

RECORDING REQUESTED BY:

06/18/2010,20100026660

Board of Supervisors

WHEN RECORDED MAIL TO:

**Board of Supervisors
330 Fair Lane
Placerville, CA 95667**

}
}
}
}
}
}
}
}
}
}
}

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

TITLE (S)

**RESOLUTION NO. 074-2010
RESOLUTION OF VACATION
A Portion of White Rock Road (old)
PM #47/80, Parcel J; PM #50/17, Parcel 15; PM # 50/17, Parcel 16; PM #47/96, Parcel 4;
And a Portion of the SW ¼ of Sec. 11, T9N, R8E
Assessor's Parcel Numbers
117-160-15, 117-160-58, 117-160-59, 117-180-04, & 117-180-10
El Dorado Hills Investors, LTD and Jackson II, LLC**



RESOLUTION NO. 074-2010
OF THE COUNTY OF EL DORADO BOARD OF SUPERVISORS
RESOLUTION OF VACATION

A portion of White Rock Road (old)

**PM #47/80, Parcel J; PM #50/17, Parcel 15; PM #50/17, Parcel 16; PM #47/96, Parcel 4;
and a Portion of the SW ¼ of Sec. 11, T9N, R8E**

**Assessor's Parcel Numbers 117-160-15, 117-160-58, 117-160-59, 117-180-04, & 117-180-10
El Dorado Hills Investors, LTD and Jackson II, LLC**

WHEREAS, the County of El Dorado Board of Supervisors exercises the authority established by § 8335 of the California Streets and Highways Code which enables said Board to vacate a street, highway or public service easements; and

WHEREAS, the Department of Transportation received an executed petition from El Dorado Hills Investors, LTD and Jackson II, LLC, to abandon a portion of White Rock Road (old) situated across Assessor's Parcel Numbers 117-160-15, 117-160-58, 117-160-59, 117-180-04, and 117-180-10; and

WHEREAS, said segment of roadway is located south of US Highway 50, west of the intersection of Latrobe Road and lies between Windfield Way on the west boundary and Latrobe Road on the east boundary, and is herein described in Exhibits A, A-1, A-2, A-3 & A-4, and depicted on Exhibits B, B-1, B-2, B-3 and B-4; and

WHEREAS, in May, 2009, construction was completed for the White Rock Road Realignment and Widening Project #72401, which project realigned a part of White Rock Road from Manchester Drive to the Latrobe Road intersection, thereby creating a section of roadway that is now unnecessary for public convenience and use, and impedes future planned development of the subject parcels; and

WHEREAS, a hearing was held on April 22, 2010 for a Finding of Consistency to the General Plan by the County of El Dorado Planning Commission pursuant to the requirements of the California Government Code § 65402, and the conformed agenda for that hearing is hereby submitted to the Board of Supervisors as Exhibit D; and

WHEREAS, A T & T, Comcast, El Dorado Irrigation District, M C I and PG&E, have submitted written confirmation they have no objection to the abandonment. Further, per the California Streets and Highways Code § 8340(a) said companies request that public utilities easements be reserved over a portion of White Rock Road (old) for their use until new replacement facilities can be constructed; and

WHEREAS, the Board of Supervisors held a public hearing on June 15, 2010, as required by California Streets and Highways Code § 8324, at which hearing testimony from all persons interested in the proposed vacation was heard, and it was determined that the roadway referred to herein is not necessary for present or prospective public use as a non-motorized transportation facility and that the abandonment is in conformity with the General Plan; and

WHEREAS, in accordance with the requirements of § 8322 of the California Streets and Highways Code, the Clerk of the Board of Supervisors published notices of said public hearing two (2) weeks prior to said hearing; and

WHEREAS, in accordance with the requirements of § 8323 of the California Streets and Highways Code, notices of said hearing were posted on June 1, 2010 and were mailed to all affected property owners within 500 feet of the affected parcels.

NOW, THEREFORE BE IT RESOLVED, by the Board of Supervisors of the County of El Dorado that pursuant to § 8320, et seq. of the California Streets and Highways Code this Board declares:

- 1) its intention to vacate a segment of the public road described as a portion of White Rock Road (old), situated across Assessor's Parcel Numbers 117-160-15, 117-160-58, 117-160-59, 117-180-04, and 117-180-10, reserving and excepting from the vacation all public utilities easements along a section of White Rock Road (old) to allow for completion of construction for the replacement facilities, as herein described:
"RESERVING AND EXCEPTING THEREFROM, according to the provisions of §8340 of the Streets and Highways Code, for the benefit of Pacific Bell Telephone Company, a California corporation dba A T & T, Pacific Gas and Electric Company, and MCI Communications Services, Inc. the permanent easement and right at any time, or from time to time, to construct, maintain, operate, replace, remove, renew and enlarge lines of pipe, conduits, cable wires, poles, electrical conductors and other convenient structures, equipment, fixtures and appurtenances, for the operation of electric, gas, telegraph and telephone lines and other communication facilities, including access and the right to keep the property free from inflammable materials and wood growth, and otherwise protect the same from all hazards to the facilities; said area shall be kept open and free of buildings, structures and wells of any kind; in, upon, over and across that portion of Old White Rock Road."
- 2) that from and after the date this Resolution is recorded, said portion of roadway known as White Rock Road (old) as described in Exhibits A, A-1, A-2, A-3 & A-4, and depicted on Exhibits B, B-1, B-2, B-3 and B-4 is declared vacated and no longer constitutes a public roadway; and


PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 15 day of June, 2010, by the following vote of said Board:

ATTEST :

Ayes: Knight, Briggs, Nutting, Sweeney, Santiago
Noes: none
Absent: none

SUZANNE ALLEN DE SANCHEZ
Clerk of the Board of Supervisors

By


Deputy Clerk


Norma Santiago, Chair
Board of Supervisors

I CERTIFY THAT THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE _____

ATTEST: SUZANNE ALLEN DE SANCHEZ, Clerk of the Board of Supervisors of the County of El Dorado, State of California

By _____

Deputy Clerk

Exhibit 'A'

All that real property situate in the County of El Dorado, State of California, being a portion of the Southwest One-quarter of Section 11, Township 9 North, Range 8 East, M.D.M. and being a portion of that certain strip of land for State Highway Right of Way purposes, as described in Book 88 of Deeds, Page 87, Official Records of El Dorado County and being more particularly described as follows:

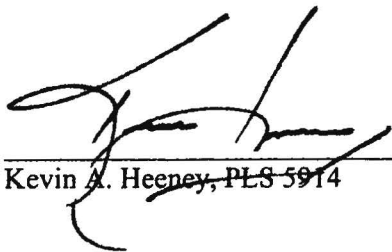
Beginning at a point on the Northwesternly line of said State Highway Right of Way, said point also being the Southern most corner of Parcel 'J', as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps at Page 80; thence along said Northwesternly line and the Southeasterly line of said Parcel 'J', North 46°48'08" East, 105.42 feet; thence along the arc of a curve to the left, having a radius of 470.00 feet, the chord of which bears North 36°40'26" East, 165.30 feet; thence North 26°32'43" East, 86.26 feet to the Northeast corner of said Parcel 'J'; thence leaving said Northwesternly and Southeasterly lines, and perpendicular thereto, South 63°27'17" East, 30.00 feet to the centerline of said State Highway Right of Way and the Northwesternly line of Parcel 4, as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps at Page 96; thence along said centerline and said Northwesternly line, South 26°32'43" West, 86.25 feet; thence along the arc of a curve to the right, having a radius of 500.00 feet, the chord of which bears South 36°40'25" West, 175.86 feet; thence South 46°48'08" West, 105.42 feet; thence leaving said centerline and Northwesternly line, and perpendicular thereto, North 43°11'52" West, 30.00 feet to the Point of Beginning, containing 0.250 acres more or less.

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

The basis of bearings for this description is identical to that Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps at Page 80.

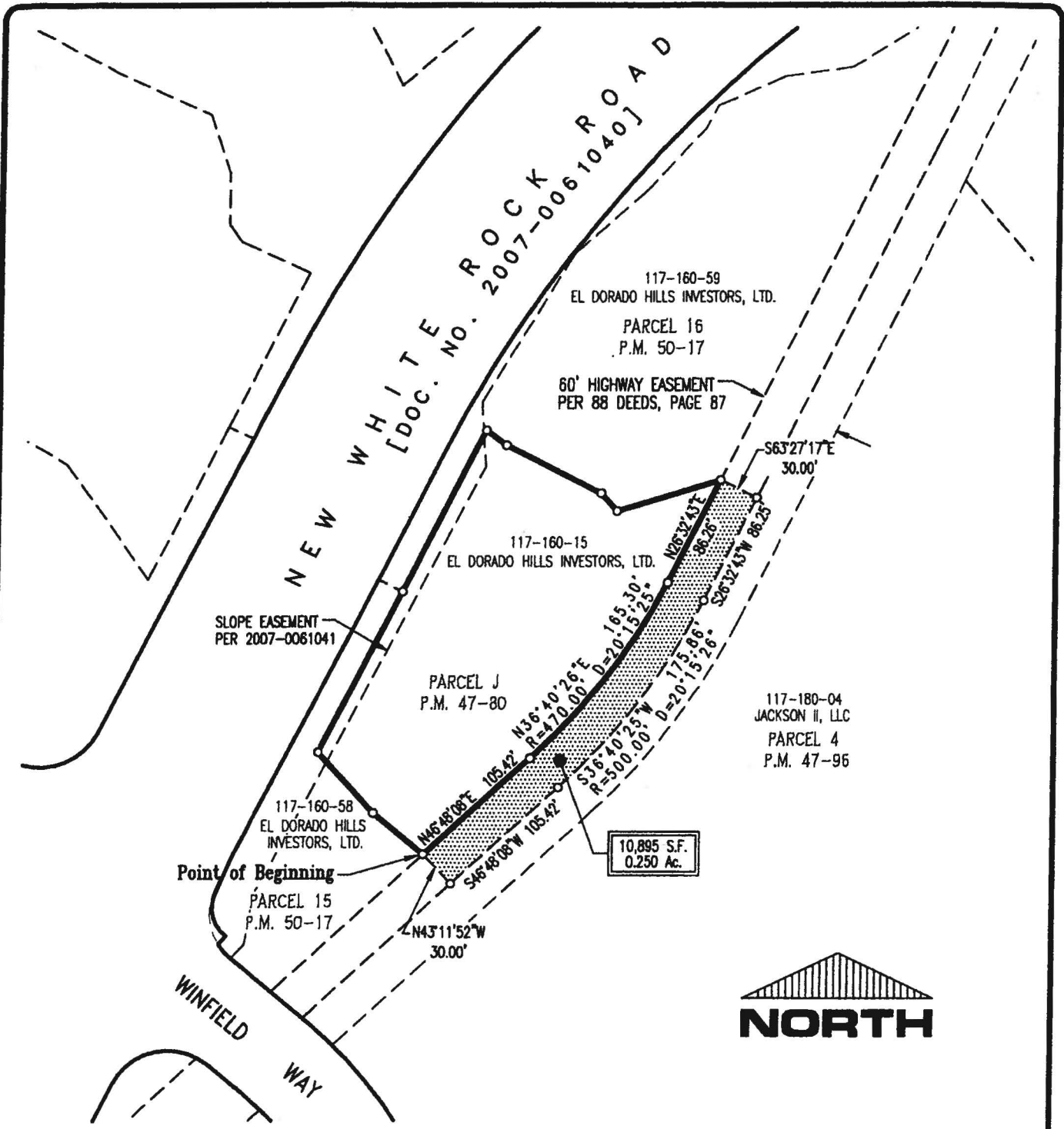
End of Description

Prepared by CTA Engineering & Surveying under the supervision of the undersigned


Kevin A. Heeney, PLS 5914



Date: 07/08/09



OWNER:
El Dorado Hills Investors, Ltd.

A.P.N. **117-160-15**

DATE: 06-26-09
DRAWN BY: KAH
SCALE: 1" = 50'
JOB NO. 05-041-002
SHEET 1 of 1

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Marler Circle, Rancho Cordova, CA 95742
T (916) 658-0210 • F (916) 658-0170 • www.cta.com

Exhibit 'B'
GENERAL VACATION
A Portion of
OLD WHITE ROCK ROAD
Portion of the SW1/4 of Sec. 11, T. 9 N., R. 8 E., M.D.M.
County of El Dorado
State of California

Exhibit A-1

All that real property situate in the County of El Dorado, State of California, being a portion of the Southwest One-quarter of Section 11, Township 9 North, Range 8 East, M.D.M. and being a portion of that certain strip of land for State Highway Right of Way purposes, as described in Book 88 of Deeds, Page 87, Official Records of El Dorado County and being more particularly described as follows:

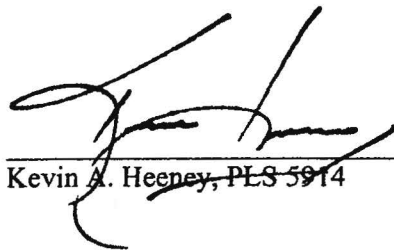
Beginning at a point on the Northwesterly line of said State Highway Right of Way, said point also being the Southern most corner of Parcel '15', as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 50 of Parcel Maps at Page 17; thence along said Northwesterly line and the Southeasterly line of said Parcel '15', North $46^{\circ}48'08''$ East, 149.64 feet to the Northeast corner of said Parcel '15'; thence leaving said Northwesterly and Southeasterly lines, and perpendicular thereto, South $43^{\circ}11'52''$ East, 30.00 feet to the centerline of said State Highway Right of Way and the Northwesterly line of Parcel 4, as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps at Page 96; thence along said centerline and said Northwesterly line, South $46^{\circ}48'08''$ West, 146.25 feet; thence North $49^{\circ}39'02''$ West, 30.19 feet to the Point of Beginning, containing 0.102 acres more or less.

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

The basis of bearings for this description is identical to that Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps at Page 80.

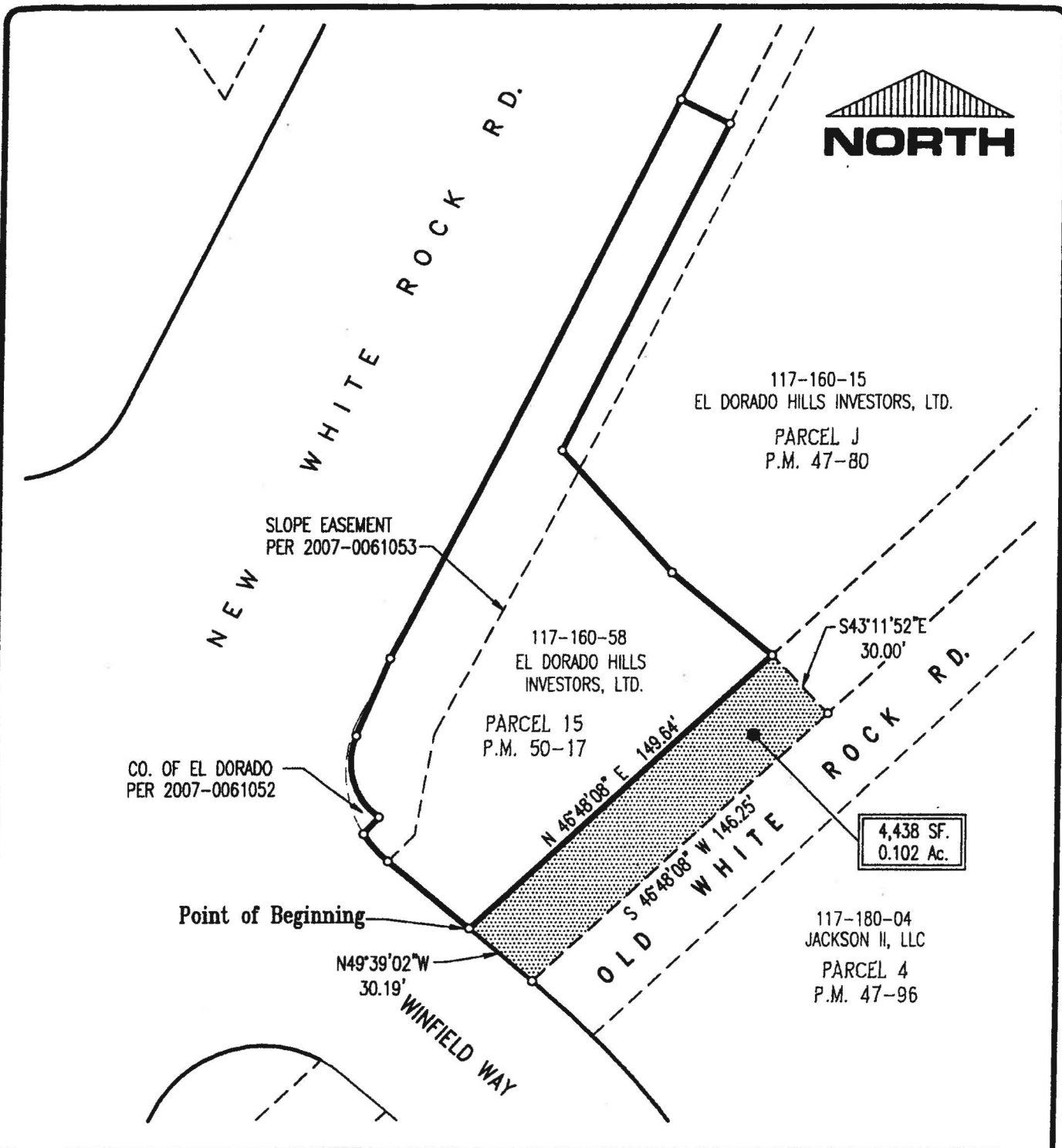
End of Description

Prepared by CTA Engineering & Surveying under the supervision of the undersigned


Kevin A. Heeney, PLS 5914



Date: 07/09/09



OWNER:
El Dorado Hills Investors, Ltd.

DATE: 06-26-09
 SCALE: 1" = 50'

DRAWN BY: KAH
 JOB NO. 05-041-002

SHEET
 1 OF 1

A.P.N. 117-160-58

Exhibit 'B'-1

cta Engineering & Surveying
 Civil Engineering • Land Surveying • Land Planning
 3233 Montier Circle, Rancho Cordova, CA 95742
 T (916) 639-0818 • F (916) 639-0479 • www.cta.com

GENERAL VACATION
 A Portion of
OLD WHITE ROCK ROAD
 Portion of the SW1/4 of Sec. 11, T. 9 N., R. 8 E., M.D.M.
 County of El Dorado State of California

Exhibit A-2

All that real property situate in the County of El Dorado, State of California, being a portion of the Southwest One-quarter of Section 11, Township 9 North, Range 8 East, M.D.M. and being a portion of that certain strip of land for State Highway Right of Way purposes, as described in Book 88 of Deeds, Page 87, Official Records of El Dorado County and being more particularly described as follows:

Area 'A'

Beginning at a point on the Northwesterly line of said State Highway Right of Way, said point also being the Southeast corner of Parcel '16', as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 50 of Parcel Maps at Page 17; thence along said Northwesterly line and the Southeasterly line of said Parcel '16', North 26°32'43" East, 291.03 feet to a point hereinafter referred to as Point 'A'; thence leaving said Northwesterly and Southeasterly lines, and perpendicular thereto, South 63°27'17" East, 30.00 feet to the centerline of said State Highway Right of Way and the Northern most corner of Parcel 4, as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps at Page 96; thence along said centerline and the Northwesterly line of said Parcel 4, South 26°32'43" West, 291.03 feet; thence leaving said centerline and Northwesterly line, and perpendicular thereto, North 63°27'17" West, 30.00 feet to the Point of Beginning, containing 0.200 acres more or less.

Area 'B'

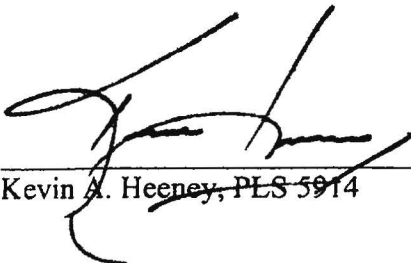
Beginning at the aforementioned Point 'A'; thence leaving the Northwesterly line of said State Highway Right of Way and the Southeasterly line of said Parcel 16, and perpendicular thereto, South 63°27'17" East, 30.00 feet to the centerline of said State Highway Right of Way and the Northern most corner of said Parcel 4; thence along said centerline North 26°32'43" East, 242.82 feet; thence leaving said centerline, South 63°14'47" West, 49.09 feet; thence along the arc of a curve to the left, having a radius of 927.56 feet, the chord of which bears South 63°12'44" West, 1.11 feet to a point on the Northwesterly line of said State Highway Right of Way and the Southeasterly corner of that certain strip of land designated as "Portion 2" as described in the grant deed to the County of El Dorado, recorded in Document No. 2007-0061052-00; thence along the Northwesterly line of said State Highway Right of Way, South 26°32'43" West, 202.57 feet to the Point of Beginning, containing 0.153 acres more or less.

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

The basis of bearings for this description is identical to that Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps at Page 80.

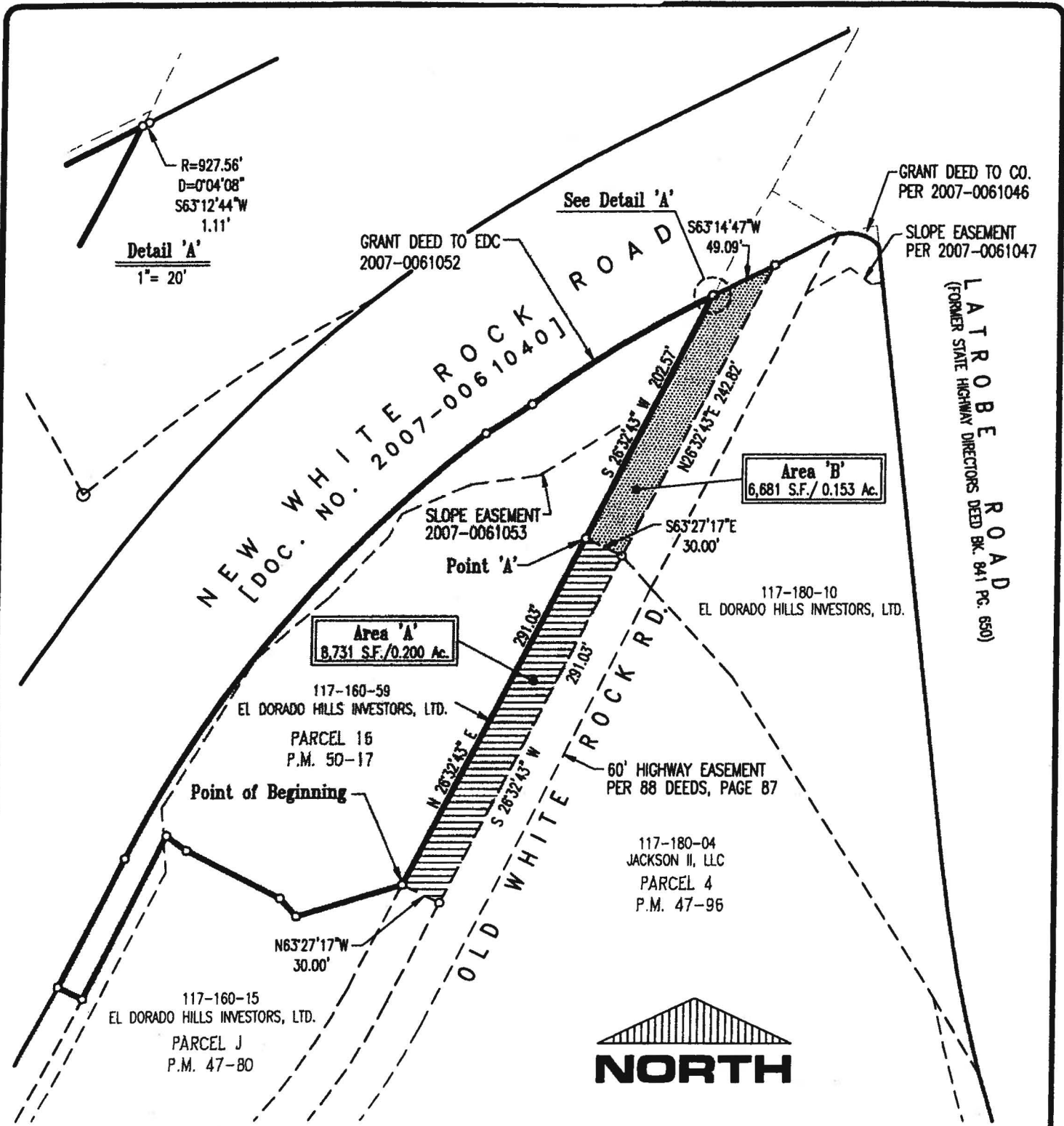
End of Description

Prepared by CTA Engineering & Surveying under the supervision of the undersigned


Kevin A. Heeney, PLS 5914

Date: 07/09/09





OWNER:
El Dorado Hills Investors, Ltd.

A.P.N. **117-160-59**

DATE: 06-26-09
 DRAWN BY: KAH
 SCALE: 1"=100'
 JOB NO. 05-041-002
 SHEET 1 OF 1

cta Engineering & Surveying
 Civil Engineering ■ Land Surveying ■ Land Planning
 3233 Marlier Circle, Rancho Cordova, CA 95742
 T (916) 636-0919 • F (916) 636-2479 • www.cta.com

Exhibit 'B'-2

GENERAL VACATION
 A Portion of
OLD WHITE ROCK ROAD
 Portion of the SW1/4 of Sec. 11, T. 9 N., R. 8 E., M.D.M.
 County of El Dorado State of California

Exhibit A-3

All that real property situate in the County of El Dorado, State of California, being a portion of Parcel 4, as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps at Page 96, being a portion of the Southwest One-quarter of Section 11, Township 9 North, Range 8 East, M.D.M. and being a portion of that certain strip of land for State Highway Right of Way purposes, as described in Book 88 of Deeds, Page 87, Official Records of El Dorado County and being more particularly described as follows:

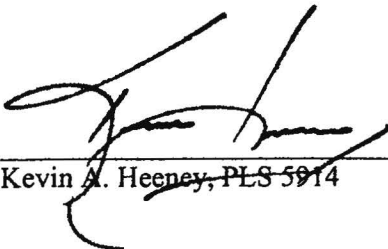
Beginning at a point on the centerline of said State Highway Right of Way, said point also being the Northern most corner of said Parcel 4; thence along the Northeasterly line of said Parcel 4, South 41°41'53" East, 32.30 feet to a point on the South line of said State Highway Right of Way; thence along said South line, South 26°32'43" West, 365.32 feet; thence along the arc of a curve to the right, having a radius of 530.00 feet, the chord of which bears South 36°40'25" West, 186.41 feet; thence South 46°48'08" West, 249.20 feet to a point on the Westerly line of said Parcel 4, being also the Easterly line of Winfield Way; thence along the Westerly line of said Parcel 4 and the Easterly line of Winfield Way, along the arc of a curve, concave to the Southwest, having a radius of 335.00 feet, the chord of which bears North 47°31'41" West, 24.81 feet; thence leaving the Westerly line of said Parcel 4 and the Easterly line of Winfield Way, North 49°39'02" West, 5.29 feet to a point on the centerline of said State Highway Right of Way and the Northwesterly line of said Parcel 4; thence along said centerline and Northwesterly line, North 46°48'08" East, 251.67 feet; thence along the arc of a curve to the left, having a radius of 500.00 feet, the chord of which bears North 36°40'25" East, 175.86 feet; thence North 26°32'43" East, 377.28 feet to the Point of Beginning, containing 0.553 acres more or less.

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

The basis of bearings for this description is identical to that Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps at Page 80.

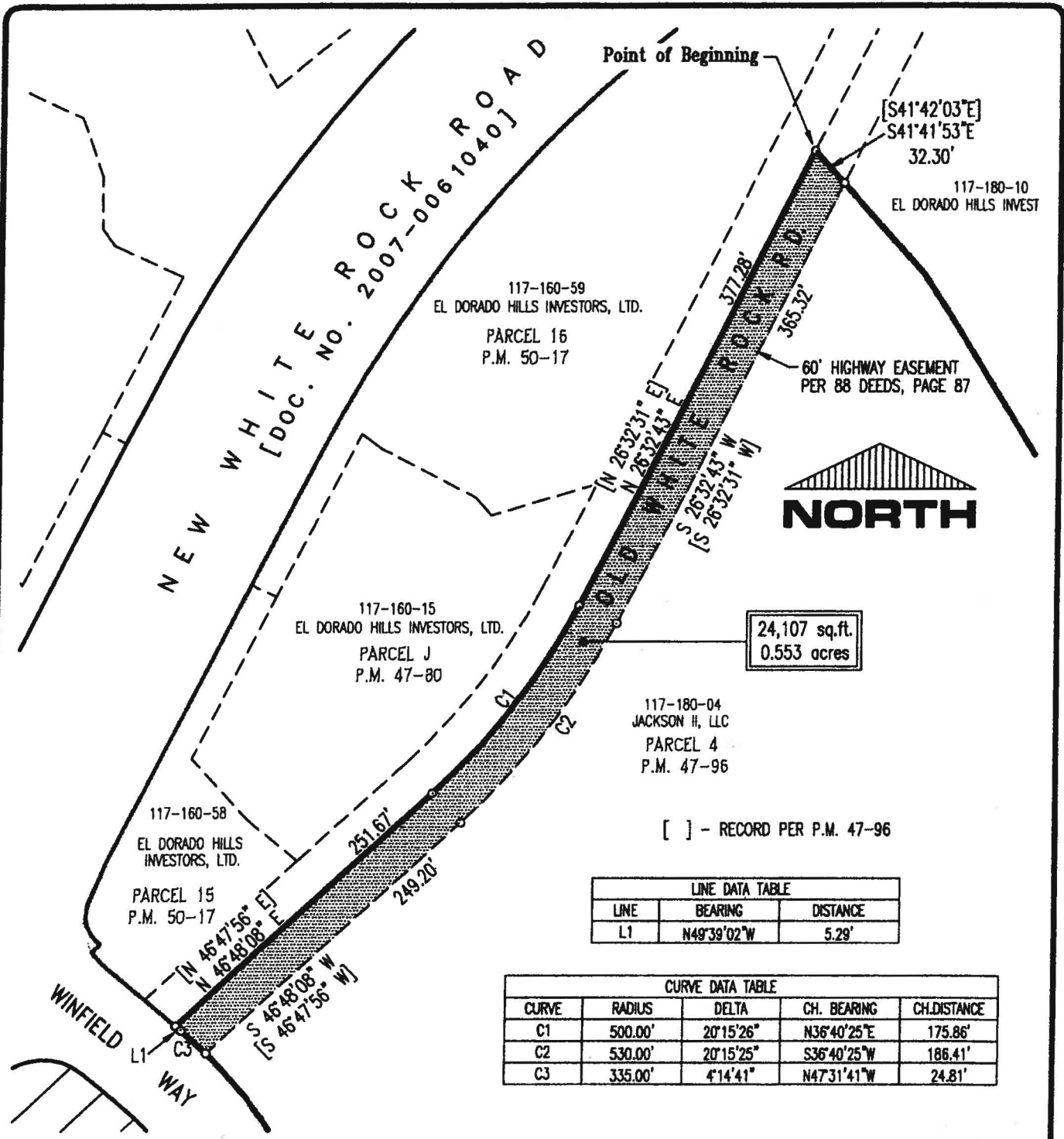
End of Description

Prepared by CTA Engineering & Surveying under the supervision of the undersigned


Kevin A. Heeney, PLS 5914



Date: 07/09/09



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N49°39'02"W	5.29'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	500.00'	20°15'26"	N36°40'25"E	175.86'
C2	530.00'	20°15'25"	S36°40'25"W	186.41'
C3	335.00'	4°14'41"	N47°31'41"W	24.81'



OWNER: Jackson II, LLC

DATE: 06-26-09 DRAWN BY: KAH SHEET 1 OF 1
 SCALE: 1" = 100' JOB NO. 05-041-002

A.P.N. 117-180-04

cta Engineering & Surveying
 Civil Engineering • Land Surveying • Land Planning
 3233 Monitor Circle, Rancho Cordova, CA 95742
 T (916) 638-0916 • F (916) 638-8779 • www.cta.com

Exhibit 'B'-3
GENERAL VACATION
 A Portion of
OLD WHITE ROCK ROAD
 Portion of the SW1/4 of Sec. 11, T. 9 N., R. 8 E., M.D.M.
 County of El Dorado State of California

Exhibit A-4

All that real property situate in the County of El Dorado, State of California, being a portion of the lands described as Parcel #B23 in the deed recorded in the office of the County Recorder of El Dorado County in Book 2031, Official Records, at Page 157, being a portion of the Southwest One-quarter of Section 11, Township 9 North, Range 8 East, M.D.M. and being a portion of that certain strip of land for State Highway Right of Way purposes, as described in Book 88 of Deeds, Page 87, Official Records of El Dorado County and being more particularly described as follows:

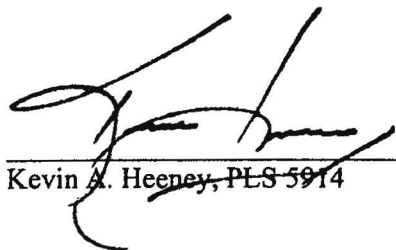
Beginning at a point on the centerline of said State Highway Right of Way, said point being the Northerly corner of Parcel 4, as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps, Page 96; thence along said centerline, North 26°32'43" East, 242.82 feet; thence North 63°14'47" East, 46.79 feet; thence along the arc of a non-tangent curve to the right, having a radius of 31.50 feet, the chord of which bears North 71°32'11" East, 5.63 feet to a point on the Southerly line of said State Highway Right of Way and the Southwest corner of that certain parcel of land described in the grant deed to El Dorado County filed in Document No. 2007-0061046; thence along the Southerly line of said State Highway Right of Way and the arc of a curve, concave to the Southeast, having a radius of 470.00 feet, the chord of which bears South 29°08'54" West, 42.88 feet; thence South 26°32'43" West, 253.46 feet to a point on the Northeasterly line of said Parcel 4; thence along the Northeasterly line of said Parcel 4, North 41°41'53" West, 32.30 feet to the Point of Beginning, containing 0.186 acres more or less.

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

The basis of bearings for this description is identical to that Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps at Page 80.

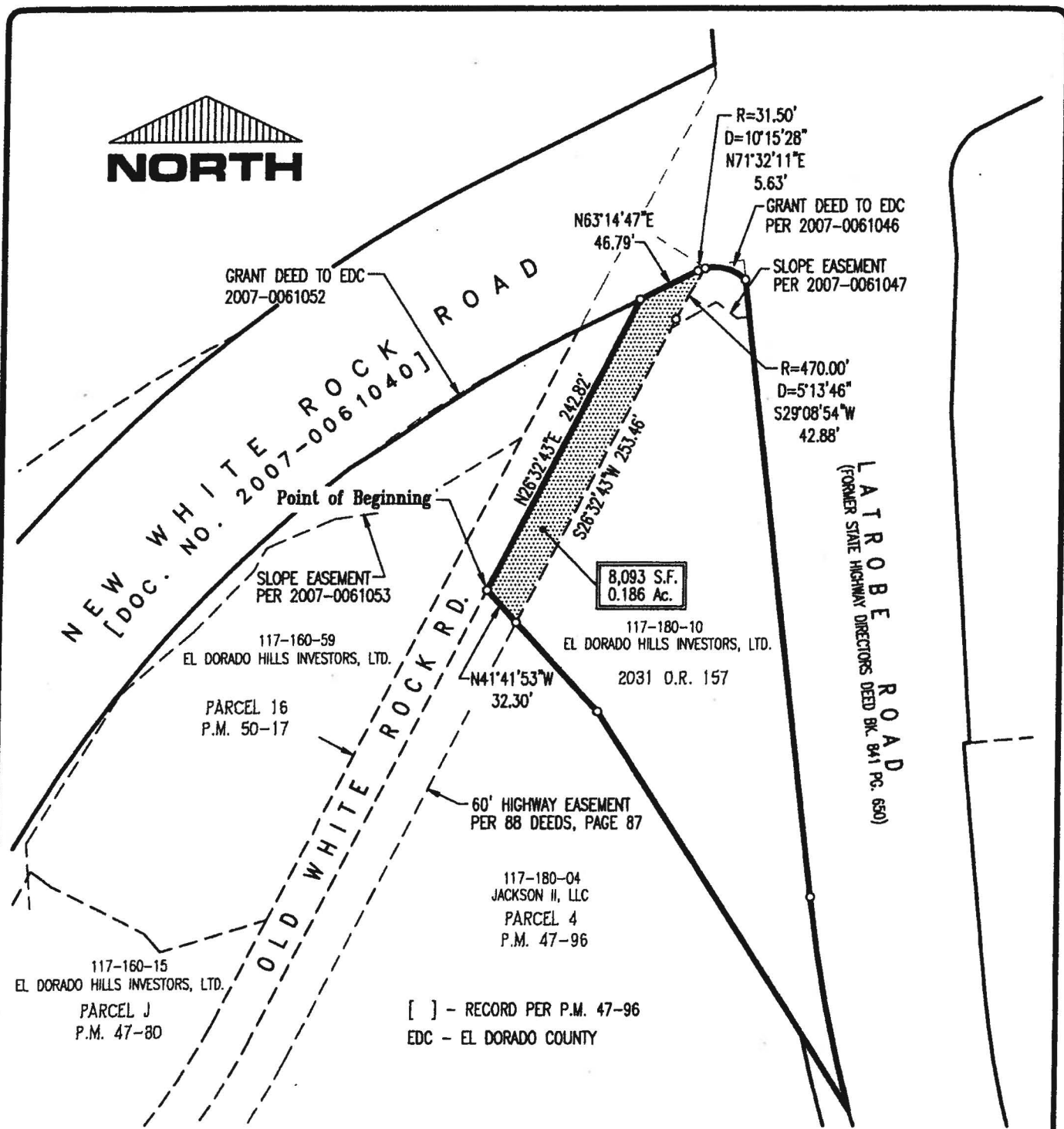
End of Description

Prepared by CTA Engineering & Surveying under the supervision of the undersigned


Kevin A. Heeney, PLS 5914

Date: 07/09/09





OWNER:
El Dorado Hills Investors, Ltd.

DATE: 06-26-09
DRAWN BY: KAH
SCALE: 1" = 100'
JOB NO. 05-041-002
SHEET 1 OF 1

A.P.N. 117-180-10

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Monitor Circle, Rancho Cordova, CA 95742
T (916) 838-0919 • F (916) 838-3178 • www.cta.com

Exhibit 'B'-4

GENERAL VACATION
A Portion of
OLD WHITE ROCK ROAD
Portion of the SW1/4 of Sec. 11, T. 9 N., R. 8 E., M.D.M.
County of El Dorado State of California