

RECORDING REQUESTED BY:

Board of Supervisors

WHEN RECORDED MAIL TO:

Board of Supervisors
330 Fair Lane
Placerville, CA 95667

11/20/2014,20140047267

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

TITLE (S)

**Resolution 202-2014
Resolution to Accept
Irrevocable Offer of Dedication #2014-009
West Valley LLC, a California Limited Liability Company and
Blackstone Master Association, a California Corporation
Road No. 2802, El Dorado Hills – APN 118-190-01**



RESOLUTION NO. 202-2014

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

**Resolution to Accept
Irrevocable Offer Of Dedication #2014-009
West Valley LLC, a California Limited Liability Company and
Blackstone Master Association, a California Corporation
Road No. 2802, El Dorado Hills - APN# 118-190-01**

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;

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;

WHEREAS, West Valley LLC, a California Limited Liability Company, and Blackstone Master Association, a California Corporation, have previously executed an Irrevocable Offer of Dedication to the County of El Dorado for Road Right of Way, including the underlying fee, located alongside the western portion of the parcel encompassing 9,606SF of Road No. 2802, in El Dorado Hills, on the property identified as Road Right of Way of Lot F with Assessor's Parcel Number 118-190-01;

WHEREAS, West Valley LLC, a California Limited Liability Company, and Blackstone Master Association, a California Corporation, have previously executed an Irrevocable Offer of Dedication to the County of El Dorado for a Slope Easement, including drainage facilities together with any and all appurtenances appertaining thereto, to points five feet beyond top of cut slopes and toe of fill slopes, over, under, upon, and across a southeastern portion of the parcel encompassing 4,614SF of Road No. 2802, in El Dorado Hills, on the property identified as Slope Easement 1 of Lot F with Assessor's Parcel Number 118-190-01;

WHEREAS, West Valley LLC, a California Limited Liability Company, and Blackstone Master Association, a California Corporation, have previously executed an Irrevocable Offer of Dedication to the County of El Dorado for an additional Slope Easement, including drainage facilities together with any and all appurtenances appertaining thereto, to points five feet beyond top of cut slopes and toe of fill slopes, over, under, upon, and across a southeastern portion of the parcel encompassing 3,580SF of Road No. 2802, in El Dorado Hills, on the property identified as Slope Easement 2 of Lot F with Assessor's Parcel Number 118-190-01;

WHEREAS, said Road No. 2802 Dedications are described in Exhibit A, and depicted in Exhibit B, attached to said offer;

WHEREAS, said offers are binding on all successors and/or assignees and shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors accepts said offers by Resolution;

WHEREAS, the County of El Dorado Board of Supervisors, which by Resolution No. 125-2008, previously acknowledged, but rejected said offer of dedication on May 20, 2008, depicted in Exhibit C, attached to said offer; and

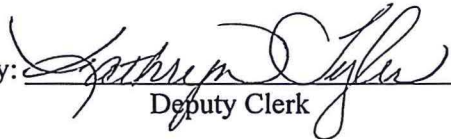
WHEREAS, the County of El Dorado Board of Supervisors has now determined that it is in the public's best interest to accept said offers, at this time.

NOW THEREFORE BE IT RESOLVED that from and after the date this Resolution is recorded, said offers are 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 the 17 day of November, 2014, by the following vote of said Board:

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

Ayes: Briggs, Mikulaco, Veerkamp, Santiago
Noes: none
Absent: Frentzen

By: 
Deputy Clerk


Chair, Board of Supervisors
Norma Santiago

Exhibit 'A'

118-190-01
Legal Description

All that real property situate in the County of El Dorado, State of California, being a portion of Lot 'F', as shown on that certain Subdivision Map, entitled "West Valley Village Unit 1A", filed in the office of the County Recorder of said County, in Book J of Maps, at Page 82, and being more particularly described as follows:

Road Right of Way

Commencing at a point on the North line of Blackstone Parkway, (being a portion of Lot 3 as shown on the "Large Lot Final Map of West Valley Village", filed in the office of the County Recorder of El Dorado County in Book 'J' of Maps, at Page 43) said Point being the intersection of said North line and the Southeasterly line of Aldredge Way, being a portion of Lot 'R', as shown on the plat of said "West Valley Village"; thence along said North line and the arc of a curve, concave Northeasterly, having a radius of 860.00 feet, the chord of which bears South 64°30'11" East, 340.54 feet; thence South 75°55'20" East, 941.64 feet; thence along the arc of a curve to the right, having a radius of 1,268.00 feet and being subtended by a chord bearing South 70°39'56" East, 232.34 feet, to the true Point of Beginning and a point hereinafter referred to as Point 'A'; thence leaving said North line along the arc of a curve, concave to the Northeast, having a radius of 25.00 feet, the chord of which bears North 72°16'13" East, 33.66 feet to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 775.00 feet and being subtended by a chord bearing North 30°10'04" East, 5.89 feet; thence North 30°23'08" East, 27.66 feet; thence along the arc of a curve to the left, having a radius of 725.00 feet and being subtended by a chord bearing north 28°13'44" East, 54.57 feet; thence North 26°04'19" East, 43.55 feet to a point on the North line of said Lot 'F', also being a point on the South line of Lot 18, as shown on the plat of said "West Valley Village"; thence along said North line, South 65°56'38" East, 60.54 feet; thence leaving said North line along the arc of a curve, concave to the Southeast, having a radius of 34.00 feet, the chord of which bears South 31°00'53" West, 5.86 feet; thence South 26°04'19" West, 39.84 feet; thence along the arc of a curve to the right, having a radius of 785.00 feet and being subtended by a chord bearing South 28°13'44" West, 59.08 feet; thence South 30°23'08" West, 27.30 feet; thence along the arc of a curve to the left, having a radius of 25.00 feet and being subtended by a chord bearing South 15°04'13" East, 35.64 feet to a point of cusp, on the North line of said Blackstone Parkway, hereinafter referred to as Point 'B'; thence along the arc of a curve, concave to the Southwest, having a radius of 1,268.00 feet, the chord of which bears North 62°58'03" West, 108.04 feet to the Point of Beginning, containing an area of 9,606 square feet, more or less.

Slope Easement – 1

Beginning at the aforementioned Point 'A'; thence leaving the North line of Blackstone Parkway, along the arc of a curve, concave to the Northeast, having a radius of 25.00 feet, the chord of which bears North 72°16'13" East, 33.66 feet to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 775.00 feet and

Exhibit 'A'

being subtended by a chord bearing North 30°10'04" East, 5.89 feet; thence North 30°23'08" East, 27.66 feet; thence along the arc of a curve to the left, having a radius of 725.00 feet and being subtended by a chord bearing north 28°13'44" East, 54.57 feet; thence North 26°04'19" East, 43.55 feet to a point on the North line of said Lot 'F', also being a point on the South line of Lot 18, as shown on the plat of said "West Valley Village"; thence along said North line, North 65°56'38" West, 28.51 feet; thence leaving said North line, South 26°22'22" West, 66.32 feet; thence South 59°27'44" West, 23.29 feet; thence South 15°24'51" West, 69.26 to the Point of Beginning, containing an area of 4,614 square feet, more or less.

Slope Easement – 2

Beginning at the aforementioned Point 'B'; thence leaving the North line of Blackstone Parkway, North 37°34'38" East, 28.51 feet; thence North 18°43'07" East, 30.89 feet; thence North 26°08'23" East, 78.65 feet; thence North 35°44'04" East, 22.73 feet to a point on the North line of said Lot 'F', also being a point on the South line of Lot 18, as shown on the plat of said "West Valley Village"; thence along said North line, North 65°56'38" West, 24.32 feet; thence leaving said North line along the arc of a curve, concave to the Southeast, having a radius of 34.00 feet, the chord of which bears South 31°00'53" West, 5.86 feet; thence South 26°04'19" West, 39.84 feet; thence along the arc of a curve to the right, having a radius of 785.00 feet and being subtended by a chord bearing South 28°13'44" West, 59.08 feet; thence South 30°23'08" West, 27.30 feet; thence along the arc of a curve to the left, having a radius of 25.00 feet and being subtended by a chord bearing South 15°04'13" West, 35.64 feet to the Point of Beginning, containing an area of 3,580 square feet, more or less.

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

End of Description

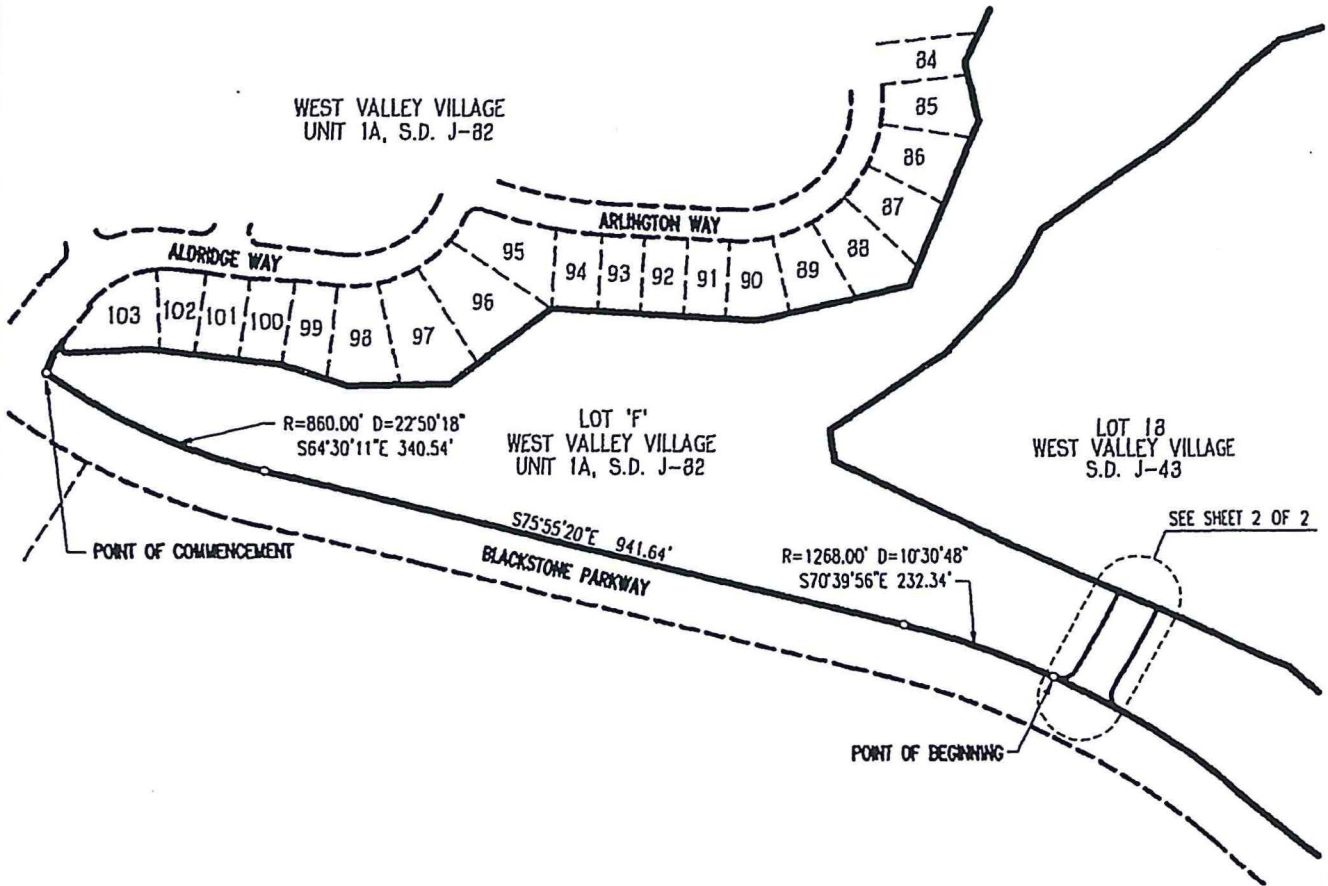
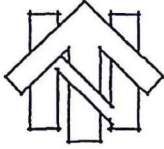
This description was prepared by me or under my direct supervision.



[Handwritten Signature]
Kevin A. Heeney, P.L.S. 5914

Oct. 17, 2007
Date

Exhibit 'B'



DATE: Oct. 17, 2007

OWNER:
WEST VALLEY LLC

A.P.N. 118-190-01

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

DATE: 10/17/07

DRAWN BY: JCC

SCALE: 1"=100'

JOB NO. 04-019-001

SHEET 1 OF 2

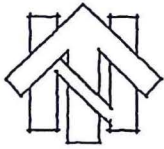
**IRREVOCABLE OFFER OF DEDICATION
 ROAD RIGHT OF WAY
 & SLOPE EASEMENT**

PORTION OF LOT F, S.D. J-82

COUNTY OF EL DORADO STATE OF CALIFORNIA

Exhibit 'B'

LOT 18
WEST VALLEY VILLAGE
S.D. J-43



SLOPE EASEMENT - 1
AREA=4,614 SQUARE FEET

ROAD RIGHT OF WAY
AREA=9,606 SQUARE FEET

LOT 'F'
WEST VALLEY VILLAGE
UNIT 1A, S.D. J-82

SLOPE EASEMENT - 2
AREA=3,580 SQUARE FEET

LOT 'F'
WEST VALLEY VILLAGE
UNIT 1A, S.D. J-82

POINT OF BEGINNING
POINT 'A'

POINT 'B'

BLACKSTONE PARKWAY
(LOT 3, WEST VALLEY VILLAGE)
S.D. J-43

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH.DISTANCE
C1	25.00'	84°38'28"	N72°16'13"E	33.66'
C2	775.00'	00°26'08"	N30°10'04"E	5.89'
C3	725.00'	04°18'49"	N28°13'44"E	54.57'
C4	34.00'	09°53'07"	S31°00'53"W	5.86'
C5	785.00'	04°18'49"	S28°13'44"W	59.08'
C6	25.00'	90°54'41"	S15°04'13"E	35.64'



DATE: Oct. 17, 2007

OWNER:
WEST VALLEY LLC

A.P.N. 118-190-01

DATE: 10/17/07

SCALE: 1" = 40'

DRAWN BY: JCC

JOB NO. 04-019-001

SHEET 2 OF 2

CTA Engineering • Surveying

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

IRREVOCABLE OFFER OF DEDICATION
ROAD RIGHT OF WAY
& SLOPE EASEMENT

PORTION OF LOT F, S.D. J-82

COUNTY OF EL DORADO STATE OF CALIFORNIA