



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2009-0013779-00**

Acct 30-EL DORADO CO BOARD OF SUPERVISORS  
Thursday, MAR 26, 2009 11:41:26  
Ttl Pd \$0.00 Nbr-0001159699  
KMV/C1/1-10

**RECORDING REQUESTED BY:**

Board of Supervisors

**WHEN RECORDED MAIL TO:**

Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

\*\*\*\*\*

SPACE ABOVE THIS LINE RESERVED FOR  
RECORDER'S USE

**TITLE (S)**

**RESOLUTION 059-2009  
RESOLUTION TO ACCEPT  
IRREVOCABLE OFFER OF DEDICATION #2009-02  
WEST VALLEY LLC  
LATROBE ROAD**



**RESOLUTION NO. 059-2009  
OF THE BOARD OF SUPERVISORS OF  
THE COUNTY OF EL DORADO**

**Resolution to Accept  
Irrevocable Offer Of Dedication #2009-02  
West Valley LLC  
Latrobe Road**

**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**, West Valley LLC, a California limited liability company, has executed an Irrevocable Offer of Dedication to the County of El Dorado for a road right of way, including the underlying fee, which is located along sections of Latrobe Road, in El Dorado Hills, on the property identified as Assessor's Parcel Number 118-140-37; and

**WHEREAS**, said road right of way is described in Exhibit A, and depicted in Exhibit B, attached to said offer; 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 24 day of March, 2009, by the following vote of said Board:

Ayes: Santiago, Knight, Nutting, Sweeney, Briggs

ATTEST

Suzanne Allen de Sanchez  
Clerk of the Board of Supervisors

Noes: none  
Absent: none

By [Signature]  
Deputy Clerk

[Signature]  
Ron Briggs, Chairman of the Board  
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

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RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

APN 118-140-37

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**

**WEST VALLEY LLC, A CA LLC**, 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, 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.**

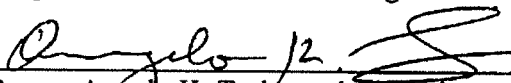
It is understood that this offer of dedication shall remain in effect and run with the land until such time as the County of El Dorado Board of Supervisors makes a finding of necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed its name this  
28 day of January, 2009.

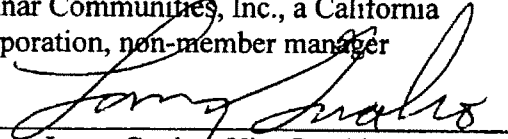
GRANTOR

**WEST VALLEY LLC, A CA LLC**

By: AKT Investments, Inc., a California  
Corporation, non-member manager

  
By: Angelo K. Tsakopoulos, Chairman

By: Lennar Communities, Inc., a California  
Corporation, non-member manager

  
By: Larry Gualco, Vice President

**(All Signatures Must Be Notarized)**

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**IRREVOCABLE OFFER OF DEDICATION**

All that portion of Lot 3, as said lot is shown on the map recorded in Book J of Maps, at Page 43, in the office of the El Dorado County Recorder, being a portion of the southwest quarter of Section 13 and the southeast quarter of Section 14, Township 9 North, Range 8 East, M.D.M., unincorporated area of the County of El Dorado, State of California, and more particularly described as follows:

**PARCEL 1**

Beginning at the most westerly corner of said lot; thence along the northerly boundary North 84°14'05" East (cite North 84°14'10" East) 33.924 meters (111.30 feet) to the existing easterly right-of-way line of Latrobe Road, as shown on Document No. 2008-39804, and the beginning of the new easterly right-of-way line of said road; thence along said new right-of-way line the following 3 courses: 1) continuing North 84°14'05" East 21.052 meters (69.07 feet); 2) South 05°45'55" East 39.004 meters (127.97 feet) to the southerly boundary of said lot; 3) along said boundary South 84°14'05" West (cite South 84°14'10" West) 15.547 meters (51.01 feet) to the existing easterly right-of-way line of Latrobe Road, as shown on Document No. 2008-39806; thence continuing along said boundary South 84°14'05" West 38.127 meters (125.09 feet) to the westerly boundary of said lot; thence along said boundary the following 2 courses: 1) North 00°44'12" West (cite North 00°44'07" West) 0.369 meters (1.21 feet) to the beginning of a 304.731 meter (999.77 foot) radius non-tangent curve to the right; thence northerly along said curve and boundary an arc distance of 38.685 meters (126.92 feet), through a central angle of 07°16'25", and subtended by a chord which bears North 07°44'34" West (cite North 07°44'29" West) 38.659 meters (126.83 feet) to the point of beginning, containing 0.2134 hectares (0.527 acres), more or less.

**PARCEL 2**

Beginning at the most southerly corner of said lot; thence along the southwesterly boundary North 30°48'43" West (cite North 30°47'58" West) 38.127 meters (125.09 feet) to the northwest corner; thence along the northwesterly boundary North 67°38'00" East (cite North 67°38'45" East) 28.415 meters (93.22 feet) to the existing easterly right-of-way line of Latrobe Road, as shown on Document No. 2008-39802, and the beginning of the new easterly right-of-way line of said road; thence leaving said existing right-of-way line, and continuing along said boundary and new right-of-way line North 67°38'00" East 38.010 meters (124.70 feet); thence leaving said boundary along said new right-of-way line South 22°22'00" East 17.066 meters (55.99 feet) to the existing easterly right-of-way line of Latrobe Road, as shown on Document No. 2006-84122; thence leaving said right-of-way line along the southeasterly boundary of said lot South 67°38'00" West (cite South 67°38'45" West) 38.127 meters (125.09 feet) to the point of beginning, containing 0.1112 hectares (0.275 acres), more or less.

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END OF DESCRIPTION.

See attached Exhibit 'B', attached hereto and made a part hereof.

Note: The basis of bearings for this description is Grid North, California Coordinate System of 1983, Zone II, as defined in Chapter 611, Sections 8801-8819 of the State Resources Code. All distances are grid distances. To convert to ground distances, divide all distances by 0.999921.



2-24-09

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EXHIBIT 'B'  
PAGE 1 of 2

LATROBE

EXIST. R/W LINE  
PER DOC. NO. 2008-39804

POINT OF BEGINNING

N84°14'05"E  
33.924m  
N84°14'05"E  
21.052m

NEW R/W LINE

R=304.731m  
L=38.685m  
Δ=7°16'25"  
Ch=N07°44'34"W  
38.659m

LOT 3 J-43  
APN 118:140:37

CLUBVIEW DRIVE

S05°45'55"E  
39.004m

PARCEL 1

EXIST. R/W LINE

N00°44'12"W  
0.369m

S84°14'05"W  
38.127m

S84°14'05"W  
15.547m

EXIST. R/W LINE  
PER DOC. NO. 2008-39806

ROAD



SCALE = 1:500  
METRIC

Drawing Name: C:\Civil 3D Projects\72403 Latrobe Road South of Suncoast\RV\108-730-37RV.dwg. Layout Tab: Model, Last Saved: Tue, 24 Feb 2009 - 7:53am, D:\Haynes

09.251.2D.6

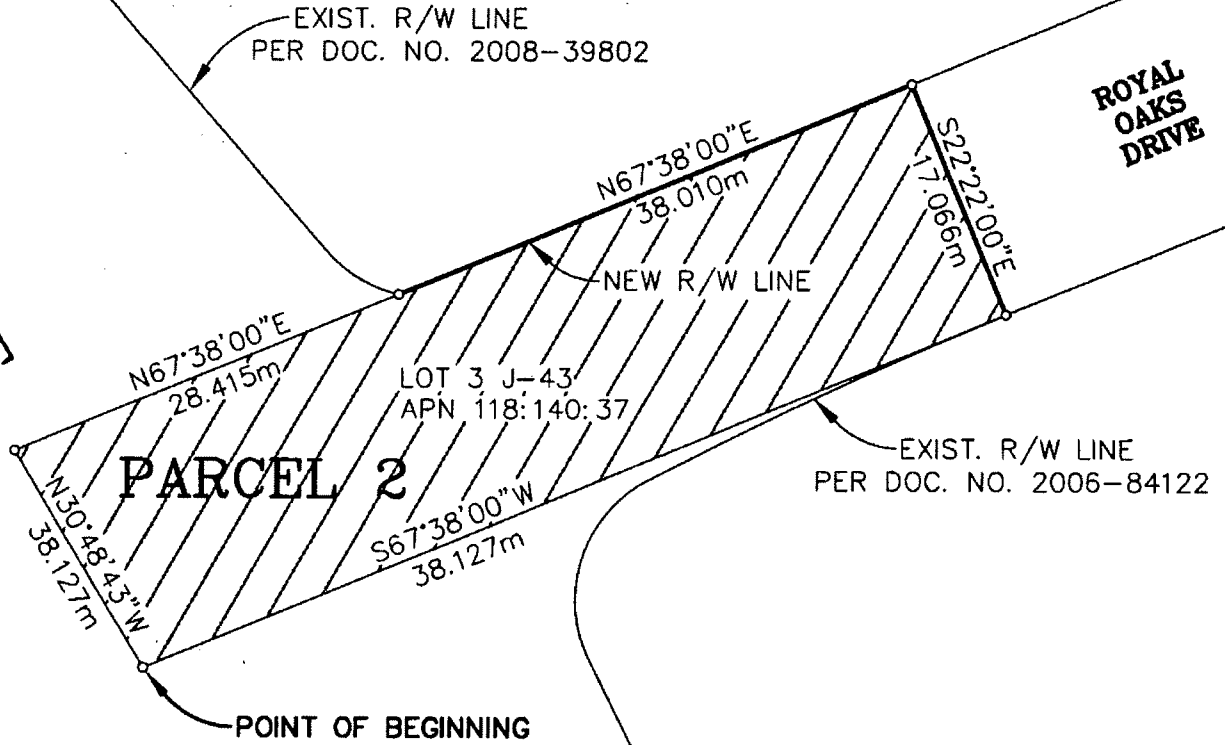
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EXHIBIT 'B'  
PAGE 2 of 2

Drawing Name: C:\Civl 3D Projects\72403 Latrobe Road South of Suncoast\RV\108-790-37RV.dwg, Layout Tab: Model, Last Saved: Tue, 24 Feb 2009 - 7:53am, D:\Hoynes

LATROBE

ROYAL OAKS DRIVE



ROAD



SCALE = 1:500  
METRIC

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### ACKNOWLEDGMENT

State of California  
County of Sacramento

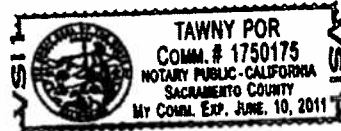
On February 23, 2009 before me, Tawny Por, Notary Public  
(insert name and title of the officer)

personally appeared Angelo K. Tsakopoulos  
who proved to me on the basis of satisfactory evidence to be the pers on(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 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)





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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Placer }

On Jan. 28, 09 before me, Monique Reynolds, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Larry Gualco  
Name(s) of Signer(s)



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 Monique Reynolds  
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: 100

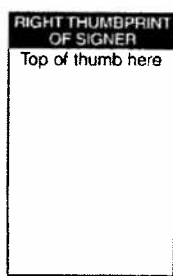
Document Date: Jan. 28, 09 Number of Pages: \_\_\_\_\_

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

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

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

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



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

\_\_\_\_\_  
\_\_\_\_\_

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

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



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

\_\_\_\_\_  
\_\_\_\_\_

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ILLEGIBLE NOTARY DECLARATION

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Monique Reynolds

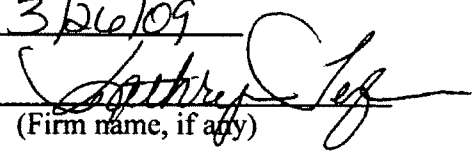
Date commission expires Nov. 24, 2012

Notary identification number NNA1 1824332  
(For Notaries commissioned after 1-1-1992)

Manufacturer / Vendor identification number NNA1  
(For Notaries commissioned after 1-1-1992)

Place of execution of this declaration Placerville, CA 95667

Dated 3/26/09

Signed   
(Firm name, if any)

03/26/2009, 20090013779