



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2018-0046432-00

Acct 30-EL DORADO CO BOARD OF SUPERVISORS
Thursday, DEC 06, 2018 10:56:07
Ttl Pd \$0.00 Rcpt # 0001977467
JDN/C1/1-6

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

County of El Dorado
Board of Supervisors Office
330 Fair Lane
Placerville, CA 95667

Project: Saratoga Estates
A.P.N.: 120-640-013-000

Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 11922

18-1823

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION FOR
SLOPE 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, a SLOPE EASEMENT for the purpose of constructing and maintaining fill slopes and/or cut banks, and/or rock line ditches as identified on the Saratoga Way Grading Plan, together with the right of access thereon, over 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.

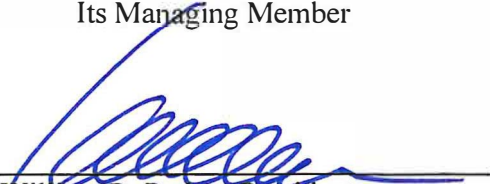
It is understood that this offer of dedication shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors makes a finding of necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed his name this 12th day of April, 2018.

GRANTOR

SERRANO ASSOCIATES, LLC
a Delaware limited liability company

By: Parker Development Company
a California corporation
Its Managing Member


William R. Parker, President

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 } S.S.

On 4-12-18 before me, Florence Tanner

a Notary Public, personally appeared William R. Parker
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 Florence Tanner

(This area for official notarial seal)

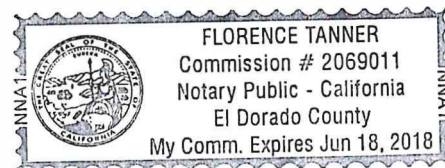


EXHIBIT 'A'
SARATOGA ESTATES
LEGAL DESCRIPTION FOR A
SLOPE EASEMENT

All that real property located in the County of El Dorado, State of California described as follows:

Being a portion of the Designated Remainder of that certain Parcel Map filed in Book 51 of Parcel Maps, at Page 133, Official Records of El Dorado County and situate in Section 10, Township 9 North, Range 8 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the most southerly corner of said Designated Remainder as shown on said Parcel Map; thence from said **POINT OF BEGINNING**, along the westerly line of said Designated Remainder, North 33°00'10" West, a distance of 260.34 feet;

thence continuing along the westerly line of said Designated Remainder, North 44°46'00" West, a distance of 130.40 feet;

thence leaving said westerly line, through the interior of said Designated Remainder the following twenty-one (21) arcs, courses, and distances:

1. North 75°06'04" East, a distance of 7.97 feet;
2. South 73°31'46" East, a distance of 21.11 feet;
3. North 66°53'18" East, a distance of 15.69 feet;
4. South 78°12'17" East, a distance of 56.78 feet;
5. along a tangent curve concave to the southwest, having a radius of 75.00 feet, southeasterly 64.92 feet along said curve through a central angle of 49°35'38";
6. South 28°36'39" East, a distance of 47.37 feet;
7. along a tangent curve concave to the west, having a radius of 50.00 feet, southerly 27.73 feet along said curve through a central angle of 31°46'29";
8. South 03°09'49" West, a distance of 2.67 feet;
9. along a tangent curve concave to the northeast, having a radius of 10.00 feet, southeasterly 14.85 feet along said curve through a central angle of 85°05'36";
10. South 81°55'47" East, a distance of 45.20 feet;
11. South 78°36'43" East, a distance of 71.30 feet;
12. South 70°17'27" East, a distance of 50.71 feet;
13. South 19°36'13" West, a distance of 7.99 feet;
14. South 74°02'29" East, a distance of 44.78 feet;
15. South 81°19'54" East, a distance of 41.39 feet;
16. South 85°00'23" East, a distance of 37.25 feet;
17. South 03°17'10" West, a distance of 7.89 feet;
18. South 83°58'41" East, a distance of 19.44 feet;
19. North 84°38'12" East, a distance of 61.59 feet;
20. South 88°36'24" East, a distance of 79.54 feet;

21. South 26°36'23" East, a distance of 30.14 feet to the southerly line of said Designated Remainder;

thence along said southerly line, South 63°23'46" West, a distance of 33.63 feet;

thence continuing along said southerly line, South 79°47'43" West, a distance of 381.96 feet to the **POINT OF BEGINNING**.

Containing 1.355 acres, more or less.

See Exhibit 'B', Plat to accompany description, attached hereto and made a part hereof.

The Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, NAD 83, Epoch Date 1991.35, as measured between El Dorado County Control Points #1 (N:1999122.85, E:6823071.79) and #22 (N: 2000804.25, E: 6826127.99). Said bearing is North 61°10'55" East. Distance shown are ground . to obtain grid distances, multiply by a CSF = 0.999914525.

November 13, 2018

END OF DESCRIPTION



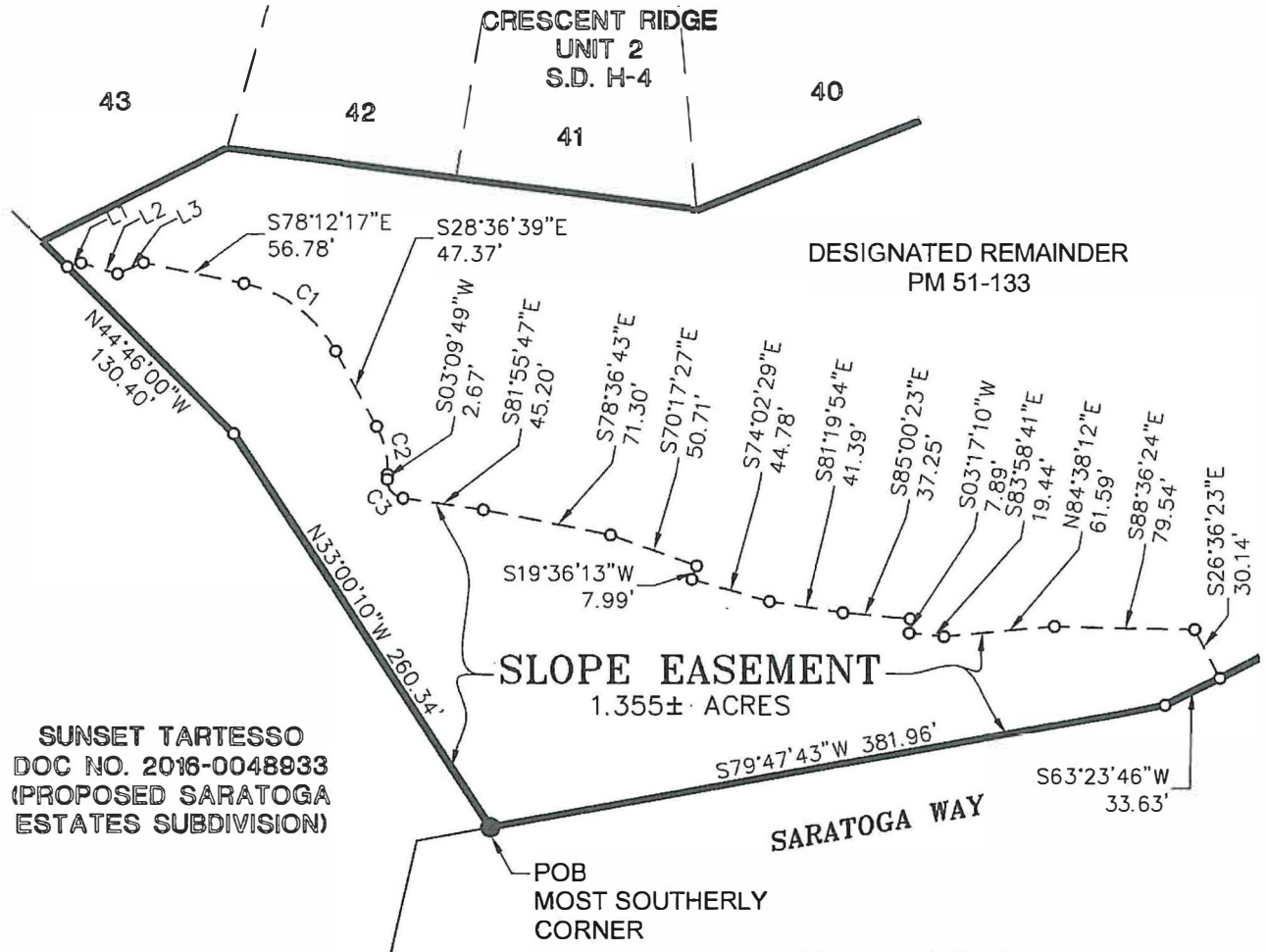
PREPARED BY WOOD RODGERS, INC
SACRAMENTO, CALIFORNIA

EXHIBIT 'B'

PLAT TO ACCOMPANY
DESCRIPTION

**SARATOGA ESTATES
SLOPE EASEMENT**

COUNTY OF EL DORADO STATE OF CALIFORNIA



SUNSET TARTESSO
DOC NO. 2016-0048933
(PROPOSED SARATOGA
ESTATES SUBDIVISION)

SLOPE EASEMENT
1.355± ACRES

SARATOGA WAY

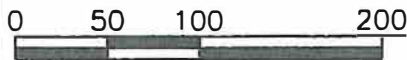
POB
MOST SOUTHERLY
CORNER

No.	Bearing	Length
L1	N75°06'04"E	7.97'
L2	S73°31'46"E	21.11'
L3	N66°53'18"E	15.69'

No.	Radius	Delta	Length
C1	75.00'	49°35'38"	64.92'
C2	50.00'	31°46'29"	27.73'
C3	10.00'	85°05'36"	14.85'



4/4/18



SCALE: 1" = 100'



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

3301 C ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

MARCH 12, 2018

3474.001

SHEET 1 OF 1

CONSENT TO OFFER OF DEDICATION AND ACCEPTANCE OF OFFER

At a regular meeting of the Board of Supervisors of the County of El Dorado held on 12/4/2018, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated April 12, 2018 from Serrano Associates, LLC, a Delaware Limited Liability Company for a Slope Easement and authorized the recording of said offer pursuant to Government Code Section 7050.

Dated this 4th day of December, 20 18

COUNTY OF EL DORADO

By: 

Chair, Board of Supervisors

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

By: 
Deputy Clerk