

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

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

Name: Noble Emblem, LLC
Project: Malcolm Dixon Road Estates
APN: 126-710-006
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

NOBLE EMBLEM, 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 27 day of May, 2026.

GRANTOR

NOBLE EMBLEM, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
By: Sovereign Mark, Inc., a California corporation, Its Sole Member

BY:

Signature

Alex Kotyakov, President of
Printed name and title Sovereign Mark, Inc.

(All signatures must be acknowledged by a Notary Public)

CALIFORNIA 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

PLACER

On

MAY 27 2020

Date

before me,

DANIEL SAIZ - NOTARY PUBLIC

Here Insert Name and Title of the Officer

personally appeared

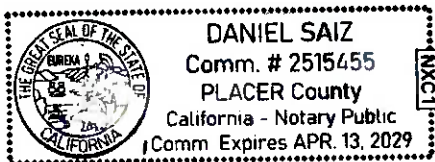
ALEX ICOTY AIKON

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.



Place Notary Seal and/or Stamp Above

Signature

[Handwritten Signature]

Signature of Notary Public

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: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

EXHIBIT 'A'

IRREVOCABLE OFFER OF DEDICATION FOR STORM DRAIN EASEMENT

A Storm Drain Easement, over, across, and through a portion of Lot 6 of that particular map entitled "Malcolm Dixon Road Estates Unit No. 2" filed in Book K of Subdivision Maps, at Page 76, El Dorado County Official Records. Situated in the County of El Dorado, State of California. Being more particularly described as follows:

Beginning at a point on the west right of way of Via Veritas as shown on said map, from which the north boundary of said Lot 6 bears, North 00°06'19" West, 75.75 feet; thence from said point of Beginning along said right of way South 00°06'19" East, 11.75 feet; thence continuing along said right of way, to left along the arc of a 425.00 foot radius curve concave to the east, having a chord bearing and distance of South 00°19'18" East, 3.22 feet; thence leaving said right of way along said easement the following 53 courses:

1. To the left along the arc of a 549.50 foot radius curve, concave to the south, having a chord bearing and distance of South 86°01'32" West, 74.80 feet;
2. South 10°27'09" West, 50.33 feet;
3. To the right along the arc of a 45.00 foot radius curve, concave to the northwest, having a chord bearing and distance of South 50°05'08" West, 57.41 feet;
4. South 89°43'07" West, 13.53 feet;
5. To the left along the arc of a 135.00 foot radius curve, concave to the south, having a chord bearing and distance of South 70°33'35" West, 88.61 feet to a point of compound curvature;
6. Along the arc of said compound curve having a radius of 46.00 feet, a chord bearing and distance of South 07°44'38" West, 63.51 feet;
7. South 66°38'34" West, 40.11 feet;
8. South 25°00'11" East, 26.51 feet;
9. South 80°12'51" West, 59.91 feet;
10. South 89°43'13" West, 19.62 feet;
11. North 19°38'55" East, 26.37 feet;
12. North 85°12'39" West, 57.90 feet;
13. North 04°47'21" East, 20.00 feet;
14. South 85°12'39" East, 63.20 feet;
15. North 19°38'55" East, 19.96 feet;
16. North 87°19'22" East, 30.84 feet;
17. North 25°00'11" West, 13.39 feet;
18. North 66°38'34" East, 25.41 feet;
19. To the right along the arc of a 61.00 foot radius curve, concave to the southeast, having a chord bearing and distance of North 18°44'23" East, 65.84 feet to a point of compound curvature;
20. Along the arc of said compound curve having a radius of 150.00 feet, a chord bearing and distance of North 70°33'35" East, 98.46 feet;
21. North 89°43'07" East, 13.53 feet;
22. To the left along the arc of a 30.00 foot radius curve, concave to the northwest, having a chord bearing and distance of North 50°05'08" East, 38.27 feet;
23. North 10°27'09" East, 45.20 feet;
24. South 81°25'24" West, 8.30 feet;

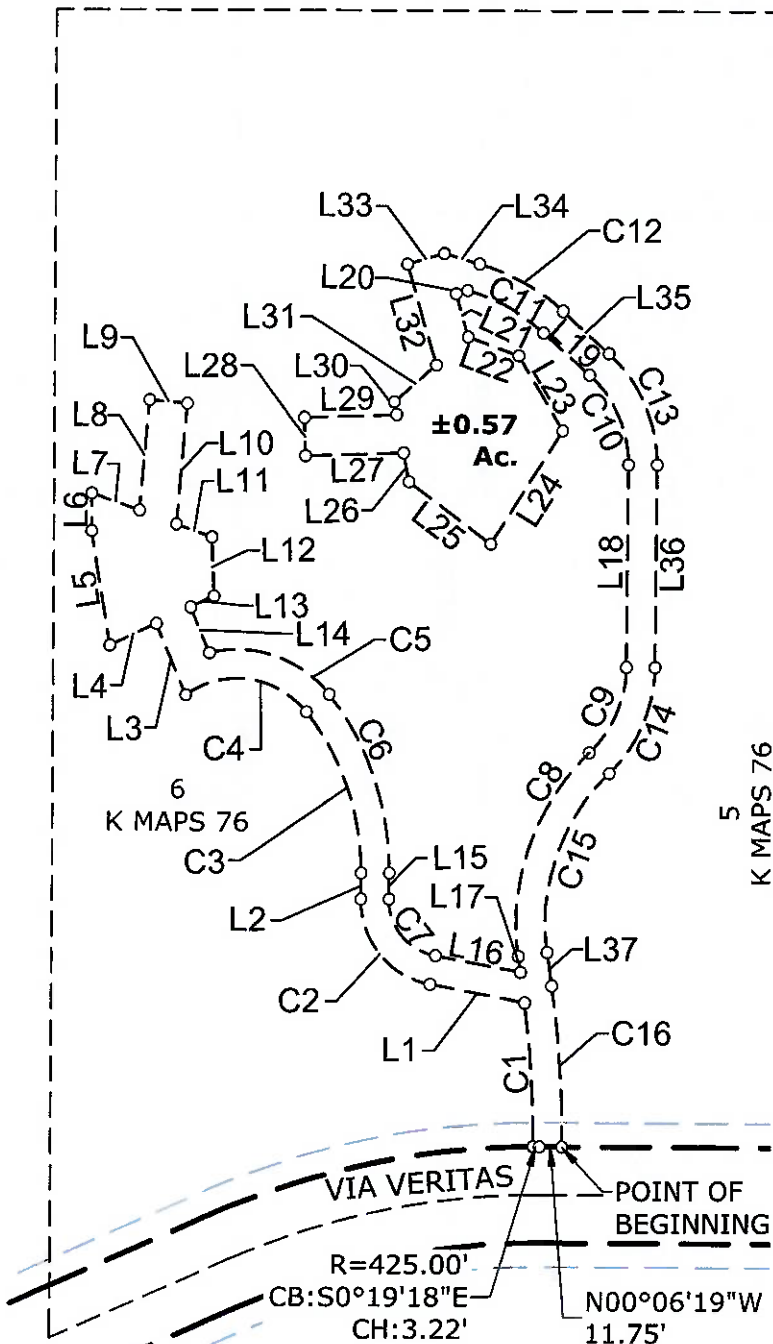
25. To the right along the arc of a 122.50 foot radius curve, concave to the north, having a chord bearing and distance of North 71°21'45" West, 112.04 feet to a point of reverse curvature;
26. Along the arc of said reverse curvature, having a radius of 62.50 feet, a chord bearing and distance of North 67°04'27" West, 48.69 feet;
27. North 90°00'00" West, 105.09 feet;
28. To the left along the arc of a 62.50 foot radius curve, concave to the south, having a chord bearing and distance of South 65°52'20" West, 51.10 feet;
29. South 41°44'40" West, 32.64 feet;
30. To the left along the arc of a 97.50 foot radius curve, concave to the east, having a chord bearing and distance of South 28°20'18" West, 45.21 feet;
31. South 16°38'16" West, 6.32 feet;
32. North 73°21'44" East, 23.01 feet;
33. North 19°56'59" East, 28.21 feet;
34. North 59°13'44" East, 45.25 feet;
35. South 58°21'16" East, 69.94 feet;
36. South 36°44'59" West, 53.70 feet;
37. South 79°13'44" West, 15.52 feet;
38. South 02°05'10" East, 51.67 feet;
39. South 87°54'50" West, 20.00 feet;
40. North 02°05'10" West, 48.61 feet;
41. South 79°13'44" West, 6.77 feet;
42. North 41°56'36" West, 28.97 feet;
43. South 73°21'44" West, 54.40 feet;
44. North 16°38'16" West, 20.00 feet;
45. North 16°07'23" East, 19.21 feet;
46. To the right along the arc of a 112.50 foot radius curve, concave to the east, having a chord bearing and distance of North 28°56'01" East, 49.89 feet;
47. North 41°44'40" East, 32.64 feet;
48. To the right along the arc of a 77.50 foot radius curve, concave to the south, having a chord bearing and distance of North 65°52'20" East, 63.36 feet;
49. South 90°00'00" East, 105.09 feet;
50. To the right along the arc of a 77.50 foot radius curve, concave to the south, having a chord bearing and distance of South 67°04'27" East, 60.38 feet to a point of reverse curvature;
51. Along the arc of said reverse curve, having a radius of 107.50 feet, a chord bearing and distance of South 71°21'45" East, 98.32 feet;
52. North 81°25'24" East, 17.45 feet;
53. To the right along the arc of a 564.50 foot radius curve, concave to the south, having a chord bearing and distance of North 85°40'29" East, 83.70 feet and the **point of Beginning**.

End of Description



Dated: 07/09/26





CURVE TABLE			
CURVE	RADIUS	CH. BEARING	CH. LENGTH
C1	549.50'	S86°01'32\"W	74.80'
C2	45.00'	S50°05'08\"W	57.41'
C3	135.00'	S70°33'35\"W	88.61'
C4	46.00'	S7°44'38\"W	63.51'
C5	61.00'	N18°44'23\"E	65.84'
C6	150.00'	N70°33'35\"E	98.46'
C7	30.00'	N50°05'08\"E	38.27'
C8	122.50'	N71°21'45\"W	112.04'
C9	62.50'	N67°04'27\"W	48.69'
C10	62.50'	S65°52'20\"W	51.10'
C11	97.50'	S28°20'18\"W	45.21'
C12	112.50'	N28°56'01\"E	49.89'
C13	77.50'	N65°52'20\"E	63.36'
C14	77.50'	S67°04'27\"E	60.38'
C15	107.50'	S71°21'45\"E	98.32'
C16	564.50'	N85°40'29\"E	83.70'

SEE SHEET 2 FOR LINE TABLE



EXHIBIT 'B'
PLAT TO ACCOMPANY LEGAL DESCRIPTION

OWNER:
NOBLE EMBLEM LLC

cta Engineering & Surveying

DATE: 07/08/2026 DRAWN BY: JC SHEET 1 OF 2
SCALE: 1"=100' JOB NO. 25-033-001

EL DORADO COUNTY

STORM DRAIN EASEMENT
CREATION OF S.D.E. AS A PORTION OF LOTS 5 AND 6 SHOWN ON FINAL MAP OF MALCOM DIXON ROAD ESTATES, K MAPS 76

EL DORADO COUNTY STATE OF CALIFORNIA

LINE TABLE		
LINE#	BEARING	LENGTH
L1	S10°27'09"W	50.33'
L2	S89°43'07"W	13.53'
L3	S66°38'34"W	40.11'
L4	S25°00'11"E	26.51'
L5	S80°12'51"W	59.91'
L6	S89°43'13"W	19.62'
L7	N19°38'55"E	26.37'
L8	N85°12'39"W	57.90'
L9	N4°47'21"E	20.00'
L10	S85°12'39"E	63.20'
L11	N19°38'55"E	19.96'
L12	N87°19'22"E	30.84'
L13	N25°00'11"W	13.39'
L14	N66°38'34"E	25.41'
L15	N89°43'07"E	13.53'
L16	N10°27'09"E	45.20'
L17	S81°25'24"W	8.30'
L18	N90°00'00"W	105.09'
L19	S19°56'59"W	32.64'
L20	S16°38'16"E	6.32'

LINE TABLE		
L21	N73°21'44"E	23.01'
L22	N19°56'59"E	28.21'
L23	N59°13'44"E	45.25'
L24	S58°21'16"E	69.94'
L25	S36°44'59"W	53.70'
L26	S79°13'44"W	15.52'
L27	S02°05'10"E	51.67'
L28	S87°54'50"W	20.00'
L29	N02°05'10"W	48.61'
L30	S79°13'44"W	6.77'
L31	N41°56'36"W	28.97'
L32	S73°21'44"W	54.40'
L33	N16°38'16"W	20.00'
L34	N16°07'23"E	19.21'
L35	N41°44'40"E	32.64'
L36	S90°00'00"E	105.09'
L37	N81°25'24"E	17.45'

John K. Jeffries



DATE:

EXHIBIT 'B' PLAT TO ACCOMPANY LEGAL DESCRIPTION		DATE: 07/08/2026	DRAWN BY: JC	SHEET 2 OF 2	
		SCALE: NA	JOB NO. 25-033-001		
EL DORADO COUNTY					
OWNER:		STORM DRAIN EASEMENT CREATION OF S.D.E. AS A PORTION OF LOTS 5 AND 6 SHOWN ON FINAL MAP OF MALCOM DIXON ROAD ESTATES, K MAPS 76			
NOBLE EMBLEM LLC					
Engineering & Surveying		COUNTY OF EL DORADO STATE OF CALIFORNIA			

CONSENT TO OFFER DEDICATION AND REJECTION OF OFFER

At a regular meeting of the Board of Supervisors of the County of El Dorado held on _____, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated May 27, 2026 from Noble Emblem, 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 rejected said offer at this time, reserving, however, the right to accept the offer at any time specified in said Section 7050.

Dated this _____ day of _____, 20_____

COUNTY OF EL DORADO

By: _____
Brooke Laine
Chair, Board of Supervisors

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: _____
Deputy Clerk