



El Dorado, County Recorder  
William Schultz Co Recorder Office

DOC- 2016-0000667-00

Acct 30-EL DORADO CO BOARD OF SUPERVISORS

Thursday, JAN 07, 2016 15:51:24

Ttl Pd \$0.00 Nbr - 0001737011

MMF / C1 / 1-11

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

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

Name: Lennar Homes of California, Inc.

Project: Carson Creek - Carson Crossing Drive  
A.P.N.: 117-570-04,05,06,07,09,10,11 & 14

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  
A DRAINAGE EASEMENT**

LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION, 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, 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 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 13 day of November, 2015

GRANTOR

LENNAR HOMES OF CALIFORNIA, INC.  
a California Corporation

  
Larry Gualco  
Vice President

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.

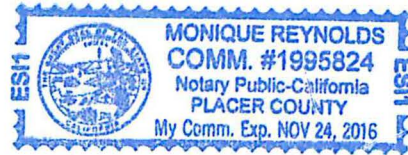
STATE OF CALIFORNIA  
COUNTY OF Placer

On November 13 2015, before me, Monique Reynolds,  
a Notary Public, personally appeared Larry Gualco, who proved to me  
on the basis of satisfactory evidence to be the person whose name is subscribed to the within  
instrument and acknowledged to me that he executed the same in his authorized capacity, and  
that by his signature on the instrument the person, or the entity upon behalf of which the person  
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.

Monique Reynolds  
Notary Public in and for said County and State



Notary Public Seal



## Exhibit 'A'

### Drainage Easement

All that real property situate in the County of El Dorado, State of California, lying within Section 23, Township 9 North, Range 8 East, M.D.M. and being portions of Lots 10, 11 and 14 as shown on the "Large Lot Final Map of Carson Creek", filed in the office of the County Recorder of El Dorado County in Book 'J' of Maps, Page 130 and Lots A-A, B-B, D-D, E-E and LL-12 as shown on the plat of "Carson Creek Unit 1-Phase A", filed in the office of the County Recorder of El Dorado County in Book 'J' of Maps, Page 135 and being further described as follows:

#### AREA 1

**COMMENCING** at the Northwest corner of said "Carson Creek Unit 1-Phase A"; thence along the Westerly line of said Lot A-A, South 18°06'38" East, 22.96 feet to the true **POINT OF BEGINNING**; thence continuing along the Westerly line of said Lot A-A, South 18°06'38" East, 869.96 feet; thence leaving said Westerly line, North 71°53'22" East, 15.00 feet; thence parallel with the Northeasterly line of said Lot A-A, South 18°06'38" East, 111.39 feet to a point on the South line of said Lot A-A, being also the Northerly line of said Lot 11; thence parallel with the Northeasterly line of said Lot 11 and along the arc of a curve to the left, having a radius of 805.00 feet, the chord of which bears South 25°48'46" East, 215.78 feet; thence North 56°29'05" East, 15.00 feet to a point on the Northeasterly line of said Lot 11, being also the Southwesterly line of Carson Crossing Drive as shown on said "Carson Creek Unit 1-Phase A", and a point hereinafter referred to as Point 'A'; thence along the line common to said Lot 11 and Carson Crossing Drive and along the arc of a curve, concave to the Northeast, having a radius of 790.00 feet, the chord of which bears North 25°48'46" West, 211.76 feet to the Southeasterly corner of said Lot A-A; thence along the line common to said Lot A-A and Carson Crossing Drive, North 18°06'38" West, 981.35 feet; thence leaving said common line, South 71°53'22" West, 30.00 feet to the **POINT OF BEGINNING**, containing 0.711 acres more or less.

#### AREA 2

**COMMENCING** at the aforementioned Point 'A'; thence Southeasterly along the Northeasterly line of said Lot 11, being also the Southwesterly line of said Carson Crossing Drive, along the arc of a curve, concave to the Northeast, having a radius of 790.00 feet, the chord of which bears South 54°49'52" East, 574.35 feet to a point hereinafter referred to as Point 'B' and the true **POINT OF BEGINNING**; thence continuing Southeasterly along the line common to said Lot 11 and Carson Crossing Drive, along the arc of a curve to the left, having a radius of 790.00 feet, the chord of which bears South 80°02'06" East, 107.13 feet to a point hereinafter referred to as Point 'C'; thence leaving said common line, South 41°13'03" West, 77.53 feet; thence North 49°10'35" West, 79.94 feet; thence North 13°51'10" East, 25.33 feet to the **POINT OF BEGINNING**, containing 0.099 acres, more or less.

#### AREA 3

**COMMENCING** at the aforementioned Point 'B'; thence North 06°48'05" East, 80.68 feet to a point on the Northerly line of said Carson Crossing Drive, being also the Southerly line of said Lot B-B and the true **POINT OF BEGINNING**; thence Southeasterly along the line common to said Lot B-B and Carson

## Exhibit 'A'

Crossing Drive, along the arc of a curve, concave to the Northeast, having a radius of 710.00 feet, the chord of which bears South 80°11'04" East, 119.72 feet; thence leaving said common line, North 04°58'45" East, 46.19 feet; thence North 81°02'27" West, 81.82 feet; thence North 63°48'18" West, 20.00 feet; thence South 26°11'42" West, 52.57 feet to the **POINT OF BEGINNING**, containing 0.122 acres, more or less.

### AREA 4

**COMMENCING** at the aforementioned Point 'C'; thence along the line common to said Carson Crossing Drive and Lot 11 the following two (2) courses:

1. Southeasterly along the arc of a curve, concave to the Northeast, having a radius of 790.00 feet, the chord of which bears South 87°14'23" East, 91.42 feet; thence
  2. North 89°26'35" East, 200.22 feet to the true **POINT OF BEGINNING**;
- thence continuing along said common line, North 89°26'35" East, 20.00 feet, to a point hereinafter referred to as Point 'D'; thence leaving said common line, South 00°33'25" East, 45.05 feet; thence South 89°26'35" West, 20.00 feet; thence North 00°33'25" West, 45.05 feet to the **POINT OF BEGINNING**, containing 901 square feet, more or less.

### AREA 5

**COMMENCING** at the aforementioned Point 'D'; thence North 01°18'45" East, 80.04 feet to a point on the line common to said Lot B-B and Carson Crossing Drive, and being the true **POINT OF BEGINNING**; thence leaving said common line, North 00°33'25" West, 43.66 feet; thence North 66°37'44" East, 133.64 feet; thence South 54°32'39" East, 162.38 feet to a point on the line common to said Lot B-B and Carson Crossing Drive; thence along said common line, South 89°26'35" West, 254.53 feet to the **POINT OF BEGINNING**, containing 0.341 acres, more or less.

### AREA 6

**COMMENCING** at the aforementioned Point 'D'; thence along the line common to said Carson Crossing Drive and Lot 11, North 89°26'35" East, 147.63 feet to the true **POINT OF BEGINNING**; thence continuing along said common line, North 89°26'35" East, 200.24 feet to a point hereinafter referred to as Point 'E'; thence leaving said common line, South 64°23'26" East, 41.59 feet to a point of the West line of that certain parcel of land, described in the deed to El Dorado Irrigation District and recorded in Document No. 2015-0018564; thence along said West line, South 00°33'25" East, 11.08 feet; thence along the Southwesterly line of said El Dorado Irrigation District parcel, South 47°31'09" East, 18.67 feet; thence leaving the Southwesterly line of said El Dorado Irrigation District parcel, South 25°36'34" West, 4.64 feet; thence South 72°23'34" West, 136.41 feet; thence North 54°32'39" West, 146.81 feet to the **POINT OF BEGINNING**, containing 0.299 acres, more or less.

### AREA 7

**COMMENCING** at the aforementioned Point 'E'; thence along the line common to said Carson Crossing Drive and Lot 11, North 89°26'35" East, 582.13 feet to the true **POINT OF BEGINNING**;



## Exhibit 'A'

thence continuing along said common line, North 89°26'35" East, 20.00 feet to a point hereinafter referred to as Point 'F'; thence leaving said common line, South 00°33'25" East, 41.50 feet; thence South 89°26'35" West, 20.00 feet; thence North 00°33'25" West, 41.50 feet to the **POINT OF BEGINNING**, containing 830 square feet, more or less.

### AREA 8

**COMMENCING** at the aforementioned Point 'F'; thence along the line common to said Carson Crossing Drive and Lot 11, North 89°26'35" East, 283.71 feet to a point hereinafter referred to as Point 'G' and the true **POINT OF BEGINNING**; thence continuing along said common line, North 89°26'35" East, 271.73 feet to the Northeast corner of said Lot 11, being also the Northwest corner of said Lot 14; thence along the line common to said Lots 11 and 14, South 29°17'39" West, 43.64 feet; thence leaving said common line, South 61°10'02" East, 29.75 feet; thence North 71°28'20" East, 105.52 feet; thence North 17°27'17" East, 20.92 feet to a point on the line common to said Carson Crossing Drive and Lot 14; thence along said common line, North 89°26'35" East, 21.03 feet; thence leaving said common line, South 17°27'17" West, 37.62 feet; thence South 71°28'20" West, 200.40 feet; thence North 77°56'04" West, 206.54 feet; thence North 00°33'25" West, 52.47 feet to the **POINT OF BEGINNING**, containing 0.542 acres, more or less.

### AREA 9

**COMMENCING** at the aforementioned Point 'G'; thence North 47°30'56" East, 119.73 feet to a point on the North line of said Carson Crossing Drive, being the Southwest corner of said Lot D-D and the true **POINT OF BEGINNING**; thence along the North line of said Carson Crossing Drive, being also the South line of said Lots D-D and LL-12, North 89°26'35" East, 284.32 feet; thence leaving the line common to said Lots D-D and LL-12, North 00°33'25" West, 20.00 feet; thence North 15°53'07" West, 39.20 feet; thence North 75°44'58" West, 210.02 feet; thence South 82°19'45" West, 37.63 feet to a point on the West line of said Lot D-D, thence along said West line, South 07°40'15" East, 9.36 feet; thence South 19°02'38" West, 103.53 feet to the **POINT OF BEGINNING**, containing 0.534 acres, more or less.

### AREA 10

**COMMENCING** at the Northeast corner of said "Carson Creek Unit 1-Phase A"; thence along the East line of said "Carson Creek Unit 1-Phase A", being also the East line of said Carson Crossing Drive, South 00°34'36" East, 0.67 feet to the Northeast corner of said Lot 10; thence Southwesterly along the line common to said Carson Crossing Drive and Lot 10, along the arc of a curve, concave to the Southeast, having a radius of 35.00 feet, the chord of which bears South 60°55'45" West, 24.26 feet to the true **POINT OF BEGINNING**; thence continuing along said common line the following two (2) courses:

1. along the arc of a curve to the left, having a radius of 35.00 feet, the chord of which bears South 20°02'08" West, 24.64 feet; thence
2. South 00°34'36" East, 130.83 feet; thence

leaving said common line, North 89°25'24" East, 2.60 feet; thence North 01°41'06" East, 154.01 feet to the **POINT OF BEGINNING**, containing 804 square feet, more or less.

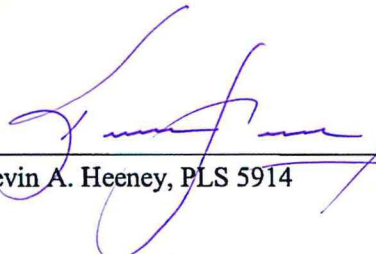
Exhibit 'A'

**AREA 11**

**COMMENCING** at the Northeast corner of said "Carson Creek Unit 1-Phase A"; thence along the North line of said "Carson Creek Unit 1-Phase A", being also the North line of said Carson Crossing Drive, South 89°17'56" West, 145.08 feet; thence Southeasterly along the line common to said Lot E-E and Carson Crossing Drive, along the arc of a curve, concave to the Southwest, having a radius of 35.00 feet, the chord of which bears South 45°38'20" East, 49.55 feet; thence continuing along said common line, South 00°34'36" East, 4.38 feet to the true **POINT OF BEGINNING**; thence continuing along said common line, South 00°34'36" East, 131.36 feet; thence leaving said common line, South 89°25'24" West, 3.18 feet; thence North 02°21'40" West, 131.41 feet; thence North 89°17'56" East, 7.28 feet to the **POINT OF BEGINNING**, containing 687 square feet, more or less.

End of Description

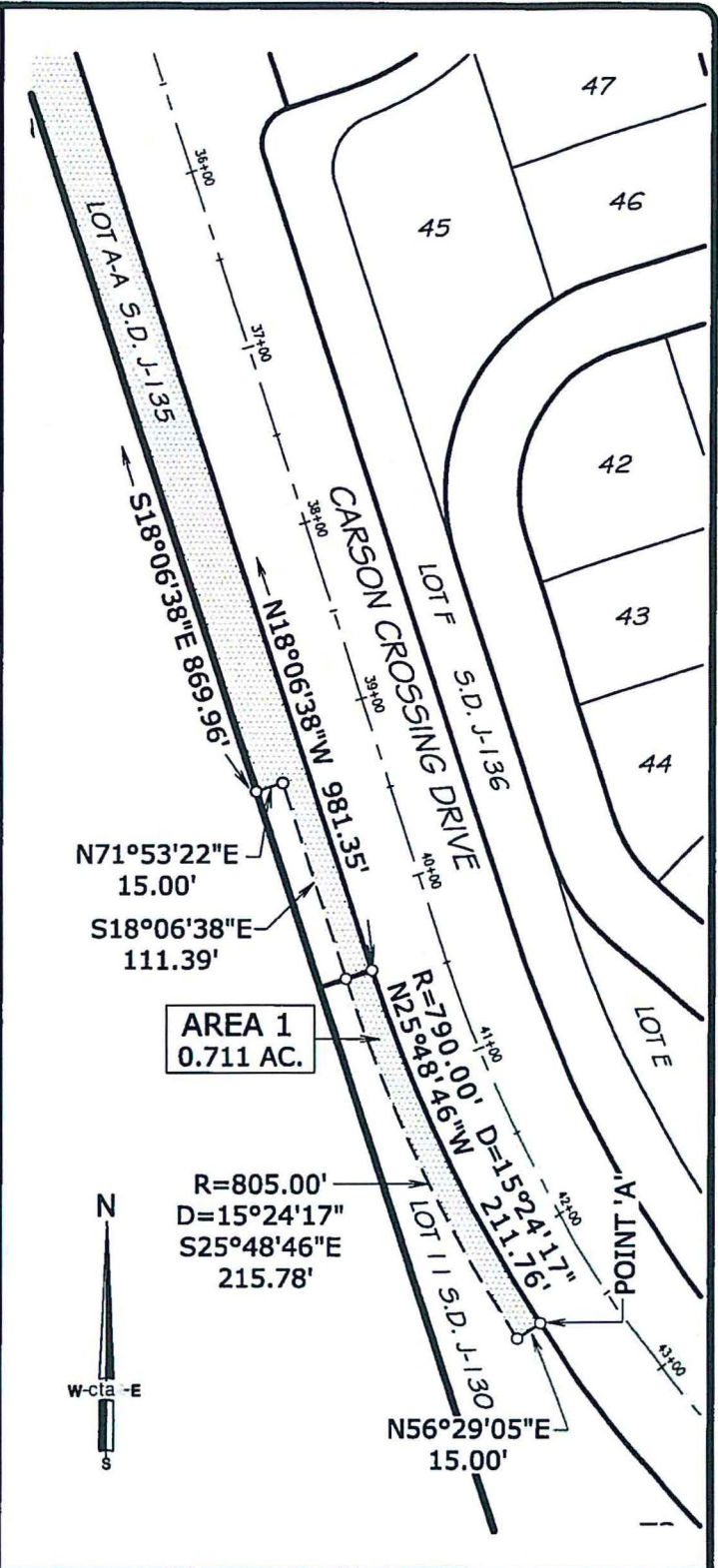
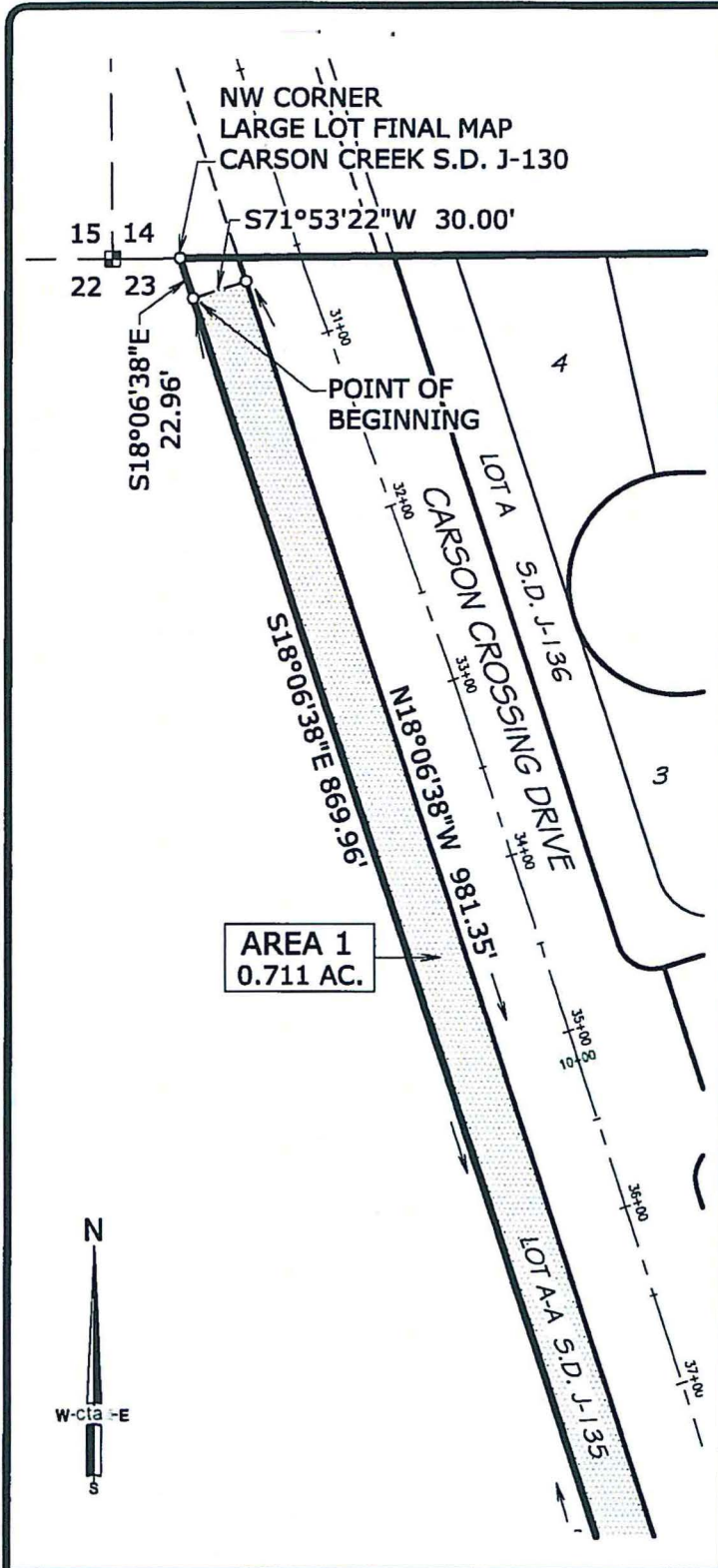
This description has been prepared by me or under my direct supervision.

  
Kevin A. Heeney, PLS 5914



11/05/2015  
Date





LICENSED LAND SURVEYOR  
 KEVIN A. HEANEY  
 NO. 5914  
 Exp. 12-31-2016  
 STATE OF CALIFORNIA

**EXHIBIT 'B'**  
 A.P.N.: 117-570-04, 117-570-05  
 117-570-06, 117-570-07, 117-570-09  
 117-570-10, 117-570-11 & 117-570-14  
 OWNER: Lennar Homes of California, Inc.  
 1420 Rocky Ridge Dr., Ste. 320  
 Roseville, CA 95661

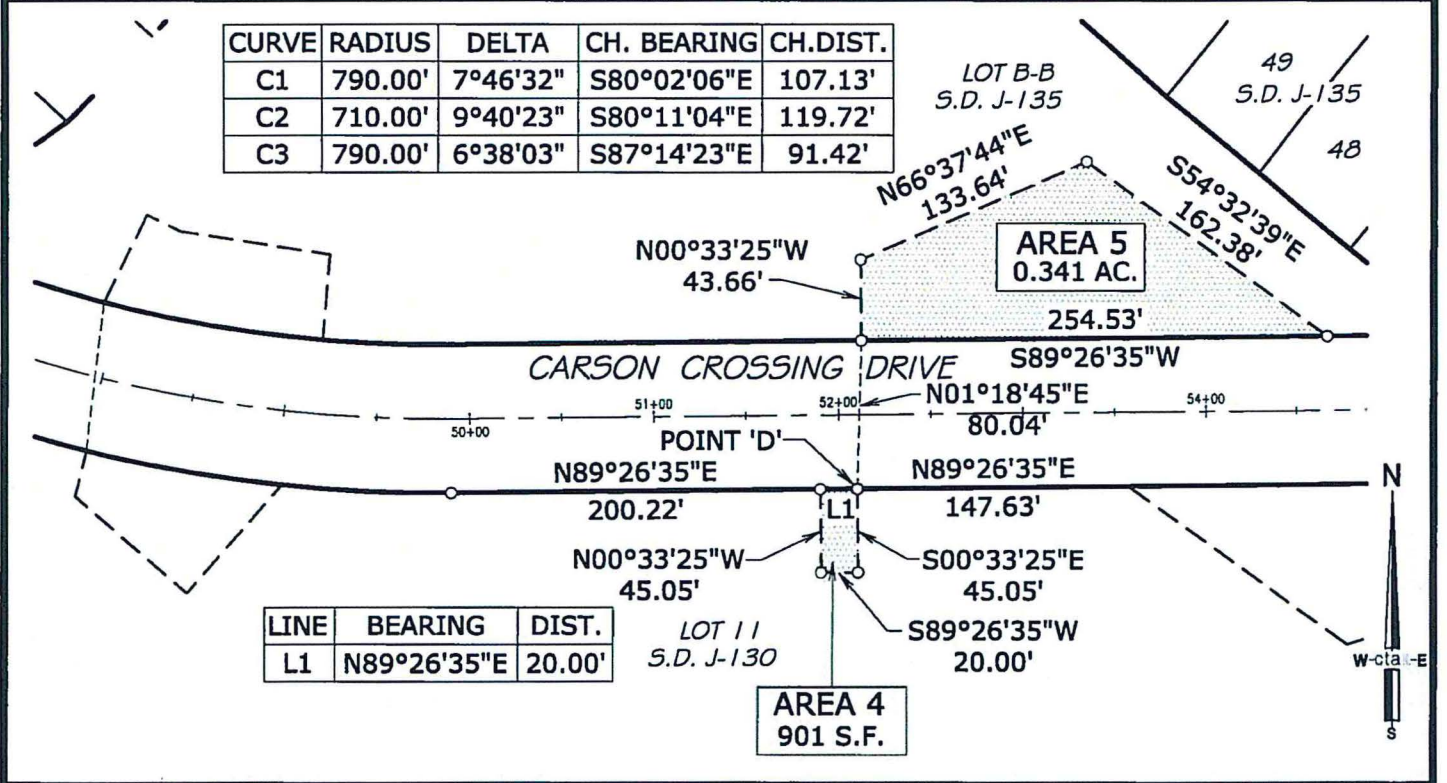
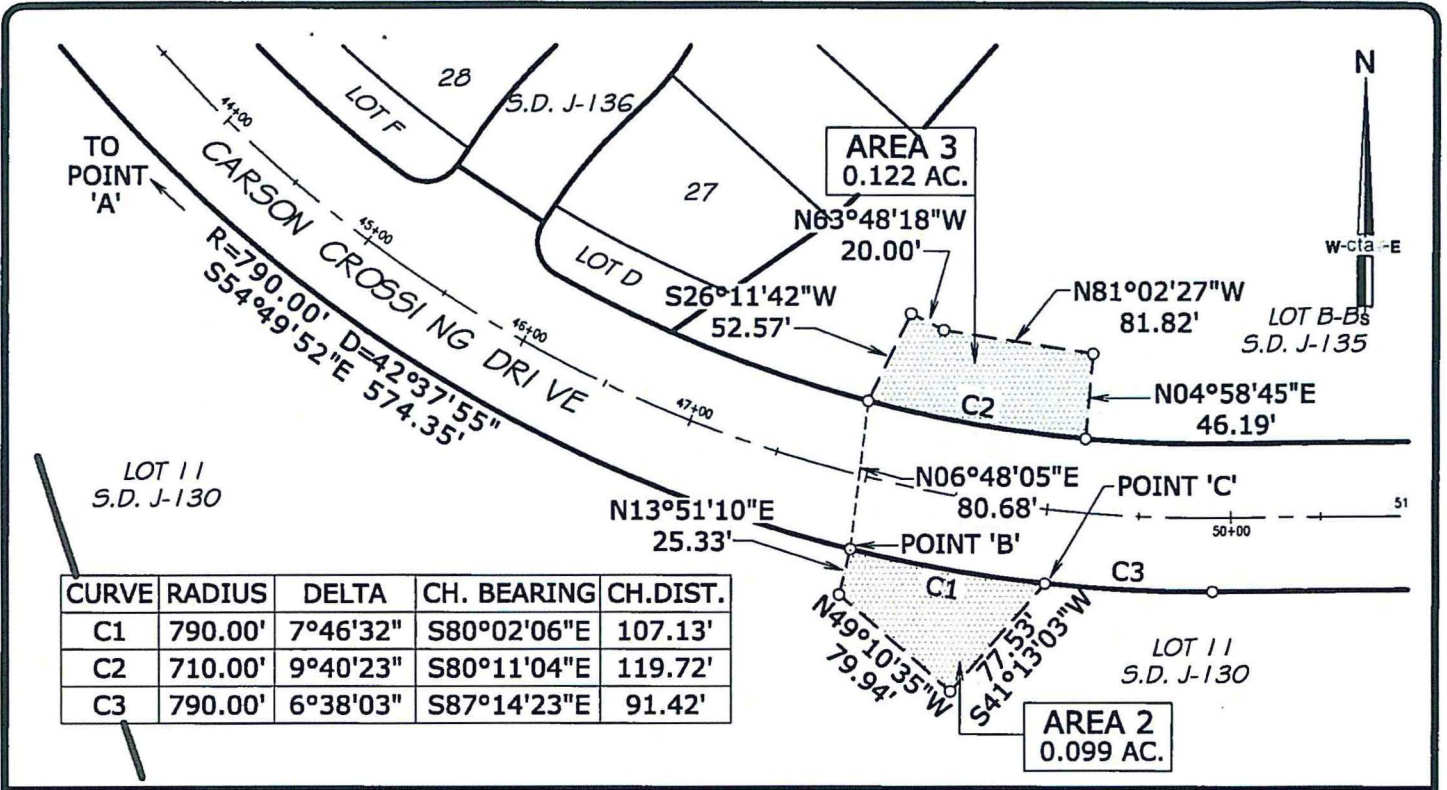
DATE: 10/22/2015    DRAWN BY: KAH    SHEET 1 OF 4  
 SCALE: 1"=100'    JOB NO. 04-050-010

**IRREVOCABLE OFFER OF DEDICATION  
 DRAINAGE EASEMENT**  
 A PORTION OF LOTS 10, 11 & 14,  
 CARSON CREEK, S.D. J-130 AND LOTS  
 A-A, B-B, D-D, E-E AND LL-12 OF  
 CARSON CREEK UNIT 1-PHASE A  
 S.D. J-135  
 COUNTY OF EL DORADO    STATE OF CALIFORNIA

cta Engineering & Surveying

DATE: 11/05/2015





LICENSED LAND SURVEYOR  
KEVIN A. HEENEY  
NO. 5914  
Exp. 12-31-2016  
STATE OF CALIFORNIA

DATE: 11/05/2015

EXHIBIT 'B'

A.P.N.: 117-570-04, 117-570-05  
117-570-06, 117-570-07, 117-570-09  
117-570-10, 117-570-11 & 117-570-14

OWNER: Lennar Homes of California, Inc.  
1420 Rocky Ridge Dr., Ste. 320  
Roseville, CA 95661

cta Engineering & Surveying

DATE: 10/22/2015 DRAWN BY: KAH SHEET 2 OF 4

SCALE: 1"=100' JOB NO. 04-050-010

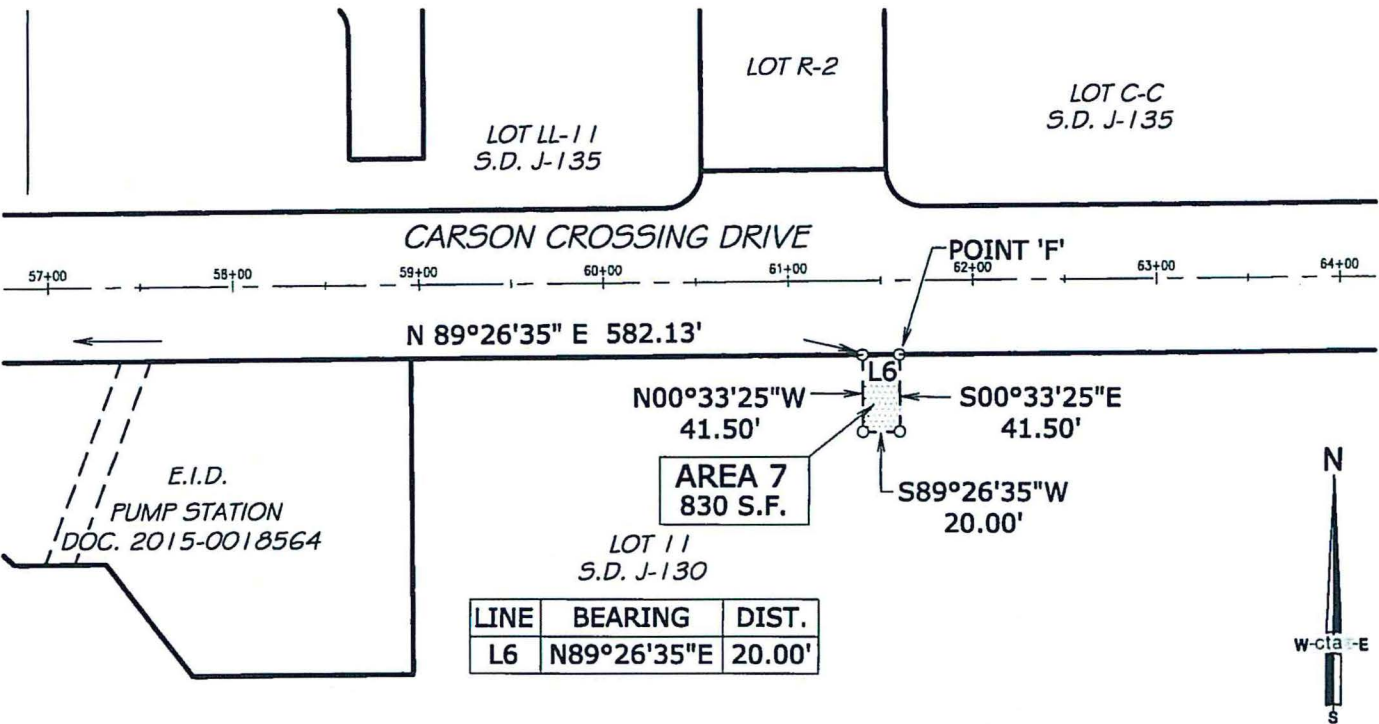
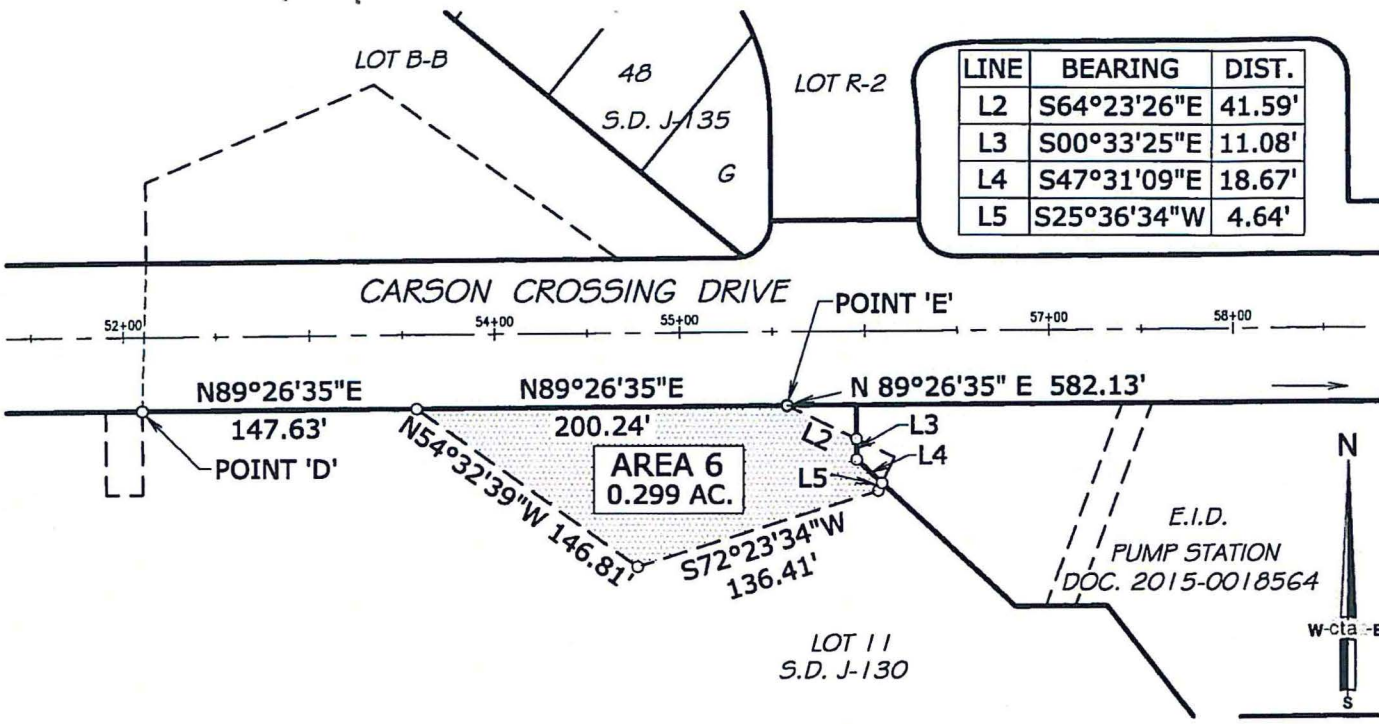
**IRREVOCABLE OFFER OF DEDICATION  
DRAINAGE EASEMENT**

A PORTION OF LOTS 10, 11 & 14,  
CARSON CREEK, S.D. J-130 AND LOTS  
A-A, B-B, D-D, E-E AND LL-12 OF  
CARSON CREEK UNIT 1-PHASE A  
S.D. J-135

COUNTY OF EL DORADO STATE OF CALIFORNIA



| LINE | BEARING     | DIST.  |
|------|-------------|--------|
| L2   | S64°23'26"E | 41.59' |
| L3   | S00°33'25"E | 11.08' |
| L4   | S47°31'09"E | 18.67' |
| L5   | S25°36'34"W | 4.64'  |



| LINE | BEARING     | DIST.  |
|------|-------------|--------|
| L6   | N89°26'35"E | 20.00' |



DATE: 11/05/2015

**EXHIBIT 'B'**

A.P.N.: 117-570-04, 117-570-05  
117-570-06, 117-570-07, 117-570-09  
117-570-10, 117-570-11 & 117-570-14

OWNER: Lennar Homes of California, Inc.  
1420 Rocky Ridge Dr., Ste. 320  
Roseville, CA 95661



DATE: 10/22/2015 DRAWN BY: KAH SHEET 3 OF 4  
SCALE: 1"=100' JOB NO. 04-050-010

**IRREVOCABLE OFFER OF DEDICATION  
DRAINAGE EASEMENT**

A PORTION OF LOTS 10, 11 & 14,  
CARSON CREEK, S.D. J-130 AND LOTS  
A-A, B-B, D-D, E-E AND LL-12 OF  
CARSON CREEK UNIT 1-PHASE A  
S.D. J-135  
COUNTY OF EL DORADO STATE OF CALIFORNIA

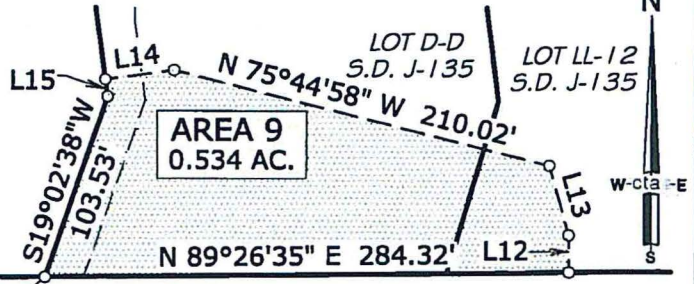


| LINE | BEARING     | DIST.  |
|------|-------------|--------|
| L12  | N00°33'25"W | 20.00' |
| L13  | N15°53'07"W | 39.20' |
| L14  | S82°19'45"W | 37.63' |
| L15  | S07°40'15"E | 9.36'  |

LOT C-C  
S.D. J-135

LOT D-D  
S.D. J-135

LOT LL-12  
S.D. J-135



POINT 'F'  
62+00

POINT 'G'  
64+00

N 89°26'35" E 283.71'

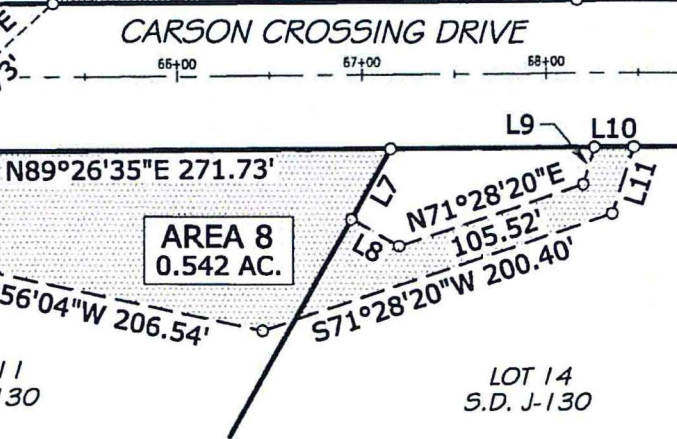
| LINE | BEARING     | DIST.  |
|------|-------------|--------|
| L7   | S29°17'39"W | 43.64' |
| L8   | S61°10'02"E | 29.75' |
| L9   | N17°27'17"E | 20.92' |
| L10  | N89°26'35"E | 21.03' |
| L11  | S17°27'17"W | 37.62' |

N00°33'25"W  
52.47'

LOT 11  
S.D. J-130

LOT 14  
S.D. J-130

CARSON CROSSING DRIVE



NE CORNER  
LARGE LOT FINAL MAP  
CARSON CREEK S.D. J-130

GOLDEN FOOTHILL PARKWAY  
E.I.D. WATERLINE EASEMENT

25' I.O.D.  
DRAINAGE EASEMENT

| CURVE DATA TABLE |        |           |             |           |
|------------------|--------|-----------|-------------|-----------|
| CURVE            | RADIUS | DELTA     | CH. BEARING | CH. DIST. |
| C4               | 35.00' | 40°33'45" | S60°55'45"W | 24.26'    |
| C5               | 35.00' | 41°13'28" | S20°02'08"W | 24.64'    |
| C6               | 35.00' | 90°07'29" | S45°38'20"E | 49.55'    |

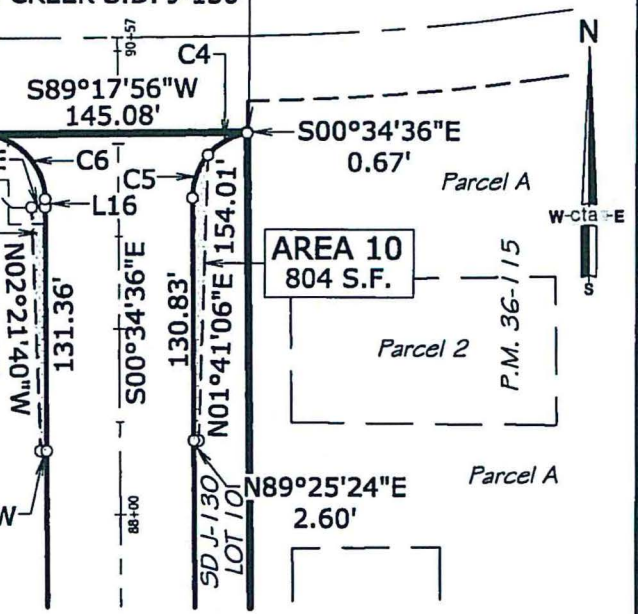
| LINE | BEARING     | DIST. |
|------|-------------|-------|
| L16  | S00°34'36"E | 4.38' |

LOT E-E  
S.D. J-135

S89°25'24"W  
3.18'

AREA 11  
687 S.F.

AREA 10  
804 S.F.



DATE: 11/05/2015

EXHIBIT 'B'

A.P.N.: 117-570-04, 117-570-05  
117-570-06, 117-570-07, 117-570-09  
117-570-10, 117-570-11 & 117-570-14

OWNER: Lennar Homes of California, Inc.  
1420 Rocky Ridge Dr., Ste.320  
Roseville, CA 95661

cta Engineering & Surveying

DATE: 10/22/2015

DRAWN BY: KAH

SHEET

SCALE: 1"=100'

JOB NO. 04-050-010

4 OF 4

IRREVOCABLE OFFER OF DEDICATION  
DRAINAGE EASEMENT

A PORTION OF LOTS 10, 11 & 14,  
CARSON CREEK, S.D. J-130 AND LOTS  
A-A, B-B, D-D, E-E AND LL-12 OF  
CARSON CREEK UNIT 1-PHASE A  
S.D. J-135

COUNTY OF EL DORADO

STATE OF CALIFORNIA



**CONSENT TO OFFER OF DEDICATION AND REJECTION OF OFFER**

At a regular meeting of the Board of Supervisors of the County of El Dorado held on 1/5/16, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated November 13, 2015 from LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION for drainage easements and authorized the recording of said offer pursuant to Government Code Section 7050, and further rejected said offer at this time, reserving, however, the right to accept the offer at any time specified in said Section 7050.

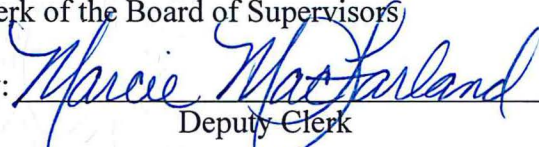
Dated this 5<sup>th</sup> day of January, 2016

COUNTY OF EL DORADO

By:   
Ron Mikulaco

Chair, Board of Supervisors

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

By:   
Deputy Clerk