

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

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

Project Name: Saratoga Estates  
Parcel No.: 120-070-003

Exempt from Documentary Tax Transfer  
Per Revenue and Taxation Code 11922

Recorded in Official Records  
County of El Dorado  
Janelle K. Horne  
Recorder-Clerk

**2020-0065650**

11/13/2020                      Titles: 1    Pages: 8  
03:22:31 PM  
PL                                      Fees:            \$0.00  
   Taxes:            \$0.00  
SH                                      CA SB2 Fee: \$0.00  
   Total:            \$0.00



*For County Recorder Use Only*

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

**SUNSET TARTESSO, LLC, an Arizona limited liability company** hereinafter called **GRANTOR**, owner of the real property herein described, does hereby grant to the COUNTY OF EL DORADO, a political subdivision of the State of California for road purposes, a right of way, in 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 El Dorado County 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 15th day of September, 2020.

**SUNSET TARTESSO, LLC**  
**an Arizona limited liability company**

Parcel's Owner(s) Signature

Price Walker, Vice President, Project Development

Please Print Name and Title

(A Notary Public must acknowledge all signatures)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 September 15, 2020 before me, Susan R Stephens, Notary Public  
*Date Here Insert Name and Title of the Officer*  
personally appeared Price Walker  
*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 Susan R Stephens  
*Signature of Notary Public*

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Irrevocable Offer of Dedication for Road Right-of-Way - County of El Dorado Document Date: September 15, 2020  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

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

Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**Exhibit "A"**  
**Legal Description**

**PARCEL ONE:**

ALL THAT PORTION OF SECTIONS 3, 4, 9 AND 10, TOWNSHIP 9 NORTH, RANGE 8 EAST, AND SECTIONS 28, 32 AND 33, TOWNSHIP 10 NORTH, RANGE 8 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SACRAMENTO-EL DORADO COUNTY LINE WITH THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE ALONG SAID COUNTY LINE SOUTH 21° 12' 36" EAST, 18,284.70 FEET TO THE BOUNDARY OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DECREE 15949 RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 524 OF DEEDS, AT PAGE 270; THENCE ALONG LAST SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) NORTH 88° 58' 16" WEST, 132.16 FEET AND (2) SOUTH 00° 26' 16" EAST, 174.10 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 10; THENCE ALONG LAST SAID SOUTH LINE, NORTH 89° 07' 00" EAST, 657.36 FEET TO THE NORTHERLY LINE OF STATE OF CALIFORNIA INTERSTATE FREEWAY ROUTE 50; THENCE ALONG LAST SAID NORTHERLY LINE THE FOLLOWING SIX (6) COURSES: (1) SOUTH 66° 58' 05" WEST, 862.70 FEET, (2) SOUTH 66° 57' 59" WEST, 1550.08 FEET, (3) SOUTH 60° 04' 18" WEST, 452.77 FEET, (4) SOUTH 75° 42' 19" WEST, 557.32 FEET, (5) SOUTH 57° 12' 44" WEST, 395.01 FEET AND (6) SOUTH 80° 18' 25" WEST, 1129.99 FEET TO A POINT LOCATED ON THE BOUNDARY OF "PARCEL A", AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 55 OF PARCEL MAPS, AT PAGE 8; THENCE ALONG THE BOUNDARY OF SAID "PARCEL A" THE FOLLOWING SEVEN (7) COURSES: (1) NORTH 01° 09' 41" WEST, 1664.03 FEET, (2) SOUTH 89° 24' 04" WEST, 1269.97 FEET, (3) NORTH 00° 39' 58" WEST, 1285.03 FEET, (4) SOUTH 85° 36' 32" WEST, 1320.26 FEET, (5) NORTH 00° 56' 59" WEST, 1288.28 FEET, (6) NORTH 88° 50' 01" EAST, 1297.25 FEET AND (7) NORTH 88° 51' 58" EAST, 112.20 FEET TO THE CENTERLINE OF AN OLD COUNTY ROAD DESCRIBED IN DECREE 15949, RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 524 OF DEEDS AT PAGE 270; THENCE ALONG LAST SAID CENTERLINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 58° 12' 54" WEST, 527.34 FEET, (2) NORTH 55° 33' 17" WEST, 195.58 FEET, (3) NORTH 53° 19' 23" WEST, 254.41 FEET AND (4) NORTH 49° 50' 50" WEST, 990.43 FEET; THENCE NORTH 17° 44' 41" EAST, 45.71 FEET TO A FENCE LINE DESCRIBED IN LAST SAID DECREE; THENCE ALONG LAST SAID FENCE LINE THE FOLLOWING SIX (6) COURSES: (1) NORTH 48° 35' 47" WEST, 426.14 FEET, (2) NORTH 45° 13' 47" WEST, 89.30 FEET, (3) NORTH 43° 05' 20" WEST, 242.85 FEET, (4) NORTH 43° 17' 41" WEST, 196.34 FEET, (5) NORTH 41° 19' 07" WEST, 353.44 FEET AND (6) NORTH 40° 36' 12" WEST, 520.01 FEET; THENCE NORTH 04° 33' 53" WEST 24.93 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE WESTERLY LINE OF SAID SECTION 4, NORTH 01° 35' 37" WEST, 2793.21 FEET TO THE WESTERLY SECTION CORNER COMMON TO SAID SECTIONS 4 AND 33; THENCE ALONG THE WESTERLY LINE OF SAID SECTION 33, NORTH 01° 13' 34" WEST, 1328.19 FEET TO THE NORTHEAST CORNER OF SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 32; THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, SOUTH 89° 01' 12" WEST, 622.69 FEET TO THE BOUNDARY OF "PARCEL A" SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 66 OF PARCEL MAPS, AT PAGE 21; THENCE ALONG THE BOUNDARY OF SAID "PARCEL A" THE FOLLOWING THIRTY-FOUR (34) COURSES: (1) NORTH 43° 01' 57" EAST, 181.28 FEET, (2) NORTH 48° 55' 26" EAST, 43.93 FEET, (3) NORTH 51° 12' 44" EAST, 53.99 FEET, (4) NORTH 54° 39' 02" EAST, 47.78 FEET, (5)

**Exhibit "A"**  
**Legal Description**

NORTH 63° 08' 19" EAST, 43.69 FEET, (6) NORTH 60° 05' 11" EAST, 56.59 FEET, (7) NORTH 54° 38' 19" EAST, 14.86 FEET, (8) NORTH 61° 43' 02" EAST, 37.19 FEET, (9) NORTH 79° 21' 12" EAST, 27.25 FEET, (10) NORTH 75° 02' 56" EAST, 38.87 FEET, (11) NORTH 71° 48' 18" EAST, 190.79 FEET, (12) NORTH 68° 50' 01" EAST, 88.90 FEET, (13) NORTH 60° 27' 09" EAST, 37.26 FEET, (14) NORTH 53° 52' 33" EAST, 39.60 FEET, (15) NORTH 62° 10' 48" EAST, 23.22 FEET, (16) NORTH 74° 58' 45" EAST, 154.99 FEET, (17) SOUTH 89° 31' 13" EAST, 24.23 FEET, (18) SOUTH 76° 22' 43" EAST, 59.73 FEET, (19) NORTH 89° 06' 45" EAST, 85.18 FEET, (20) NORTH 49° 46' 12" EAST, 152.10 FEET, (21) NORTH 51° 37' 16" EAST, 47.34 FEET, (22) NORTH 56° 41' 44" EAST, 96.77 FEET, (23) NORTH 34° 45' 25" EAST, 26.42 FEET, (24) NORTH 29° 46' 58" EAST, 73.07 FEET, (25) NORTH 25° 38' 55" EAST, 236.20 FEET, (26) NORTH 13° 10' 12" EAST, 34.13 FEET, (27) NORTH 00° 35' 36" WEST, 888.01 FEET, (28) NORTH 09° 04' 18" EAST, 30.22 FEET, (29) NORTH 21° 16' 53" EAST, 231.21 FEET, (30) NORTH 17° 30' 12" EAST, 31.16 FEET, (31) NORTH 08° 19' 22" EAST, 24.46 FEET, (32) NORTH 00° 24' 17" EAST, 152.30 FEET, (33) NORTH 89° 39' 44" EAST, 202.00 FEET AND (34) NORTH 00° 20' 16" WEST, 15.20 FEET TO THE BOUNDARY OF "PARCEL B", AS SHOWN ON LAST SAID PARCEL MAP; THENCE ALONG THE BOUNDARY OF SAID "PARCEL B" THE FOLLOWING SIXTEEN (16) COURSES: (1) SOUTH 85° 02' 16" EAST, 442.60 FEET, (2) NORTH 03° 18' 44" EAST, 232.00 FEET, (3) SOUTH 86° 41' 16" EAST, 203.00 FEET, (4) NORTH 63° 22' 44" EAST, 285.00 FEET, (5) NORTH 45° 34' 44" EAST, 141.00 FEET, (6) NORTH 55° 38' 16" WEST, 184.00 FEET, (7) NORTH 85° 31' 16" WEST, 285.00 FEET, (8) NORTH 11° 07' 44" EAST, 537.00 FEET, (9) NORTH 28° 18' 44" EAST, 812.20 FEET, (10) NORTH 71° 12' 16" WEST, 436.40 FEET, (11) NORTH 23° 58' 16" WEST, 331.20 FEET, (12) NORTH 74° 36' 16" WEST, 54.80 FEET, (13) SOUTH 20° 11' 44" WEST, 77.00 FEET, (14) SOUTH 41° 21' 44" WEST, 289.00 FEET, (15) SOUTH 43° 58' 44" WEST, 428.00 FEET AND (16) SOUTH 49° 43' 44" WEST, 703.00 FEET TO THE BOUNDARY OF LAST SAID "PARCEL A"; THENCE ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 20° 38' 16" WEST, 836.00 FEET, (2) NORTH 33° 02' 16" WEST, 585.00 FEET, (3) NORTH 46° 52' 16" WEST, 93.72 FEET, (4) NORTH 00° 52' 52" WEST, 1799.86 FEET AND (5) NORTH 00° 39' 40" WEST, 430.03 FEET; THENCE CONTINUING NORTH 00° 39' 40" WEST, 63.84 FEET TO A POINT ON THE BOUNDARY OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 473 OF DEEDS, AT PAGE 162; THENCE ALONG LAST SAID BOUNDARY NORTH 44° 05' 49" EAST, 1132.52 FEET TO THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE ALONG LAST SAID SOUTHERLY LINE NORTH 89° 00' 03" EAST, 972.46 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING THREE DESCRIBED PARCELS:

A. THAT CERTAIN PARCEL TAKEN IN FEE SIMPLE TITLE, AS DESCRIBED IN THAT FINAL ORDER AND DECREE OF CONDEMNATION RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 800620 OF OFFICIAL RECORDS, AT PAGE 1124, DESCRIBED AS FOLLOWS:

**Exhibit "A"**  
**Legal Description**

ALL THAT PORTION OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED WITHIN SAID NORTHEAST ONE-QUARTER OF SECTION 9, FROM WHICH THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9 BEARS SOUTH 72° 59' 36" WEST, 258.28 FEET; THENCE FROM SAID POINT OF BEGINNING NORTH 14° 56' 35" WEST, 184.00 FEET; THENCE NORTH 41° 49' 06" EAST, 140.00 FEET; THENCE SOUTH 87° 48' 58" EAST, 66.00 FEET; THENCE SOUTH 36° 28' 30" EAST, 124.00 FEET; THENCE SOUTH 35° 41' 04" WEST, 250.00 FEET; THENCE NORTH 59° 45' 11" WEST, 46.00 FEET TO THE POINT OF BEGINNING.

B. "PARCEL B", AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 55 OF PARCEL MAPS, AT PAGE 8, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED WITHIN LAST SAID SOUTHEAST ONE-QUARTER, FROM WHICH THE NORTHWEST CORNER OF THE EAST ONE-HALF OF SAID SOUTHEAST ONE QUARTER OF SECTION 9 BEARS NORTH 70° 13' 55" WEST, 476.71 FEET; THENCE FROM SAID POINT OF BEGINNING NORTH 89° 12' 27" EAST, 197.67 FEET; THENCE SOUTH 00° 49' 07" EAST, 220.18 FEET; THENCE SOUTH 89° 12' 27" WEST, 197.67 FEET; THENCE NORTH 00° 49' 07" WEST, 220.18 FEET TO THE POINT OF BEGINNING.

C. EXCEPTING THEREFROM ALL MINERALS, OILS, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG AND MINE THROUGH THE SURFACE THEREOF, AS RESERVED IN THE DEED EXECUTED BY THE STATE OF CALIFORNIA, RECORDED SEPTEMBER 30, 1964 IN BOOK 5075 OF OFFICIAL RECORDS, PAGE 21, AFFECTING A PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 10, T. 9 N., R. 8 E., M.D.B. & M., SAID PARCEL WAS ACQUIRED BY THE STATE OF CALIFORNIA BY DEED DATED AUGUST 29, 1963, RECORDED NOVEMBER 20, 1963 IN VOLUME 4818, AT PAGE 753. OFFICIAL RECORDS OF SACRAMENTO COUNTY.

SAID PORTION IS ALL THAT PART THEREOF LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:



**Exhibit "A"**  
**Legal Description**

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID PARCEL, SAID POINT BEING DISTANT SOUTH 21° 23' 15" EAST, 3679.80 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10, SAID POINT ALSO BEING DISTANT 157.55 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES FROM THE "A14" LINE AT ENGINEER'S STATION "A14" EAST 358+53.67 OF THE DEPARTMENT OF PUBLIC WORKS' 1962 SURVEY FROM 0.5 MILE EAST OF FOLSOM JUNCTION TO 1.0 MILE EAST OF BASS LAKE ROAD, ROAD III-SAC. ED-11-A.A; THENCE FROM SAID POINT OF BEGINNING ALONG SAID WESTERLY LINE NORTH 02° 05' 00" WEST, 812.34 FEET TO A POINT IN THE NORTHERLY LINE OF SAID SOUTH 1/2 OF SECTION 10; THENCE ALONG SAID NORTHERLY LINE OF NORTH 89° 04' 22" EAST, 2015.96 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 66° 58' 05" WEST, 861.83 FEET; THENCE SOUTH 66° 57' 59" WEST, 1296.39 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING FURTHER DESCRIBED AS PARCEL NO. 3 IN THAT CERTAIN LOT LINE ADJUSTMENT AND CONDITIONAL CERTIFICATE OF COMPLIANCE RECORDED AUGUST 18, 1989 IN BOOK 89-08-18 OF OFFICIAL RECORDS, AT PAGES 1679 AND 1687

**PARCEL TWO:**

ALL THAT PORTION OF THE SOUTHEAST ONE-QUARTER, OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 8 EAST, M.D.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED WITHIN LAST SAID SOUTHEAST ONE-QUARTER, FROM WHICH THE NORTHWEST CORNER OF THE EAST ONE-HALF OF SAID SOUTHEAST ONE-QUARTER OF SECTION 9 BEARS NORTH 70° 13' 55" WEST, 476.71 FEET; THENCE FROM SAID POINT OF BEGINNING NORTH 89° 12' 27" EAST, 197.67 FEET; THENCE SOUTH 00° 49' 07" EAST, 220.18 FEET; THENCE SOUTH 89° 12' 27" WEST, 197.67 FEET; THENCE NORTH 00° 49' 07" WEST, 220.18 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF THE WITHIN PROPERTY LYING WITHIN SACRAMENTO COUNTY

Apn: 120-070-03-100



9/17/20

SARATOGA ESTATES  
S.D.K-34

LOT 9  
S.D. J-84

LOT N

SARATOGA ESTATES  
DRIVE

LOT K

12.5' PUE PER  
S.D. K-34

LOT X

LOT A

S89°07'08"W 461.09'

SARATOGA WAY

EMPIRE RANCH  
VILLAGE NO. 27  
337 MAPS 2

IOD  
37,640± SF

N21°12'28"W 174.11'

N66°56'46"E 432.60'

IRON POINT ROAD

HIGHWAY 50

EL DORADO COUNTY  
SACRAMENTO COUNTY



9/17/20

  
**WOOD RODGERS**  
BUILDING RELATIONSHIPS ON PROJECT AT A TIME  
3301 C St, Bldg. 100-B Tel 916.341.7760  
SACRAMENTO, CA 95816 Fax 916.341.7767

EXHIBIT "B"  
IRREVOCABLE OFFER OF DEDICATION  
ROAD RIGHT OF WAY  
APN: 120-070-003  
COUNTY OF EL DORADO, CALIFORNIA

SCALE:  
1" = 100'  
DATE:  
9/10/20  
SHEET  
1 OF 1

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

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

**Sunset Tartesso, LLC**  
**APN: 120-070-003**

Above section for Recorder's use only

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

Pursuant to California Government Code section 7050, the County of El Dorado hereby consents to the making of the attached Irrevocable Offer of Dedication dated September 15, 20 20 from **SUNSET TARTESSO, LLC**, an Arizona limited liability company (Grantor), to the County of El Dorado, a political subdivision of the State of California (Grantee) and to the recordation thereof by its duly authorized officer.

**APN: 120-070-003**

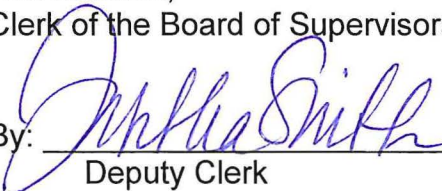
Dated this 10<sup>th</sup> day of November, 2020

**COUNTY OF EL DORADO**

By:   
Brian Veerkamp, Chair  
Board of Supervisors

ATTEST:

Kim Dawson,  
Clerk of the Board of Supervisors

By:   
Deputy Clerk