

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

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

Name: Carolyn Marie Uchikura Trust

Project: County Club G to H  
A.P.N.: 119-100-57  
Date:



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2018-0039899-00**

Acct 30-EL DORADO CO BOARD OF SUPERVISORS  
Friday, OCT 12, 2018 15:12:23  
Ttl Pd \$0.00 Rcpt # 0001967735  
JDN/C1/1-8

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

18-1386

Above section for Recorder's use

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

**CAROLYN MARIE UCHIKURA, Trustee of the CAROLYN MARIE UCHIKURA TRUST DATED AUGUST 2009**, 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 24<sup>th</sup> day of March, 2018.

GRANTOR

**CAROLYN MARIE UCHIKURA, Trustee of the  
Caroyln Marie Uchikura Trust dated August 2009**

**(All signatures must be acknowledged by a Notary Public)**

CALIFORNIA ALL PURPOSE 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 )

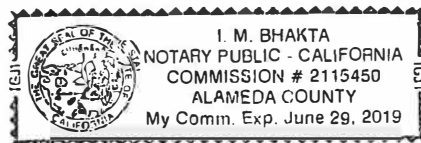
)ss.

County of Alameda )

On March 24, 2018 before me, I. M. BHAKTA, Notary Public, personally appeared CAROLYN MARIE UCHIKURA, 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 I. M. Bhakta (Seal)



**APN 119-100-57**  
**LEGAL DESCRIPTION**

All that real property situated in the County of El Dorado, State of California, being a portion of real property conveyed by deed to Carolyn Marie Uchikura, trustee of the Carolyn Marie Uchikura Trust, hereinafter referred to as "UCHIKURA" Property, recorded in Document No. 2009-0046696, Official Records of said County, lying within the Southwest One Quarter of Section 6, T. 9N., R. 9 E., M.D.M. and being more particularly described as follows:

**Road Right of Way-1**

COMMENCING at a 1-1/2" capped iron pipe stamped "LS 3864" marking the Northwest corner of Parcel "B" as shown on that certain Parcel Map, filed in the office of the County Recorder in Book 25 of Parcel Maps, Page 49; thence South 02°33'54" East, 4,267.31 feet, to the Southwest corner of said "UCHIKURA" Property and the POINT OF BEGINNING; thence along the West line of said "UCHIKURA" Property, North 35°54'03" East, 61.34 feet; thence leaving said West line, South 33°24'40" East, 68.08 feet; thence along the arc of a curve to the left, having a radius of 20.00 feet and being subtended by a chord bearing South 37°28'02" East, 2.83 feet to a point on the South line of said "UCHIKURA" Property, hereinafter referred to as **Point "A"**; thence along said South line North 82°53'06" West, 75.76' feet to the POINT OF BEGINNING, containing an area of 2,030 square feet, more or less.

**Road Right of Way-2**

COMMENCING at the aforementioned **Point "A"**; thence along the South line of said "UCHIKURA" Property, South 82°53'06" East, 26.44 feet to the POINT OF BEGINNING; thence leaving said South line along the arc of a non-tangent curve, concave to the Southeast, having a radius of 550.00 feet and being subtended by a chord bearing North 71°00'46" East, 262.66 feet; thence North 84°49'39" East, 305.89 feet to a point on the West line of that certain parcel described in document number 2008-38468, filed in El Dorado County in the office of the County Recorder; thence along the West line of said Parcel South 05°10'21" East, 80.00 feet; thence leaving said West line South 84°49'39" West, 305.89 feet; thence along an arc of curve to the left, having a radius of 470.00 feet and being subtended by a chord bearing South 77°53'19" West, 113.56 feet to a point on the South line of said "UCHIKURA" Property; thence along said South line, North 82°53'06" West, 145.67 feet to the POINT OF BEGINNING, containing an area of 39,930 square feet, more or less.

**Public Service Easement-1**

COMMENCING at the aforementioned **Point "A"**; thence along the south line of said "UCHIKURA" Property, South 82°53'06" East, 26.44 feet, to the POINT OF BEGINNING; thence leaving said South line, North 56°43'10" East, 70.05 feet; thence North 63°54'30" East, 40.93 feet; thence North 67°11'23" East, 48.90 feet; thence North 79°03'10" East, 36.21 feet; thence North 86°24'32" East, 121.61 feet, to a point hereinafter referred to as **Point "B"**; thence South 84°49'39" West, 49.14 feet; thence along the arc of a curve to the left, having a radius of 550.00 feet and being subtended by a chord bearing South 71°00'46" West, 262.66 feet to the POINT OF BEGINNING, containing an area of 1,393 square feet, more or less.

### Public Service Easement-2

COMMENCING at the aforementioned Point "B"; thence North 84°49'39" East, 51.08 feet to the POINT OF BEGINNING; thence North 78°40'43" East, 178.13 feet to a point on the West line of that certain parcel described in document number 2008-38468, filed in El Dorado County in the office of the County Recorder; thence along the West line of said Parcel, South 12°52'32" East, 19.25 feet to a point hereinafter referred to as Point "C"; thence leaving said West line, South 84°49'39" West, 179.69 feet to the POINT OF BEGINNING, containing an area of 1,714 feet, more or less.

### Public Service Easement-3

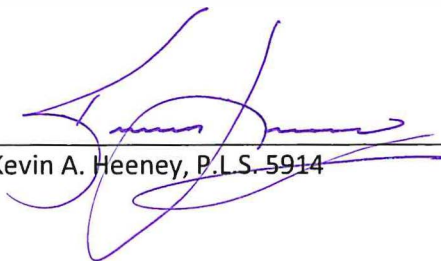
COMMENCING at the aforementioned Point "C"; thence along the Westerly line of that certain parcel described in document number 2008-38468, filed in El Dorado County in the office of the County Recorder, North 12°52'32" West, 32.62 feet; thence North 79°07'34" East, 27.07 feet; thence North 80°16'12" East, 57.45 feet; thence North 86°35'11" East, 36.44 feet; thence North 82°50'53" East, 10.81 feet; thence North 73°38'32" East, 10.85 feet to the POINT OF BEGINNING; thence leaving said Westerly line, North 11°15'11" East, 25.58 feet; thence North 11°40'17" West, 48.53 feet; thence North 30°58'50" West, 25.39 feet; thence South 87°57'29" West, 11.08 feet; thence North 02°54'10" West, 49.46 feet; thence North 50°34'39" East, 16.27 feet to a point on the Westerly line of that certain parcel described in document number 2008-38468, filed in El Dorado County in the office of the County Recorder; thence along said Westerly line South 17°00'19" East, 90.52 feet; thence South 13°34'01" East, 26.29 feet; thence South 15°59'31" East, 36.05 feet; thence South 73°38'32" West, 24.67 feet to the POINT OF BEGINNING, containing an area of 2,437 square feet, more 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



05/14/2018  
Date

# Exhibit 'B'



POINT OF COMMENCEMENT  
FND 1 1/2" CIP LS 3864  
NW CORNER PARCEL B  
PM 25 49

PARCEL B  
PM 25-49

APN 119-100-57  
UCHIKURA TRUST  
2009-0046696

EL DORADO COUNTY  
PER 2008-38468

PUBLIC SERVICE EASEMENT  
PER 2008-38468

I.O.D. (IN FEE)  
ROAD RIGHT OF WAY-1  
AREA=2,030 SQUARE FEET

I.O.D. (IN FEE)  
ROAD RIGHT OF WAY-2  
AREA=39,930 SQUARE FEET

SILVER DOVE WAY

S02°33'54"E

4267.31'

APN 119-100-16

S33°24'40"E 68.08'

POINT 'A'  
R=550.00' Δ=27°37'45"  
N71°00'46"E 262.66'

N84°49'39"E 305.89'

TIERRA DE DIOS DRIVE

S84°49'39"W 305.89'

L1

L2

145.67'

N82°53'06"W

R=470.00' Δ=13°52'39" E.D.C.T.A.  
S77°53'19"W 113.56' 2018-0012750



S82°53'06"E 26.44'

PUBLIC SERVICE EASEMENT  
E.D.C.T.A. PER 2008-38468  
2018-0012749

POINT OF BEGINNING  
SW CORNER  
"UCHIKURA PROPERTY"

LINE	RADIUS	DELTA	BEARING	DISTANCE
C1	20.00'	Δ=8°06'44"	S37°28'02"E	2.83'

LINE	BEARING	DISTANCE
L1	N35°54'03"E	61.34'
L2	N82°53'06"W	75.76'



DATE: 05/14/2018

OWNER:  
CAROLYN MARIE UCHIKURA TRUST

DATE:  
04/19/2018

DRAWN BY:  
KAH

SHEET  
1 OF  
3

A.P.N. 119-100-57

SCALE:  
1"=100'

JOB NO.  
16-017-018

**cta** Engineering & Surveying  
Civil Engineering ■ Land Surveying ■ Land Planning  
3233 Monier Circle, Rancho Cordova, CA 95742  
T (916) 638-0919 • F (916) 638-2479 • www.ctaes.net

IRREVOCABLE OFFER OF DEDICATION

ROAD RIGHT OF WAY AND  
PUBLIC SERVICE EASEMENT  
A PORTION OF THE S.W. QUARTER  
OF SECTION 6, T.9N., R.9E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA

# Exhibit 'B'

APN 119-100-57  
UCHIKURA TRUST  
2009-0046696

LANDSCAPE & PUBLIC  
SERVICE EASEMENT PER  
2008-38468

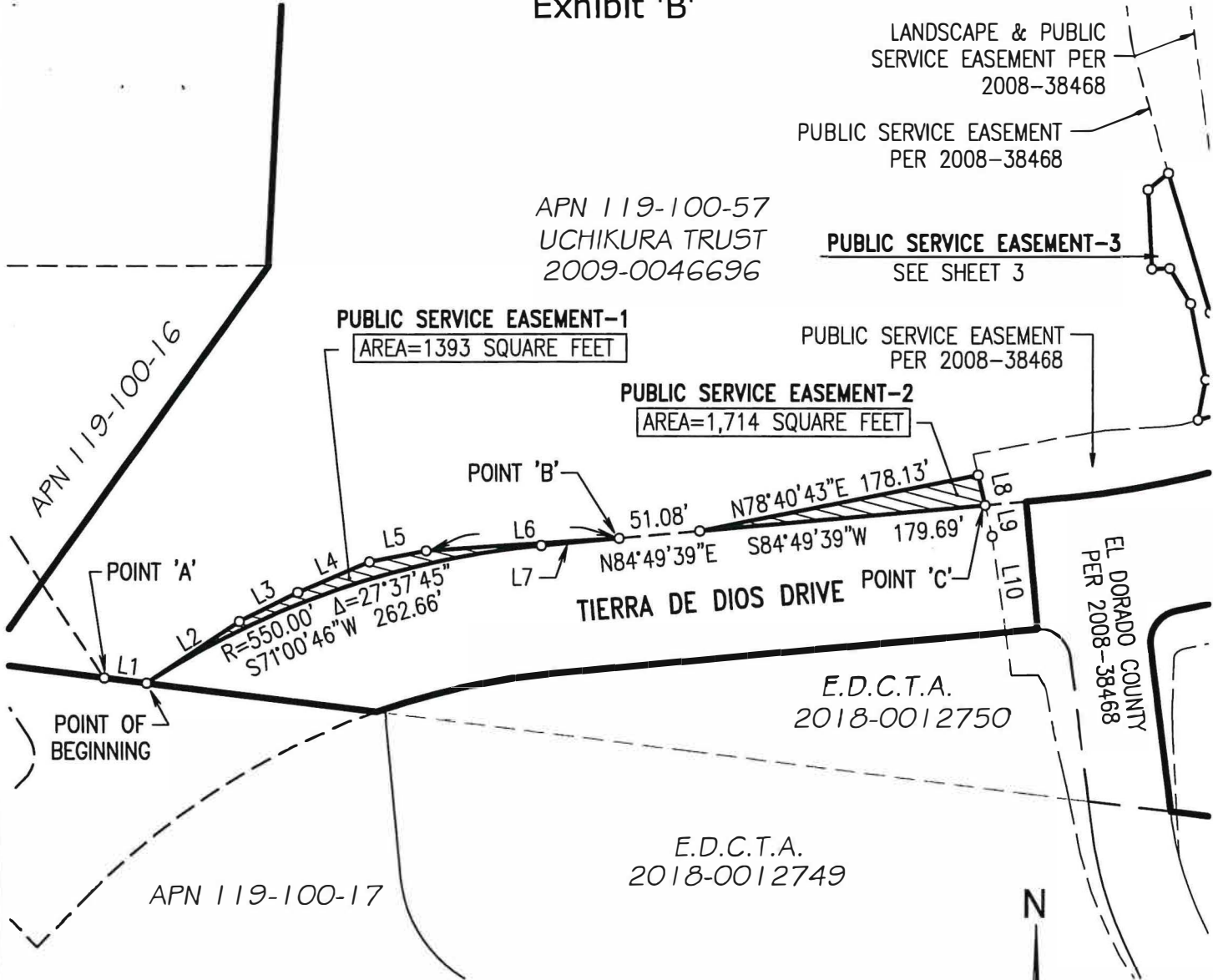
PUBLIC SERVICE EASEMENT  
PER 2008-38468

**PUBLIC SERVICE EASEMENT-3**  
SEE SHEET 3

**PUBLIC SERVICE EASEMENT-1**  
AREA=1393 SQUARE FEET

PUBLIC SERVICE EASEMENT  
PER 2008-38468

**PUBLIC SERVICE EASEMENT-2**  
AREA=1,714 SQUARE FEET



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S82°53'06"E	26.44'
L2	N56°43'10"E	70.05'
L3	N63°54'30"E	40.93'
L4	N67°11'23"E	48.90'
L5	N79°03'10"E	36.21'
L6	N86°24'32"E	121.61'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L7	S84°49'39"W	49.14'
L8	S12°52'32"E	19.25'
L9	S12°52'32"E	19.75'
L10	S08°03'16"E	60.50'



DATE: 05/14/2018

OWNER:  
CAROLYN MARIE UCHIKURA TRUST

A.P.N. 119-100-57

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DATE: 04/19/2018  
SCALE: 1"=100'

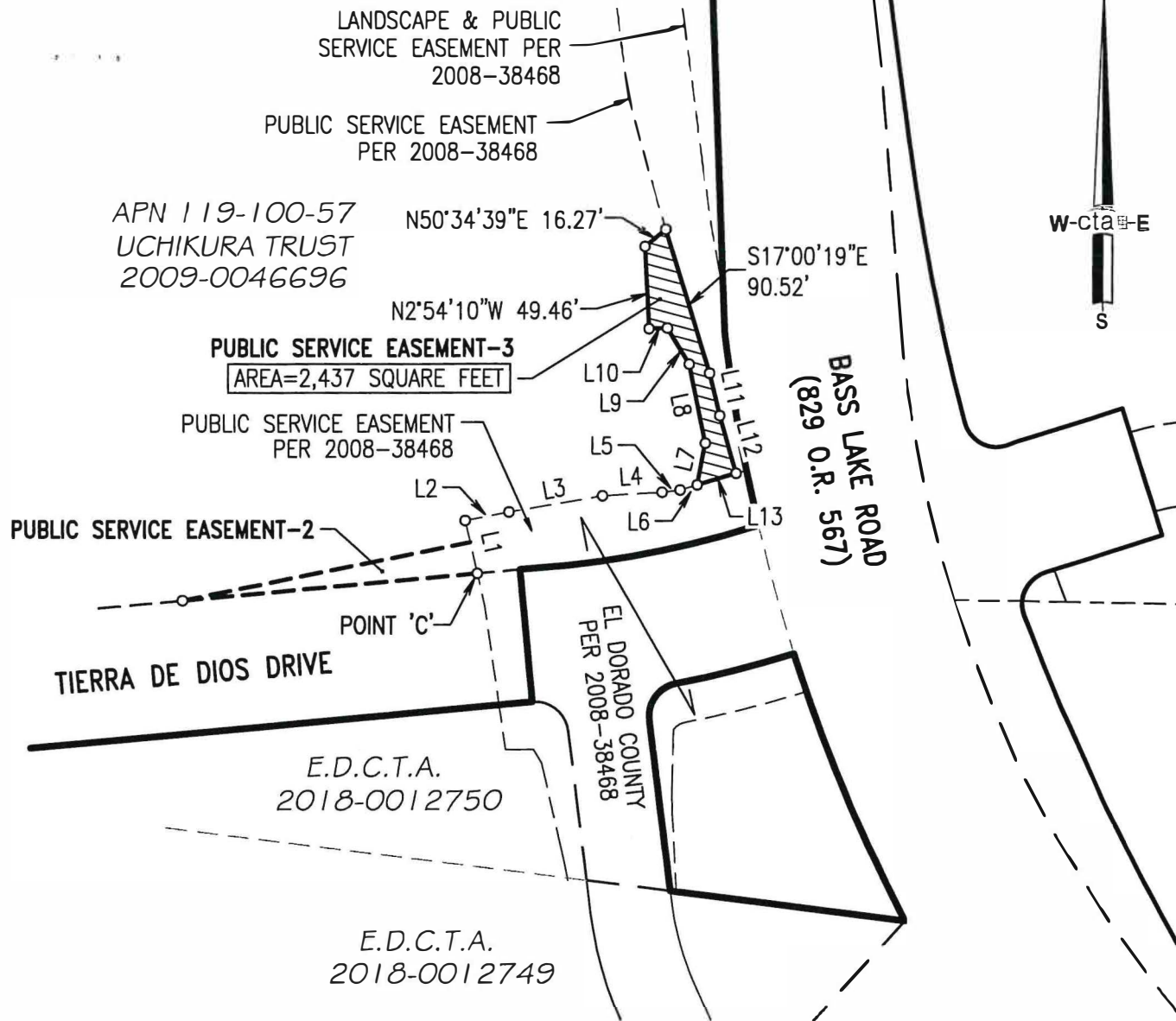
DRAWN BY: KAH  
JOB NO. 16-017-018

SHEET 2 OF 3

**IRREVOCABLE OFFER OF DEDICATION**

ROAD RIGHT OF WAY AND  
PUBLIC SERVICE EASEMENT  
A PORTION OF THE S.W. QUARTER  
OF SECTION 6, T.9N., R.9E., M.D.M.  
COUNTY OF EL DORADO STATE OF CALIFORNIA

# Exhibit 'B'



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N12°52'32"W	32.62'
L2	N79°07'34"E	27.07'
L3	N80°16'12"E	57.45'
L4	N86°35'11"E	36.44'
L5	N82°50'53"E	10.81'
L6	N73°38'32"E	10.85'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L7	N11°15'11"E	25.58'
L8	N11°40'17"W	48.53'
L9	N30°58'50"W	25.39'
L10	S87°57'29"W	11.08'
L11	S13°34'01"E	26.29'
L12	S15°59'31"E	36.05'
L13	S73°38'32"W	24.67'



DATE: 05/14/2018

OWNER:  
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A.P.N. 119-100-57

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DATE: 04/19/2018  
SCALE: 1"=100'  
DRAWN BY: KAH  
JOB NO. 16-017-018  
SHEET 3 OF 3

IRREVOCABLE OFFER OF DEDICATION  
ROAD RIGHT OF WAY AND PUBLIC SERVICE EASEMENT  
A PORTION OF THE S.W. QUARTER OF SECTION 6, T.9N., R.9E., M.D.M.  
COUNTY OF EL DORADO STATE OF CALIFORNIA

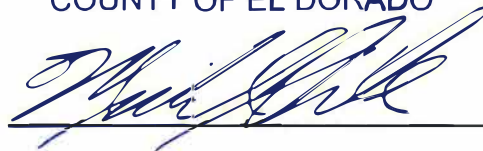
**CONSENT TO OFFER DEDICATION**

At a regular meeting of the Board of Supervisors of the County of El Dorado held on 10/12/2018, the County of El Dorado consented to the foregoing attached IRREVOCABLE OFFER OF DEDICATION FOR ROAD RIGHT OF WAY AND PUBLIC SERVICE EASEMENT, dated March 24, 2018, from the Carolyn Marie Uchikura Trust Dated August 2009, 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 12 day of October, 20 18

COUNTY OF EL DORADO

By: 

Chair, Board of Supervisors

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

By:   
Deputy Clerk