



El Dorado, County Recorder  
Janelle K. Horne Co Recorder Office

DOC- 2020-0001047-00  
Acct 30-EL DORADO CO BOARD OF SUPERVISORS

Thursday, JAN 09, 2020 14:34:35

Ttl Pd \$0.00 Nbr - 0002065389

RAB / C1 / 1-8

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

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

Name: James B. & Susan M. Greenwalt

Project: North Silver Dove  
A.P.N.: 115-040-10  
Date:

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

20-0001

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION FOR  
ROAD RIGHT OF WAY AND SLOPE EASEMENT**

**JAMES B. GREENWALT AND SUSAN M. GREENWALT, AS TRUSTEES OF THE GREENWALT FAMILY TRUST INITIALLY ESTABLISHED ON JUNE 21, 2001,** 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, for any and all public purposes, to erect, install, construct, remove, repair, replace, reconstruct, maintain and use, for public 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 and a Slope Easement for the purpose of constructing and maintaining cut or fill slopes, together with any and all appurtenances thereto, including the right of ingress and egress, 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 21 day of Aug, 2019.

GRANTOR

  
JAMES B. GREENWALT, TRUSTEE

  
SUSAN M. GREENWALT, TRUSTEE

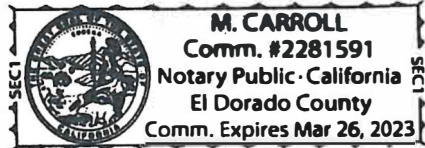
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

**STATE OF CALIFORNIA**  
**COUNTY OF** EL DORADO

On AUGUST 21, 2019, before me, M. CARROLL,  
a Notary Public, personally appeared JAMES B. GREENWALT and SUSAN M. GREENWALT,  
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.



M. Carroll  
Notary Public in and for said County and State

Notary Public Seal

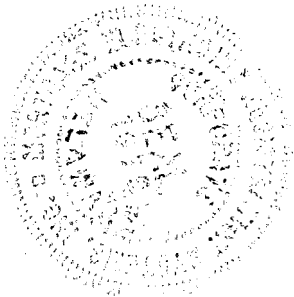


MERS MIN# 1000255-0000560055-4  
SIS (888) 679-6377

Consent of Beneficiary

Mortgage Electronic Registration Systems, Inc. "MERS", whose address is P.O. Box 2026, Flint, MI 48501-2026, as nominee for Bank of America, N.A., and its successors and assigns, is the Beneficiary of a Deed of Trust dated May 18, 2010, as recorded in document No. DOC-2010-0025177-00, hereby consents to the grant of the Road Right of Way and Slope Easement dated and signed by James B. Greenwalt and Susan M. Greenwalt, as trustees of the Greenwalt Family Trust Initially Established on June 21, 2001, to El Dorado County and joins in the execution hereof solely as Beneficiary and hereby does agree that in the event of the foreclosure of said Deed of Trust, or other sale of said property described in said Deed of Trust under judicial or non-judicial proceedings, the same shall be sold and the same is hereby deemed to be sold subject to said Easement; provided however, that nothing contained in this provision shall operate to alter, change or modify the terms, provisions or conditions of the Deed of Trust; or any instrument described or referred to therein, or to release or affect the validity or priority of the lien, security interest and other rights of Beneficiary arising under or by virtue of the Deed of Trust.

SIGNED AND EXECUTED this 21 day of October, 2019



Mortgage Electronic Registration Systems, Inc., as nominee for Bank of America, N.A. and its successors and assigns

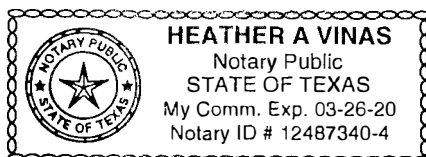
By: [Signature] 10/21/19  
Name: Lisa M. Hill  
Title: Vice President

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged before me on 10/21/2019 by Lisa M. Hill, Vice President of Mortgage Electronic Registration Systems, Inc., a Delaware corporation, on behalf of said corporation, as nominee for Bank of America, N.A. and its successors and assigns.

[Signature]  
Notary Public State of Texas



My commission expires: 03/26/2020

## Exhibit 'A'

### IRREVOCABLE OFFER OF DEDICATION

#### Road Right Of Way and Slope Easement

All that real property situated in the County of El Dorado, State of California, lying within the Southeast One-quarter of Section 31, Township 10 North, Range 9 East, M.D.M., being a portion of Parcel "D" as shown on that certain Parcel Map filed in the office of the County Recorder in Book 18 of Parcel Maps, Page 80 and being more particularly described as follows:

#### Road Right Of Way (in fee)

**BEGINNING** at a point on the South line of said Parcel "D", being the Southeast corner of the "New Road Right of Way" parcel as described in the Irrevocable Offer of Dedication dated August 2, 2004 and recorded in Document No. 2005-0006569, Official Records of El Dorado County and from which the Southwest corner of said Parcel "D" bears South 89°19'40" West, 95.97 feet; thence along the East line of said "New Road Right of Way" parcel, being the Easterly right of way of Bass Lake Road, along the arc of a curve to the left, having a radius of 1450.00 feet, the chord of which bears North 01°14'24" West, 44.54 feet; thence leaving said East line, along the arc of a non-tangent curve, concave to the Northeast, having a radius of 20.00 feet, the chord of which bears South 46°24'23" East, 27.93 feet; thence North 89°18'27" East, 14.19 feet; thence along the arc of a curve to the left, having a radius of 175.00 feet, the chord of which bears North 84°17'25" East, 30.61 feet; thence North 79°16'23" East, 102.46 feet; thence along the arc of a curve to the right, having a radius of 285.00 feet, the chord of which bears North 84°18'02" East, 49.95 feet; thence North 89°19'40" East, 265.56 feet; thence along the arc of a curve to the right, having a radius of 285.00 feet, the chord of which bears South 84°18'55" East, 63.11 feet to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 20.00 feet, the chord of which bears North 65°52'21" East, 23.61 feet to a point on the Northwesterly line of the 60 feet wide non-exclusive road and public utility easement as shown on said Parcel Map (formerly known as Bass Lake Road, now Sienna Ridge Road); thence along said Northwesterly line, South 29°42'12" West, 60.75 feet to a point on the South line of said Parcel "D"; thence along said South line, South 89°19'40" West, 534.10 feet to the **POINT OF BEGINNING**, containing 0.557 acres, more or less.

#### Slope Easement

**COMMENCING** at a point on the South line of said Parcel "D", being the Southeast corner of the "New Road Right of Way" parcel as described in the Irrevocable Offer of Dedication dated August 2, 2004 and recorded in Document No. 2005-0006569, Official Records of El Dorado County and from which the Southwest corner of said Parcel "D" bears South 89°19'40" West, 95.97 feet; thence along the East line of said "New Road Right of Way" parcel, being the Easterly right of way of Bass Lake Road, along the arc of a curve to the left, having a radius of 1450.00 feet, the chord of which bears North 01°14'24" West, 44.54 feet; thence leaving said East line, along the arc of a non-tangent curve, concave to the Northeast, having a radius of 20.00 feet, the chord of which bears South 46°24'23" East, 27.93 feet; thence North 89°18'27" East, 14.19 feet; thence along the arc of a curve to the left, having a radius of 175.00 feet, the chord of which bears North 88°00'10" East, 7.97 feet to the true **POINT OF BEGINNING**; thence North 72°39'42" East, 132.58 feet; thence along the arc of a curve to the right, having a radius of 150.00 feet, the chord of which bears North 82°52'47" East, 53.22 feet; thence South 86°54'08" East, 88.87 feet; thence South 89°49'36" East, 57.44 feet; thence South 84°20'51" East, 82.14 feet; thence South 29°31'48" West, 4.04 feet; thence South 89°19'40" West, 232.44 feet; thence along the arc of a curve to the left, having a radius of 285.00 feet, the chord of which bears South 84°18'02" West, 49.95 feet; thence South 79°16'23" West, 102.46 feet; thence along the arc of a curve to the right, having a radius of 175.00 feet, the chord of which bears South 82°59'09" West, 22.66 feet to the **POINT OF BEGINNING**, containing 0.115 acres, more or less.

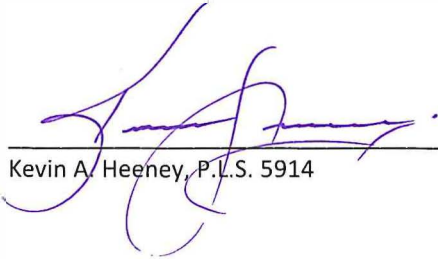
See Exhibit B attached hereto and made a part of this description.

End of description

Exhibit 'A'

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



07/05/2019  
Date

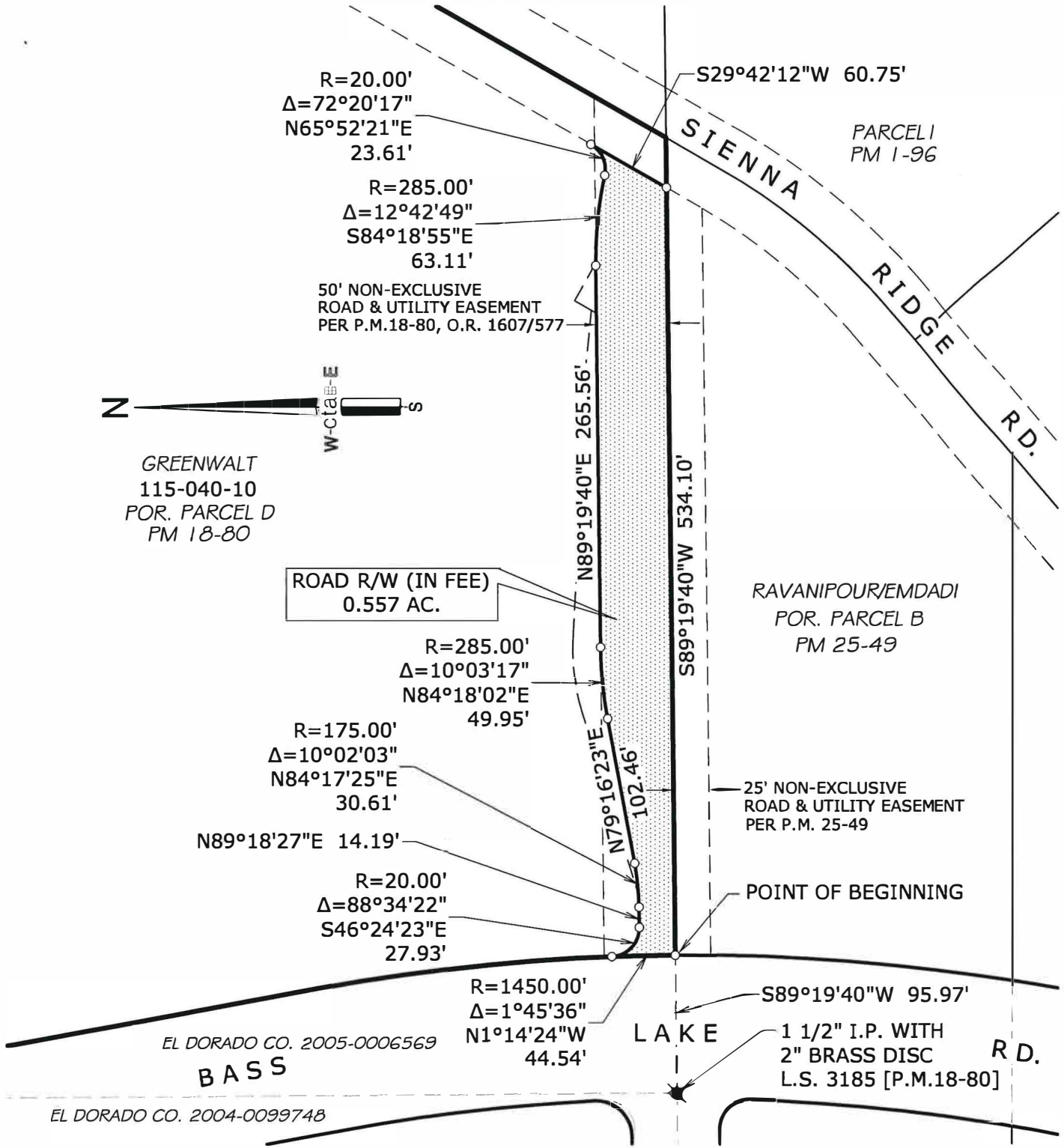
**CTA Engineering & Surveying**

3233 Monier Circle

Rancho Cordova, CA 95742

916-638-0919

Exhibit 'B'



OWNER: Greenwalt Family Trust

DATE: 07/03/2019  
 SCALE: 1"=100'

DRAWN BY: KAH  
 JOB NO. 05-012-002

SHEET 1 OF 2

FEE PARCEL: 115-040-010-000

IRREVOCABLE OFFER OF DEDICATION

**cta** Engineering & Surveying  
 Civil Engineering • Land Surveying • Land Planning  
 3233 Monier Circle, Rancho Cordova, CA 95742  
 T (916) 838-0919 • F (916) 838-2479 • www.ctaeng.net

**ROAD RIGHT OF WAY AND SLOPE EASEMENT**  
 A PORTION PARCEL D, P.M. 18-80  
 IN SECTION 31, T.10 N., R.9 E., M.D.M.  
 COUNTY OF EL DORADO STATE OF CALIFORNIA

DATE: 07/03/2019



Exhibit 'B'

- ① R=20.00' Δ=88°34'22"  
S46°24'23"E 27.93'
- ② N89°18'27"E 14.19'
- ③ R=175.00' Δ=2°36'33"  
N88°00'10"E 7.97'
- ④ S29°31'48"W 4.04'
- ⑤ R=285.00' Δ=10°03'17"  
S84°18'02"W 49.95'
- ⑥ R=175.00' Δ=7°25'31"  
S82°59'09"W 22.66'

S84°20'51"E 82.14'

S89°49'36"E 57.44'

SLOPE EASEMENT  
0.115AC.

S86°54'08"E 88.87'

R=150.00'  
Δ=20°26'09"  
N82°52'47"E  
53.22'

GREENWALT  
115-040-10  
POR. PARCEL D  
PM 18-80



POINT OF BEGINNING

S89°19'40"W 232.44'  
S79°16'23"W 102.46'  
N72°39'42"E 132.58'

SIENNA

PARCEL I  
PM 1-96

RIDGE  
RD.

RAVANIPOUR/EMDADI  
POR. PARCEL B  
PM 25-49

25' NON-EXCLUSIVE  
ROAD & UTILITY EASEMENT  
PER P.M. 25-49

EL DORADO CO. 2005-0006569  
BASS

R=1450.00'  
Δ=1°45'36"  
N1°14'24"W  
44.54'

L A K E

S89°19'40"W 95.97'  
FND. 1 1/2" I.P.  
W/ 2" BRASS DISC  
L.S. 3185

R D.

EL DORADO CO. 2004-0099748



DATE: 07/05/2019

OWNER:  
Greenwalt Family Trust

FEE PARCEL: 115-040-010-000

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:  
07/03/2019

SCALE:  
1"=100'

DRAWN BY:  
KAH

JOB NO.  
05-012-002

SHEET  
2 OF  
2

IRREVOCABLE OFFER OF DEDICATION

ROAD RIGHT OF WAY  
AND SLOPE EASEMENT

A PORTION PARCEL D, P.M. 18-80  
IN SECTION 31, T.10 N., R.9 E., M.D.M.  
COUNTY OF EL DORADO STATE OF CALIFORNIA

**CONSENT TO THE MAKING OF AN  
IRREVOCABLE OFFER OF DEDICATION**

At a regular meeting of the Board of Supervisors of the County of El Dorado held on 1/7/2020, the County of El Dorado consented to the foregoing attached IRREVOCABLE OFFER OF DEDICATION FOR ROAD RIGHT OF WAY (IN FEE) AND SLOPE EASEMENT dated August 21, 2019, from James B. Greenwalt and Susan M. Greenwalt, As Trustees Of The Greenwalt Family Trust Initially Established on June 21, 2001, for a Road Right of Way Easement (In Fee) and Slope Easement 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 7<sup>th</sup> day of JANUARY, 2020

COUNTY OF EL DORADO

By: Brian K Veerkamp

Brian Veerkamp  
Chair, Board of Supervisors

Attest:  
Kim Dawson  
Clerk of the Board of Supervisors

By: Kim Dawson  
Deputy Clerk