

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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

Name: ASHA LLC

Project: Country Club Drive
A.P.N.: 119-080-17
Date:



El Dorado, County Recorder
Janelle K. Horne Co Recorder Office
DOC- 2019-0016547-00
Acct 30-EL DORADO CO BOARD OF SUPERVISORS
Thursday, MAY 02, 2019 10:21:14
Ttl Pd \$0.00 Rcpt # 0002006223
JLR/C1/1-6

Mail Tax Statement to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 11922

19-0639

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION FOR
ROAD RIGHT OF WAY**

ASHA LLC, A SUSPENDED 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, for any and all public purposes, 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 8th day of SEPTEMBER, 2017.

GRANTOR

ASHA LLC, A SUSPENDED CALIFORNIA LIMITED LIABILITY COMPANY

K. S. S.
By: KEIKHOSROW BEHZI

By: _____

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.

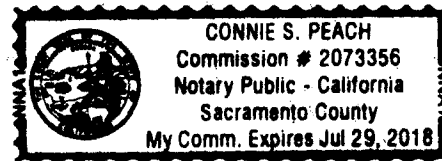
STATE OF CALIFORNIA
COUNTY OF Sacramento

On Sept. 8 2017, before me, Connie S. Peach, notary public
a Notary Public, personally appeared Keithasrow Behziz,
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.

Connie S. Peach
Notary Public in and for said County and State



Notary Public Seal

**Irrevocable Offer of Dedication
APN 119-080-17
Road Right of Way**

All that real property situated in the County of El Dorado, State of California, being a portion of Parcel 4, as shown on that certain Parcel Map filed in the office of the County Recorder of said County in Book 48 of Parcel Maps at page 80, lying within the Southeast One-Quarter of Section 6, T. 9 N., R. 9 E., M.D.M. and being more particularly described as follows:

Commencing at a $\frac{3}{4}$ " capped iron pipe, stamped "L.S. 3279", marking the Northwest corner of Parcel 'A', as shown on that certain Parcel Map filed in the office of the County Recorder of said County in Book 15 of Parcel Maps at page 53; thence along the North Line of said Parcel Map, North $89^{\circ}42'41''$ East, 1232.19 feet to a $\frac{3}{4}$ " capped iron pipe, stamped "L.S. 3279", being a point on the East line of said Section 6, and marking the Northeast corner of Parcel 'D' of said Parcel Map; thence along the East line of said Section 6, South $01^{\circ}22'50''$ West, 1390.26 feet to a point on the East line of said Parcel 4 and the true **Point of Beginning**, said point also being North $01^{\circ}22'50''$ West, 639.85 feet from a 2" capped iron pipe, stamped "H.L. 1928" marking the Southeast corner of said Section 6; thence continuing along the East line of said Parcel 4, South $01^{\circ}22'50''$ East, 86.26 feet; thence leaving the East line of said Parcel 4 along the arc of a non-tangent curve, concave to the South, having a radius of 722.00 feet, the chord of which bears North $81^{\circ}32'04''$ West, 333.61 feet; thence South $85^{\circ}06'28''$ West, 190.58 feet; thence along the arc of a curve to the right, having a radius of 802.00 feet, the chord of which bears North $79^{\circ}30'14''$ West, 425.64 feet to a point on the West line of said Parcel 4; thence along the West line of said Parcel 4, North $00^{\circ}53'06''$ East, 83.29 feet to the Northwest corner of said Parcel 4; thence along the North Line of said Parcel 4, South $56^{\circ}43'33''$ East, 205.48 feet; thence along the arc of a curve to the left, having a radius of 200.00 feet, the chord of which bears North $89^{\circ}46'09''$ East, 220.81 feet; thence North $56^{\circ}15'51''$ East, 60.33 feet; thence leaving the North line of said Parcel 4, North $85^{\circ}06'28''$ East, 158.09 feet; thence along the arc of a curve to the right, having a radius of 802.00 feet, the chord of which bears South $82^{\circ}44'56''$ East, 337.41 feet to the **Point of Beginning**, containing an area of 1.356 acres, more or less.

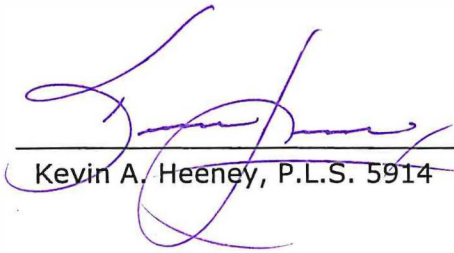
See Exhibit 'B' attached hereto and made part of this description.

End of Description

Exhibit 'A'

The Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, NAD 83.

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



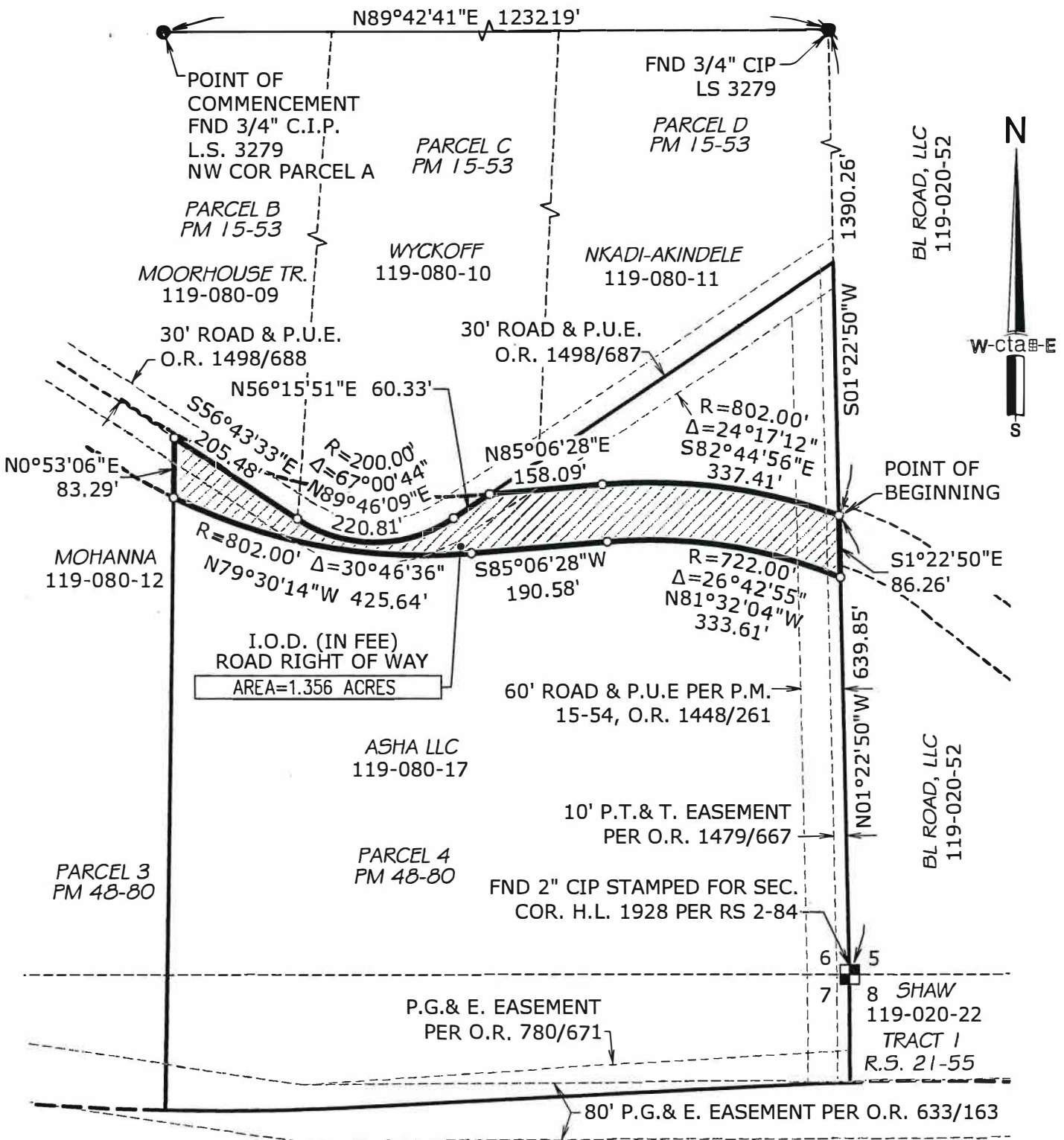
Kevin A. Heeney, P.L.S. 5914



09/08/2017
Date

CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742
916-638-0919

Exhibit 'B'



DATE: 09/08/2017

OWNER:
 ASHA LLC, A SUSPENDED CALIFORNIA
 LIMITED LIABILITY COMPANY

A.P.N. 119-080-17

cta Engineering & Surveying
 Civil Engineering • Land Surveying • Land Planning
 3233 Monier Circle, Rancho Cordova, CA 95742
 T (916) 988-0919 • F (916) 838-2479 • www.ctaeng.net

DATE: 04/06/2017

SCALE: 1"=200'

DRAWN BY: JCC

JOB NO. 16-017-018

SHEET 1 OF 1

IRREVOCABLE OFFER OF DEDICATION

ROAD RIGHT OF WAY
 A PORTION OF THE S.E. QUARTER
 OF SECTION 6, T.9N., R.9E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA

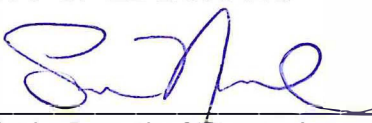
CONSENT TO OFFER OF DEDICATION

At a regular meeting of the Board of Supervisors of the County of El Dorado held on 4/30/2019, 2019, the County of El Dorado consented to the foregoing attached IRREVOCABLE OFFER OF DEDICATION FOR ROAD RIGHT OF WAY dated September 8, 2017, from ASHA LLC, a Suspended California Limited Liability Company, and authorized the recording of said offer pursuant to Government Code Section 7050.

Said 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.

Dated this 30th day of April, 2019

COUNTY OF EL DORADO

By: 
Chair, Board of Supervisors
Sue Novasel

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

By: 
Deputy Clerk

RECORDING REQUESTED BY:

Board of Supervisors

WHEN RECORDED SEND TO:

Board of Supervisors
330 Fair Lane
Placerville, CA 95667

2024-0027310

El Dorado

Janelle K. Horne
Recorder-Clerk

09/25/2024 10:11:04 AM

CONFORMED COPY

Copy of document recorded.
Has not been compared with original.

Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 27383

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

TITLE (S)

**RESOLUTION 163 – 2024
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

**Resolution to Accept
Irrevocable Offer of Dedication
Acceptance of a Portion of Assessor's Parcel Number 119-080-017-000**



RESOLUTION NO. 163-2024

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION TO ACCEPT IRREVOCABLE OFFER OF DEDICATION
Portion of Assessor's Parcel Number 119-080-017-000

WHEREAS, Sections 7050 and 66477.1 of the California Government Code establishes a process for a property owner to make an irrevocable offer of dedication of real property to a city or county for any public purpose, including streets, highways, drainage, or public utility purposes; and

WHEREAS, an offer for dedication is irrevocable once made and the County may accept all, or a portion of, that offer at any time; and

WHEREAS, Asha LLC, a Suspended California Limited Liability Company, is the legal owner of the property identified as Assessor's Parcel Number ("APN") 119-080-017-000; and

WHEREAS, on April 30, 2019, the County of El Dorado Board of Supervisors ("Board of Supervisors") consented to an Offer of Dedication for Road Right of Way dated September 8, 2017, on a portion of APN 119-080-017-000, recorded as Document #2019-0016547; and

WHEREAS, said Offer of Dedication remains in effect and runs with the land until such time as the Board makes a finding of necessity for public purposes and accepts said offer by resolution; and

WHEREAS, the Board of Supervisors has determined that it is in the public's best interest to accept said Offer at this time;

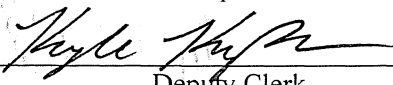
NOW, THEREFORE, BE IT RESOLVED, that the County of El Dorado Board of Supervisors does hereby find that the right-of-way described herein is necessary for public purposes; and

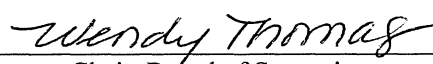
BE IT FURTHER RESOLVED that the County of El Dorado Board of Supervisors does hereby accept the Irrevocable Offer of Dedication recorded as Document #2019-0016547 and further consents to the recordation of this Resolution and Certificate of Acceptance.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 24th day of September, 2024, by the following vote of said Board:

Attest:
Kim Dawson
Clerk of the Board of Supervisors

Ayes: Thomas, Hidahl, Turnboo, Parlin, Laine
Noes: None
Absent: None

By: 
Deputy Clerk


Chair, Board of Supervisors
Wendy Thomas

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

County of El Dorado
Department of Transportation
2850 Fairlane Court
Placerville, CA 95667

Asha LLC
APN: Por. 119-080-017-000
Street Address: 2222 City Lights Dr,
El Dorado Hills, CA 95762

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Irrevocable Offer of Dedication, dated September 8, 2017, to the County of El Dorado, a political subdivision of the State of California, from Asha LLC, a suspended California limited liability company, recorded as Document #2019-0016547 is hereby accepted by resolution of the Board of Supervisors of the County of El Dorado on September 24, 2024, and the grantees consent to the recordation thereof by its duly authorized officer.

APN: 119-080-017-000

Dated this 24th day of September, 2024.

COUNTY OF EL DORADO

By: Wendy Thomas
Wendy Thomas, Chair
Board of Supervisors

ATTEST:

Kim Dawson
Clerk of the Board of Supervisors

By: Kyle Kifer
Deputy Clerk

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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

Name: Jean Dolores Wyckoff

Project: Country Club Drive
A.P.N.: 119-080-10
Date:



El Dorado, County Recorder
Janelle K. Horne Co Recorder Office
DOC- 2019-0016548-00

Acct 30-EL DORADO CO BOARD OF SUPERVISORS
Thursday, MAY 02, 2019 10:21:41
Ttl Pd \$0.00 Rcpt # 0002006224
JLR/C1/1-8

Mail Tax Statement to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 11922

19-0638

Above section for Recorder's use
MIN: 100715970000891752
MERS Ph: 888 679 6377

**IRREVOCABLE OFFER OF DEDICATION FOR
ROAD RIGHT OF WAY**

**JEAN DOLORES WYCKOFF AS TRUSTEE OF THE JEAN DOLORES WYCKOFF
REVOCABLE TRUST**, 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, for any and all public purposes, 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:

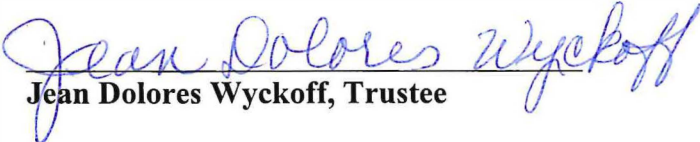
See Exhibits A & B, attached hereto and made a part hereof.

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 21 day of July, 2017.

GRANTOR

**JEAN DOLORES WYCKOFF AS TRUSTEE OF THE JEAN DOLORES WYCKOFF
REVOCABLE TRUST**


Jean Dolores Wyckoff, Trustee

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.

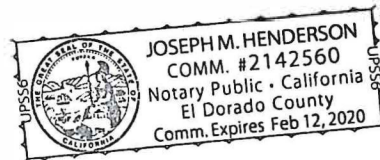
STATE OF CALIFORNIA

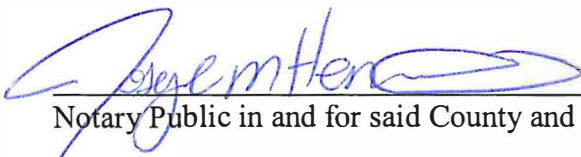
COUNTY OF El Dorado

On July 21 2017, before me, Joseph M. Henderson,
a Notary Public, personally appeared Jean D. Wyckoff,
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.




Notary Public in and for said County and State

Notary Public Seal

MIN: 100715970000891752

MERS: 888 679 6377

TRUSTEE/BENEFICIARY

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")
ACTING SOLELY AS NOMINEE FOR PENNYMAC LOAN SERVICES, LLC, its successors and
assigns, Beneficiary under that certain Deed of Trust dated May 8, 2015, recorded in Instrument No.
2015-021539, Official Records of El Dorado County, hereby consent to the recording of this Irrevocable
Offer of Dedication for Road Right of Way.



Name: Brian White

Title: Vice President



Name: KAREN DENTON

Title: FIRST VICE PRESIDENT

All signatures must be acknowledged by a notary public.

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.

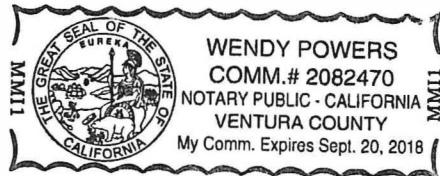
State of California Ventura
County of _____

On November 22, 2017 before me, Wendy Powers, Notary Public
(insert name and title of the officer)

personally appeared Karen Denton,
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 Wendy Powers (Seal)

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.

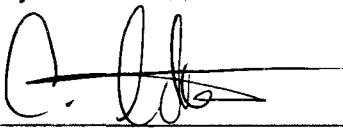
State of California
County of VENTURA

On 11/21/2017 before me, C. Santos Notary Public
(insert name and title of the officer)

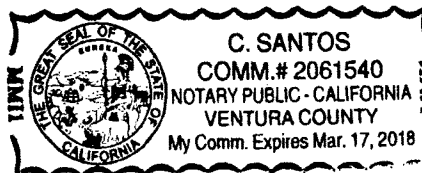
personally appeared Brian White
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their 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 
C. Santos Notary Public

(Seal)



**Irrevocable Offer of Dedication
APN 119-080-10
Road Right of Way**

All that real property situated in the County of El Dorado, State of California, being a portion of Parcel 'C', as shown on that certain Parcel Map filed in the office of the County Recorder of said County in Book 15 of Parcel Maps at page 53, lying within the Southeast One-Quarter of Section 6, T. 9 N., R. 9 E., M.D.M. and being more particularly described as follows:

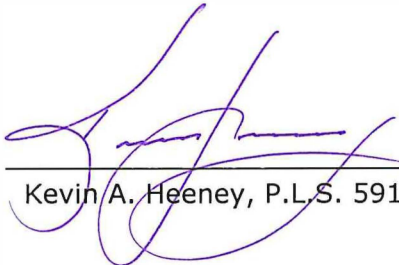
Commencing at a ¾" capped iron pipe, stamped "L.S. 3279", marking the Northwest corner of Parcel 'A', as shown on said Parcel Map; thence along the North Line of said Parcel Map, North 89°42'41" East, 602.50 feet to the Northwest corner of said Parcel 'C'; thence along the West line of said Parcel 'C', South 04°05'32" West, 1345.26 feet to the true **Point of Beginning**; thence leaving the West line of said Parcel 'C', along the arc of a non-tangent curve, concave to the North, having a radius of 722.00 feet, the chord of which bears South 85°29'45" East, 235.75 feet; thence North 85°06'28" East, 32.48 feet to a point on the South line of said Parcel 'C'; thence along said South line, South 56°15'51" West, 60.33 feet; thence along the arc of a curve to the right, having a radius of 200.00 feet, the chord of which bears South 89°46'09" West, 220.81 feet to the Southwest corner of said Parcel 'C'; thence along the West line of said Parcel 'C', North 04°05'32" East, 50.27 feet to the Point of Beginning, containing an area of 0.304 acres, more or less.

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

End of Description

The Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, NAD 83.

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


Kevin A. Heeney, P.L.S. 5914



09/08/2017
Date

CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742
916-638-0919

Exhibit 'B'

N

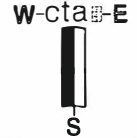
POINT OF COMMENCEMENT
FND 3/4" C.I.P.
L.S. 3279

N89°42'41"E
602.50'

PARCEL B
PM 15-53

PARCEL C
PM 15-53

15' P.G. & E. EASEMENT
PER O.R. 1667/482



15' P.T. & T EASEMENT PER
P.M. 5-11/85 O.R. 6/395 O.R. 224

1345.26'
S04°05'32"W

PARCEL D
PM 15-53

MOORHOUSE TR.
119-080-09

NKADI-AKINDELE
119-080-11

WYCKOFF
119-080-10

30' ROAD & P.U.E.
O.R. 1498/688

I.O.D. (IN FEE)
ROAD RIGHT OF WAY
AREA=0.304 ACRES

N85°06'28"E
32.48'

R=722.00' Δ=18°47'34"
S85°29'45"E 235.75'

MOHANNA
119-080-12

POINT OF BEGINNING

N4°05'32"E
50.27'

S56°15'51"W
60.33'

30' ROAD & P.U.E.
O.R. 1498/687

R=200.00' Δ=67°00'44"
S89°46'09"W 220.81'

PARCEL 3
PM 48-80

ASHA LLC
119-080-17

PARCEL 4
PM 48-80



DATE: 06/08/2017

OWNER:
JEAN DOLORES WYCKOFF

DATE:
04/05/2017

DRAWN BY:
JCC

SHEET
1 OF
1

A.P.N. 119-080-10

SCALE:
1"=100'

JOB NO.
16-017-018

IRREVOCABLE OFFER OF DEDICATION

cta Engineering & Surveying

Civil Engineering • Land Surveying • Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 639-0919 • F (916) 639-2479 • www.cta-es.net

ROAD RIGHT OF WAY

A PORTION OF THE S.E. QUARTER
OF SECTION 6, T.9N., R.9E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA


CONSENT TO OFFER OF DEDICATION

At a regular meeting of the Board of Supervisors of the County of El Dorado held on 4/30/2019, 2019, the County of El Dorado consented to the foregoing attached IRREVOCABLE OFFER OF DEDICATION FOR ROAD RIGHT OF WAY dated July 21, 2017, from Jean Dolores Wyckoff, trustee of the Jean Dolores Wyckoff Revocable Trust, and authorized the recording of said offer pursuant to Government Code Section 7050.

Said 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.

Dated this 30th day of April, 20 19

COUNTY OF EL DORADO

By: 
Chair, Board of Supervisors
Sue Novasel

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

By: 
Deputy Clerk

05/02/2019, 20190016548

RECORDING REQUESTED BY:

Board of Supervisors

WHEN RECORDED SEND TO:

Board of Supervisors
330 Fair Lane
Placerville, CA 95667

2024-0027309

El Dorado

Janelle K. Horne
Recorder-Clerk

09/25/2024 10:11:04 AM

CONFORMED COPY

Copy of document recorded.
Has not been compared with original.

Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 27383

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

TITLE (S)

**RESOLUTION 152 – 2024
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

**Resolution to Accept
Irrevocable Offer of Dedication
Acceptance of a Portion of Assessor's Parcel Number 119-080-010-000**



RESOLUTION NO. 152-2024

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION TO ACCEPT IRREVOCABLE OFFER OF DEDICATION

Portion of Assessor's Parcel Number 119-080-010-000

WHEREAS, Sections 7050 and 66477.1 of the California Government Code establishes a process for a property owner to make an irrevocable offer of dedication of real property to a city or county for any public purpose, including streets, highways, drainage, or public utility purposes; and

WHEREAS, an offer for dedication is irrevocable once made and the County may accept all, or a portion of, that offer at any time; and

WHEREAS, Jean Dolores Wyckoff as Trustee of the Jean Dolores Wyckoff Revocable Trust was the legal owner of the property identified as Assessor's Parcel Number ("APN") 119-080-010-000; and

WHEREAS, on April 30, 2019, the County of El Dorado Board of Supervisors ("Board of Supervisors") consented to an Offer of Dedication for Road Right of Way dated July 21, 2017, on a portion of APN 119-080-010-000, recorded as Document #2019-0016548; and

WHEREAS, said Offer of Dedication remains in effect and runs with the land until such time as the Board makes a finding of necessity for public purposes and accepts said offer by resolution; and

WHEREAS, the 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 the County of El Dorado Board of Supervisors does hereby find that the right-of-way described herein is necessary for public purposes; and

BE IT FURTHER RESOLVED that the County of El Dorado Board of Supervisors does hereby accept the Irrevocable Offer of Dedication recorded as Document #2019-0016548 and further consents to the recordation of this Resolution and Certificate of Acceptance.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 24th day of September, 2024, by the following vote of said Board:

Ayes: Thomas, Hidahl, Turnboo, Parlin, Laine

Noes: None

Absent: None

Attest:

Kim Dawson

Clerk of the Board of Supervisors

By: _____

Kyle K...
Deputy Clerk

Wendy Thomas
Chair, Board of Supervisors

Wendy Thomas

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

County of El Dorado
Department of Transportation
2850 Fairlane Court
Placerville, CA 95667

Jean Dolores Wyckoff
APN: Por. 119-080-010-000
Street Address: 2161 City Lights Dr,
El Dorado Hills, CA 95762

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Irrevocable Offer of Dedication, dated July 21, 2017, to the County of El Dorado, a political subdivision of the State of California, from Jean Dolores Wyckoff as Trustee of the Jean Dolores Wyckoff Revocable Trust, recorded as Document #2019-0016548 is hereby accepted by resolution of the Board of Supervisors of the County of El Dorado on September 24, 2024, and the grantees consent to the recordation thereof by its duly authorized officer.

APN: 119-080-010-000

Dated this 24th day of September, 2024.

COUNTY OF EL DORADO

By: Wendy Thomas
Wendy Thomas, Chair
Board of Supervisors

ATTEST:

Kim Dawson
Clerk of the Board of Supervisors

By: Shylu Kuyper
Deputy Clerk

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2018-0028251-00
Acct 30-EL DORADO CO BOARD OF SUPERVISORS
Monday, JUL 23, 2018 08:46:59
Ttl Pd \$0.00 Nbr - 0001949868
RAB / C1 / 1-5

Name: Richard & Karen Moorhouse

Project: Country Club Drive
A.P.N.: 119-080-09
Date:

Mail Tax Statement to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 11922

18-1026

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION FOR
ROAD RIGHT OF WAY**

RICHARD F. MOORHOUSE JR. AND KAREN L. MOORHOUSE, AS CO-TRUSTEES OF THE RICHARD F. AND KAREN L. MOORHOUSE FAMILY TRUST, ESTABLISHED SEPTEMBER 30, 1999, 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, for any and all public purposes, 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 29th day of June, 2017

GRANTOR

RICHARD F. MOORHOUSE JR. AND KAREN L. MOORHOUSE, AS CO-TRUSTEES OF THE RICHARD F. AND KAREN L. MOORHOUSE FAMILY TRUST, ESTABLISHED SEPTEMBER 30, 1999

Richard F. Moorhouse Jr., Trustee

Karen L. Moorhouse, Trustee

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.

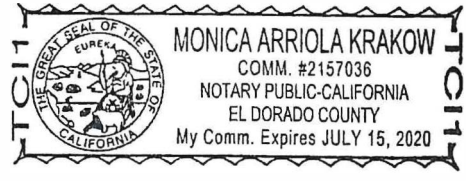
STATE OF CALIFORNIA
COUNTY OF El Dorado

On June 29 2017, before me, Monica Arriola Krakow, Notary Public
a Notary Public, personally appeared Richard F Moorhouse Jr & Karen L Moorhouse
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.

Monica Arriola Krakow
Notary Public in and for said County and State



Notary Public Seal

**Irrevocable Offer of Dedication
APN 119-080-09
Road Right of Way**

All that real property situated in the County of El Dorado, State of California, being a portion of Parcel 'B', as shown on that certain Parcel Map filed in the office of the County Recorder of said County in Book 15 of Parcel Maps at page 53, lying within the Southeast One-Quarter of Section 6, T. 9 N., R. 9 E., M.D.M. and being more particularly described as follows:

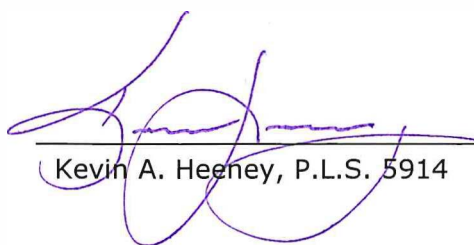
Commencing at a ¾" capped iron pipe, stamped "L.S. 3279", marking the Northwest corner of Parcel 'A', as shown on said Parcel Map; thence along the North Line of said Parcel Map, North 89°42'41" East, 302.05 feet to the Northwest corner of said Parcel 'B'; thence along the West line of said Parcel 'B', South 08°44'25" West, 1157.00 feet to the true **Point of Beginning**; thence leaving the West line of said Parcel 'B', South 54°06'50" East, 158.25 feet; thence along the arc of a curve to the left, having a radius of 722.00 feet, the chord of which bears South 65°06'23" East, 275.35 feet to a point on the East line of said Parcel 'B'; thence along said East line, South 04°05'32" West, 50.27 feet to the Southeast corner of said Parcel 'B'; thence along the South line of Said Parcel 'B', North 56°43'33" West, 450.00 feet to the Southwest corner of said Parcel 'B'; thence along the West line of said Parcel 'B', North 08°44'25" East, 12.06 feet to the Point of Beginning, containing an area of 0.131 acres, more or less.

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

End of Description

The Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, NAD 83.

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

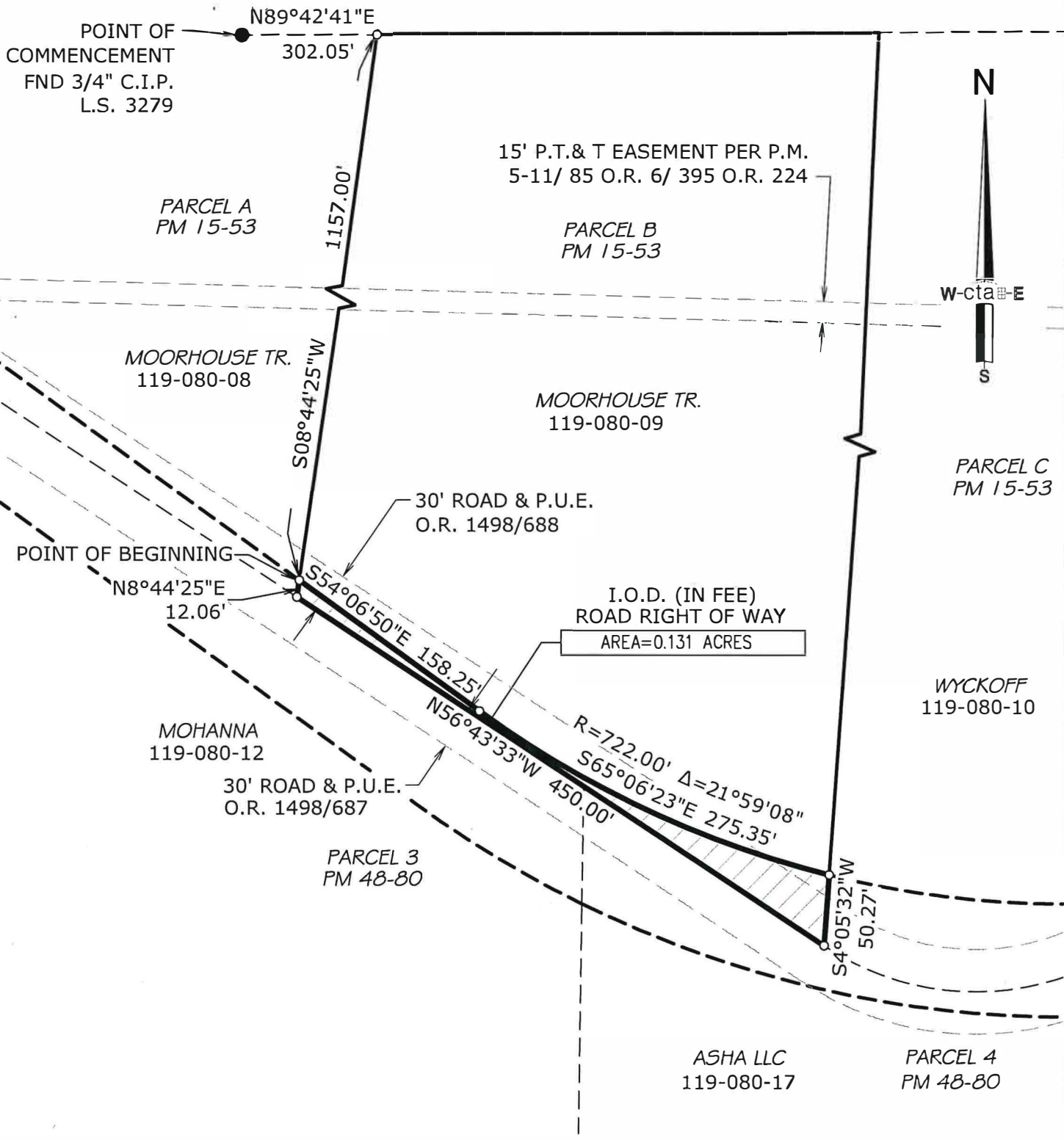

Kevin A. Heeney, P.L.S. 5914



20/08/2017
Date

CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742
916-638-0919

Exhibit 'B'



DATE: 06/08/2017

OWNER:
RICHARD & KAREN MOORHOUSE,
RICHARD F. & KAREN L. MOORHOUSE
FAMILY TRUST

A.P.N. 119-080-09

cta Engineering & Surveying

Civil Engineering • Land Surveying • Land Planning

3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 838-0919 • F (916) 838-2478 • www.cta.net

DATE: 04/05/2017

SCALE: 1"=100'

DRAWN BY: JCC

JOB NO. 16-017-018

SHEET 1 OF 1

IRREVOCABLE OFFER OF DEDICATION

ROAD RIGHT OF WAY

A PORTION OF THE S.E. QUARTER
OF SECTION 6, T.9N., R.9E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA

**CONSENT TO THE MAKING OF AN
IRREVOCABLE OFFER OF DEDICATION**

At a regular meeting of the Board of Supervisors of the County of El Dorado held on 7/17/2018, the County of El Dorado consented to the foregoing attached IRREVOCABLE OFFER OF DEDICATION FOR ROAD RIGHT OF WAY dated June 29, 2018 from, Richard F. Moorhouse Jr. and Karen L. Moorhouse, as Co-Trustees of the Richard F. and Karen L. Moorhouse Family Trust, for a Road Right of Way, including the underlying fee, and authorized the recording of said offer pursuant to Government Code Section 7050.

Said 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.

Dated this 17th day of July, 20 18

COUNTY OF EL DORADO

By: 

Chair, Board of Supervisors

Attest:

James S. Mitrison
Clerk of the Board of Supervisors

By: 

Deputy Clerk

RECORDING REQUESTED BY:

Board of Supervisors

WHEN RECORDED SEND TO:

Board of Supervisors
330 Fair Lane
Placerville, CA 95667

2024-0027308

El Dorado

Janelle K. Horne
Recorder-Clerk

09/25/2024 10:11:04 AM

CONFORMED COPY

Copy of document recorded.
Has not been compared with original.

Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 27383

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

TITLE (S)

**RESOLUTION 153 – 2024
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

**Resolution to Accept
Irrevocable Offer of Dedication
Acceptance of a Portion of Assessor's Parcel Number 119-080-009-000**



RESOLUTION NO. 153-2024

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION TO ACCEPT IRREVOCABLE OFFER OF DEDICATION
Portion of Assessor's Parcel Number 119-080-009-000

WHEREAS, Sections 7050 and 66477.1 of the California Government Code establishes a process for a property owner to make an irrevocable offer of dedication of real property to a city or county for any public purpose, including streets, highways, drainage, or public utility purposes; and

WHEREAS, an offer for dedication is irrevocable once made and the County may accept all, or a portion of, that offer at any time; and

WHEREAS, Richard F. Moorhouse Jr. and Karen L. Moorhouse, as Co-Trustees of The Richard F. and Karen L. Moorhouse Family Trust, Established September 30, 1999 are the legal owners of the property identified as Assessor's Parcel Number ("APN") 119-080-009-000; and

WHEREAS, on July 17, 2018, the County of El Dorado Board of Supervisors ("Board of Supervisors") consented to an Offer of Dedication for Road Right of Way dated June 29, 2017, on a portion of APN 119-080-009-000, recorded as Document #2018-0028251; and

WHEREAS, said Offer of Dedication remains in effect and runs with the land until such time as the Board makes a finding of necessity for public purposes and accepts said offer by resolution; and

WHEREAS, the 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 the County of El Dorado Board of Supervisors does hereby find that the right-of-way described herein is necessary for public purposes; and

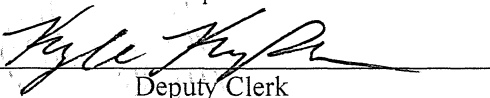
BE IT FURTHER RESOLVED that the County of El Dorado Board of Supervisors does hereby accept the Irrevocable Offer of Dedication recorded as Document #2018-0028251 and further consents to the recordation of this Resolution and Certificate of Acceptance.

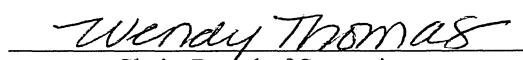
PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 24th day of September, 2024, by the following vote of said Board:

Attest:
Kim Dawson
Clerk of the Board of Supervisors

Ayes: Thomas, Hidahl, Turnboo, Parlin, Laine
Noes: None
Absent: None

By:


Deputy Clerk


Chair, Board of Supervisors
Wendy Thomas

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

County of El Dorado
Department of Transportation
2850 Fairlane Court
Placerville, CA 95667

Richard F. Moorhouse Jr. and Karen L.
Moorhouse
APN: Por. 119-080-009-000
Street Address: No address

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Irrevocable Offer of Dedication, dated June 29, 2017, to the County of El Dorado, a political subdivision of the State of California, from Richard F. Moorhouse Jr. and Karen L. Moorhouse, as Co-Trustees of The Richard F. and Karen L. Moorhouse Family Trust, Established September 30, 1999, recorded as Document # 2018-0028251 is hereby accepted by resolution of the Board of Supervisors of the County of El Dorado on September 24th, 2024, and the grantees consent to the recordation thereof by its duly authorized officer.

APN: 119-080-009-000

Dated this 24th day of September, 2024.

COUNTY OF EL DORADO

By: Wendy Thomas
Wendy Thomas, Chair
Board of Supervisors

ATTEST:

Kim Dawson
Clerk of the Board of Supervisors

By: [Signature]
Deputy Clerk

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2018-0028250-00
Acct 30-EL DORADO CO BOARD OF SUPERVISORS

Monday, JUL 23, 2018 08:46:49
Ttl Pd \$0.00 Nbr - 0001949867
RAB / C1 / 1-5

Name: Richard & Karen Moorhouse

Project: Country Club Drive
A.P.N.: 119-080-08
Date:

Mail Tax Statement to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 11922

18-1020

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION FOR
ROAD RIGHT OF WAY**

RICHARD F. MOORHOUSE JR. AND KAREN L. MOORHOUSE, AS CO-TRUSTEES OF THE RICHARD F. AND KAREN L. MOORHOUSE FAMILY TRUST, ESTABLISHED SEPTEMBER 30, 1999, 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, for any and all public purposes, 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 21st day of June, 2017.

GRANTOR

RICHARD F. MOORHOUSE JR. AND KAREN L. MOORHOUSE, AS CO-TRUSTEES OF THE RICHARD F. AND KAREN L. MOORHOUSE FAMILY TRUST, ESTABLISHED SEPTEMBER 30, 1999

Richard F. Moorhouse Jr., Trustee

Karen L. Moorhouse, Trustee

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

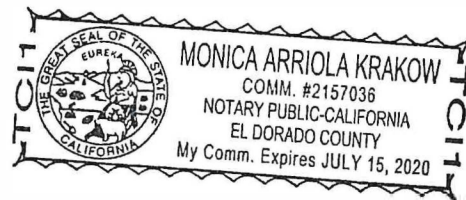
On June 28th 2019, before me, Monica Arriola Krakow Notary Public
a Notary Public, personally appeared Richard F Moorhouse Jr & Karen L Moorhouse
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me 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.

Monica Arriola Krakow

Notary Public in and for said County and State



Notary Public Seal

**Irrevocable Offer of Dedication
APN 119-080-08
Road Right of Way**

All that real property situated in the County of El Dorado, State of California, being a portion of Parcel 'A', as shown on that certain Parcel Map filed in the office of the County Recorder of said County in Book 15 of Parcel Maps at page 53, lying within the Southeast One-Quarter of Section 6, T. 9 N., R. 9 E., M.D.M. and being more particularly described as follows:

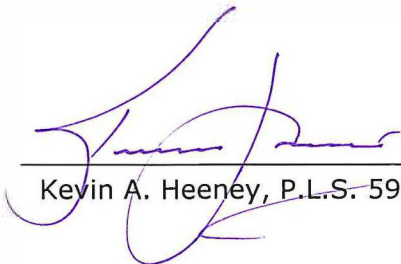
Commencing at a ¾" capped iron pipe, stamped "L.S. 3279", marking the Northwest corner of Parcel 'A'; thence along the West Line of said Parcel 'A', South 01°03'22" West, 224.10 feet; thence South 86°49'08" West, 313.01 feet; thence South 01°17'57" West, 577.12 feet to the true **Point of Beginning**; thence leaving said West line along the arc of a non-tangent curve, concave to the Southwest, having a radius of 1440.00 feet, the chord of which bears South 58°21'45" East, 213.37 feet; thence South 54°06'50" East, 340.85 feet to a point on the East line of said Parcel 'A'; thence along said East line South 08°44'25" West, 12.06 feet to the Southeast corner of said Parcel 'A'; thence along the South line of said Parcel 'A', North 56°43'33" West, 358.76 feet; thence along the arc of a curve to left, having a radius of 300.00 feet, the chord of which bears North 72°42'48" West, 165.26 feet to the Southwest corner of said Parcel 'A'; thence along the West line of said Parcel 'A', North 01°17'57" West, 77.72 feet to the Point of Beginning, containing an area of 0.340 acres, more or less.

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

End of Description

The Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, NAD 83.

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



Kevin A. Heeney, P.L.S. 5914



06/08/2017
Date

CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742
916-638-0919

Exhibit 'B'

S01°03'22"W 224.10'
S86°49'08"W 313.01'

POINT OF COMMENCEMENT
FND 3/4" C.I.P. L.S. 3279



MOHANNA
119-080-23

PARCEL A
PM 15-53

PARCEL 1
POR. PM 48-80

MOORHOUSE
119-080-08

S1°17'57"W 577.12'

POINT OF BEGINNING

N1°17'57"E
77.72'

R=1440.00' Δ=8°29'51"
S58°21'45"E 213.37'

15' P.T. & T EASEMENT PER P.M.
5-11/ 85 O.R. 6/ 395 O.R. 224

I.O.D. (IN FEE)
ROAD RIGHT OF WAY
AREA=0.340 ACRES

R=300.00' Δ=31°58'32"
N72°42'48"W 165.26'

30' ROAD & P.U.E.
O.R. 1498/688

MOHANNA
119-080-12

PARCEL 3
PM 48-80

30' ROAD & P.U.E.
O.R. 1498/687

S54°06'50"E 340.85'
N56°43'33"W 358.76'

MOORHOUSE
119-080-09

S8°44'25"W
12.06'

PARCEL B
PM 15-53



OWNER: RICHARD & KAREN MOORHOUSE,
RICHARD F. & KAREN L. MOORHOUSE
FAMILY TRUST

DATE: 04/05/2017

DRAWN BY: JCC

SHEET 1 OF 1

SCALE: 1"=100'

JOB NO. 16-017-018

A.P.N. 119-080-08

IRREVOCABLE OFFER OF DEDICATION

cta Engineering & Surveying

Civil Engineering • Land Surveying • Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 • F (916) 638-2478 • www.ctaes.net

ROAD RIGHT OF WAY

A PORTION OF THE S.E. QUARTER
OF SECTION 6, T.9N., R.9E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA

**CONSENT TO THE MAKING OF AN
IRREVOCABLE OFFER OF DEDICATION**

At a regular meeting of the Board of Supervisors of the County of El Dorado held on 7/17/2018, the County of El Dorado consented to the foregoing attached IRREVOCABLE OFFER OF DEDICATION FOR ROAD RIGHT OF WAY dated June 29, 2018 from, Richard F. Moorhouse Jr. and Karen L. Moorhouse, as Co-Trustees of the Richard F. and Karen L. Moorhouse Family Trust, for a Road Right of Way, including the underlying fee, and authorized the recording of said offer pursuant to Government Code Section 7050.

Said 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.

Dated this 17th day of July, 2018

COUNTY OF EL DORADO

By: 

Chair, Board of Supervisors

Attest:

James S. Mitrising
Clerk of the Board of Supervisors

By: 

Deputy Clerk

07/23/2018,20180028250

RECORDING REQUESTED BY:

Board of Supervisors

WHEN RECORDED SEND TO:

Board of Supervisors
330 Fair Lane
Placerville, CA 95667

2024-0027307

El Dorado

Janelle K. Horne
Recorder-Clerk

09/25/2024 10:11:04 AM

CONFORMED COPY

Copy of document recorded.
Has not been compared with original.

Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 27383

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

TITLE (S)

**RESOLUTION 154 – 2024
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

**Resolution to Accept
Irrevocable Offer of Dedication
Acceptance of a Portion of Assessor's Parcel Number 119-080-008-000**



RESOLUTION NO. 154-2024

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION TO ACCEPT IRREVOCABLE OFFER OF DEDICATION
Portion of Assessor's Parcel Number 119-080-008-000

WHEREAS, Sections 7050 and 66477.1 of the California Government Code establishes a process for a property owner to make an irrevocable offer of dedication of real property to a city or county for any public purpose, including streets, highways, drainage, or public utility purposes; and

WHEREAS, an offer for dedication is irrevocable once made and the County may accept all, or a portion of, that offer at any time; and

WHEREAS, Richard F. Moorhouse, Jr. and Karen L. Moorhouse, as co-trustees of the Richard F. and Karen L. Moorhouse Family Trust, Established September 30, 1999, is the legal owner of the property identified as Assessor's Parcel Number ("APN") 119-080-008-000; and

WHEREAS, on July 17, 2018, the County of El Dorado Board of Supervisors ("Board of Supervisors") consented to an Offer of Dedication for Road Right of Way dated June 29, 2017, on a portion of APN 119-080-008-000, recorded as Document #2018-0028250; and

WHEREAS, said Offer of Dedication remains in effect and runs with the land until such time as the Board makes a finding of necessity for public purposes and accepts said offer by resolution; and

WHEREAS, the 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 the County of El Dorado Board of Supervisors does hereby find that the right-of-way described herein is necessary for public purposes; and

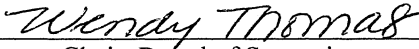
BE IT FURTHER RESOLVED that the County of El Dorado Board of Supervisors does hereby accept the Irrevocable Offer of Dedication recorded as Document #2018-0028250 and further consents to the recordation of this Resolution and Certificate of Acceptance.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 24th day of September, 2024, by the following vote of said Board:

Attest:
Kim Dawson
Clerk of the Board of Supervisors

Ayes: Thomas, Hidahl, Turnboo, Parlin, Laine
Noes: None
Absent: None

By: 
Deputy Clerk


Chair, Board of Supervisors
Wendy Thomas

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

County of El Dorado
Department of Transportation
2850 Fairlane Court
Placerville, CA 95667

Richard F. Moorhouse, Jr. and Karen L.
Moorhouse

APN: Por. 119-080-008-000
Street Address: 1191 Lakehills CT,
El Dorado Hills, CA 95762

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Irrevocable Offer of Dedication, dated July 29, 2017, to the County of El Dorado, a political subdivision of the State of California, from Richard F. Moorhouse Jr. and Karen L. Moorhouse, as Co-Trustees of The Richard F. and Karen L. Moorhouse Family Trust, Established September 30, 1999, recorded as Document #2018-0028250 is hereby accepted by resolution of the Board of Supervisors of the County of El Dorado on September 24, 2024, and the grantees consent to the recordation thereof by its duly authorized officer.

APN: 119-080-008-000

Dated this 24th day of September, 2024.

COUNTY OF EL DORADO

By: Wendy Thomas
Wendy Thomas, Chair
Board of Supervisors

ATTEST:

Kim Dawson
Clerk of the Board of Supervisors

By: [Signature]
Deputy Clerk