



## RESOLUTION NO.

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

**Resolution to Accept  
Irrevocable Offer of Dedication No. 16-0009  
Assessor's Parcel Number 051-250-61 (formerly 051-250-46)**

**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**, on December 1, 2009, GGV Missouri Flat, LLC, a California Limited Liability Company, executed an Irrevocable Offer of Dedication ("Offer") to the County of El Dorado for a public service easement; slope and drainage easement; along with a slope and drainage, and traffic signal appurtenances easement located along the proposed Diamond Springs Parkway (the "Project"), Attachment 1 hereto; and

**WHEREAS**, on May 25, 2010, the County of El Dorado Board of Supervisors signed the Consent to Making of Irrevocable Offer of Dedication; and

**WHEREAS**, Paragraph 1 of the Offer acknowledged that the property dedicated therein was not based on the final design of the Project and that, at such time as the County accepts the Offer, the resolution will contain the final description of the property being accepted; and

**WHEREAS**, on September 27, 2016, the Board of Supervisors approved and accepted the Offer by its adoption of Resolution 157-2016 (recorded as Document 2016-0047813 in the official records of El Dorado County); however, said Resolution 157-2016 did not reflect the final design of the Project, so it is the intent of the Board of Supervisors to rescind said Resolution 157-2016 upon adoption of this Resolution containing the final description of the property being accepted; and

**WHEREAS**, per paragraph 1 of the Offer, Plat and Legal descriptions have been prepared by El Dorado County (County) to represent the final areas to be dedicated to and accepted by the County; and

**WHEREAS**, the total areas are not greater than that which was granted in said Offer; and

**WHEREAS**, the County of El Dorado Board of Supervisors has determined that it is in the public's best interest to accept said Offer at this time.

**NOW, THEREFORE, BE IT RESOLVED**, that the County of El Dorado Board of Supervisors does hereby accept the Irrevocable Offer of Dedication with its updated plat and legal descriptions attached hereto and further consents to the recordation of this Resolution; and

**BE IT FURTHER RESOLVED**, that all excess fee right of way and easements described in Resolution 157-2016 not included in the attached exhibits for the final right of way and easement configuration is hereby vacated.

**BE IT FINALLY RESOLVED**, that by adoption of this Resolution, the prior Resolution 157-2016 is rescinded.

**PASSED AND ADOPTED** by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the following vote of said Board:

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

Ayes:  
Noes:  
Absent:

By: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_ Chair, Board of Supervisors

ATTACHMENT 1

EL DORADO CO. RECORDER-CLERK

05/27/2010, 20100023370

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

APN 051-250-46  
For: Easements

Above section for Recorder's use

**CONSENT TO MAKING OF  
IRREVOCABLE OFFER OF DEDICATION  
(Government Code §7050)**

Pursuant to California Government Code section 7050, the County of El Dorado hereby consents to the making of the attached Irrevocable Offer of Dedication dated December 1, 2009 from GGV Missouri Flat, LLC, a California limited liability company (Grantor), to the County of El Dorado, a political subdivision of the State of California (Grantee) and to the recordation thereof by its duly authorized officer.

Dated this 25<sup>th</sup> day of MAY, 2010.

**COUNTY OF EL DORADO**

Date: 5-25-10

By: Raymond J. Nutting  
Vice Chairman of the Board  
Board of Supervisors **Raymond J. Nutting**

**ATTEST:**

Suzanne Allen de Sanchez  
Clerk of the Board of Supervisors

By: [Signature]  
Deputy Clerk

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

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Irrevocable Offer of Dedication

This Irrevocable Offer of Dedication, dated for reference purposes December  
1, 2009, is made by GGV Missouri Flat, LLC, a California limited liability company  
("Landowner") the owner in fee of that certain real property located in El Dorado  
County, California (the "County") commonly known as APN 051-250-46, CA, and more  
particularly described in Exhibit "A" (the "Property"), attached hereto and incorporated  
herein by this reference.

Recitals

Whereas, the County is in the process of completing environmental review of,  
and designing and engineering, a new roadway to be known as the Diamond Springs  
Parkway (the "Parkway") which will connect Missouri Flat Road to Highway 49; and

Whereas, the studied alternative alignments of Parkway, although not fully  
designed, are anticipated to be constructed on an alignment which would require right  
of way through or along the boundary of the Property; and

Whereas, the County is seeking certainty in the ability to acquire the necessary  
right of way through the Property in accordance with the proposed plans and  
Landowner is willing to provide such assurance for a defined period of fifteen years  
through this irrevocable offer of dedication; and

Whereas, Landowner understands and agrees that it is in Landowner's best  
interest that the Parkway be constructed providing Landowner with frontage on a  
major County road and based on such consideration Landowner is willing to convey  
the portion of the Property associated with this irrevocable offer of dedication to  
County without charge.

This Irrevocable Offer of Dedication is given in conjunction with the Funding Agreement for Diamond Springs Parkway Design and Environmental Costs. Nothing by way of this dedication to County for purpose of construction of the Parkway herein shall be deemed to preclude the County from imposing conditions of approval inclusive of additional dedication necessary to mitigate impacts in conjunction with the future development of Landowner's Property.

Now therefore, in consideration of the foregoing facts, Landowner declares as follows:

1. I, GGV Missouri Flat, LLC, a California limited liability company, Landowner do hereby make this irrevocable offer of dedication to the County of El Dorado, a political subdivision of the State of California, of that property, in fee, more particularly described in the attached Exhibit "B" for a road and appurtenant easements and right of way inclusive of public utilities easements for all public purposes, and slope and maintenance easements, as depicted in Exhibit "B", attached hereto and incorporated by this reference. The area depicted in Exhibit "B" is not based on a final design of the Parkway and Landowner hereby acknowledges and agrees that the precise alignment determined by the County may change upon completion of the design and engineering of the Parkway, provided however, the final right of way area and all associated easements shall not be more than that depicted in Exhibit "B". At such time as the County accepts this irrevocable offer of dedication, the resolution of the County accepting the dedication will contain the final description of the right of way area, and any excess right-of-way not necessary for the Parkway shall be vacated back to Landowner in accordance with California Government Code section 7050.

2. During the term of the offer, County may accept the irrevocable offer of dedication made herein at such time as the County, after completion of all necessary environmental and engineering studies, and through action of its Board of Supervisors, has adopted the final alignment of the Parkway. In the event that County does not accept the irrevocable offer of dedication within fifteen years of the date this offer is recorded, then County shall vacate the offer in accordance with California Government Code section 7050.

3. Landowner makes no claim and waives any right to compensation for the conveyance of property as described in Exhibit "B".

4. Landowner shall cooperate with the County and will execute any subsequent agreements or documents that may be necessary to effectuate this irrevocable offer of dedication and its acceptance by County.

5. This irrevocable offer of dedication shall be recorded in the official records of El Dorado County and shall inure to the benefit of and be binding on the heirs,

successors, assigns, and personal representatives of Landowner in accordance with the terms of this Agreement.

Landowner:  
GGV Missouri Flat, LLC,  
a California limited liability company

Scott D. Wolcott  
By: Granite Land Company  
a California Corporation  
It's Managing Member

By: Scott D. Wolcott  
Scott D. Wolcott  
President

Date: 12-1-09

ACKNOWLEDGEMENT

State of California )  
County of El Dorado )  
)

On 12 / 01, 2009, before me, Desiree Holberg <sup>Notary Public</sup>, personally appeared Scott D. Wolcott 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 [Handwritten Signature] (Seal)



EXHIBIT 'A10'

All that certain real property situate in Section 19, Township 10 North, Range 11 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel A of that particular Parcel Map filed in Book 46, Page 95 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:


COMMENCING at the northerly corner of said Parcel; thence along the westerly line of said Parcel the following three (3) courses: 1) South 13° 06' 09" East 77.37 feet to the beginning of a curve to the right having a radius of 594.93 feet; 2) thence southerly 67.21 feet along said curve, through a central angle of 6° 28' 23", said curve being subtended by a chord which bears South 9° 51' 57" East 67.18 feet to the TRUE POINT OF BEGINNING; 3) thence continuing southerly 5.12 feet along said curve through a central angle of 0° 29' 34", said curve being subtended by a chord which bears South 6° 22' 58" East 5.12 feet; thence leaving said westerly line South 84° 04' 48" East 62.96 feet to the northerly line of said Parcel; thence along said northerly line North 31° 03' 54" West 6.26 feet; thence leaving said northerly line North 84° 04' 48" West 60.28 feet to the TRUE POINT OF BEGINNING. Containing 308 square feet more or less.

-End of Description-

See Exhibit 'B10' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid north and is identical to that shown on that particular Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said Parcel as a Public Service Easement for any and all public use purposes.

  
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Joseph C. Neely, P.L.S. 9026  
Associate Land Surveyor  
El Dorado County  
Community Development Agency  
Transportation Division

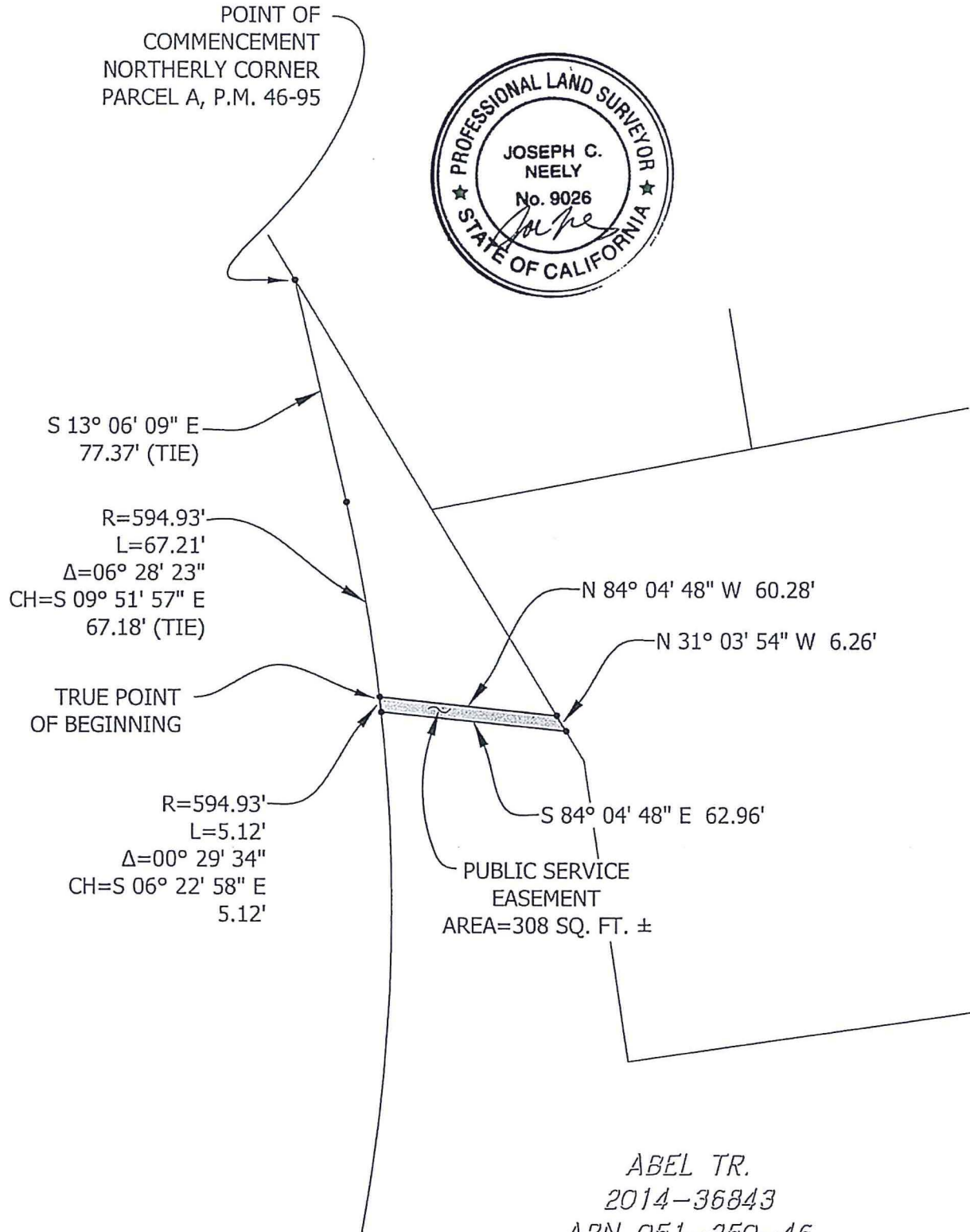


Dated: 8/5/2016

# EXHIBIT 'B10'

Situate in Section 19, T. 10 N., R. 11 E., M.D.M.  
County of El Dorado, State of California

POINT OF  
COMMENCEMENT  
NORTHERLY CORNER  
PARCEL A, P.M. 46-95



ABEL TR.  
2014-36843  
APN 051-250-46  
PARCEL A  
P.M. 46-95



Grid North  
Scale 1"=50'

PAGE 1 OF 1



EXHIBIT 'A11'

All that certain real property situate in Section 19, Township 10 North, Range 11 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel A of that particular Parcel Map filed in Book 46, Page 95 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

COMMENCING at the northerly corner of said Parcel; thence along the westerly line of said Parcel the following three (3) courses: 1) South 13° 06' 09" East 77.37 feet to the beginning of a curve to the right having a radius of 594.93 feet; 2) thence southerly 72.33 feet along said curve, through a central angle of 6° 57' 58", said curve being subtended by a chord which bears South 9° 37' 09" East 72.29 feet to the TRUE POINT OF BEGINNING; 3) thence continuing southerly 14.70 feet along said curve through a central angle of 1° 24' 58", said curve being subtended by a chord which bears South 5° 25' 42" East 14.70 feet; thence leaving said westerly line South 84° 04' 48" East 68.41 feet to the northerly line of said Parcel; thence along said northerly line the following two (2) courses: 1) North 8° 15' 46" West 5.17 feet; 2) thence North 31° 03' 54" West 11.77 feet; thence leaving said northerly line North 84° 04' 48" West 62.96 feet to the TRUE POINT OF BEGINNING. Containing 958 square feet more or less.

-End of Description-

See Exhibit 'B11' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid north and is identical to that shown on that particular Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said Parcel as an easement for slope and drainage purposes.

  
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Joseph C. Neely, P.L.S. 9026  
Associate Land Surveyor  
El Dorado County  
Community Development Agency  
Transportation Division

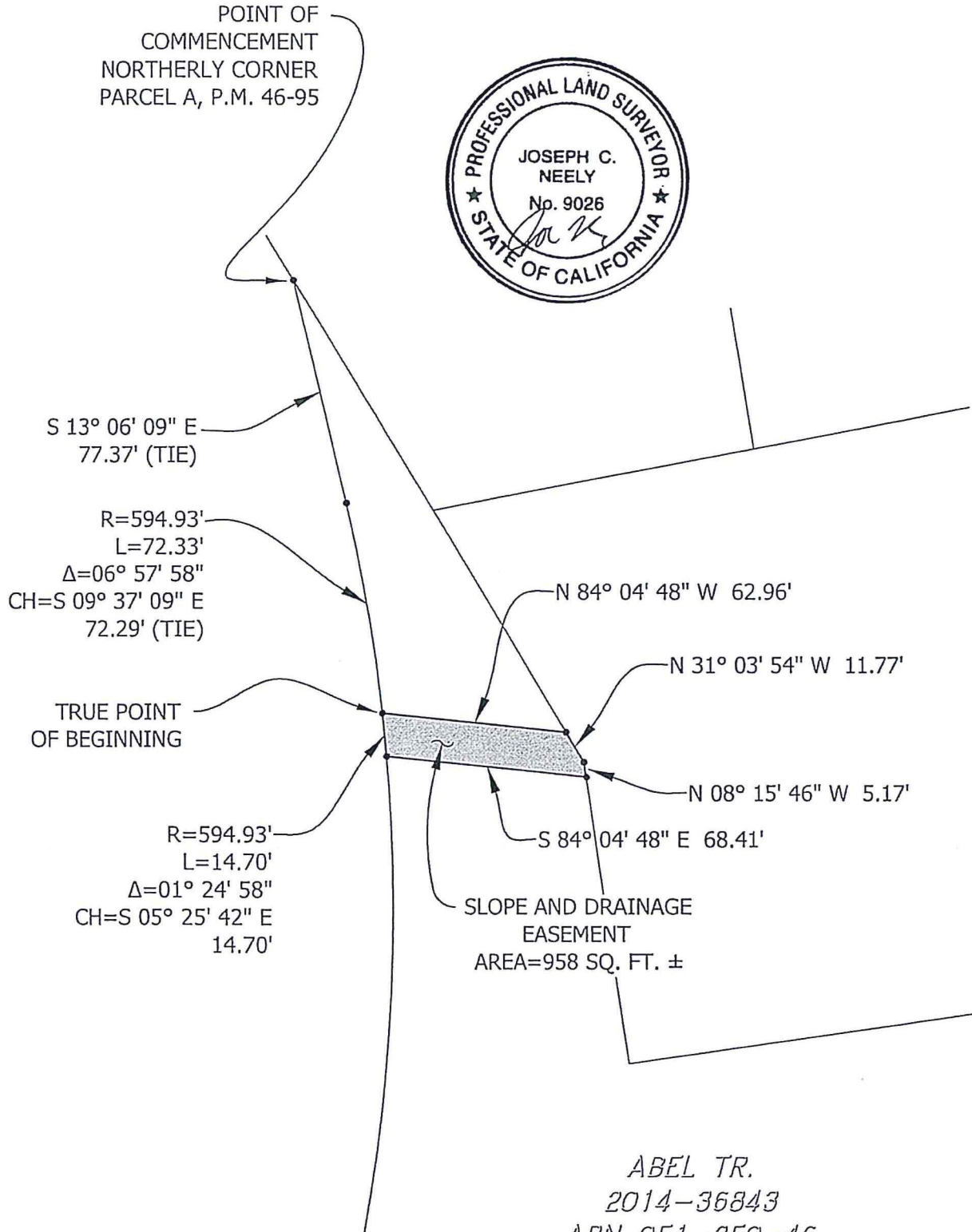


Dated: 8/5/2016

# EXHIBIT 'B11'

Situate in Section 19, T. 10 N., R. 11 E., M.D.M.  
County of El Dorado, State of California

POINT OF  
COMMENCEMENT  
NORTHERLY CORNER  
PARCEL A, P.M. 46-95



ABEL TR.  
2014-36843  
APN 051-250-46  
PARCEL A  
P.M. 46-95



Grid North  
Scale 1"=50'

EXHIBIT 'A13'

All that certain real property situate in Section 19, Township 10 North, Range 11 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel A of that particular Parcel Map filed in Book 46, Page 95 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

COMMENCING at the northerly corner of said Parcel; thence along the westerly line of said Parcel the following four (4) courses: 1) South 13° 06' 09" East 77.37 feet to the beginning of a curve to the right having a radius of 594.93 feet; 2) thence southerly 87.03 feet along said curve, through a central angle of 8° 22' 55", said curve being subtended by a chord which bears South 8° 54' 41" East 86.96 feet to the TRUE POINT OF BEGINNING; 3) thence continuing southerly 301.86 feet along said curve through a central angle of 29° 04' 15", said curve being subtended by a chord which bears South 9° 48' 55" West 298.63 feet to the beginning of a reverse curve to the left having a radius of 704.91 feet; thence southerly 179.06 feet along said curve through a central angle of 14° 33' 13", said curve being subtended by a chord which bears South 17° 04' 28" West 178.57 feet; thence leaving said westerly line South 53° 06' 04" East 119.94 feet to the easterly line of said Parcel; thence along the easterly and northerly lines of said Parcel the following eight (8) courses: 1) North 64° 46' 48" East 109.88 feet; 2) thence North 18° 48' 18" West 40.98 feet; 3) thence North 60° 11' 18" East 215.98 feet; 4) thence North 83° 25' 26" East 98.96 feet; 5) thence North 36° 25' 26" East 34.99 feet; 6) thence North 28° 45' 54" West 258.23 feet; 7) thence South 81° 51' 21" West 180.73 feet; 8) thence North 8° 15' 46" West 97.69 feet; thence leaving said northerly line North 84° 04' 48" West 68.41 feet to the TRUE POINT OF BEGINNING. Containing 135,706 square feet (3.12 acres) more or less.

-End of Description-

See Exhibit 'B13' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid north and is identical to that shown on that particular Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said Parcel as a temporary easement for construction purposes.

Joe Neely

Joseph C. Neely, P.L.S. 9026  
Associate Land Surveyor  
El Dorado County  
Community Development Agency  
Transportation Division

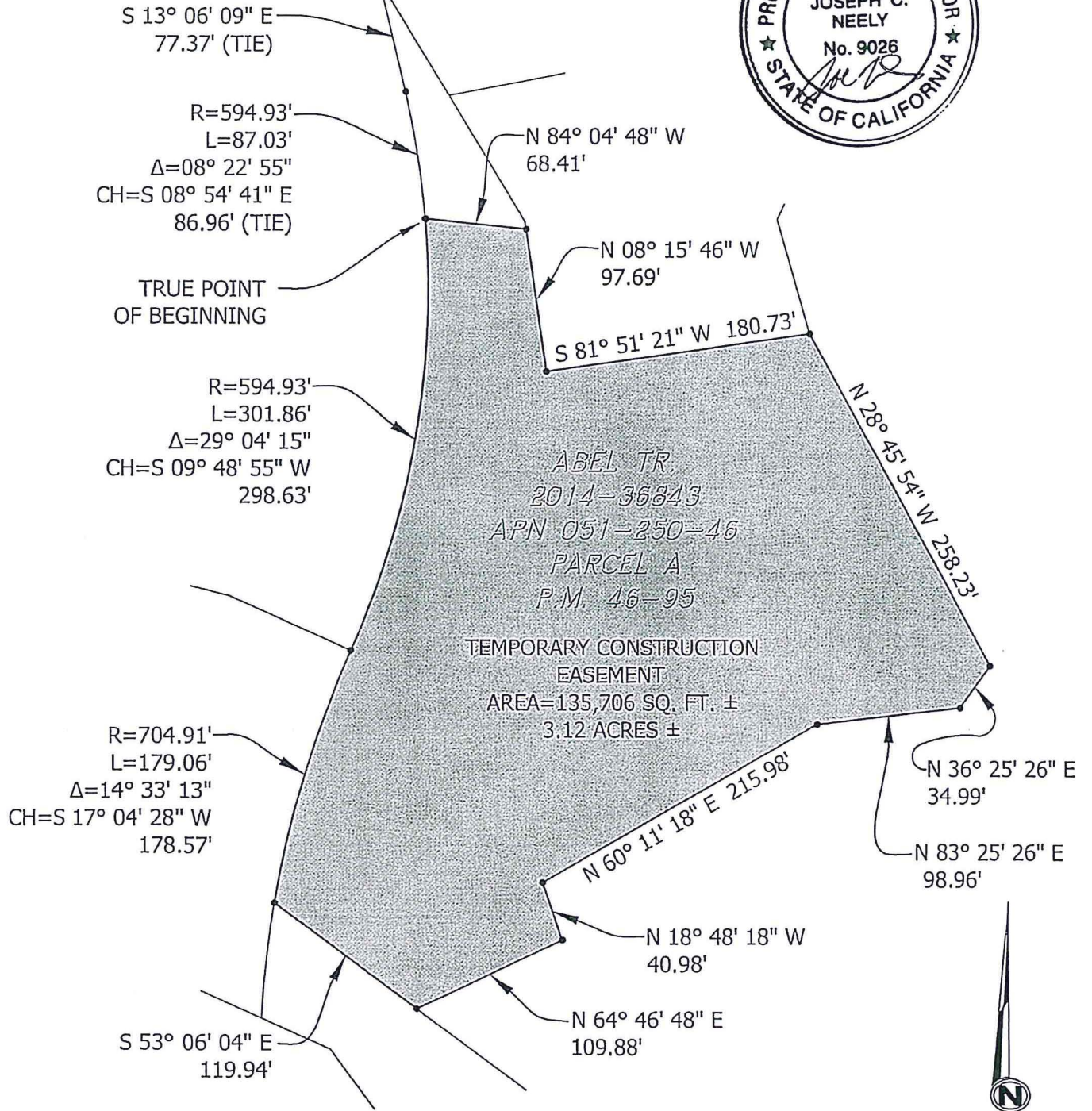


Dated: 8/5/2016

# EXHIBIT 'B13'

Situate in Section 19, T. 10 N., R. 11 E., M.D.M.  
County of El Dorado, State of California

POINT OF  
COMMENCEMENT  
NORTHERLY CORNER  
PARCEL A, P.M. 46-95



Grid North  
Scale 1"=100'

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

APN: 051-250-46  
Seller: GGV Missouri Flat, LLC, a California  
Limited Liability Company  
Project: Diamond Springs Parkway - Phase 1B,  
Project 72334

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Irrevocable Offer of Dedication, dated December 1, 2009 to the County of El Dorado, a political subdivision of the State of California, from GGV Missouri Flat, LLC, a California Limited Liability Company, is hereby accepted by order of the Board of Supervisors of the County of El Dorado on May 25, 2010 and the grantees consent to the recordation thereof by its duly authorized officer.

**APN: 051-250-46**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**COUNTY OF EL DORADO**

By: \_\_\_\_\_  
Chair  
Board of Supervisors

ATTEST:

James S. Mitrisin  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk