

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

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

Name: Bass Lake Properties, LLC

Project: Bass Lake Road  
A.P.N.: 119-100-21  
Date:

Above section for Recorder's use

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

**IRREVOCABLE OFFER OF DEDICATION FOR  
ROAD RIGHT OF WAY, LANDSCAPE AND PUBLIC SERVICE EASEMENTS**

**BASS LAKE PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, 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, a Landscape Easement, 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 31<sup>st</sup> day of July, 2014

GRANTOR

**BASS LAKE PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**

Cary Lane      Douglas A. Hus  
Name: Cary Lane      Douglas A. Hus  
Title: managing member      MANAGING MEMBERS

**APN 119-100-21  
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 Bass Lake Properties LLC, hereinafter referred to as "Bass Lake Property", recorded in Document No. 2004-0044263-00 in the Official Records of said County, lying within the South One-half of Section 6, and the North One-half of Section 7, T. 9N., R. 9 E., M.D.M. and being more particularly described as follows:

**NEW ROAD RIGHT OF WAY  
PARCEL 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 14°18'27" East 4571.09 feet to the most Northerly corner of said "Bass Lake Property"; thence along the East line of said property, South 40°10'44" East, 42.84 feet to a point hereinafter referred to as **Point "A"**; thence continuing along said East line, South 40°10'44" East, 521.34 feet to the Point of Beginning; thence leaving said East line along the arc of a non-tangent curve to the right, having a radius of 950.00 feet and being subtended by a chord bearing South 23°01'51" East, 471.73 feet to a point on the Easterly line of said property; thence along said East line, North 06°11'38" East, 30.98 feet; thence along the arc of a curve to the left, having a radius of 500.00 feet and being subtended by a chord bearing North 18°04'19" West, 310.00 feet; thence on a non-tangent North 40°10'44" West, 142.18 feet to the Point of Beginning, containing an area of 7,592 square feet, more or less.

**NEW ROAD RIGHT OF WAY  
PARCEL 2**

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 14°18'27" East 4571.09 feet to the most Northerly corner of said "Bass Lake Property"; thence along the Westerly line of said property South 25°00'00" West, 189.61 feet; thence North 66°47'42" West, 38.35 feet to the Point of Beginning; thence leaving said Westerly line along the arc of a curve concave to the Northwest, having a radius of 225.00 feet, the chord of which bears, South 11°23'54" West, 77.05 feet; thence South 21°15'28" West, 50.09 feet; thence North 68°44'32" West, 25.00 feet to a point on the Westerly line of said "Bass Lake Property"; thence along said Westerly line, North 21°15'28" East, 126.40 feet; thence South 66°47'42" East, 11.81 feet to the Point of Beginning, containing an area of 2,823 square feet, more or less.

**LANDSCAPE AND PUBLIC SERVICE EASEMENT**

Beginning at the aforementioned **Point 'A'**; thence along the East line of said property, South 40°10'44" East, 521.34 feet; thence leaving said East line, along the arc of a non-tangent curve to the right, having a radius of 950.00 feet and being subtended by a chord bearing South 23°01'51" East, 471.73 feet to a point on the East line of said property; thence along said East line, South 06°11'38" West, 109.46 feet; thence leaving said East line along the arc of a non-tangent curve concave to the Southwest, having a radius of 928.00 feet, the chord of which bears North 20°55'32" West, 598.65 feet; thence North 39°44'34" West, 257.96 feet; thence along the arc of a curve to the right, having a radius of 1,472 feet and being subtended by a

Exhibit 'A'

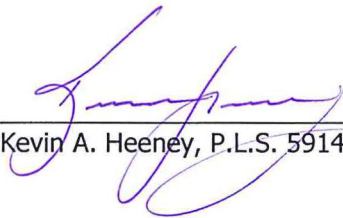
chord bearing North 35°21'14" West, 225.31 feet to the Point of Beginning, containing an area of 20,159 square feet, more or less.

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



# Exhibit 'B'



## LEGEND:

I.O.D. DENOTES IRREVOCABLE OFFER OF DEDICATION

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

10' EASEMENT  
PACIFIC TELEPHONE CO.  
OR 1545/712 & 1545/714

APN 115-040-16  
BASS LAKE ROAD LLC  
PARCEL A  
PM 18-80

PARCEL B  
PM 25-49

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S40°10'44"E	521.34'
L2	N40°10'44"W	142.18'
L3	N06°11'38"E	30.98'
L4	S06°11'38"W	109.46'
L5	N39°44'34"W	257.96'
L6	S66°47'42"E	11.81'
L7	N21°15'28"E	126.40'
L8	N68°44'32"W	25.00'
L9	S21°15'28"W	50.09'

APN 119-080-21  
MOHANNA M H  
PARCEL 2 PM 48-80

WESTERLY R/W LINE  
STATE OF CALIFORNIA  
PROPERTY

SALUD  
APN 119-100-17

IN FEE  
I.O.D. ROAD RIGHT OF WAY-2  
AREA=2,823 SQUARE FEET

I.O.D. LANDSCAPE & PUBLIC  
SERVICE EASEMENT  
AREA=20,159 SQUARE FEET

IN FEE  
I.O.D. ROAD RIGHT OF WAY-1  
AREA=7,592 SQUARE FEET

APN 119-100-21  
BASS LAKE PROP LLC  
DOC. NO. 2004-0044263-00

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	500.00'	36°07'06"	N18°04'19"W	310.00'
C2	950.00'	28°45'05"	S23°01'51"E	471.73'
C3	928.00'	37°38'04"	N20°55'32"W	598.65'
C4	1472.00'	8°46'42"	N35°21'14"W	225.31'
C5	225.00'	19°43'08"	S11°23'54"W	77.05'

80' P.G. & E. EASEMENT  
PER O.R. 633/163

U.S. HWY. 50



DATE: 04/09/2014

OWNER:  
BASS LAKE PROPERTIES LLC

A.P.N. 119-100-21

**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

DATE: 3/27/14  
SCALE: 1"=200'  
DRAWN BY: DMG  
JOB NO. 08-069-001  
SHEET 1 OF 1

I.O.D. ROAD RIGHT OF WAY,  
LANDSCAPE AND PUBLIC SERVICE  
EASEMENT

A PORTION OF THE SW & SE 1/4 OF SECTION 6, AND A PORTION OF THE NW & NE 1/4 OF SECTION 7 T.9N. R.9E. M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA

18-1512 A.4 OF 6

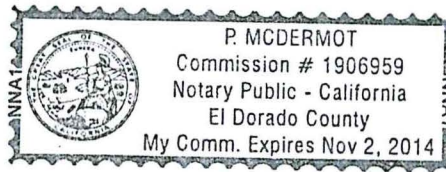
State of California  
County of El Dorado

On July 31, 2014 before me, P. McDermot, Notary Public,  
personally appeared Cary Lane and Douglas A. Hus,  
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] (Seal)  
Signature



**CONSENT TO OFFER DEDICATION**

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 FOR ROAD RIGHT OF WAY, LANDSCAPE AND PUBLIC SERVICE EASEMENTS, dated JULY 31, 2018, from the Bass Lake Properties LLC, A California Limited Liability Company, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

COUNTY OF EL DORADO

By: \_\_\_\_\_

Chair, Board of Supervisors

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

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