

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

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

Name: Ridgeview Homes West, LLC

Project: Treviso II  
A.P.N.: 120-700-04  
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**

RIDGEVIEW HOMES WEST, 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, 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 9 day of JANUARY, 2015

GRANTOR

RIDGEVIEW HOMES WEST, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY



Name: David R. Grosarial

Title: Managing Member

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Sacramento )

On 1/9/15 before me, Connie S. Peach, notary public,  
Date Here Insert Name and Title of the Officer

personally appeared David R. Crocariol  
Name(s) of Signer(s)

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 Connie S. Peach  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: 10D-DE Document Date: 1/9/15

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: none

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

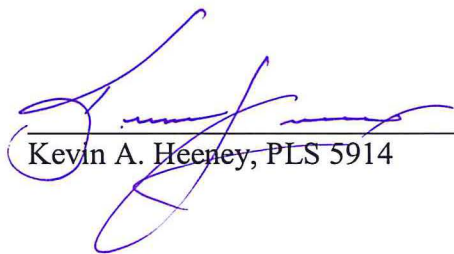
EXHIBIT "A"  
LEGAL DESCRIPTION

All that real property situate in the County of El Dorado, State of California, lying within the Northwest One-quarter of Section 3, Township 9 North, Range 8 East, M.D.M., being a portion of Lot 4 as shown on the final map of "Ridgeview West Unit No. 4", filed in the office of the County Recorder of El Dorado County in Book J of Maps, Page 104 and being more particularly described as follows:

**BEGINNING** at a point on the North line of said Lot 4, being the intersection of said North line and the Northwesterly line of that certain storm drain easement within said Lot 4 and as shown on said final map and from which the intersection of the centerline of Via Barlogio and the centerline of Via Treviso as shown on said final map bears North 62°58'18" East, 58.32 feet; thence along the Northwesterly line of said Storm Drain Easement, South 44°41'46" West, 15.17 feet; thence leaving said Northwesterly line, North 31°40'20" West, 12.09 feet to a point on the North line of said Lot 4; thence along said North line, North 88°21'17" East, 17.03 feet to the **POINT OF BEGINNING**, containing 89 square feet, more or less.

The basis of bearings for this description is identical with the final map of "Ridgeview West Unit No. 4", filed in the office of the County Recorder of El Dorado County in Book J of Maps, Page 104.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

  
Kevin A. Heeney, PLS 5914



01/09/2015  
Date

# VIA BARLOGIO

S88°21'17"W 99.63'

POINT OF BEGINNING

N62°58'18"E 58.32'

N88°21'17"E 17.03'

N31°40'20"W 12.09'

S44°41'46"W 15.17'

EXISTING SLOPE EASEMENT PER S.D. J-104

EXISTING DRAINAGE EASEMENT PER S.D. J-104

# VIA TREVISIO

N07°21'24"E 131.97'

4



DATE: 01/09/2015

<b>Exhibit 'B'</b>	
OWNER:	Ridgeview Homes West, LLC
A.P.N.	120-700-04
AREAS:	89 Sq. Ft.



DATE: 01/08/2015	DRAWN BY: KAH	SHEET 1 OF 1
SCALE: 1"=20'	JOB NO. 04-028-020	

**Irrevocable Offer of Dedication  
STORM DRAIN EASEMENT**

Being a Portion of Lot '4', Ridgeview West Unit No. 4, S.D. J-104, lying in the NW. 1/4 of Sec. 3, T. 9 N., R. 8 E., M.D.M.

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 January 9, 2015 from RIDGEVIEW HOMES WEST LLC, A CALIFORNIA LIMITED LIABILITY COMPANY 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. Mitrisin  
Clerk of the Board of Supervisors

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