

RESOLUTION NO. _____
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO
Resolution to Accept
Irrevocable Offer of Dedication #08-0003
RS#29/87, Tract 1
Assessor's Parcel Number 118-130-33
East Ridge Investors, a California Limited Liability Company

WHEREAS, the authority to invoke the process of dedicating an easement over, under and/or across property by the County is established under Section 7050 of the California Government Code and Section 66475 of the Subdivision Map Act; and

WHEREAS, the authority to accept right of way, road, slope, drainage and public utilities easements by the County, at its discretion, is established under Section 7050 of the California Government Code and Section 66477.1 of the Subdivision Map Act; and

WHEREAS, East Ridge Investors, a California Limited Liability Company, has executed Irrevocable Offers of Dedication to the County of El Dorado for storm drain easements which are situated across the westerly portion of Tract 1, RS#29/87, in El Dorado Hills; and

WHEREAS, said storm drain easements for Phase I, are described in Exhibit A and depicted on Exhibit B, attached to said offer; and

WHEREAS, said offer is necessary to meet the development conditions for the Valley View Specific Plan (VVSP) to provide for the installation of drainage facilities as described in the preliminary Engineering Report for the West Valley View Specific Plan Master Drainage Study, dated September 28, 1999, which will implement appropriate runoff controls to prevent siltation and potential discharge of pollutants into drainages; and

WHEREAS, the Board of Supervisors formed the West Valley Village Zone of Benefit within County Service Area #9, on July 18, 2006 by Resolution 233-2006 to provide for road and drainage facility improvements and maintenance services; and

WHEREAS, said offer shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors accepts said offer by Resolution; and

WHEREAS, the County of El Dorado Board of Supervisors has determined that it is in the public's best interest to accept said offer, at this time.

NOW, THEREFORE BE IT RESOLVED, that from and after the date this Resolution is recorded, said offer is hereby accepted at this time, by the County of El Dorado Board of Supervisors.

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

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667
APN: 118-130-33

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
STORM DRAIN EASEMENT**

EAST RIDGE INVESTORS, 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 by reference made a part hereof.
(Valley View Parkway – Phase 1)**

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 7th day of April, 2009.

GRANTOR:

EAST RIDGE INVESTORS, LLC, a California Limited Liability Company

BY: ER MANAGEMENT, LLC, a California Limited Liability Company, Managing Member

BY: AKT INVESTMENTS, INC., a California Corporation, Manager

BY: [Signature]

Title: EXEC VICE PRES

(A Notary Public must acknowledge all signatures)

ACKNOWLEDGMENT

State of California
County of Sacramento)

On April 7, 2009 before me, Tawny Por, Notary Public
(insert name and title of the officer)

personally appeared Mark Enes,
who proved to me on the basis of satisfactory evidence to be the pers on(~~e~~) 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 pers on(~~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



(Seal)

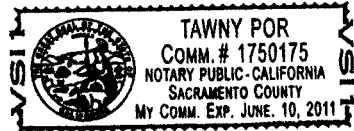


Exhibit 'A'

**Irrevocable Offer of Dedication
Storm Drain Easement**

Valley View Parkway – Phase 1

All that real property situate in the County of El Dorado, State of California, being a portion of "Tract 1" as shown on that certain Record of Survey filed in the Office of the County Recorder of said County in Book 29 of Surveys, at Page 87, and being a portion of Sections 12 & 13, Township 9 North, Range 8 East, and a portion of Section 18, Township 9 North, Range 9 East, M.D.M., and being more particularly described as follows:

Strip-1:

A strip of land 10.00 feet wide and lying 5.00 feet on each side of the following described centerline:

Commencing at the Northeast corner of 'Parcel 1' as shown on that certain Parcel Map filed in the Office of the County Recorder of said County in Book 47 of Parcel Maps, at Page 97, being a point on the Westerly line of said Tract 1; thence North $86^{\circ}17'02''$ East, 114.47 feet to a point on the future right of way line of Valley View Parkway, and the **Point of Beginning**; thence leaving said right of way, South $53^{\circ}58'27''$ East, 18.77 feet; thence along the arc of a curve, concave to the Southwest, having a radius of 190.46 feet, the chord of which bears South $28^{\circ}52'05''$ East, 90.33 feet; thence South $23^{\circ}04'30''$ East, 175.07 feet to the Southerly terminus of said centerline. The side lines of said strip shall extend to or terminate at the future right of way line of Valley View Parkway, being a line which bears South $27^{\circ}11'15''$ East to or from the Point of Beginning described herein and at right angles to the Southerly terminus of the described centerline.

TOGETHER WITH:

Strip-2:

A strip of land 20.00 feet wide and lying 10.00 feet on each side of the following described centerline:

Commencing at the Northeast corner of the aforementioned 'Parcel 1'; thence North $86^{\circ}17'02''$ East, 114.47 feet to a point on the future, Easterly right of way of Valley View Parkway; thence along the future right of way, South $27^{\circ}11'15''$ East, 68.64 feet; thence South $62^{\circ}48'45''$ West, 25.00 feet; thence South $27^{\circ}11'15''$ East, 241.26 feet; thence along the arc of a curve, to the left, having a radius of 2,468.00 feet, the chord of which bears South $28^{\circ}02'36''$ East, 73.72 feet to the **Point of Beginning**; thence, leaving said future right of way line North $61^{\circ}06'04''$ East, 25.60 feet to a point hereinafter referred to as Point 'A', and the Easterly terminus of said centerline. The side lines of said strip shall extend to or terminate at the future right of way of Valley View Parkway, being the arc of a curve, concave to the Northeast, having a radius of 2,468.00 feet, the center of which bears North $61^{\circ}06'04''$ East from said Point of Beginning and at right angles to the Easterly terminus of said centerline.

TOGETHER WITH:

Strip-3:

A strip of land 10.00 feet wide and lying 5.00 feet on each side of the following described line:

Exhibit 'A'

Beginning at the aforementioned Point 'A'; thence South 34°29'49" East, ~~51.61 feet~~; thence South 37°22'54" East, 45.98 feet; thence South 41°20'23" East, 95.34 feet; thence South 43°18'30" East, 129.46 feet; thence South 24°29'14" East, 23.33 feet; thence South 49°32'51" East, 20.85 feet; thence South 38°10'32" East, 60.21 feet; thence South 52°18'50" East, 18.86 feet to a point hereinafter referred to as Point 'B'; thence along the arc of a non-tangent curve, concave to the Northeast, having a radius of 121.83 feet, the chord of which bears South 30°20'17" East, 46.14 feet; thence South 39°20'08" East, 118.40 feet; thence South 37°41'38" East, 39.41 feet; thence South 49°57'43" East, 49.99 feet; thence South 07°22'56" East, 5.50 feet; thence South 47°28'45" East, 83.10 feet; thence South 31°19'51" East, 35.43 feet; thence South 36°09'33" East, 19.30 feet; thence South 28°08'34" East, 107.18 feet; thence South 41°12'30" East, 18.09 feet; thence along the arc of a curve to the right, having a radius of 60.00 feet and being subtended by a chord bearing South 21°34'03" East, 40.33 feet; thence South 01°55'37" East, 20.44 feet to a point hereinafter referred to as Point 'C' and the Southerly terminus of said centerline. The side lines of said strip shall terminate at the Northeasterly prolongation of the Northerly line of Strip-2 described above, and at right angles to Point 'C'.

TOGETHER WITH:

Strip-4:

A strip of land 20.00 feet wide and lying 10.00 feet on each side of the following described line:

Beginning at the aforementioned Point 'B'; thence South 55°09'35" West, 80.57 feet to the point of terminus, being a point on the future right of way line of Valley View Parkway. The side lines of said strip shall extend to or terminate at said future right of way which bears North 34°50'25" West to or from said point of terminus and the Southwest line of Strip-3 described above.

TOGETHER WITH:

Strip-5:

A strip of land 10.00 feet wide and lying 5.00 feet on each side of the following described line:

Commencing at the aforementioned Point 'C'; thence South 43°05'21" East, 52.11 feet to the **Point of Beginning**; thence South 89°18'28" East, 24.54 feet; thence North 71°16'32" East, 18.35 feet; thence South 66°43'32" East, 41.91 feet; thence South 63°17'03" East, 45.78 feet; thence South 68°15'22" East, 87.25 feet; thence South 53°10'10" East, 42.81 feet; thence South 33°37'00" East, 12.79 feet; thence South 47°11'19" East, 37.69 feet to a point hereinafter referred to as Point 'D' and the Southerly terminus of said centerline. The sidelines of said strip shall terminate at right angles to the Point of Beginning and the Southerly terminus of said centerline.

TOGETHER WITH:

Strip-6:

A strip of land 10.00 feet wide and lying 5.00 feet on each side of the following described centerline:

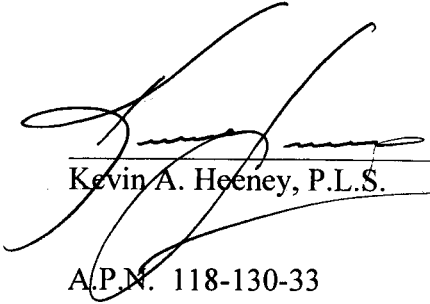
Commencing at the aforementioned Point 'D'; thence South 47°11'20" West, 87.73 feet to the Point of Beginning; thence North 41°58'51" West, 42.77 feet; thence North 45°04'59" West, 191.54 feet to the Northerly terminus of said centerline. The side lines of said strip shall terminate at right angles to the Point of Beginning and the Northerly terminus of said centerline.

Exhibit 'A'

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

End of Description

This description was prepared by me
or under my direct supervision.

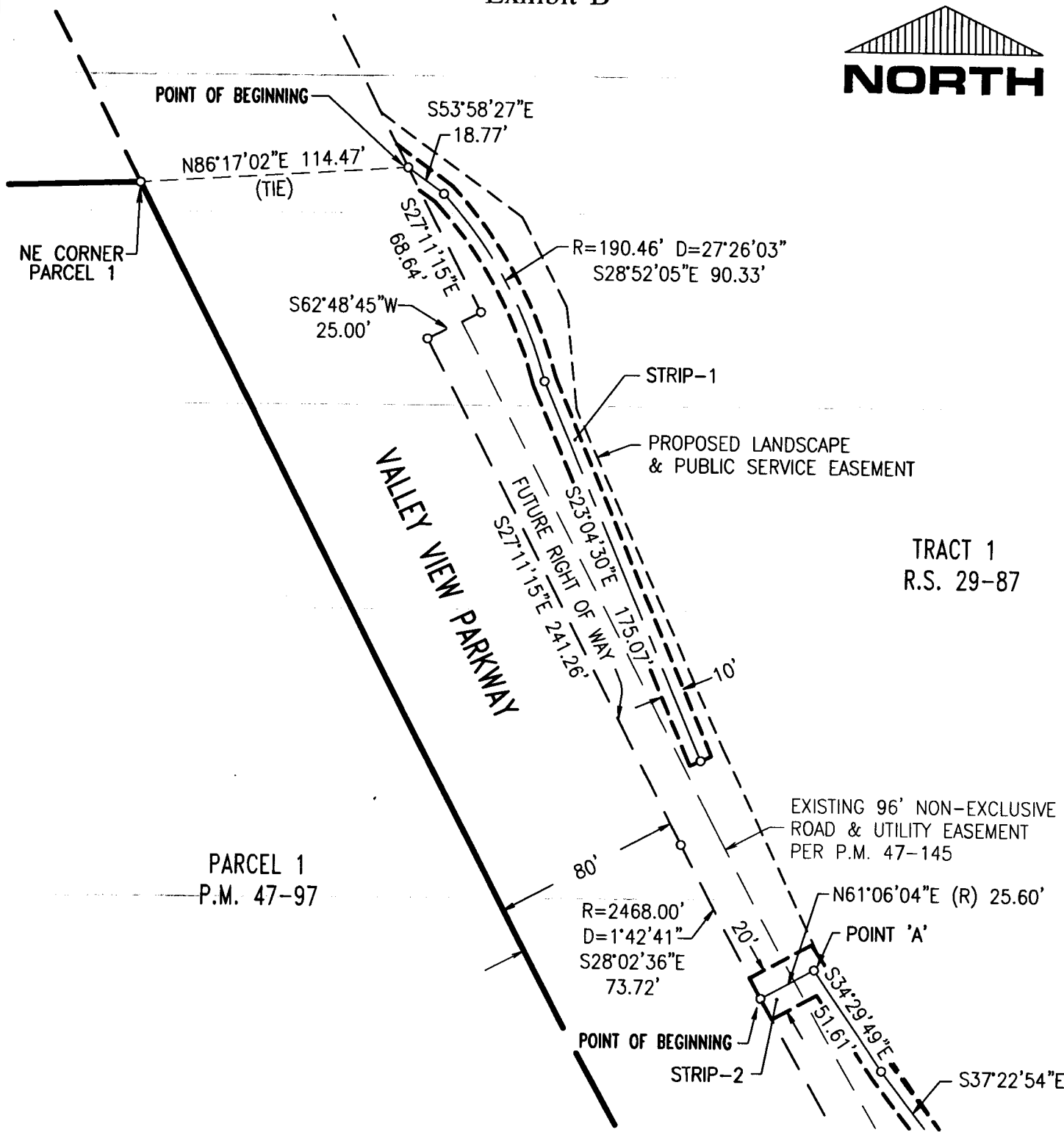


Kevin A. Heeney, P.L.S.
A.P.N. 118-130-33

01-22-09
Date



Exhibit 'B'



TRACT 1
R.S. 29-87

PARCEL 1
P.M. 47-97

SEE SHEET 2



OWNER:
EAST RIDGE INVESTORS, L.L.C.

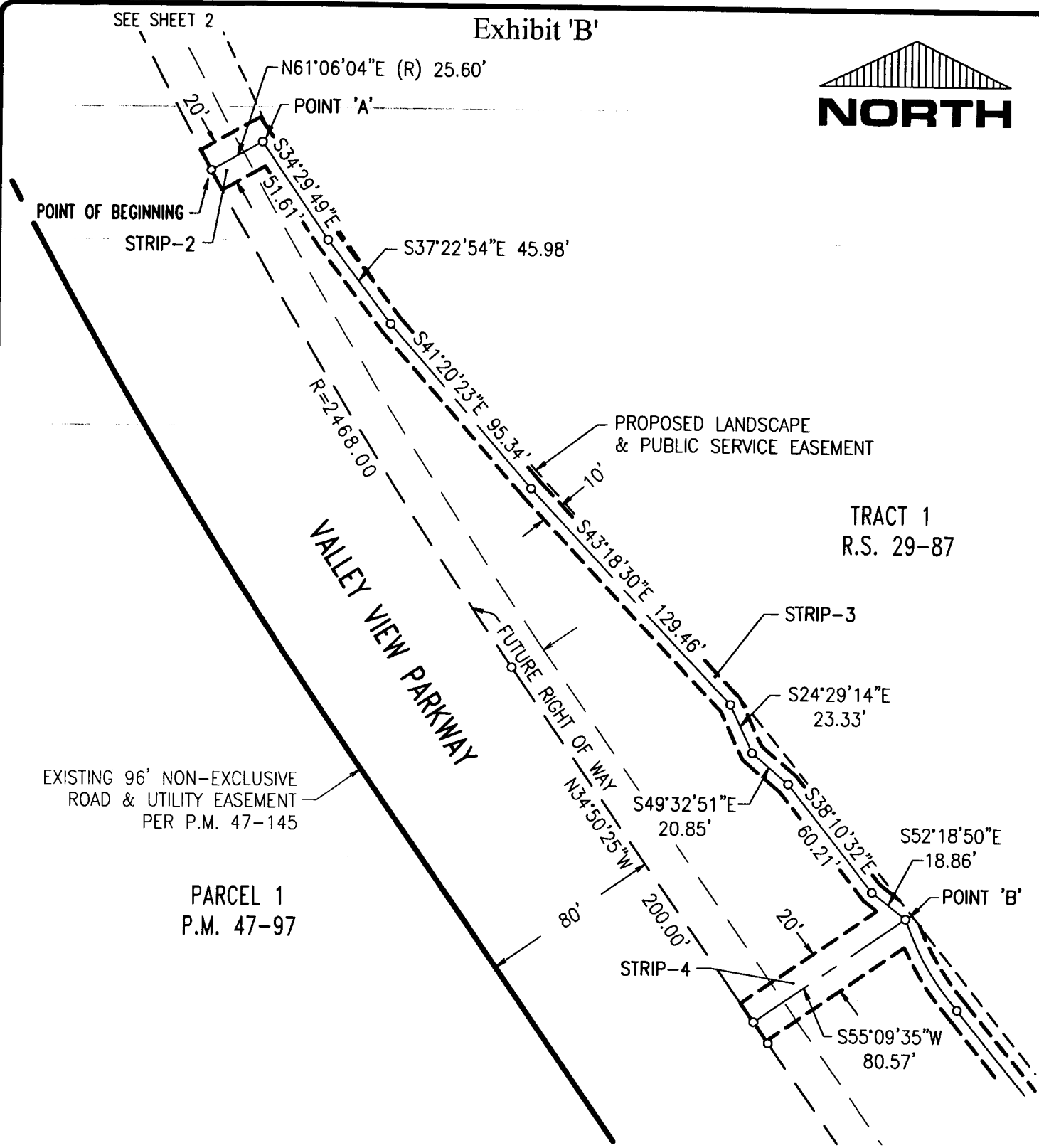
A.P.N. 118-130-33

CTA Engineering • Surveying
3233 Monier Circle, Suite 1
Rancho Cordova, CA 95742
(916) 638-0919
(916) 638-2479 Fax

DATE: 11/06/08	DRAWN BY: KAH	SHEET 1 OF 4
SCALE: 1"=60'	JOB NO. 04-019-001	

IRREVOCABLE OFFER OF DEDICATION
STORM DRAIN EASEMENT
ADJACENT TO
VALLEY VIEW PARKWAY
PHASE 1
A PORTION OF TRACT 1, R.S. 29-87
COUNTY OF EL DORADO 09-0581 E08 CALIFORNIA

Exhibit 'B'

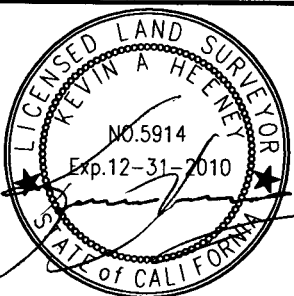


EXISTING 96' NON-EXCLUSIVE ROAD & UTILITY EASEMENT PER P.M. 47-145

PARCEL 1
P.M. 47-97

TRACT 1
R.S. 29-87

SEE SHEET 3



DATE: 01-23-09

OWNER:
EAST RIDGE INVESTORS, L.L.C.

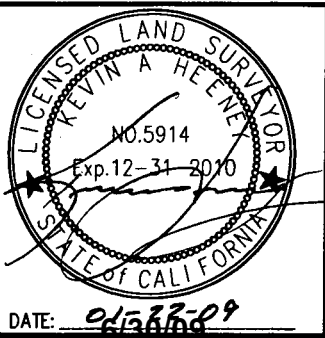
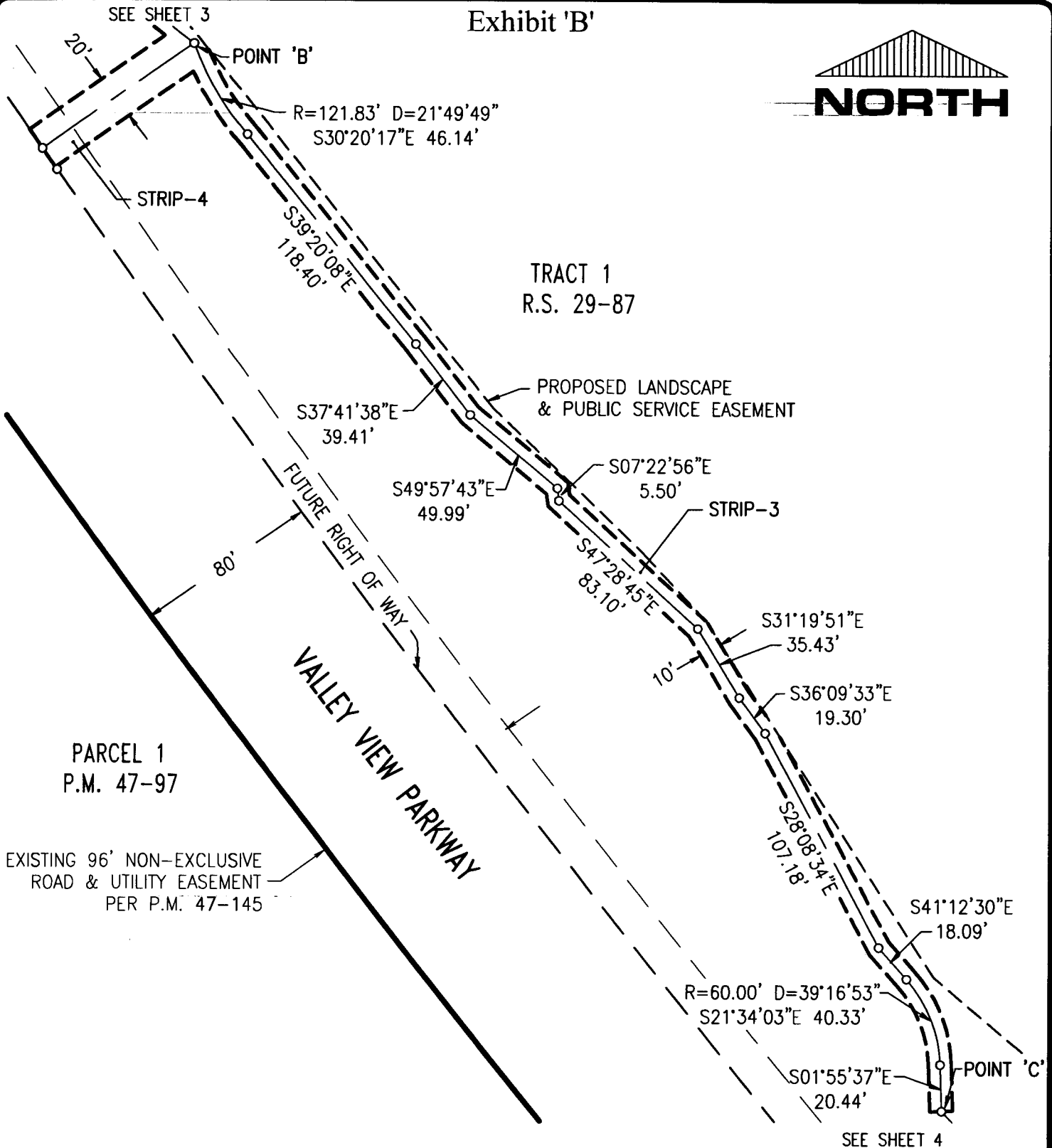
A.P.N. 118-130-33

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Rancho Cordova, CA 95742
(916) 638-0919
cta
(916) 638-2479 Fax


DATE: 11/06/08	DRAWN BY: KAH	SHEET 2 OF 4
SCALE: 1"=60'	JOB NO. 04-019-001	

**IRREVOCABLE OFFER OF DEDICATION
STORM DRAIN EASEMENT
ADJACENT TO
VALLEY VIEW PARKWAY
PHASE 1**
A PORTION OF TRACT 1, R.S. 29-87
COUNTY OF EL DORADO 09-05811 B09 CALIFORNIA

Exhibit 'B'



OWNER: EAST RIDGE INVESTORS, L.L.C.
 DATE: 11/06/08
 DRAWN BY: KAH
 SCALE: 1"=60'
 JOB NO. 04-019-001
 SHEET 3 OF 4

A.P.N. 118-130-33
CTA Engineering • Surveying

 3233 Monier Circle, Suite 1
 Rancho Cordova, CA 95742
 (916) 638-0919
 (916) 638-2479 Fax

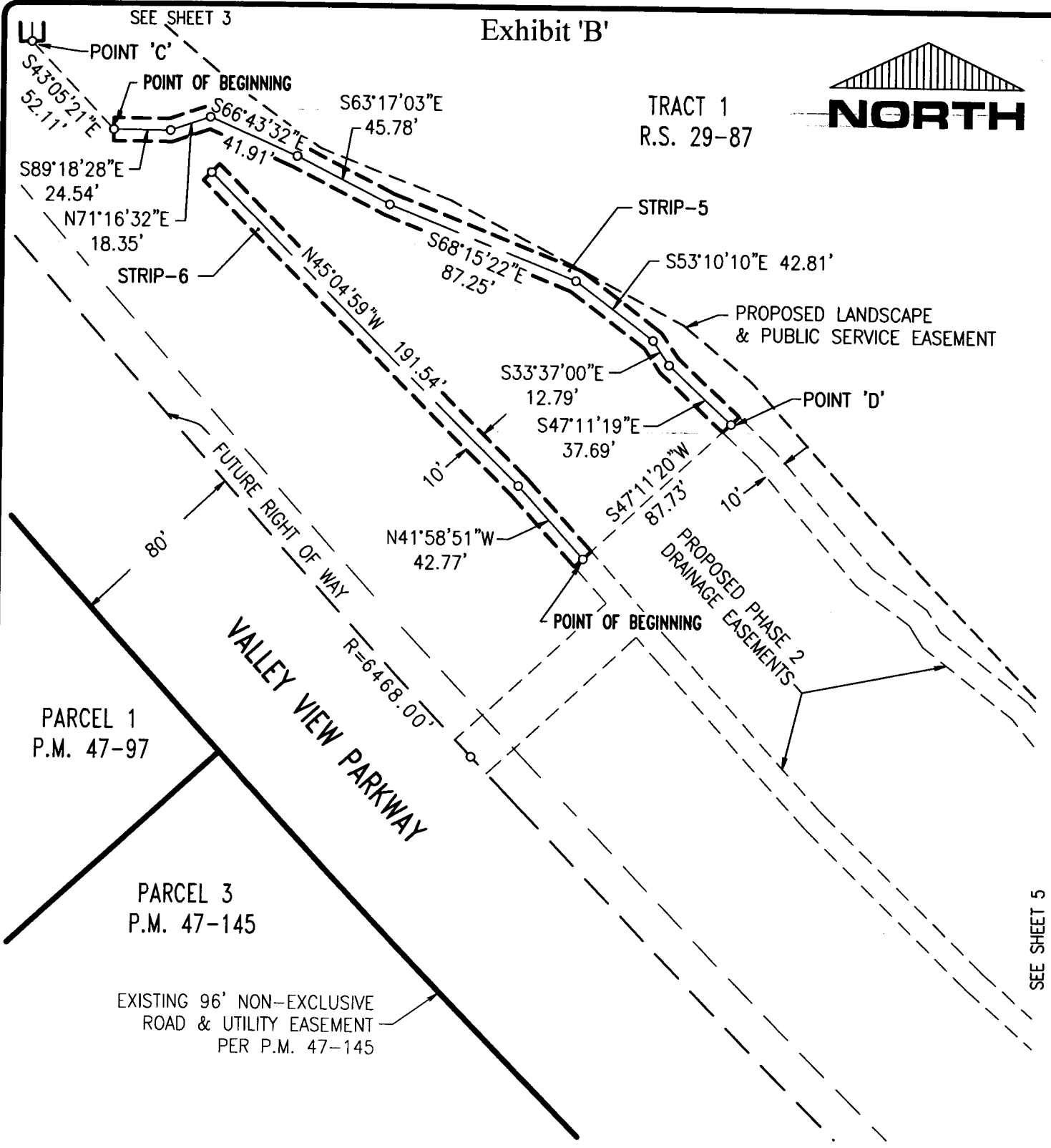
**IRREVOCABLE OFFER OF DEDICATION
 STORM DRAIN EASEMENT
 ADJACENT TO
 VALLEY VIEW PARKWAY
 PHASE 1**
 A PORTION OF TRACT 1, R.S. 29-87
 COUNTY OF EL DORADO **09-05815B110** CALIFORNIA

DATE: 06/28/09

Exhibit 'B'



TRACT 1
R.S. 29-87

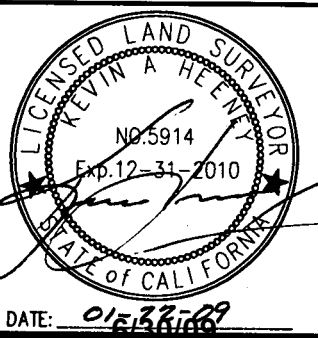


PARCEL 1
P.M. 47-97

PARCEL 3
P.M. 47-145

EXISTING 96' NON-EXCLUSIVE
ROAD & UTILITY EASEMENT
PER P.M. 47-145

VALLEY VIEW PARKWAY
R=6468.00'



OWNER:
EAST RIDGE INVESTORS, L.L.C.

A.P.N. 118-130-33

CTA Engineering • Surveying
3233 Monier Circle, Suite 1
Rancho Cordova, CA 95742
(916) 638-0919
(916) 638-2479 Fax

DATE: 11/06/08	DRAWN BY: KAH	SHEET 4 OF 4
SCALE: 1"=60'	JOB NO. 04-019-001	

**IRREVOCABLE OFFER OF DEDICATION
STORM DRAIN EASEMENT
ADJACENT TO
VALLEY VIEW PARKWAY
PHASE 1**
A PORTION OF TRACT 1, R.S. 29-87
COUNTY OF EL DORADO **09-0581B** STATE OF CALIFORNIA