

2026-0015773

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

COUNTY OF EL DORADO
BOARD OF SUPERVISORS
330 Fair Lane
Placerville CA 95667

05/13/2026
02:29:15 PM
PL
MW

Titles: 1 Pages: 6

Fees: \$0.00
Taxes: \$0.00
CA SB2 Fee: \$0.00
Total: \$0.00



Name: Millrose Properties California, LLC
Project: Silver Springs Unit 3
APN: 115-500-018-000, 019-000, 020-000, 021-000,
022-000, 023-000, 024-000 and 025-000
Date:

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

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION
DRAINAGE EASEMENT**

MILLROSE PROPERTIES CALIFORNIA, LLC hereinafter called
GRANTOR/GRANTORS, owner/owners of the real property herein described, does/do
hereby irrevocably offer for dedication to the **COUNTY OF EL DORADO**, a political
subdivision of the State of California, an easement, for drainage 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, GRANTOR has hereunto subscribed (his) (her) (their)
name(s) this 31st day of March, 2026.

GRANTOR

**MILLROSE PROPERTIES CALIFORNIA, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY**

BY:

Signature

Lamy Gualco-Vice President
Printed name and title

(All signatures must be acknowledged by a Notary Public)

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 Placer)

On March 31, 2026 before me, Jessica D. Granzella, Notary Public,
(Insert name and title of the officer)

personally appeared Larry Gualco
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  (Seal)

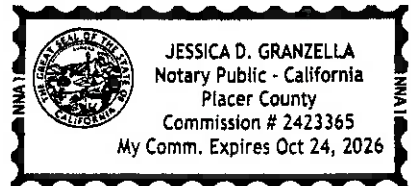


EXHIBIT 'A'

LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION – STORM DRAINAGE EASEMENT

All that real property situate in the County of El Dorado, State of California, lying within the Southwest One-quarter of Section 29, Township 10 North, Range 9 East, M.D.M., being a portion of Lots 18 through 25 as shown on the plat of "Silver Springs Unit 3", filed in the office of the County Recorder of El Dorado County in Book 'K' of Subdivision Maps, Page 72 and being more particularly described as follows:

A strip of land 10.00 feet in width, lying 5.00 feet on each side of the following described centerline:

COMMENCING at the Southeast corner of said Lot 25; thence along the Southwesterly line of said Lot 25, North 43°52'11" West, 106.52 feet to the true POINT OF BEGINNING; thence leaving said Southwesterly line and crossing through Lots 25 through 18 in an Easterly direction the following 12 courses:

1. South 89°32'18" East, 22.87 feet,
2. South 66°47'16" East, 72.25 feet,
3. South 80°32'00" East, 180.90 feet,
4. South 86°47'53" East, 59.96 feet,
5. North 78°50'41" East, 20.22 feet,
6. North 88°34'55" East, 52.66 feet,
7. North 80°45'38" East, 27.95 feet,
8. North 70°17'40" East, 121.11 feet,
9. North 77°35'56" East, 96.78 feet,
10. along the arc of a curve to the left, having a radius of 150.00 feet, the chord of which bears North 55°23'26" East, 113.39 feet,
11. North 33°10'55" East, 98.62 feet, and
12. North 54°26'10" East, 108.20 feet to a point on the Easterly line of said Lot 18 and the Northeasterly terminus of said centerline.

The side lines of said strip of land shall terminate at or extend to the Southwesterly line of said Lot 25 and the Easterly line of said Lot 18.

EXHIBIT 'A'

The Basis of Bearings for this description is identical to the plat of "Silver Springs Large Lot Subdivision" filed in the office of the County Recorder of El Dorado County in Book 'I' of Subdivision Maps, Page 133.

End of Description

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

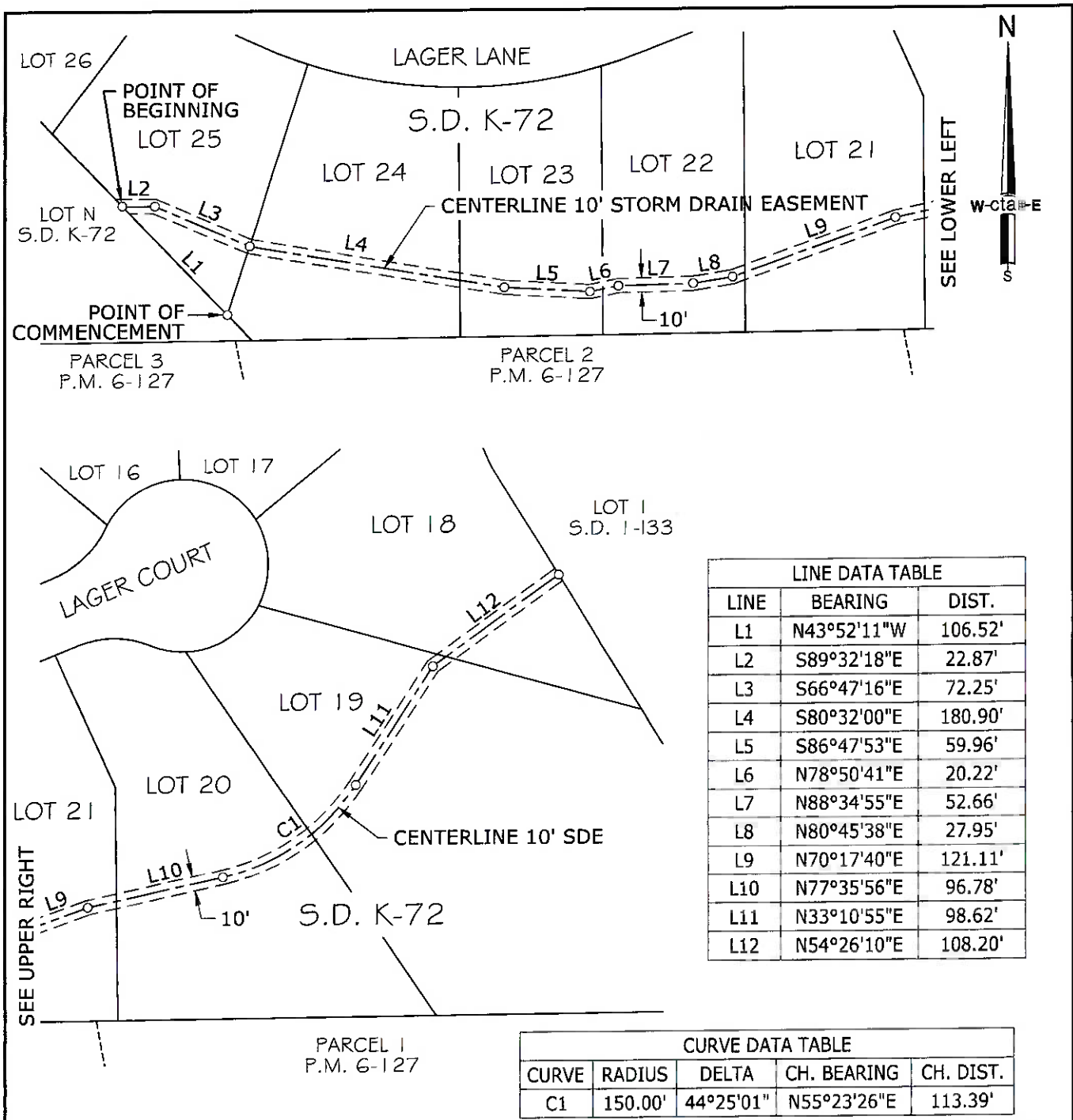


Damon Burns, P.L.S. 9171



12/16/2025

Date



LINE DATA TABLE		
LINE	BEARING	DIST.
L1	N43°52'11"W	106.52'
L2	S89°32'18"E	22.87'
L3	S66°47'16"E	72.25'
L4	S80°32'00"E	180.90'
L5	S86°47'53"E	59.96'
L6	N78°50'41"E	20.22'
L7	N88°34'55"E	52.66'
L8	N80°45'38"E	27.95'
L9	N70°17'40"E	121.11'
L10	N77°35'56"E	96.78'
L11	N33°10'55"E	98.62'
L12	N54°26'10"E	108.20'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	150.00'	44°25'01"	N55°23'26"E	113.39'

THE BASIS OF BEARINGS FOR THIS EXHIBIT IS IDENTICAL WITH THE PLAT OF "SILVER SPRINGS LARGE LOT SUBDIVISION" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'I' OF SUBDIVISION MAPS, PAGE 133

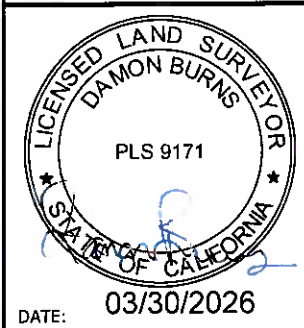


EXHIBIT 'B'
 PLAT TO ACCOMPANY LEGAL DESCRIPTION

OWNER:
 MILLROSE PROPERTIES CALIFORNIA, LLC

cta Engineering & Surveying

DATE: 01/15/2026	DRAWN BY: DB	SHEET 1 OF 1
SCALE: 1"=100'	JOB NO. 24-015-001	

IRREVOCABLE OFFER OF DEDICATION

STORM DRAINAGE EASEMENT
 A PORTION OF LOTS 18-25 OF THE FINAL MAP "SILVER SPRINGS UNIT 3" S.D. K-72 LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 29, T.10 N., R.9 E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA

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

At a regular meeting of the Board of Supervisors of the County of El Dorado held on 5/12/2020, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated March 31st, 2026 from Millrose Properties California, LLC a California Limited Liability Company, for a Drainage Easement and authorized the recording of said offer pursuant to Government Code Section 7050, and further reject said offer at this time, reserving, however, the right to accept the offer at any time specified in said Section 7050.

Dated this 12th day of May, 20 20

COUNTY OF EL DORADO

By: Brian Veerkamp
Brian Veerkamp

Second Vice Chair, Board of Supervisors

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: Kaylee Runkle
Kaylee Runkle
Deputy Clerk