

*G. Leg.*

**RECORDING REQUESTED BY:**

Board of Supervisors

**WHEN RECORDED MAIL TO:**

Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667



**11/20/2014,20140047268**

\*\*\*\*\*

SPACE ABOVE THIS LINE RESERVED FOR  
RECORDER'S USE

**TITLE (S)**

**Resolution 203-2014  
Resolution to Accept Road Right of Way and Slope Easements 1 and 2  
West Valley village Unit No. 1A, Lot F, Assessor's Parcel Number 118-190-01**



RESOLUTION NO. 203-2014

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

**Resolution to Accept Road Right of Way and Slope Easements 1 and 2  
West Valley Village Unit No. 1A, Lot F, Assessor's Parcel Number 118-190-01**

**WHEREAS**, the Board of Supervisors of the County of El Dorado has general supervision, Management and control of the county highways as provided in Section 941 and Section 2121 of the California Streets and Highway Code;

**WHEREAS**, the Board of Supervisors, by proper order, causes those highways, which are necessary to public convenience to be established, recorded, constructed, and maintained;

**WHEREAS**, no public or private road can become a county highway until and unless the Board of Supervisors, or its designee, by appropriate action, has caused the road to be accepted into the County Maintained Mileage System;

**WHEREAS**, West Valley, LLC, a California Limited Liability Company, has executed an Irrevocable Offer of Dedication to the County of El Dorado for a road right of way, including the underlying fee, and slope easements, which is located on Lot F of West Valley Village Unit No. 1A in El Dorado Hills; and

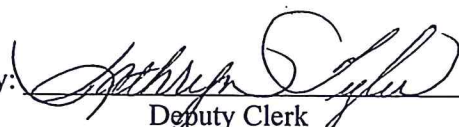
**WHEREAS**, said road right of way is described in Exhibit A, and depicted in Exhibit B, attached to this Resolution and by reference made a part hereof;

**NOW THEREFORE BE IT RESOLVED** that pursuant to the Streets and Highways Code, Section 941, the El Dorado County Board of Supervisors hereby accepts into the El Dorado County Maintained Mileage System Road No.2802, that section of road described in Exhibit A, and depicted in Exhibit B.

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. Mitrisin  
Clerk of the Board of Supervisors

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

By:   
Deputy Clerk

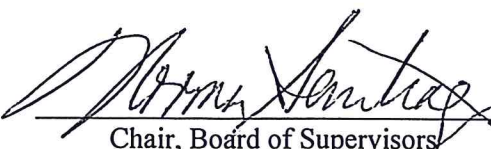
  
Chair, Board of Supervisors  
**Norma Santiago**

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**

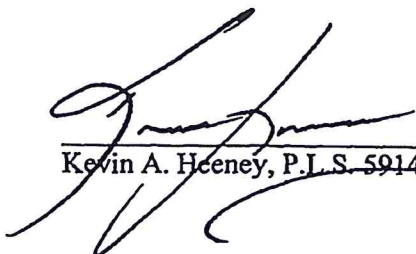
Beginning at the aforementioned Point 'B'; thence leaving the North line of Blackstone Parkway, North 37°34'38" East, 28.51 feet; thence North 18°43'07" East, 30.89 feet; thence North 26°08'23" East, 78.65 feet; thence North 35°44'04" East, 22.73 feet to a point on the North line of said Lot 'F', also 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**

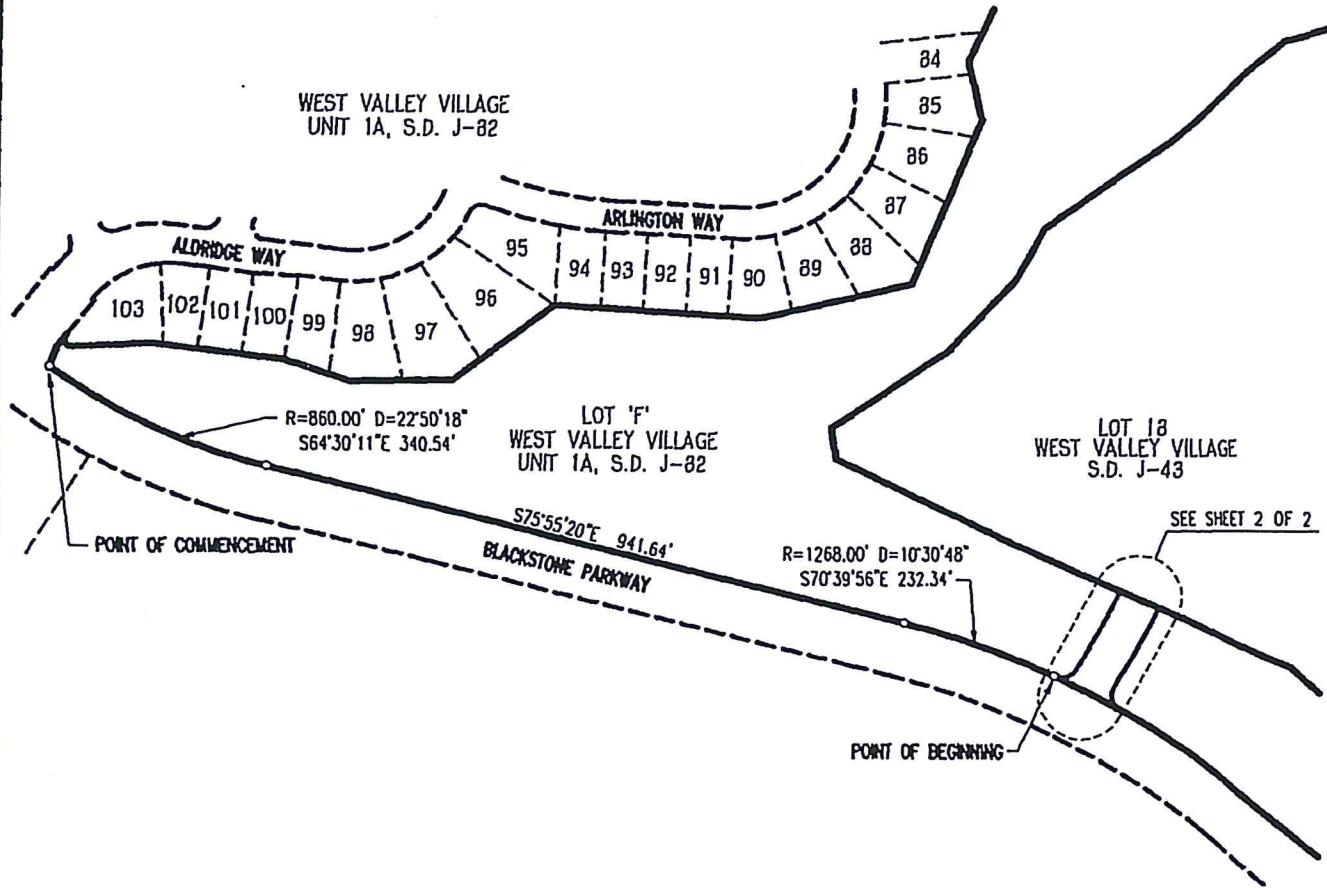
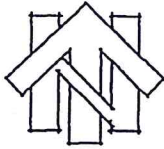
This description was prepared by me  
or under my direct supervision.



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

Oct. 17, 2007  
Date

Exhibit 'B'



OWNER:  
WEST VALLEY LLC

A.P.N. 118-190-01

DATE: 10/17/07	DRAWN BY: JCC	SHEET 1 OF 2
SCALE: 1"=100'	JOB NO. 04-019-001	

**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



Exhibit 'B'

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



SLOPE EASEMENT - 1

AREA=4,614 SQUARE FEET

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

ROAD RIGHT OF WAY

AREA=9,606 SQUARE FEET

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: 10/17/2007

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

SHEET 2 of 2

SCALE: 1"=40'

JOB NO. 04-019-001

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