

RESOLUTION NO. 125-2008
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO
Resolution to Acknowledge, but Reject
Irrevocable Offer of Dedication #07-0019
West Valley Village Unit No. 1A, Lot F
Assessor's Parcel Number 118-190-01
West Valley LLC, a California Limited Liability Company

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, 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 easement, 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 said offer and by reference made a part hereof; and

WHEREAS, said offer is necessary for the roadway and con-span structure connecting Blackstone Parkway with the future public school and park areas; and

WHEREAS, said offer is made pursuant to the Policy and Procedures Guidelines for the Creation and Administration of Zones of Benefit with a County Service Area; and

WHEREAS, the County of El Dorado Board of Supervisors hereby finds that the roadway to be constructed is of local interest and the County Service Area will not be obligated to perform any services not otherwise funded through benefit assessments or a levy of a special tax; 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 accepting the roadway improvements; and

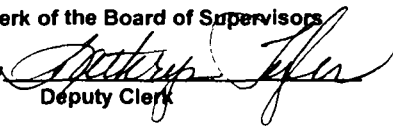
WHEREAS, the County of El Dorado Board of Supervisors has determined that it is in the public's best interest to acknowledge, but reject said offer, at this time.

El Dorado County Resolution to Acknowledge but Reject
Irrevocable Offer of Dedication #07-0019
West Valley Village Unit No. 1A, Lot F
Assessor's Parcel Number 118-190-01
West Valley LLC, a California Limited Liability Company
Resolution No. 125-2008
Page 2 of 2

NOW, THEREFORE BE IT RESOLVED, that from and after the date this Resolution is recorded, said offer is hereby acknowledged but rejected, 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 20 day of May, 2008, by the following vote of said Board:


ATTEST
CINDY KECK
Clerk of the Board of Supervisors

By 
Deputy Clerk

Ayes: Sweeney, Santiago, Dupray, Baumann, Briggs

Noes: none

Absent: none


Chairman of the Board
Board of Supervisors

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

Rusty Dupray

DATE _____

ATTEST: CINDY KECK, Clerk of the Board of Supervisors of the County of El Dorado, State of California

By _____
Deputy Clerk

Pen

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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

Name: West Valley LLC
Project: West Valley Village
A.P.N.: 118-190-01
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
ROAD RIGHT OF WAY AND SLOPE EASEMENT**

WEST VALLEY LLC, A California 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 Road Right of Way, including the underlying Fee, and a Slope Easement for any and all public purposes, 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:

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 17th day of September, 2007.

GRANTOR

WEST VALLEY LLC, A California Limited Liability Company

BY: AKT INVESTMENTS, INC., A California Corporation, It's Manager

BY:  _____

PRINT NAME: ELENI TSAKOPOULOS-KOJJALAKIS

TITLE: PRESIDENT

BY: LENNAR COMMUNITIES, INC., A California Corporation, It's Manager

BY:  _____

PRINT NAME: Lenar Communities

TITLE: VP

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

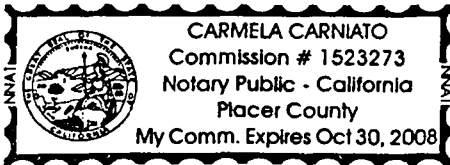
STATE OF CALIFORNIA } SS
COUNTY OF PLACER

On 8-29-07 before me, Carmela Carniato, Notary Public
personally appeared Larry Gualco

personally known to me

NAME(S) OF SIGNER(S)

~~OR~~ ~~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.



WITNESS my hand and official seal.

Carmela Carniato

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

INDIVIDUAL
CORPORATE OFFICER

DESCRIPTION OF ATTACHED DOCUMENT

TITLE(S)

PARTNER(S)
LIMITED or GENERAL
ATTORNEY-IN-FACT
TRUSTEE(S)
GUARDIAN/CONSERVATOR
OTHER:

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)

County of Sacramento)

On September 17, 2007 before me, Tawny Por, Notary Public
(here insert name and title of the officer)

personally appeared Eleni Tsakopoulos-Kounalakis _____

personally known to me (~~or 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.

WITNESS my hand and official seal.



Signature of Notary Public



(Seal)

ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- _____
(Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

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.

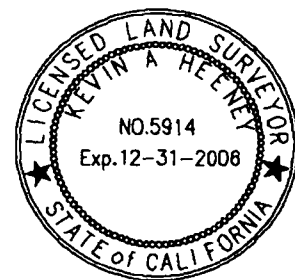
Slope Easement – 2

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

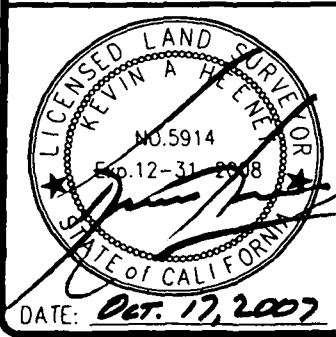
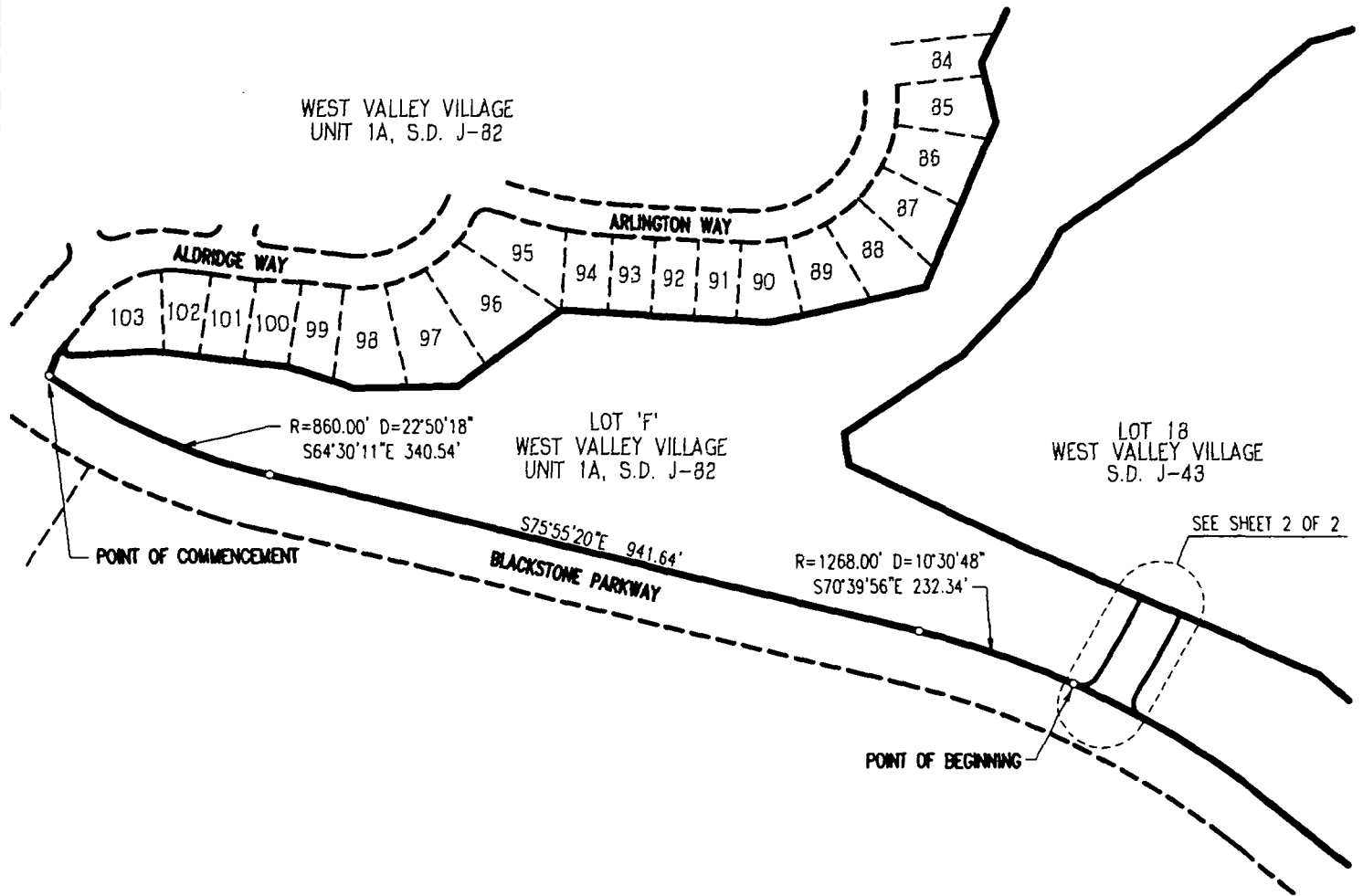
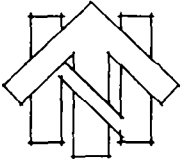
This description was prepared by me
or under my direct supervision.



[Handwritten Signature]
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

cta 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

ROAD RIGHT OF WAY

AREA=9,606 SQUARE FEET

SLOPE EASEMENT - 1

AREA=4,614 SQUARE FEET

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

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: Oct. 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
SCALE: 1"=40'
JOB NO. 04-019-001
SHEET 2 OF 2

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

RECORDING REQUESTED BY:

Board of Supervisors

05/23/2008, 20080025044

WHEN RECORDED MAIL TO:

Board of Supervisors
330 Fair Lane
Placerville, CA 95667

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

TITLE (S)
RESOLUTION 125-2008
RESOLUTION TO ACKNOWLEDGE, BUT REJECT
IRREVOCABLE OFFER OF DEDICATION #07-0019
WEST VALLEY VILLAGE UNIT NO. 1A, LOT F
ASSESSOR'S PARCEL NUMBER 118-190-01
WEST VALLEY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY