

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

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

Name:

Project: Carson Crossing Drive  
A.P.N.:  
Date



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2015-0055334-00**  
Acct 30-EL DORADO CO BOARD OF SUPERVISORS  
Tuesday, NOV 24, 2015 09:40:46  
Ttl Pd \$0.00 Rcpt # 0001728330  
KMV/C1/1-13

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**

**LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION**, 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, 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, to restrict trees placed within the limits of the Public Utility Easement to a maximum height of fifteen feet (15') at maturity 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 20<sup>th</sup> day of October, 2015.

GRANTOR

GRANTOR

LENNAR HOMES OF CALIFORNIA, INC.  
A CALIFORNIA CORPORATION

  
\_\_\_\_\_  
Larry Gualco  
Vice President

Notary Acknowledgement 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 Placer

On October 20 2015, before me, Monique Reynolds,  
a Notary Public, personally appeared Larry Gualter, who proved to me  
on the basis of satisfactory evidence to be the person whose name is subscribed to the within  
instrument and acknowledged to me that he executed the same in his authorized capacity, and  
that by his signature on the instrument the person, or the entity upon behalf of which the person  
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.

Monique Reynolds  
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 within the North One-half of Section 23, Township 9 North, Range 8 East, M.D.M., being a portion of Lot 10 as shown on the Large Lot Final Map of Carson Creek, filed in the office of the County Recorder of El Dorado County in Book J of Maps, Page 130 and also being a portion of Lots B-B, C-C, D-D, E-E, LL-11 and LL-12 as shown on the plat of Carson Creek Unit 1-Phase A, filed in the office of the County Recorder of El Dorado County in Book J of Maps, Page 135 and being more particularly described as follows:

**BEGINNING** at the Southwest corner of said Lot B-B, being a point on the North line of Carson Crossing Drive, as shown on said plat of Carson Creek Unit 1-Phase A; thence along the North line of Carson Crossing Drive, along the arc of a curve to the left, having a radius of 710.00 feet, the chord of which bears South 70°47'33" East, 112.78 feet to a point hereinafter referred to as Point 'A'; thence leaving said North line, North 26°11'42" East, 20.43 feet; thence parallel with the North line of said Carson Crossing Drive and along the arc of a curve to the right, having a radius of 690.00 feet, the chord of which bears North 71°28'16" West, 101.46 feet to a point on the West line of said Lot B-B; thence along the West line of said Lot B-B, South 55°07'22" West, 23.55 feet to the **POINT OF BEGINNING**.

**TOGETHER WITH** a strip of land more particularly described as follows:

**COMMENCING** at the aforementioned Point 'A'; thence along the North line of said Carson Crossing Drive and the arc of a curve to the left, having a radius of 710.00 feet, the chord of which bears South 80°11'04" East, 119.72 feet to the true **POINT OF BEGINNING**; thence continuing along the North line of Carson Crossing Drive the following two (2) courses:

1. along the arc of a curve to the left, having a radius of 710.00 feet, the chord of which bears South 87°47'20" East, 68.57 feet; thence
2. North 89°26'35" East, 222.83 feet to a point hereinafter referred to as Point 'B'; thence leaving the North line of Carson Crossing Drive, North 00°33'25" West, 20.00 feet; thence parallel with the North line of said Carson Crossing Drive the following two (2) courses:
  1. South 89°26'35" West, 222.83 feet; thence
  2. along the arc of a curve to the right, having a radius of 690.00 feet, the chord of which bears North 87°47'20" West, 66.64 feet; thence South 04°58'45" West, 20.00 feet to the **POINT OF BEGINNING**.

**TOGETHER WITH** a strip of land more particularly described as follows:

**COMMENCING** at the aforementioned Point 'B'; thence along the North line of Carson Crossing Drive, North 89°26'35" East, 254.53 feet to the true **POINT OF BEGINNING**; thence continuing along the North line of Carson Crossing Drive the following two (2) courses:

1. North 89°26'35" East, 62.60 feet; thence
2. along the arc of a curve to the left, having a radius of 20.00 feet, the chord of which bears North 82°03'11" East, 5.14 feet to the East line of said Lot B-B, being also the West line of Lot G, as shown on said plat of Carson Creek Unit 1-Phase A; thence

EXHIBIT 'A'

along the East line of said Lot B-B and the West line of said Lot G, North 50°40'12" West, 30.16 feet; thence leaving the East line of said Lot B-B and parallel with the North line of said Carson Crossing Drive, South 89°26'35" West, 72.08 feet; thence South 54°32'39" East, 34.02 feet to the **POINT OF BEGINNING**.

**TOGETHER WITH** a strip of land more particularly described as follows:

**BEGINNING** at a point on the North line of said Carson Crossing Drive, said point being the Southeast corner of De La Vina Drive, as shown on said plat of Carson Creek Unit 1-Phase A; thence along the North line of said Carson Crossing Drive the following three (3) courses:

1. along the arc of a curve, concave to the Northeast, having a radius of 20.00 feet, the chord of which bears South 45°33'25" East, 28.28 feet; thence
2. North 89°26'35" East, 383.57 feet; thence
3. along the arc of a curve to the left, having a radius of 20.00 feet, the chord of which bears North 50°12'42" East, 25.30 feet; thence

leaving the North line of said Carson Crossing Drive, South 89°26'35" West, 149.59 feet; thence North 00°33'25" West, 12.02 feet to the Southeast corner of Guterrez Place as shown on said plat of Carson Creek Unit 1-Phase A; thence along the South line of said Guterrez Place, South 89°26'35" West, 40.00 feet; thence leaving the South line of said Guterrez Place, South 00°33'25" East, 12.02 feet; thence South 89°26'35" West, 202.50 feet; thence North 00°33'25" West, 99.98 feet to the South line of Santa Rita Lane, as shown on said plat of Carson Creek Unit 1-Phase A; thence along the South line of said Santa Rita Lane and the East line of said De La Vina Drive the following four (4) courses:

1. along the arc of a curve, concave to the South, having a radius of 105.00 feet, the chord of which bears South 83°34'24" West, 17.39 feet; thence
2. along the arc of a curve to the left, having a radius of 20.00 feet, the chord of which bears South 34°35'11" West, 27.91 feet to a point of reverse curvature; thence
3. along the arc of a curve to the right, having a radius of 182.00 feet, the chord of which bears South 05°06'13" East, 28.86 feet; thence
4. South 00°33'25" East, 42.62 feet to the **POINT OF BEGINNING**.

**TOGETHER WITH** a strip of land more particularly described as follows:

**BEGINNING** at the Southeast corner of Lot C-C as shown on said plat of Carson Creek Unit 1-Phase A; thence along the East line of said Lot C-C, North 19°02'14" East, 21.23 feet; thence leaving said East line and parallel with the North line of Carson Crossing Drive, South 89°26'35" West, 386.59 feet to a point on the North line of said Carson Crossing Drive; thence along the North line of Carson Crossing Drive the following two (2) courses:

1. along the arc of a curve, concave to the Northeast, having a radius of 20.00 feet, the chord of which bears South 45°33'25" East, 28.28 feet; thence
2. North 89°26'35" East, 359.47 feet to the **POINT OF BEGINNING**.

**TOGETHER WITH** a strip of land more particularly described as follows:



EXHIBIT 'A'

**COMMENCING** at the Southwest corner of Lot LL-12, as shown on said plat of Carson Creek Unit 1-Phase A; thence along the North line of Carson Crossing Drive, North 89°26'35" East, 66.79 feet to the true **POINT OF BEGINNING**; thence continuing along the North and West line of said Carson Crossing Drive the following four (4) courses:

1. North 89°26'35" East, 439.74 feet; thence
2. along the arc of a curve to the left, having a radius of 460.00 feet, the chord of which bears North 44°26'00" East, 650.65 feet; thence
3. North 00°34'36" West, 928.04 feet; thence
4. along the arc of a curve to the left, having a radius of 35.00 feet, the chord of which bears North 45°38'20" West, 49.55 feet to a point on the North line of said Carson Creek Unit 1-Phase A, being also the South line of Golden Foothills Parkway, as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 36 of Parcel Maps, Page 115; thence

along the North line of said Carson Creek Unit 1-Phase A and the South line of said Golden Foothill Parkway, South 89°17'56" West, 829.31 feet to the Northwest corner of Lot D-D, as shown on said plat of Carson Creek Unit 1-Phase A; thence along the West line of said Lot D-D, South 11°41'07" West, 12.80 feet; thence leaving said West line, parallel with the South line of Golden Foothill Parkway, North 89°17'56" East, 834.61 feet; thence South 45°38'20" East, 17.66 feet; thence parallel with the West and North line of said Carson Crossing Drive the following three (3) courses:

1. South 00°34'36" East, 938.08 feet; thence
2. along the arc of a curve to the right, having a radius of 440.00 feet, the chord of which bears South 44°26'00" West, 622.36 feet; thence
3. South 89°26'35" West, 439.74 feet; thence

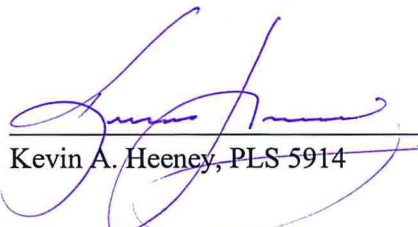
South 00°33'25" East, 20.00 feet to the **POINT OF BEGINNING**.

**TOGETHER WITH** a strip of land more particularly described as follows:

**BEGINNING** at the Northeast corner of said Lot 10 of the Carson Creek Large Lot Final Map, said point lying South 00°34'36" East, 0.67 feet from the Northeast corner of said Carson Creek Large Lot Final Map; thence along the East line of said Lot 10, South 00°34'36" East, 11.83 feet; thence leaving said East line, South 89°17'56" West, 21.58 feet to a point on the West line of said Lot 10, being also the East line of said Carson Crossing Drive; thence along the West line of said Lot 10 and the East line of Carson Crossing Drive, along the arc of a curve, concave to the Southeast, having a radius of 35.00 feet, the chord of which bears North 60°36'27" East, 24.63 feet to the **POINT OF BEGINNING**.

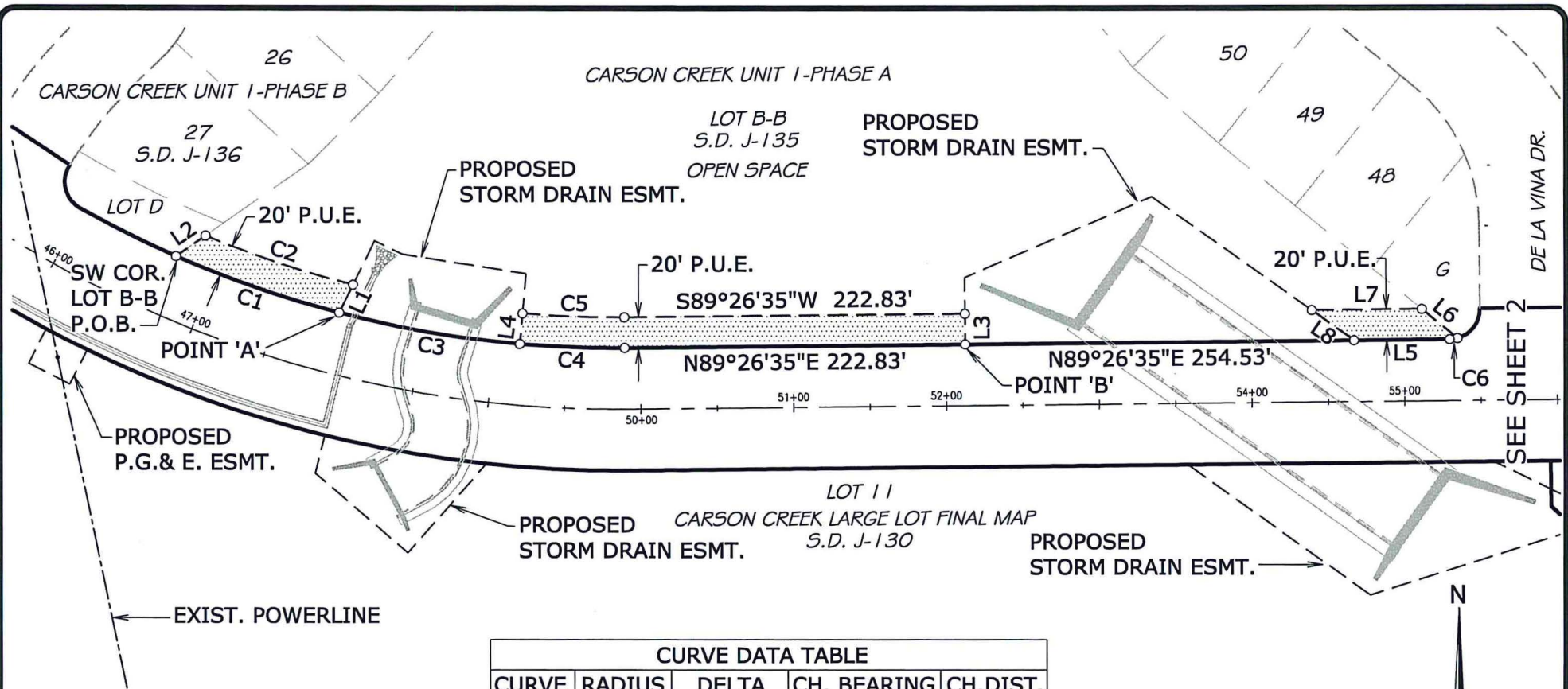
**END OF DESCRIPTION**

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

  
Kevin A. Heeney, PLS 5914



10/20/2015  
Date



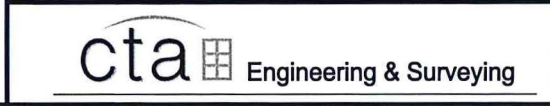
LINE DATA TABLE		
LINE	BEARING	DIST.
L1	N26°11'42"E	20.43'
L2	S55°07'22"W	23.55'
L3	N00°33'25"W	20.00'
L4	S04°58'45"W	20.00'
L5	N89°26'35"E	62.60'
L6	N50°40'12"W	30.16'
L7	S89°26'35"W	72.08'
L8	S54°32'39"E	34.02'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	710.00'	9°06'38"	S70°47'33"E	112.78'
C2	690.00'	8°25'56"	N71°28'16"W	101.46'
C3	710.00'	9°40'23"	S80°11'04"E	119.72'
C4	710.00'	5°32'09"	S87°47'20"E	68.57'
C5	690.00'	5°32'09"	N87°47'20"W	66.64'
C6	20.00'	14°46'48"	N82°03'11"E	5.14'



DATE: 10/20/2015

EXHIBIT 'B'  
**IRREVOCABLE OFFER OF DEDICATION  
 PUBLIC UTILITY EASEMENT**  
 OWNER: Lennar Homes of California, Inc.  
 1420 Rocky Ridge Dr., Ste.320  
 Roseville, CA 95661



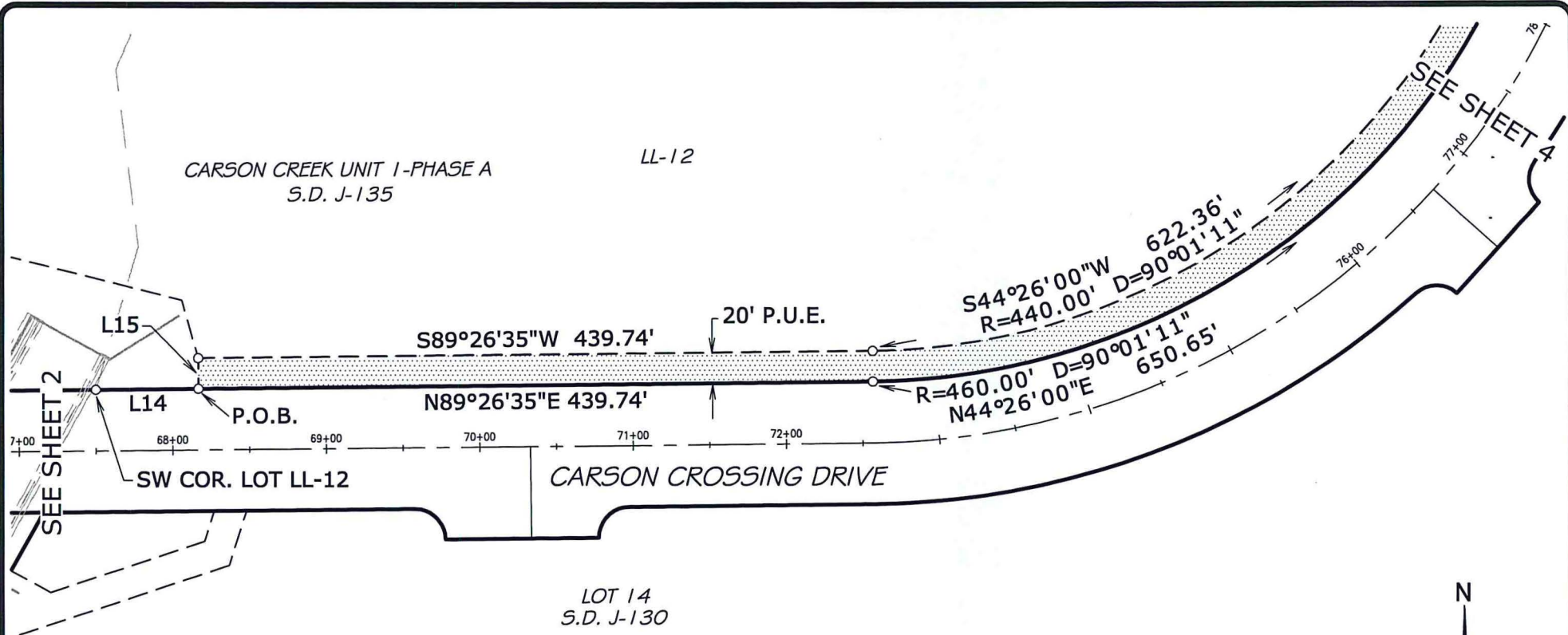
DATE: 10/16/2015      DRAWN BY: KAH      SHEET 1 OF 6  
 SCALE: 1"=100'      JOB NO. 04-050-010

BEING A PORTION OF LOTS B-B, C-C,  
 D-D, E-E, LL-11 & LL-12 OF  
 CARSON CREEK UNIT 1-PHASE A, S.D. J-135  
 AND  
 LOT 10 CARSON CREEK LARGE LOT, S.D. J-130  
 LYING IN THE N1/2 OF SECTION 23  
 T. 9 N., R. 8 E., M.D.M.  
 COUNTY OF EL DORADO      STATE OF CALIFORNIA









LINE DATA TABLE		
LINE	BEARING	DIST.
L14	N89°26'35"E	66.79'
L15	S00°33'25"E	20.00'



LICENSED LAND SURVEYOR  
 KEVIN A. HEANEY  
 NO. 5914  
 Exp. 12-31-2016  
 STATE OF CALIFORNIA

DATE: 10/20/2015

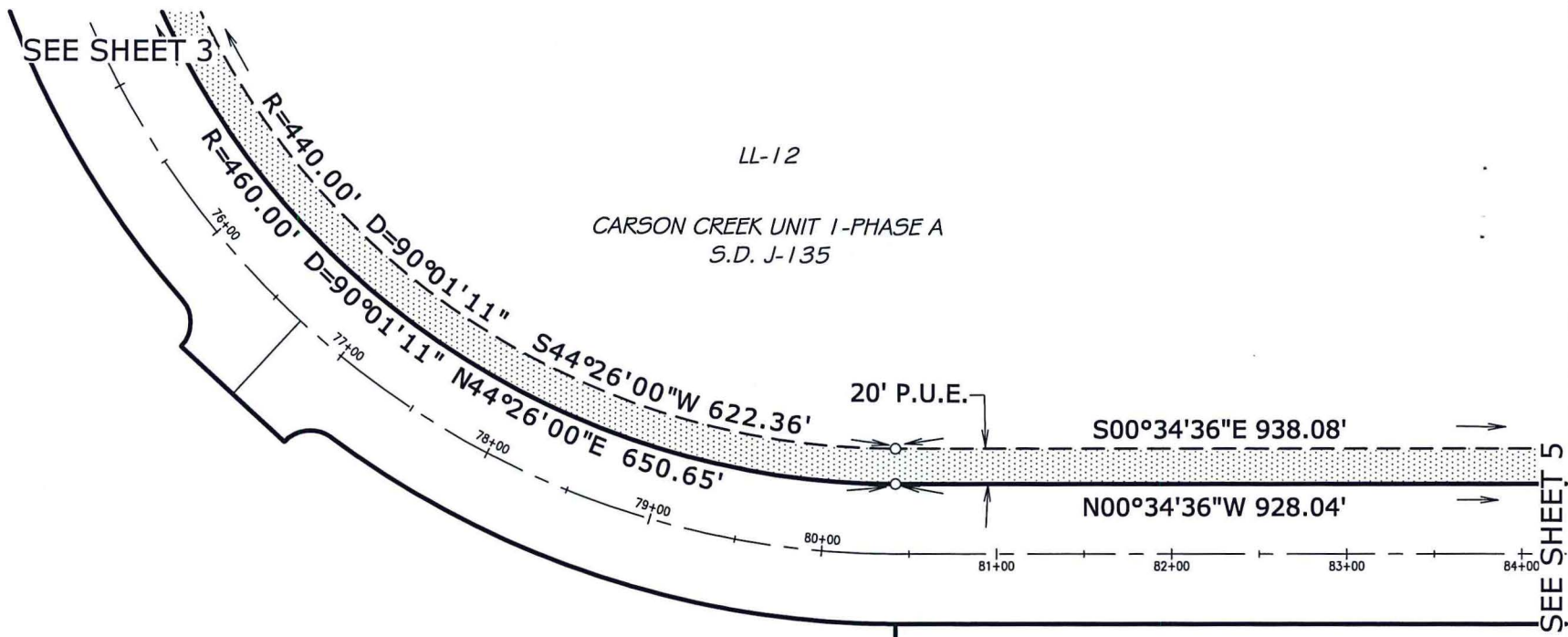
EXHIBIT 'B'

**IRREVOCABLE OFFER OF DEDICATION  
PUBLIC UTILITY EASEMENT**

OWNER: Lennar Homes of California, Inc.  
1420 Rocky Ridge Dr., Ste. 320  
Roseville, CA 95661

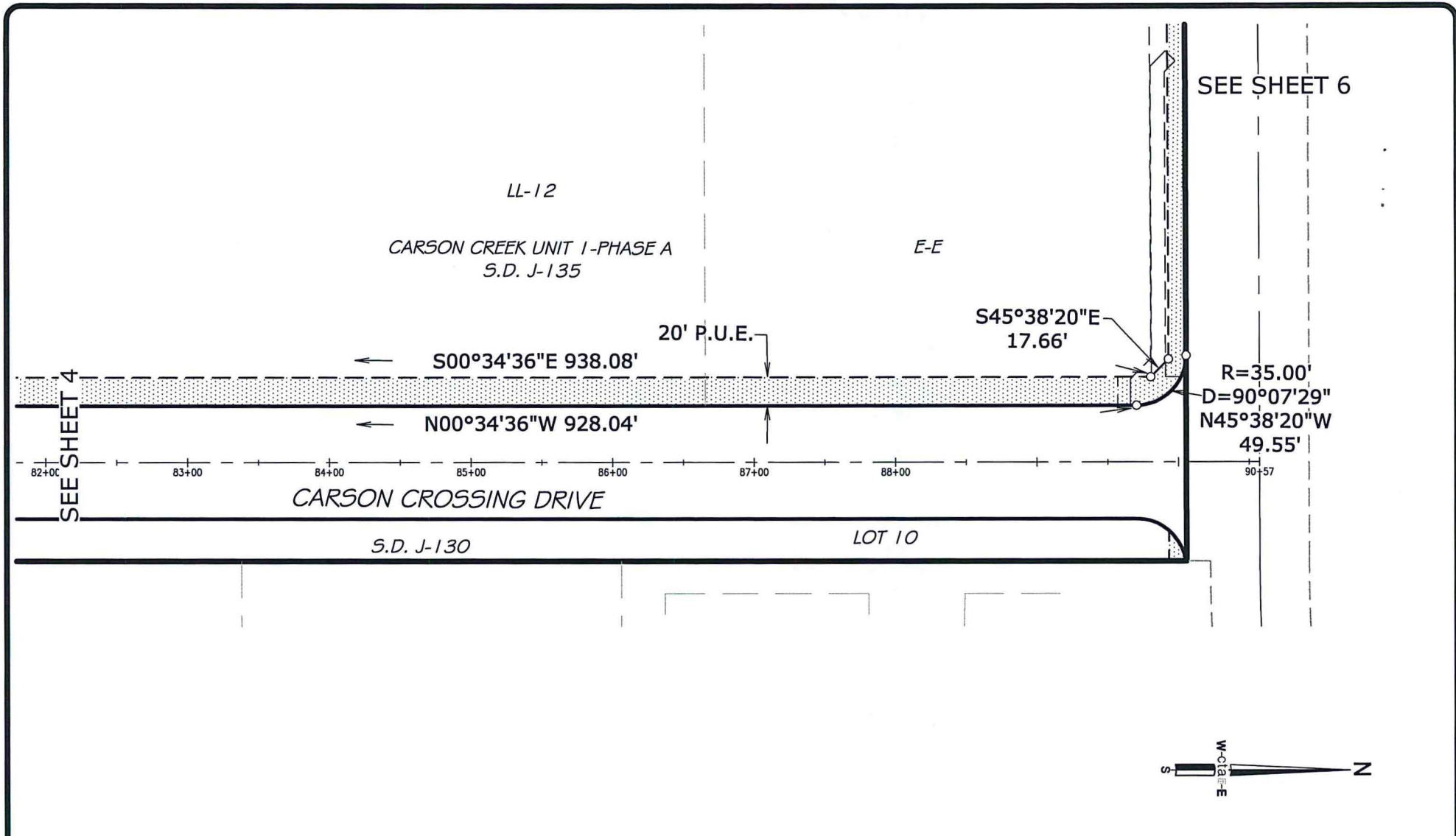
cta Engineering & Surveying

10/16/2015	DRAWN BY: KAH	SHEET 3 OF 6
SCALE: 1"=100'	JOB NO. 04-050-010	
BEING A PORTION OF LOTS B-B, C-C, D-D, E-E, LL-11 & LL-12 OF <b>CARSON CREEK UNIT 1-PHASE A, S.D. J-135          AND</b> <b>LOT 10 CARSON CREEK LARGE LOT, S.D. J-130          LYING IN THE N1/2 OF SECTION 23          T. 9 N., R. 8 E., M.D.M.</b> COUNTY OF EL DORADO STATE OF CALIFORNIA		



<p>DATE: 10/20/2015</p>	EXHIBIT 'B'	10/16/2015	DRAWN BY: KAH	SHEET
	IRREVOCABLE OFFER OF DEDICATION PUBLIC UTILITY EASEMENT	SCALE: 1"=100'	JOB NO. 04-050-010	4 OF 6
	OWNER: Lennar Homes of California, Inc. 1420 Rocky Ridge Dr., Ste.320 Roseville, CA 95661	BEING A PORTION OF LOTS B-B, C-C, D-D, E-E, LL-11 & LL-12 OF CARSON CREEK UNIT 1-PHASE A, S.D. J-135 AND LOT 10 CARSON CREEK LARGE LOT, S.D. J-130 LYING IN THE N1/2 OF SECTION 23 T. 9 N., R. 8 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA		





DATE: 10/20/2015

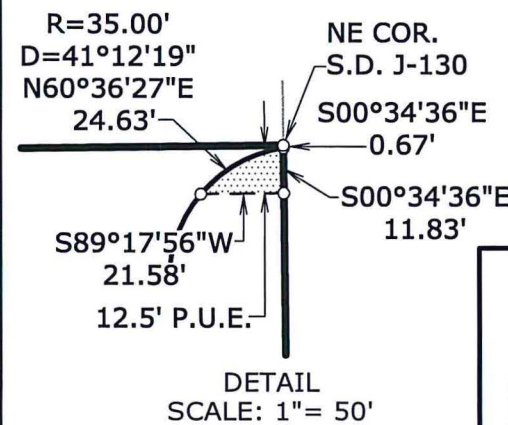
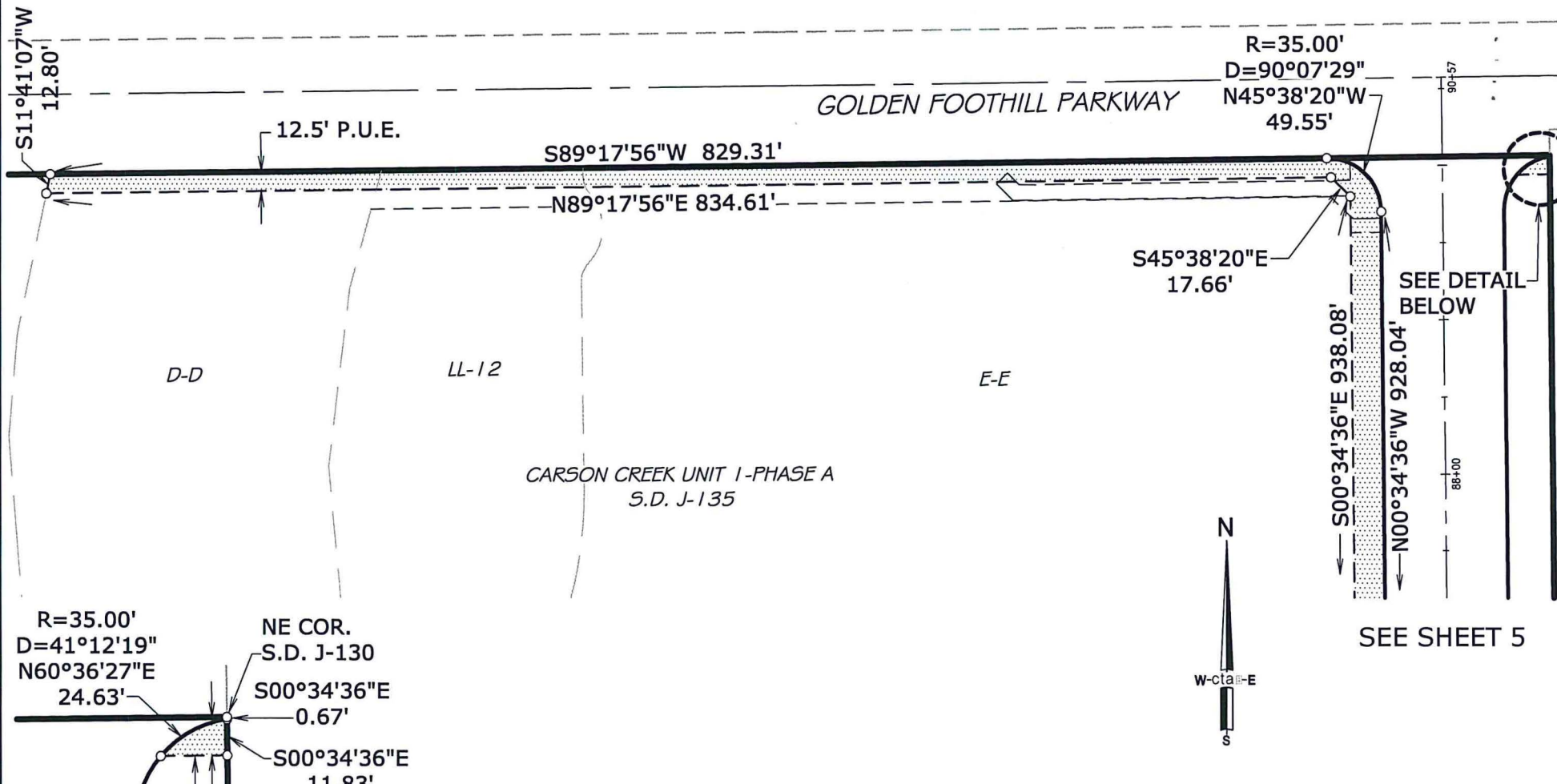
EXHIBIT 'B'  
 IRREVOCABLE OFFER OF DEDICATION  
 PUBLIC UTILITY EASEMENT

OWNER: Lennar Homes of California, Inc.  
 1420 Rocky Ridge Dr., Ste.320  
 Roseville, CA 95661



10/16/2015	DRAWN BY: KAH	SHEET 5 OF 6
SCALE: 1"=100'	JOB NO. 04-050-010	

BEING A PORTION OF LOTS B-B, C-C,  
 D-D, E-E, LL-11 & LL-12 OF  
 CARSON CREEK UNIT 1-PHASE A, S.D. J-135  
 AND  
 LOT 10 CARSON CREEK LARGE LOT, S.D. J-130  
 LYING IN THE N1/2 OF SECTION 23  
 T. 9 N., R. 8 E., M.D.M.  
 COUNTY OF EL DORADO STATE OF CALIFORNIA



DATE: 10/20/2015

**EXHIBIT 'B'**  
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**PUBLIC UTILITY EASEMENT**

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10/16/2015	DRAWN BY: KAH	SHEET 6 OF 6
SCALE: 1"=100'	JOB NO. 04-050-010	
BEING A PORTION OF LOTS B-B, C-C, D-D, E-E, LL-11 & LL-12 OF CARSON CREEK UNIT 1-PHASE A, S.D. J-135 AND LOT 10 CARSON CREEK LARGE LOT, S.D. J-130 LYING IN THE N1/2 OF SECTION 23 T. 9 N., R. 8 E., M.D.M.		
COUNTY OF EL DORADO STATE OF CALIFORNIA		



**CONSENT TO OFFER OF DEDICATION AND ACCEPTANCE OF OFFER**

At a regular meeting of the Board of Supervisors of the County of El Dorado held on 11/17/15, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated August 18, 2014 from Lennar Homes of California, Inc., a California Corporation for Public Utilities Easements and authorized the recording of said offer and further acknowledge and accepts on behalf of those public entities that will provide services, subject to the purveyor's construction standards, the Public Utility Easements offered herein

Dated this 17<sup>th</sup> day of November, 2015

COUNTY OF EL DORADO

By:   
Brian K. Veerkamp

Chair, Board of Supervisors

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

By:   
Deputy Clerk