

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: West Valley Village Lots 6&7, Unit 1  
A.P.N.: 118-50-20  
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 18 day of August, 2014.

GRANTOR

**LENNAR HOMES OF CALIFORNIA, INC.**  
**A California Corporation**



Name: Larry Guaker

Title: VP

STATE OF CALIFORNIA  
COUNTY OF Placer

On August 18 2014, before me, Monique Reynolds,  
a Notary Public, personally appeared Larry Galco  
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.

Monique Reynolds  
Notary Public in and for said County and State



Notary Public Seal

EXHIBIT 'A'

**Storm Drain Easement**

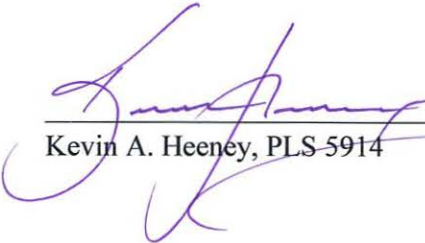
All that real property situate in the County of El Dorado, State of California, being a portion of Lot 98, as shown on the plat of "West Valley Village Lot 6 & 7 Unit 1", recorded in the office of the County Recorder of El Dorado County in Book 'J' of Maps, Page 124, and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 98; thence along the North line of said Lot 98, being also the South line of Black Hawk Drive, South 89°45'58" West, 28.00 feet; thence leaving said North line, South 45°06'18" East, 39.51 feet to a point on the East line of said Lot 98; thence along the East line of said Lot 98, North 00°01'26" East, 28.00 feet to the Point of Beginning, containing 392 square feet, more or less.

End of Description

*The Basis of Bearings for this description is identical with the plat of "West Valley Village Lot 6 & 7 Unit 1", recorded in the office of the County Recorder of El Dorado County in Book 'J' of Maps, Page 124.*

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

  
Kevin A. Heeney, PLS-5914

08/11/2014  
Date



**CTA Engineering & Surveying**  
3233 Monier Circle  
Rancho Cordova, CA 95742  
(916) 638-0919

LOT 'R-2'

BLACK HAWK DRIVE

ORANGE BLOSSOM COURT

POINT OF BEGINNING

S89°45'58"W

28.00'

S45°06'18"E

39.51'

N00°01'26"E

28.00'

10' S.D.E. PER S.D. J-124

12.5' P.U.E. PER S.D. J-124

98

97

15' S.D.E. PER S.D. J-124

99

96

N

W-cta E

S

P.U.E. = PUBLIC UTILITY EASEMENT  
S.D.E. = STORM DRAIN EASEMENT



DATE: 08/11/2014

Exhibit 'B'		DATE: 08/11/2014	DRAWN BY: KAH	SHEET 1 OF 1
OWNER:	Lennar Homes of California, Inc.	SCALE: 1"=30'	JOB NO. 04-092-003	
A.P.N.	118-650-20	Irrevocable Offer of Dedication STORM DRAIN EASEMENT		
AREAS:	392 Square Feet	Being a Portion of Lot 98 West Valley Village Lots 6 & 7 Unit 1, S.D. J-124, lying within W. 1/2 of Sec. 13 T. 9 N., R. 8 E., M.D.M.		
cta 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 August 18, 2014 from Lennar Homes of California, Inc., a California Corporation 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: \_\_\_\_\_

Chair, Board of Supervisors

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

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