

006748



RESOLUTION NO. 30-2008

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

Resolution to Accept Irrevocable Offer of Dedication #07-0020 El Dorado Hills Specific Plan, Unit No. 1, a portion of Lot R and a portion of Lot 6 Serrano Associates LLC, a Delaware limited liability company

WHEREAS, the authority to invoke the process of dedicating an easement over, under and/or across property by the County is established under Section 7050 of the California Government Code and Section 66475 of the Subdivision Map Act; and

WHEREAS, the authority to accept right of way, road, slope, drainage and public utilities easements by the County, at its discretion, is established under Section 7050 of the California Government Code and Section 66477.1 of the Subdivision Map Act; and

WHEREAS, Serrano Associates LLC, a Delaware Limited Liability Company, has executed an Irrevocable Offer of Dedication to the County of El Dorado for a road right of way, including the underlying fee, and public utilities easement, situated across the southwesterly portion of Lot R, and the northeasterly boundary of Lot 6, El Dorado Hills Specific Plan Unit No. 1, in El Dorado Hills; and

WHEREAS, said road right of way is described in Exhibit A, and depicted in Exhibit B, attached to said offer and by reference made a part hereof; and

WHEREAS, said offer shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors accepts said offer by Resolution; and

WHEREAS, the County of El Dorado Board of Supervisors has determined that it is in the public's best interest to accept said offer, at this time.

NOW, THEREFORE BE IT RESOLVED, that from and after the date this Resolution is recorded, said offer is hereby accepted, at this time, by the County of El Dorado Board of Supervisors.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 12th day of February, 2008, by the following vote of said Board:

ATTEST
CINDY KECK
Clerk of the Board of Supervisors

By Miccie MacLeland
Deputy Clerk

Ayes: Sweeney, Briggs, Dupray, Baumann, Santiago
Noes: None
Absent: None

Rusty Dupray
Rusty Dupray, Chairman of the Board
Board of Supervisors

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

DATE _____
ATTEST: CINDY KECK, Clerk of the Board of Supervisors of the County of El Dorado, State of California

By _____
Deputy Clerk

006748

RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667
APN: 121-040-27 & 121-040-24

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

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION
ROAD RIGHT OF WAY AND PUBLIC UTILITIES EASEMENT**

Serrano Associates, LLC, a Delaware 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, road right of way, in fee, and a public utilities easement, for all public 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 by reference made a part hereof.

This Irrevocable Offer of Dedication supersedes and replaces that certain original Offer of Dedication for the subject property executed by Serrano Associates, LLC on March 22, 2004, transmitted to El Dorado Hills Fire Department on March 24, 2004 and subsequently misplaced prior to recordation.


It is understood that this offer of 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.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed its name this 14th day of January, 2008.

GRANTOR:

SERRANO ASSOCIATES, LLC
A Delaware limited liability company

BY: PARKER DEVELOPMENT COMPANY
A California Corporation
Managing Member

BY:  1-14-08
Its: President 1/21/08

(A Notary Public must acknowledge all signatures)

ACKNOWLEDGMENT

State of California)
)ss.
County of El Dorado)

On January 14, 2008 before me, Florence Tanner, Notary Public personally appeared William R. Parker, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Florence Tanner
Signature of Notary Public



Title or Type of Document: **Irrevocable Offer of Dedication
Road Right of Way and Public Utilities Easement
Portion of Lot R and Lot 6, El Dorado Hills Specific
Plan Unit 1 (Wilson Way)**

EXHIBIT 'A'

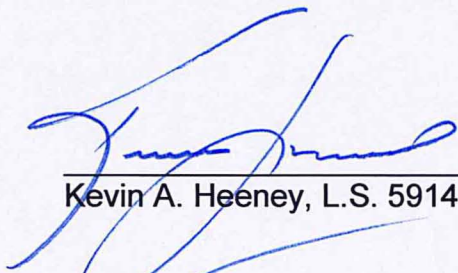
Irrevocable Offer of Dedication Roadway

All that certain real property situate in the County of El Dorado, State of California, being a portion of Lot 'R' and Lot 6, as shown on the plat of "El Dorado Hills Specific Plan Unit No. 1", filed in the office of the County Recorder of El Dorado County in Book H of Maps, Page 78 and being more particularly described as follows:

Commencing at the Northwest corner of said Lot 6, being a point on the Easterly line of El Dorado Hills Boulevard; thence along the Easterly line of El Dorado Hills Boulevard, being also the Westerly line of said Lot 'R', North 17°28'21" West, 353.62 feet to the True Point of Beginning; thence leaving said Westerly line, along the arc of a curve to the right, having a radius of 25.00 feet, the chord of which bears North 27°33'05" East, 35.37 feet; thence North 72°34'32" East, 60.84 feet; thence along the arc of a curve to the right, having a radius of 74.50 feet, the chord of which bears North 74°42'26" East, 5.54 feet; thence North 76°50'21" East, 129.99 feet; thence along the arc of a curve to the right, having a radius of 74.50 feet, the chord of which bears South 60°19'00" East, 101.32 feet; thence parallel with the Easterly line of said El Dorado Hills Boulevard, South 17°28'21" East, 407.09 feet; thence North 72°31'39" East, 50.00 feet; thence North 17°28'21" West, 407.09 feet; thence along the arc of a curve to the left, having a radius of 124.50 feet, the chord of which bears North 60°19'00" West, 169.32 feet; thence South 76°50'21" West, 129.99 feet; thence along the arc of a curve to the left, having a radius of 124.50 feet, the chord of which bears South 74°42'26" West, 9.26 feet; thence South 72°34'32" West, 60.29 feet; thence along the arc of a curve to the right, having a radius of 25.00 feet, the chord of which bears North 61°42'42" West, 35.79 feet to a point on the Easterly line of El Dorado Hills Boulevard, being also the Westerly line of said Lot 'R'; thence along the Easterly line of El Dorado Hills Boulevard and the arc of a curve, concave to the Northeast, having a radius of 1947.00 feet, the chord of which bears South 16°44'08" East, 50.08 feet; thence South 17°28'21" East, 50.57 feet to the Point of Beginning, containing 39,232 square feet (0.901 acres) more or less.

End of Description

This description has been prepared by me or under my direction and is based upon record information. The basis of bearings for this description is identical with that plat of "Park Village Unit No. 4", filed in the office of the County Recorder of El Dorado County in Book F of Maps, Page 144.

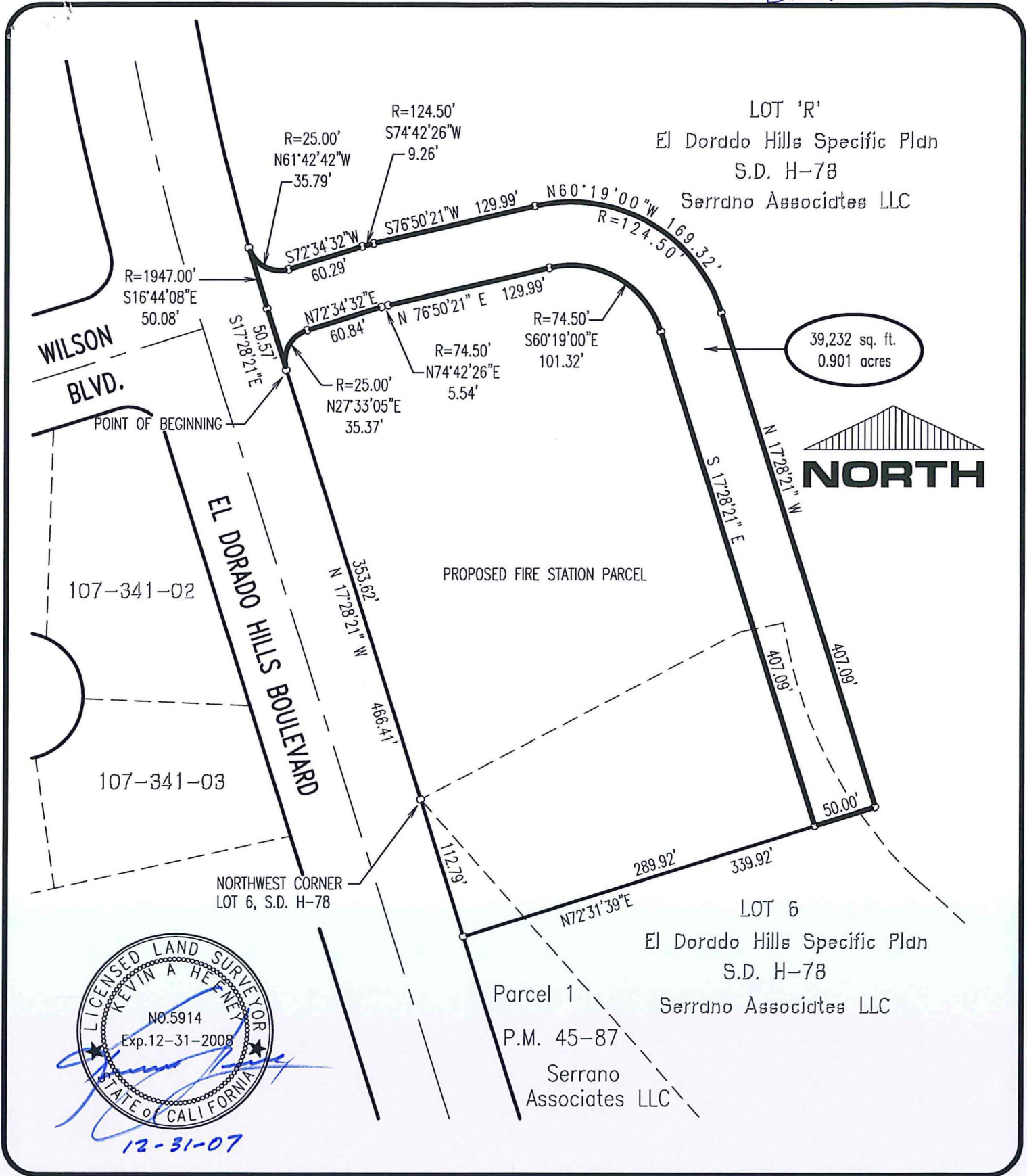


Kevin A. Heeney, L.S. 5914



Portions of APN's 121-040-27 & 121-040-24

Dated: 12-31-07



COOPER, THORNE & ASSOCIATES INC.

Civil Engineering & Land Surveying
3233 Monier Circle, Suite 1
Rancho Cordova, CA 95742
(916) 638-0919
FAX 638-2479



02/14/2008, 20080006748

Exhibit Plat
IRREVOCABLE OFFER OF DEDICATION

A Portion of Lot R and Lot 6 of
El Dorado Hills Specific Plan
Unit No. 1, S.D. H-78

County of El Dorado, State of California

DATE:	12-31-07
SCALE:	1" = 100'
BY:	KAH
JOB NO.	01-177-001



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2008-0006748-00

Acct 30-EL DORADO CO BOARD OF SUPERVISORS
Thursday, FEB 14, 2008 09:26:29
Ttl Pd \$0.00 Nbr-0001061975
KMV/C1/1-6

RECORDING REQUESTED BY:

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. 30-2008
RESOLUTION TO ACCEPT
IRREVOCABLE OFFER OF DEDICATION #07-0020
EL DORADO HILLS SPECIFIC PLAN, UNIT NO. 1, A PORTION OF LOT R AND A
PORTION OF LOT 6
SERRANO ASSOCIATES LLC, A DELAWARE LIMITED LIABILITY COMPANY**