,
3. To the left, along the arc of said curve, being concave to the East, 239.30 feet, having a central angle of 10°25'36" and being subtended by a chord bearing South 05°06'21" West 238.97 feet to a point on the line common to the Southerly line of said "Lot 3" and the Northerly line of that particular Parcel Map filed in Book 6 of Parcel Maps, at Page 127, El Dorado County Records; thence,

Along said common line South 89°26'29" West 35.00 feet to the Southeasterly corner of said "Lot R" at the beginning of a 1350.00 feet radius, non-tangent, curve, having a radial bearing of South 89°52'51" West; thence.

Along the Easterly line of said "Lot R" the following five (5) courses:

1. To the right, along the arc of said curve, being concave to the East, 245.95 feet, having a central angle of 10°26'18" and being subtended by a chord bearing North 05°06'00" East 245.61 feet; thence,
2. North 10°19'09" East 476.15 feet to the beginning of a 2300.00 foot radius, tangent, curve; thence,

**PARCEL D** (continuation)

3. To the left, along the arc of said curve, being concave to the West, 568.31 feet, having a central angle of 14°09'26" and being subtended by a chord bearing North 03°14'26" East 566.86 feet to a point of reverse curvature at the beginning of a 35.00 foot radius, tangent, curve; thence,
4. To the right, along the arc of said curve, being concave to the Southeast, 50.93 feet, having a central angle of 83°22'47" and being subtended by a chord bearing North 37°51'06" East 46.56 feet; thence,
5. North 79°32'30" East 3.79 to the **Point of Beginning**.

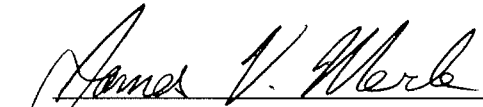
Containing 46,158 square feet (1.059 acres), more or less.

**End of Description**

The basis for all bearings contained herein is the bearing North 16° 55'02" East, along the line from a 2 inch capped iron pipe, stamped "W.C. SW corner Section 29, 1977, RCE 13409" and a 1½" capped iron pipe, stamped "RCE 20462", on the Southerly line of "Green Valley Road".

**SURVEYOR'S STATEMENT**

I hereby state that I am a Licensed Land Surveyor in the State of California and that this Legal Description and/ or Plat were prepared under my supervision.

  
James V. Merle, L.S. 5537  
(Expires 12/31/08)

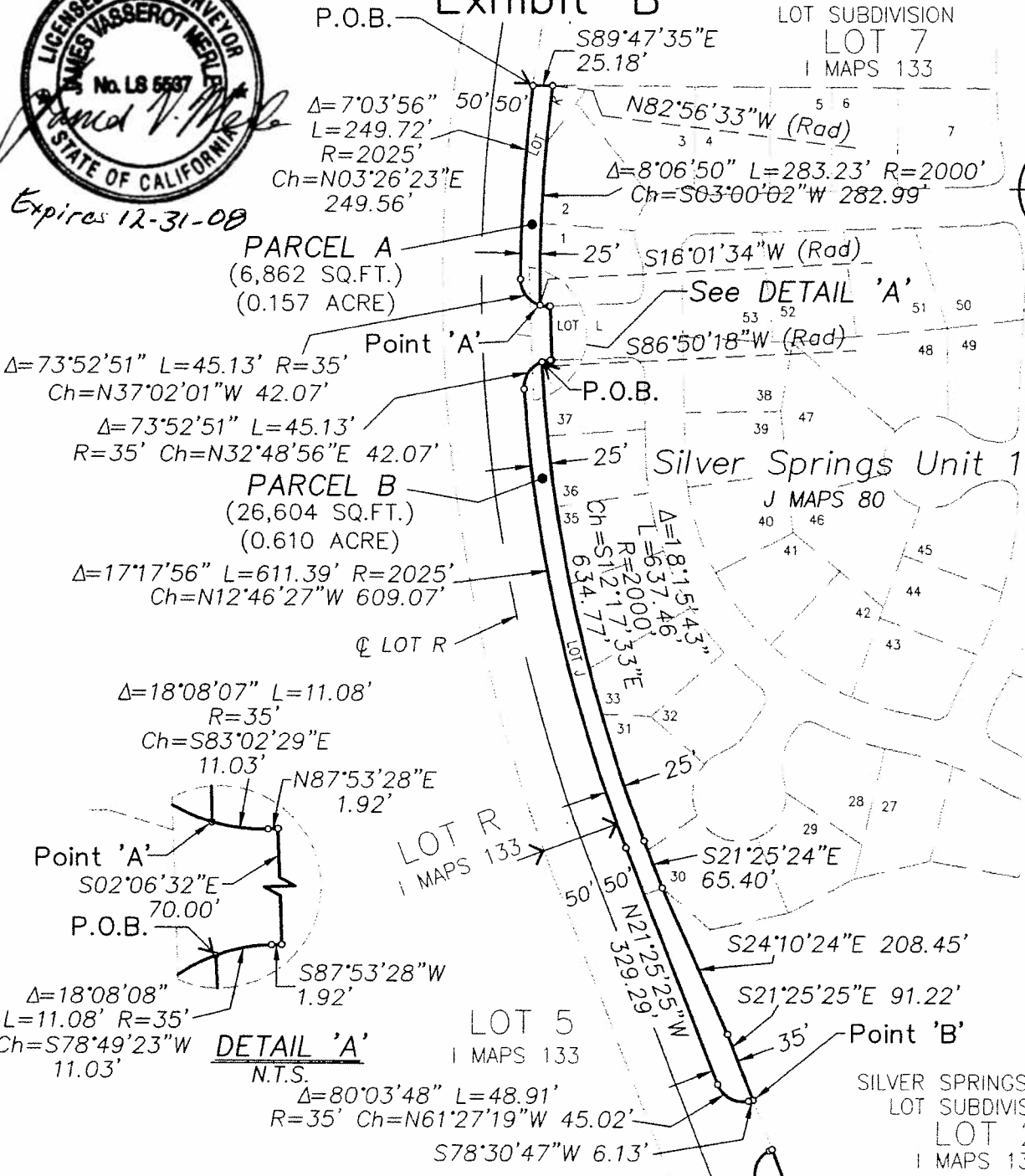
Dated: 8-25-2008





# Exhibit 'B'

SILVER SPRINGS LARGE LOT SUBDIVISION  
 LOT 7  
 I MAPS 133



$\Delta=73^{\circ}52'51''$   $L=45.13'$   $R=35'$   
 $Ch=N37^{\circ}02'01''W$  42.07'  
 $\Delta=73^{\circ}52'51''$   $L=45.13'$   
 $R=35'$   $Ch=N32^{\circ}48'56''E$  42.07'  
**PARCEL B**  
 (26,604 SQ.FT.)  
 (0.610 ACRE)  
 $\Delta=17^{\circ}17'56''$   $L=611.39'$   $R=2025'$   
 $Ch=N12^{\circ}46'27''W$  609.07'

$\Delta=18^{\circ}08'07''$   $L=11.08'$   
 $R=35'$   
 $Ch=S83^{\circ}02'29''E$   
 11.03'  
 $N87^{\circ}53'28''E$  1.92'  
 Point 'A'  
 $S02^{\circ}06'32''E$  70.00'  
 P.O.B.  
 $S87^{\circ}53'28''W$  1.92'  
 $\Delta=18^{\circ}08'08''$   
 $L=11.08'$   $R=35'$   
 $Ch=S78^{\circ}49'23''W$  11.03'  
**DETAIL 'A'**  
 N.T.S.  
 $\Delta=80^{\circ}03'48''$   $L=48.91'$   
 $R=35'$   $Ch=N61^{\circ}27'19''W$  45.02'  
 $S78^{\circ}30'47''W$  6.13'

Sheet 1 of 3

See Sheet 2



## Silver Springs

Drainage Easements  
 Lots J & K, J MAPS 80  
 Lots 2 & 3, I MAPS 133  
 COUNTY OF EL DORADO, CALIFORNIA

**Stantec Consulting Inc.** Tel. 916.569.2500  
 2590 Venture Oaks Way Fax. 916.921.9274  
 Sacramento, CA 95833-3288 [www.stantec.com](http://www.stantec.com)

DATE: 07/31/08
JOB #: 184412000
DRAWN BY: B.W.
CHECKED BY: JVM
SCALE: 1"=200'
CODE:
DRAWING #: H-



# Exhibit 'B'



SILVER SPRINGS LARGE  
LOT SUBDIVISION  
LOT 5  
I MAPS 133

See Sheet 1

Point 'B'  
N62°16'23"E 3.87'  
S21°25'25"E 67.93'  
P.O.B.  
 $\Delta=83^{\circ}41'48''$  L=51.13'  
R=35' Ch=N20°25'29"E 46.70'

PARCEL C  
(35,781 SQ.FT.)  
(0.821 ACRE)

SILVER SPRINGS LARGE  
LOT SUBDIVISION  
LOT 2  
I MAPS 133

SILVER SPRINGS LARGE  
LOT SUBDIVISION  
LOT 6  
I MAPS 133

LOT R  
I MAPS 133

$\Delta=14^{\circ}10'31''$  L=569.03'  
R=2300' Ch=N14°20'10"W 567.58'



Expires 12-31-08

Point 'C'  
 $\Delta=73^{\circ}09'52''$  L=44.69'  
R=35' Ch=N43°49'50"W 41.72'

N80°24'46"W 10.29'

SILVER SPRINGS LARGE  
LOT SUBDIVISION  
LOT 3  
I MAPS 133

Sheet 2 of 3

See Sheet 3



**Stantec**

## Silver Springs

Drainage Easements  
Lots J & K, J MAPS 80  
Lots 2 & 3, I MAPS 133  
COUNTY OF EL DORADO, CALIFORNIA

Stantec Consulting Inc. Tel. 916.569.2500  
2590 Venture Oaks Way Fax. 916.921.9274  
Sacramento, CA 95833-3288 www.stantec.com

DATE: 06/05/07  
JOB #: 184412000  
DRAWN BY: B.W.  
CHECKED BY: GL  
SCALE: 1"=200'  
CODE:  
DRAWING #: H-

# Exhibit 'B'

See Sheet 2



$\Delta=83^{\circ}22'47''$   $L=50.93'$   
 $R=35'$   $Ch=N37^{\circ}51'06''E$   $46.56'$

$\Delta=14^{\circ}09'26''$   $L=568.31'$   
 $R=2300'$   $Ch=N03^{\circ}14'26''E$   $566.86'$

SILVER SPRINGS LARGE  
 LOT SUBDIVISION  
 LOT 6  
 I MAPS 133

SILVER SPRINGS LARGE  
 LOT SUBDIVISION  
 LOT 3  
 I MAPS 133



*Expires: 12-31-08*

PARCEL D  
 (46,159 SQ.FT.)  
 (1.059 ACRE)

LOT R  
 I MAPS 133

$\Delta=10^{\circ}26'18''$   $L=245.95'$   
 $R=1350'$   $Ch=N05^{\circ}06'00''E$   $245.61'$

$\Delta=10^{\circ}25'36''$   $L=239.30'$   
 $R=1315'$   $Ch=N05^{\circ}06'21''E$   $238.97'$

$S80^{\circ}24'46''E$   $6.83'$   
 $S04^{\circ}31'41''E$   $65.05'$   
 $S79^{\circ}32'30''W$   $5.49'$   
 $N79^{\circ}32'30''E$   $3.79'$   
 $N85^{\circ}17'53''E$  (Rad)

PARCEL D

☉ LOT R

DETAIL

50'50'

50'50'

$\Delta=15^{\circ}01'16''$   $L=612.16'$   
 $R=2335'$   $Ch=S02^{\circ}48'31''W$   $610.41'$

$N10^{\circ}19'09''E$   $476.15'$   
 $S10^{\circ}19'09''W$   $476.15'$

$S89^{\circ}26'29''W$   $35.00'$

6 P.M. 127

Sheet 3 of 3



**Stantec**

## Silver Springs

Drainage Easements  
 Lots J & K, J MAPS 80  
 Lots 2 & 3, I MAPS 133  
 COUNTY OF EL DORADO, CALIFORNIA

Stantec Consulting Inc. Tel. 916.569.2500  
 2590 Venture Oaks Way Fax. 916.921.9274  
 Sacramento, CA 95833-3288 [www.stantec.com](http://www.stantec.com)

DATE: 06/05/07

JOB #: 184412000

DRAWN BY: B.W.

CHECKED BY: GL

SCALE: 1"=200'

CODE:

DRAWING #: H-

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

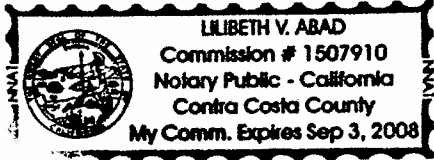
State of California

County of Contra Costa

On July 14, 2008 before me, Lilibeth V. Abad, Notary Public,

personally appeared William C. Scott, Jr.

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 Lilibeth V. Abad  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Irrevocable Offer of Dedication Drainage Easement

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: William C. Scott, Jr.

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: Member of LLC

Signer Is Representing: Silver Springs, LLC



Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

