

2022-0005459

El Dorado

Janelle K. Horne  
Recorder-Clerk

02/01/2022 03:54:35 PM

CONFORMED COPY

Copy of document recorded.  
Has not been compared with original.

Recording Requested by  
And when recorded mail to:  
County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

Mail Tax Statement to above.  
Exempt from Documentary Tax Transfer -0-  
Per Revenue and Taxation Code 11922

**IRREVOCABLE OFFER OF DEDICATION  
PEDESTRIAN EASEMENT**

KFG & FOUR C'S, LLC, a California limited liability company, hereinafter called GRANTORS, owners of the real property herein described, do hereby irrevocably offer for dedication to the COUNTY OF EL DORADO, a political subdivision of the State of California, a pedestrian easement, for all public purposes, 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 as 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, GRANTORS have hereunto subscribed their names this 3<sup>rd</sup> day of December, 2021.

KFG & FOUR C'S, LLC, a California limited liability company

See Attached For Notary Public

Dr. Brian Kelly Hunt

Brian Hunt President

12-3-2021

Printed Name, Title

Date

Jay A. Hendrickson

See Attached For Notary Public

JAY A. HENDRICKSON VICE PRESIDENT

12/3/2021

Printed Name, Title

Date

First Citizens Bank and Trust Company

Gregory J. Mellor

Gregory Mellor, SVP

12/6/2021

Printed Name, Title

Date

**ALL-PURPOSE ACKNOWLEDGMENT**

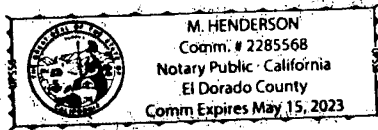
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of El Dorado

On Dec 03, 2021 before me, M. Henderson, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Brian Hunt  
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: M Henderson  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document: Irrevocable offer of Dedication

Document Date: 12-03-21 Number of Pages: 1

**ALL-PURPOSE ACKNOWLEDGMENT**

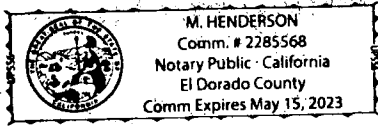
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of El Dorado }

On Dec 03, 2021 before me, M. Henderson, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Jay A. Hendrickson  
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: M Henderson  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

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**Description of Attached Document**

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Document Date: 12-03-21 Number of Pages: 1

**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 Contra Costa }

On December 6, 2021 before me, Julie Kunstler-Soto, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Gregory J. Melior  
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 Julie Kunstler-Soto  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**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: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

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

Signer's Name: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Partner –  Limited  General

Individual  Attorney in Fact

Individual  Attorney in Fact

Trustee  Guardian of Conservator

Trustee  Guardian of Conservator

Other: \_\_\_\_\_

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**EXHIBIT "A"**  
**PEDESTRIAN EASEMENT**  
**LEGAL DESCRIPTION**

All that real property situated in the unincorporated area of the County of El Dorado, State of California, being a portion of the Northeast Quarter of Section 10, and a portion of the Northwest Quarter of Section 11, Township 9 North, Range 8 East, M.D.B. & M more particularly described as follows:

Being a portion of Parcel 2 as shown on that certain Parcel Map filed in the Office of the County Recorder, County of El Dorado, State of California, on September 19, 2017, in Book 51 of Parcel Maps, at Page 133, more particularly described as follows:

Pedestrian Easement

A strip of land four (4') feet in width, the South line of which is described as follows

Beginning at the Southwest corner of said Parcel 2 being a point on the Northerly line of Saratoga Way; thence along said line North 62°47'09" East, 186.77 feet; thence along the arc of a curve to the left, having a radius of 755.31 through a central angle 07°37'04", subtended by chord bearing North 58°58'37" East, 100.35 feet, an arc length of 100.43 feet to the Southeast corner of said Parcel 2, containing 1149 square feet more or less.

Sidelines of described 4' strip of land are to be elongated or shortened to begin and end on the sideline of said Parcel 2.

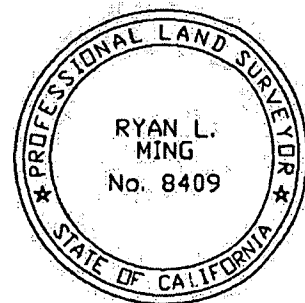
The Basis of Bearings for this description is the Northerly line of Saratoga Way being North 62°47'09" East as shown on the Parcel Map filed in the Office of the County Recorder, County of El Dorado, State of California, in Book 51 of Parcel Maps, at Page 133,

End of description

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyor's Act.

  
Ryan L. Ming P.L.S. 8409

12/16/2021  
Date





1"=50'

PARCEL 1  
51 PM 133

PARCEL 2  
51 PM 133

PARCEL 3  
51 PM 133

4' PEDESTRIAN  
EASEMENT  
1149 SQFT±

CH=N58°58'37" E  
100.35'(1)  
Δ=7°37'04"(1)  
R=755.31'(1)  
L=100.43'(1)

SARATOGA WAY

N62°47'09" E 186.77'(1)

POB NORTHERLY LINE  
SARATOGA WAY 51 PM 133

**LEGEND**

- .....DIMENSION POINT
- PM.....PARCEL MAP
- POB.....POINT OF BEGINNING
- (1).....51 PM 133



**EXHIBIT B**

PEDESTRIAN EASEMENT  
PORTION OF PARCEL 2-51 PM 133  
COUNTY OF EL DORADO STATE OF CALIFORNIA



110 BLUE RAVINE RD SUITE 101 | FOLSOM, CA 95630  
PHONE: 916.900.6623 | unicoengineering.com

1 OF 1

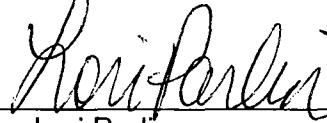
**CONSENT TO OFFER OF DEDICATION AND ACCEPTANCE OF OFFER**

At a regular meeting of the Board of Supervisors of the County of El Dorado held on 2/11/2022, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated December 3, 2021 from KFG & Four C's, LLC, a California Limited Liability Company, for a Pedestrian Easement and authorized the recording of said offer pursuant to Government Code Section 7050.

Dated this 1<sup>st</sup> day of February, 2022

COUNTY OF EL DORADO

By:



Lori Parlin

Chair, Board of Supervisors

Attest:

Kim Dawson

Clerk of the Board of Supervisors

By:



Deputy Clerk