

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

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

Name: Russell-Promontory, LLC

Project: Promontory Village 7 Unit 1  
A.P.N.: 124-390-013-000  
Date:

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

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION FOR  
PUBLIC UTILITY EASEMENT**

**RUSSELL-PROMONTORY, LLC AN ILLINOIS 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 Public Utility Easement for any and all public purposes, to erect, install, construct, remove, repair, replace, reconstruct, maintain and use, for public utility purposes, any and all materials, fixtures, appliances, equipment, pipes, pipelines, wires and cables (including fiber optics) necessary for the transmission, distribution and delivery of electricity, water, sewer, gas, cable television, communication and information service utilities, together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush, and prohibiting the construction of buildings, structures and wells within these areas, 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 14<sup>th</sup> day of October, 2021.

GRANTOR

RUSSELL-PROMONTORY, LLC  
AN ILLINOIS LIMITED LIABILITY COMPANY

BY: AKT DEVELOPMENT CORPORATION  
A CALIFORNIA CORPORATION, IT'S MANAGER

  
\_\_\_\_\_  
Angelo K. Tsakopoulos, President and CEO

-Notary Attached-

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 October 14 2021, before me, Dianna S. George,  
a Notary Public, personally appeared Angelo K. Tsakopoulos,  
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.

Dianna S. George  
Notary Public in and for said County and State



Notary Public Seal

Exhibit 'A'

IRREVOCABLE OFFER OF DEDICATION  
Public Utility Easement

All that real property situate in the County of El Dorado, State of California, lying in the Southeast One-quarter of Section 28 and the Northeast One-quarter of Section 33, Township 10 North, Range 8 East, M.D.M. and being a portion of Parcel 1 as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 51 of Parcel Maps, Page 85 and being more particularly described as follows:

A strip of land, twelve and one-half (12.5) feet in width lying adjacent to and contiguous with the East line of said Parcel 1 and being further described as follows:

COMMENCING at the Northeast corner of said Parcel 1; thence along the East line of said Parcel 1, South 10°41'07" West, 12.50 feet to the intersection with said East line and the Southerly line of the Public Utility and Slope Easement as described in Document No. 2005-019790, Official Records of El Dorado County and being the true POINT OF BEGINNING; thence continuing along said East line of Parcel 1 the following three (3) courses:

1. South 10°41'07" West, 168.00 feet;
2. along the arc of a curve to the left, having a radius of 554.00 feet, the chord of which bears South 15°10'23" East, 483.25 feet; and
3. South 41°01'53" East, 212.93 feet to the Southeast corner of said Parcel 1;

thence along the Southerly line of said Parcel 1, South 48°58'07" West, 12.50 feet; thence leaving said Southerly line, parallel and 12.5 feet distant measured at right angles with said East line the following three (3) courses:

1. North 41°01'53" West, 212.93 feet;
2. along the arc of a curve to the right, having a radius of 566.50 feet, the chord of which bears North 15°43'00" West, 494.16 feet; and
3. North 10°41'07" East, 168.00 feet to a point on the South line of the Public Utility and Slope Easement as described in said Document No. 2005-019790;

thence along said South line, South 79°18'53" East, 12.50 feet to the Point of Beginning.

The Basis of Bearings for this description is identical to said Parcel Map.

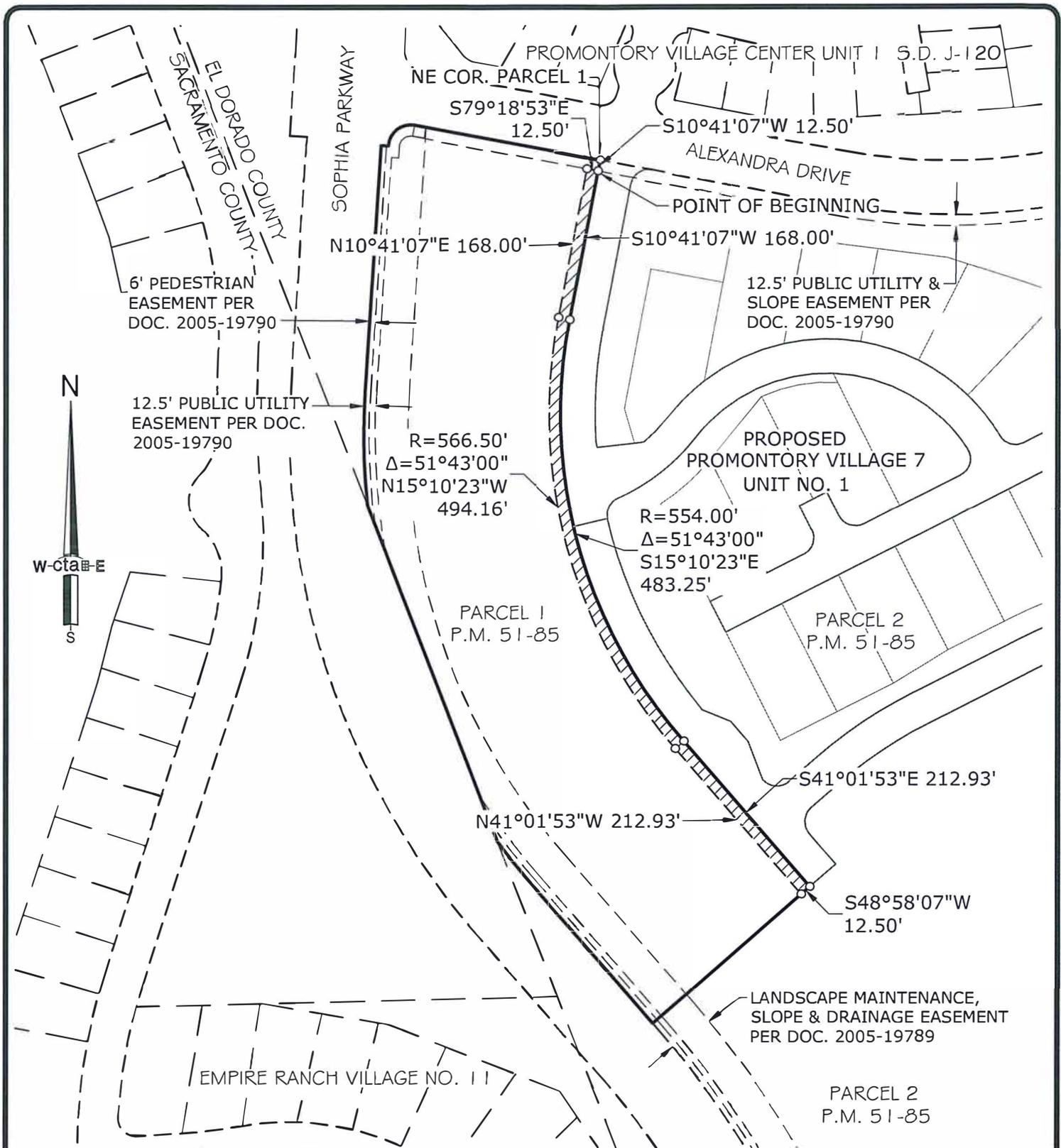
End of Description

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

  
Kevin A. Heeney, PLS 5914



02/10/2022  
Date



**EXHIBIT 'B'**

A.P.N.: 124-390-013

OWNER:  
RUSSEL-PROMONTORY, LLC

**cta** Engineering & Surveying

DATE: 12/05/2019	DRAWN BY: KAH	SHEET	1 OF 1
SCALE: 1"=150'	JOB NO. 15-008-001		
<b>IRREVOCABLE OFFER OF DEDICATION Public Utility Easement</b>			
A PORTION OF PARCEL 1, P.M. 51-85 SE 1/4 SEC. 28 & NE 1/4 SEC. 33 T. 10 N., R. 8 E., 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 \_\_\_\_\_, 20\_\_\_\_, the County of El Dorado consented to the foregoing attached IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC UTILITY EASEMENT dated October 14, 2021 from Russell-Promontory, LLC An Illinois Limited Liability Company, for a public utility easement over, under, and across that certain real property situate in the unincorporated area of the County of El Dorado, State of California, described in Exhibit A and depicted in Exhibit B, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

COUNTY OF EL DORADO

By: \_\_\_\_\_  
Lori Parlin  
Chair, Board of Supervisors

Attest:  
Kim Dawson  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk