

RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

Resolution to Accept

Irrevocable Offer Of Dedication #08-0017

PM #47/53, Parcel 1

Assessor's Parcel Number 110-590-51

Stanley M. Rhodes and Janet A. Rhodes, Trustees or Successor Trustee of the Rhodes Family Living Trust dated November 3, 1994

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, road and public utility easements were irrevocably offered for dedication and accepted by the County Surveyor on the final Parcel Map that recorded May 8, 1998 in Book 46 at Page 112 creating Parcels 1 through 4; and

WHEREAS, a subsequent Parcel Map effecting a Lot Line Adjustment was filed in the office of the Recorder, County of El Dorado, February 28, 2000, in Book 47 at Page 53, changing Parcel 3 to Parcel 1; and

WHEREAS, the cul- de-sac easement created by map is not the actual physical location of the cul-de-sac easement as it exists, and said property owners have presented replacement Irrevocable Offers of Dedication to the Department of Transportation, correcting the cul-de-sac easement placement coordinates; and

WHEREAS, Stanley M. Rhodes and Janet A. Rhodes, Trustees or Successor Trustee of the Rhodes Family Living Trust dated November 3, 1994, owners of Parcel 1 of PM # 47/53, have executed a replacement Irrevocable Offer of Dedication to the County of El Dorado for road right of way, public utilities and slope easement, situated at the end of La Sierra Drive, adjacent to the Vista del Lago subdivision, in the locality of El Dorado Hills; and

WHEREAS, said road right of way, public utilities and slope easement are 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.

Irrevocable Offer Of Dedication #08-0017; PM #47/53, Parcel 1; Assessor's Parcel Numbers 110-590-51; Stanley M. Rhodes and Janet A. Rhodes, Trustees or Successor Trustee of the Rhodes Family Living Trust dated November 3, 1994

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: 110-590-51

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, PUBLIC UTILITIES EASEMENT
AND SLOPE EASEMENT**

STANLEY M. RHODES and JANET A. RHODES Trustees or Successor Trustees of the Rhodes Family Living Trust dated November 3, 1994, hereinafter called GRANTORS, owners of the real property herein described, do hereby irrevocably offer for dedication to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, a road right of way, a public utilities easement for underground wires, conduits, pipelines and appurtenant fixtures, with the right to trim and remove limbs, trees, and brush therefrom, for all public purposes, and a slope easement for construction and maintenance purposes, over, under, and across those areas contiguous to, adjacent to and outside of the herein above described road and public utilities easement, to points five feet beyond future top of cut slopes and toe of fill slopes, 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.

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, GRANTORS have hereunto subscribed their names this 12 day of JANUARY, 2009.


STANLEY M. RHODES

GRANTORS: 
JANET A. RHODES

BENEFICIARY:

The undersigned, **RIVER CITY BANK**, Beneficiary under that Certain Deed of Trust dated June 11, 2007, Recorded as **Document No. 2007-0039563**, of the Official Records of El Dorado County, hereby consent to the recording of this document.

BY:  1/13/09 ITS: A. T. Ware SUP
Signature and Date Printed name and title

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of El Dorado

On 11/21/09 before me, Stacy Bonney Notary Public

personally appeared Stanley Rhodes and Janet Rhodes

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.



Place Notary Seal Above

Signature _____ Signature of Notary Public _____

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: _____

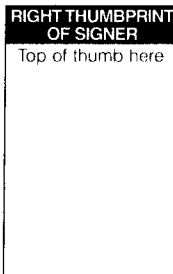
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

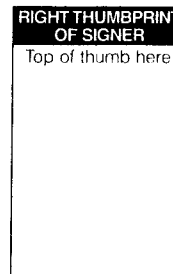
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



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: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of California

On January 13, 2009 before me,

Carolyn L. McDowell, Notary Public
Here Insert Name and Title of the Officer

personally appeared A. T. Ward

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/hen/their authorized capacity(ies), and that by his/hen/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 [Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

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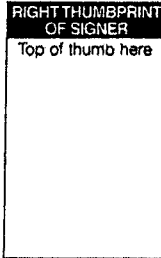
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

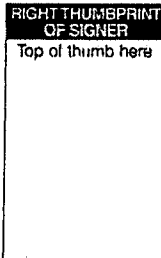
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



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: _____

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 Carolyn L. McDowall

Date commission expires September 23, 2009

Notary identification number 1608714
(For Notaries commissioned after 1-1-1992)

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

Place of execution of this declaration Placerville, CA

Dated 1/28/2009

Signed Deborah Shuber
(Firm name, if any)

El Dorado County
Department of Transportation

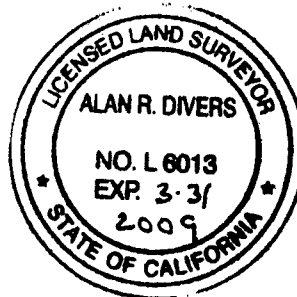
EXHIBIT "A"
RHODES PROPERTY
A PORTION OF PARCEL 1 OF 47-P.M.-53
IRREVOCABLE OFFER OF DEDICATION
FOR ROAD AND UTILITY EASEMENT

All that portion of Parcel 1, as laid out and shown on that certain Parcel Map filed in book 47 of Parcel Maps, at page 53 of the El Dorado County records, lying in Section 11, Township 10 North, Range 8 East, Mount Diablo Meridian, County of El Dorado, State of California, and being more particularly described as follows:

Commencing at the western most corner of said Parcel 1, as above described, and at a point on the southerly right of way line of La Sierra Drive, as laid out and shown on said above described Parcel map; thence along said right of way and the northern boundary of said Parcel 1, N.34°51'17"E., a distance of 73.37 feet to the POINT OF BEGINNING; said point also being the beginning of a tangent curve to the right having a radius of 70.00 feet and a central angle of 65°05'06"; thence continue along said right of way northeasterly along the arc a distance of 79.52 feet to the point of curvature of a non tangent curve to the right, of which the radius point lies N.08°07'38"W., a radial distance of 57.00 feet; thence westerly along the arc, through a central angle of 10°25'18", an arc distance of 10.37 feet to the point of curvature of a non tangent curve to the left, of which the radius point lies S.02°17'40"W., a radial distance of 70.00 feet; thence southwesterly along the arc, through a central angle of 57°26'23", a distance of 70.18 feet; thence N.34°51'17"E., a distance of 1.85 feet to the POINT OF BEGINNING.

Together with an easement over any existing slopes required to maintain the existing paved cul-de-sac, known as La Sierra Drive.


ALAN R. DIVERS, L-6013
MY LICENSE EXPIRES 3-31-2009



PARCEL 4
46-PM-112

LOT 23
H-MAPS-46

LA SIERRA DRIVE

N08°07'38"W
57.00'
RADIAL TIE

SEE DETAIL

DETAIL
NTS

POB

C2
C1

C3

POB

C2
C1

AREA TO BE
DEDICATED

N34°51'17"E

1.85'

1.85

73.37'

POC

N34°51'17"E
73.37'

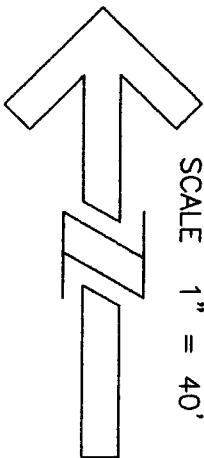
S55°08'43"E
70.00'

S02°40'00"W
70.00'
M.O.P.L. 205

PARCEL 1
47-PM-53
RHODES

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHD BEARING	DELTA
C2	79.52	70.00	75.31	S67°23'50"W	65°05'06"
C3	10.37	57.00	10.35	N87°05'01"E	10°25'18"
C1	70.18	70.00	67.27	S63°34'28"W	57°26'23"



POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
PUE = PUBLIC UTILITY EASEMENT
NTS = NOT TO SCALE

THIS MAP WAS PREPARED UNDER
MY DIRECTION

Alan R. Divers 3-2-09

ALAN R. DIVERS, L-6013
LICENSE EXPIRES 3-31-2009



DATE: 10-15-08
SCALE: 1"=40'
JOB NUMBER: 05-57
DWC NAME: CASERINO



Alan R. Divers
Professional Land Surveyor
3363 PARDI WAY, PLACERVILLE
CA. 95667 - (530) 642-1755

EXHIBIT 'B'
RHODES
DEDICATION