

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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

Name: Thomas P. & Gale D. Smiley

Project: North Silver Dove
A.P.N.: 119-100-26
Date:

El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2017-0051248-00
Acct 30-EL DORADO CO BOARD OF SUPERVISORS
Wednesday, NOV 15, 2017 10:33:44
Ttl Pd \$0.00 Rcpt # 0001897008
MMP/C1/1-7

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

17-1167

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION FOR
ROAD RIGHT OF WAY AND PUBLIC SERVICE EASEMENT**

THOMAS PAUL SMILEY AND GALE DENISE SMILEY, TRUSTEES OF THE GT SMILEY 2015 TRUST, AS COMMUNITY PROPERTY, 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 Public Service Easement for any and all public purposes, to erect, install, construct, remove, repair, replace, reconstruct, maintain and use, for public service 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, storm water, 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, to restrict trees placed within the limits of the Public Service 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.

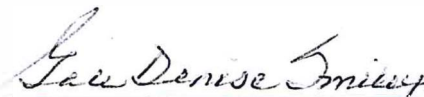
It is understood that this offer of dedication shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors makes a finding of necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed (his) (her) (their) name(s) this 6th day of JANUARY, 2017.

GRANTOR



THOMAS PAUL SMILEY, TRUSTEE



GALE DENISE SMILEY, TRUSTEE

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 Jan. 6 2017, before me, Connie S. Peach,
a Notary Public, personally appeared Thomas Paul & Gale Denise Smiley,
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.

Connie S. Peach
Notary Public in and for said County and State



Notary Public Seal

Document Prepared by:
Maria Williams
Partial Release Department
7105 Corporate Drive, Bldg B
Plano Texas 75024

AND WHEN RECORDED MAIL TO:
Bank of America, N.A.
7105 Corporate Drive, Bldg B
TX2-981-03-25
Plano Texas 75024

CONSENT TO EASEMENT

This Consent to Easement (the "Consent") is made this 25th day of May,
2017, by and between Bank of America, N.A. (the "Beneficiary") and Thomas Paul Smiley
and Gale Denise Smiley, Trustees of The GT Smiley 2015 Trust, as community property (the "Owner").

WITNESSETH

WHEREAS, the Owner desires to grant unto County of El Dorado, a political subdivision of the State of California grantee ("Grantee") Road Right of Way and Public Service Easement (the "Easement") (over/under/across) (Owner's property located in El Dorado) County, state of California, (the "Property"). The Easement Agreement is attached hereto as Exhibit "A" and is incorporated herein by this reference.

WHEREAS, the Owner granted a Deed of Trust to Beneficiary that encumbers the Property and was recorded on June 30, 2010 as Instrument Number 2010-0028807-00 in the official records of El Dorado County, state of California.

WHEREAS, Owner has requested that the Beneficiary consent to Owner's grant of the Easement.

NOW THEREFORE, in and for valuable consideration, the receipt of which is hereby acknowledged, the Beneficiary consents to the Owner's grant of the Easement to Grantee and agrees that the Deed of Trust is subject to such Easement; provided however, that nothing contained in this provision shall operate to alter, change or modify the terms, provisions or conditions of the Deed of Trust, or any instrument described or referred to therein, or to release or affect the validity or priority of the lien, security interest and other rights of Beneficiary arising under or by virtue of the Deed of Trust. The lien, security interest and other rights of the Beneficiary to the Property by virtue of the Deed of Trust shall not be affected in any manner by the execution of this Consent other than to subordinate the lien to Grantee's rights under the Easement such that in the event the Beneficiary forecloses its lien, Grantee's rights under the Easement shall not be extinguished.

END of PAGE

Witness the following signatures and seals:

Bank of America, N.A.

Lisa M Hill 5/25/17

Lisa M Hill
Assistant Vice President

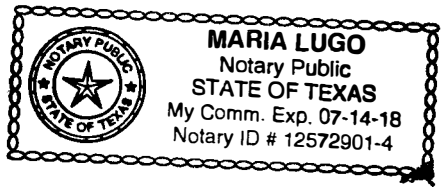
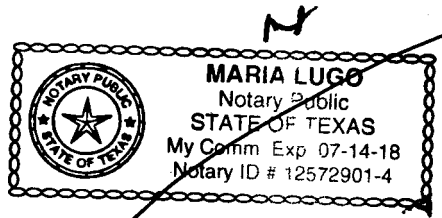
WITNESS MY HAND AND OFFICIAL SEAL

State of Texas
County of Collin

Certificate of Acknowledgement

This instrument was acknowledged before me on May 25, 2017 (date) by Lisa M Hill,
Assistant Vice President of Bank of America, N.A., a national association on behalf of said corporation.

[Signature]
Signature of Notary
Maria Lugo Notary



**IRREVOCABLE OFFER OF DEDICATION
APN 119-100-26**

All that real property situate in the County of El Dorado, State of California, being a portion of the real property conveyed by deed to THOMAS PAUL SMILEY AND GALE DENISE SMILEY, TRUSTEES OF THE GT SMILEY 2015 TRUST, AS COMMUNITY PROPERTY, hereinafter referred to as "SMILEY" Property, recorded in Document 2015-0053142, Official Records of said County, being a portion of Parcel '1', as shown on that certain Parcel Map filed in the office of the County Recorder in Book 26 of Parcel Maps, Page 96, and being more particularly described as follows:

Road Right of Way

BEGINNING at a point on the East line of said Parcel '1', which lies South 00°23'19" East, 126.47 feet from a 1 1/2" capped iron pipe stamped LS 3864, marking the Northeast corner of said Parcel '1'; thence continuing along said East line, South 00°23'19" East, 153.82 feet to the Southeast corner of said Parcel '1'; thence along the South line of said Parcel '1', South 89°18'27" West, 30.00 feet; thence leaving said South line, North 00°23'19" West, 16.50 feet; thence along the arc of a curve to the right, having a radius of 330.00 feet, the chord of which bears North 11°55'17" East, 140.71 feet to the **POINT OF BEGINNING**, containing 3,268 square feet, more or less.

Public Service Easement

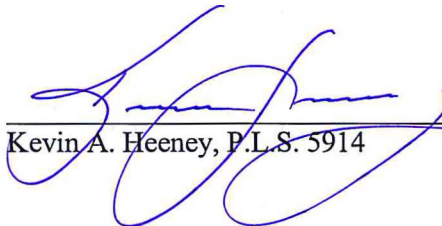
BEGINNING at a 1 1/2" capped iron pipe stamped LS 3864, marking the Northeast corner of said Parcel '1'; thence along the East line of said Parcel '1', South 00°23'19" East, 34.46 feet; thence leaving said East line, North 46°53'41" West, 49.79 feet to a point on the North line of said Parcel '1'; thence along said North line, North 89°18'27" East, 36.12 feet to the **POINT OF BEGINNING**, containing 622 square feet, more or less.

See Exhibit B attached hereto and made a part of this description.

End of description

The Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, NAD 83.

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

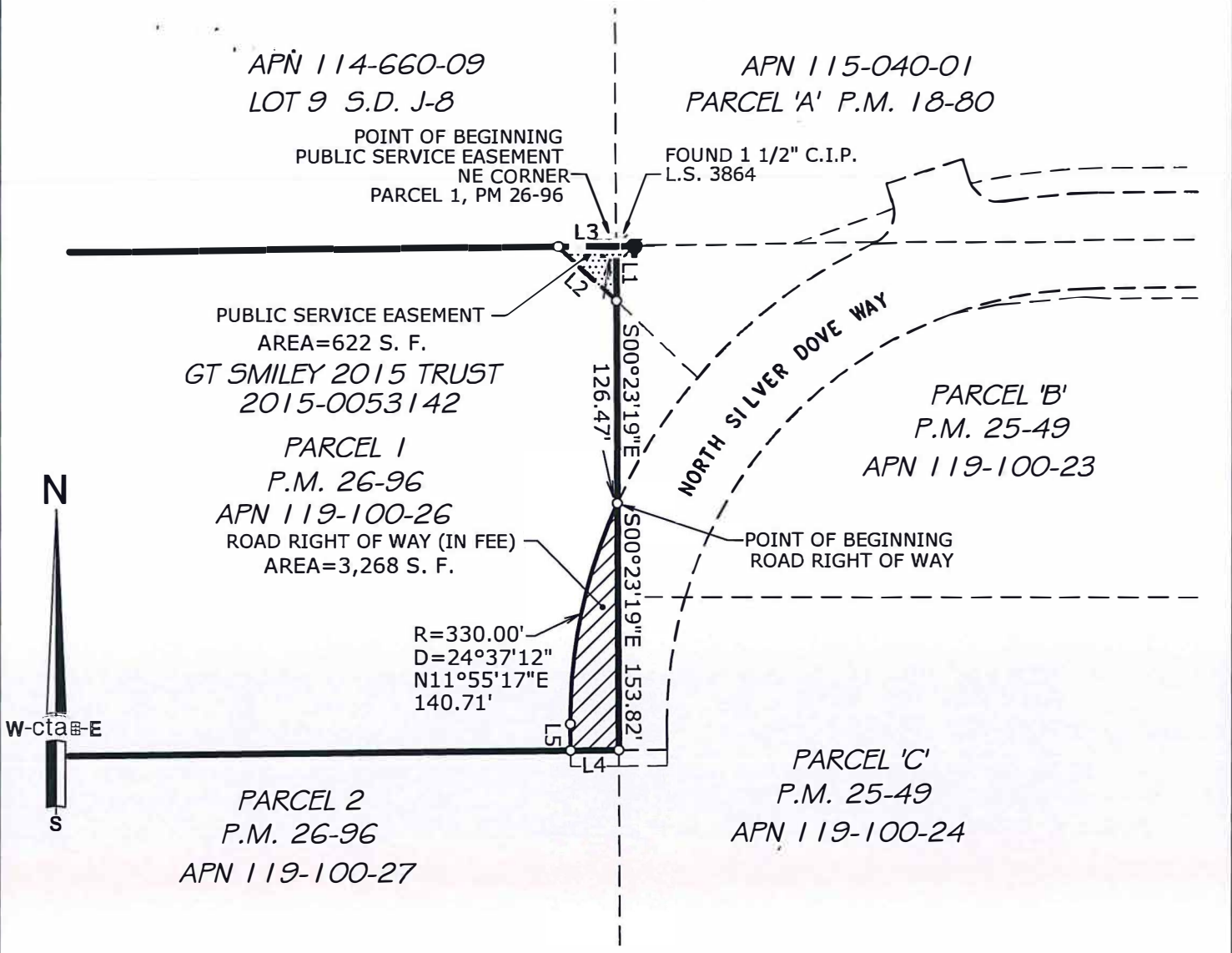

Kevin A. Heeney, P.L.S. 5914



11/08/2016
Date

CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742
916-638-0919

Exhibit 'B'



LINE DATA TABLE		
LINE	BEARING	DIST.
L1	S00°23'19"E	34.46'
L2	N46°53'41"W	49.79'
L3	N89°18'27"E	36.12'
L4	S89°18'27"W	30.00'
L5	N00°23'19"W	16.50'



OWNER: GT SMILEY 2015 TRUST	DATE: 11/08/2016	DRAWN BY: KAH	SHEET 1 OF 1
	SCALE: 1"=100'	JOB NO. 16-017-018	
A.P.N. 119-100-26	IRREVOCABLE OFFER OF DEDICATION		
 cta Engineering & Surveying Civil Engineering • Land Surveying • Land Planning 3233 Monier Circle, Rancho Cordova, CA 95742 T (916) 838-0919 • F (916) 838-2479 • www.cta.com.net	ROAD RIGHT OF WAY and PUBLIC SERVICE EASEMENT PORTION OF PARCEL '1', P.M. 26-96 COUNTY OF EL DORADO STATE OF CALIFORNIA		

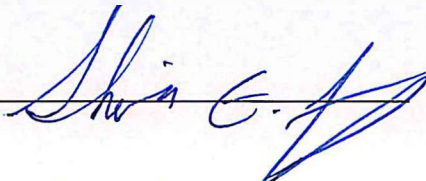
**CONSENT TO THE MAKING OF AN
IRREVOCABLE OFFER OF DEDICATION**

At a regular meeting of the Board of Supervisors of the County of El Dorado held on 11/7/2017, the County of El Dorado consented to the foregoing attached IRREVOCABLE OFFER OF DEDICATION FOR ROAD RIGHT OF WAY AND PUBLIC SERVICE EASEMENT dated January 6, 2017 from, Thomas Paul Smiley and Gale Denise Smiley, Trustees of the GT Smiley 2015 Trust, as Community Property, for a Road Right of Way Easement, including the underlying fee, and a Public Service Easement 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 7th day of November, 2017

COUNTY OF EL DORADO

By: 

Chair, Board of Supervisors

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

By: 
Deputy Clerk