

Recorded in Official Records
County of El Dorado
Janelle K. Horne
Recorder-Clerk

2021-0012880

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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

02/24/2021
11:31:59 AM
PL

Titles: 1 Pages: 8

MMF

Fees: \$0.00
Taxes: \$0.00
CA SB2 Fee: \$0.00
Total: \$0.00

Name: Griggs, Kelli and Jeffrey



Project: Morrison Road
A.P.N.: 119-090-19
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
ROAD RIGHT OF WAY AND PUBLIC SERVICE EASEMENT**

KELLI GRIGGS AND JEFFREY GRIGGS, WIFE AND HUSBAND AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, 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, and a Public Service Easement for any and all public purposes, to erect, install, construct, remove, repair, replace, reconstruct, maintain and use, for public service 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, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush, to restrict trees placed within the limits of the Public Service Easement to a maximum height of fifteen feet (15') at maturity and prohibiting the construction of buildings, structures and wells within these areas, 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:

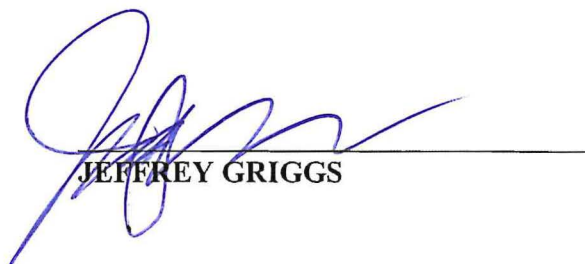
See Exhibits A & B, attached hereto and made a part hereof.

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 29TH day of JULY, 2019.

GRANTOR


KELLI GRIGGS


JEFFREY GRIGGS

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.

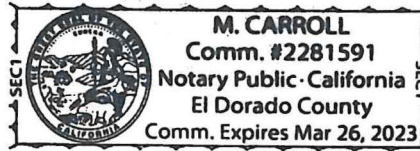
STATE OF CALIFORNIA
COUNTY OF EL DORADO

On JULY 29 2019, before me, M. CARROLL,
a Notary Public, personally appeared KELLI GRIGGS AND JEFFREY GRIGGS,
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



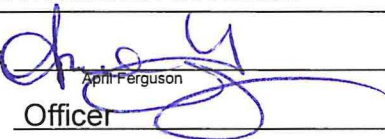
Notary Public Seal

TRUSTEE/BENEFICIARY

The undersigned, U.S. BANK NATIONAL ASSOCIATION, A DELAWARE CORPORATION, Beneficiary under that certain Deed of Trust, dated September 21, 2020, recorded September 25, 2020, in the Official Records of El Dorado County, encumbering all that real property further described in Exhibit A attached hereto, hereby consents to the recording of this document and that certain Irrevocable Offer of Dedication For Road Right of Way and Public Service Easement by KELLI GRIGGS AND JEFFREY GRIGGS, WIFE AND HUSBAND AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, dated July 29, 2019, attached hereto as Exhibit B.

US Bank National Association

Name:


April Ferguson

Title:

Officer

Name: _____

Title: _____

All signatures must be acknowledged by a notary public.

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.

Kentucky

STATE OF ~~CALIFORNIA~~

COUNTY OF Daviess

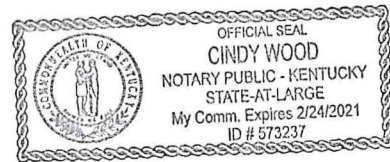
On December 9 2020, before me, Cindy Wood,
a Notary Public, personally appeared April Ferguson / Officer,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their 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.



Notary Public in and for said County and State
Cindy Wood # 573237



Notary Public Seal

Exhibit 'A'

**Irrevocable Offer of Dedication
APN 119-090-19
Road Right of Way and Public Service Easements**

All that real property situated in the County of El Dorado, State of California, being a portion of Parcel 'B', as shown on that certain Parcel Map filed in the office of the County Recorder of said County in Book 4 of Parcel Maps at Page 143, lying within the Northeast One-Quarter of Section 6, T. 9 N., R. 9 E., M.D.M. and being more particularly described as follows:

Road Right of Way (In Fee)

BEGINNING at the Northeast corner of said Parcel 'B', from which a $\frac{3}{4}$ " capped iron pipe, stamped "L.S. 3279", marking the Southeast corner of Parcel 'D' of said Parcel Map bears South 82°26'31" East, 532.52 feet; thence along the East line of said Parcel 'B', South 12°20'00" West, 51.85 feet to a point hereinafter referred to as Point 'A'; thence leaving said East line and along the arc of a non-tangent curve, concave to the Southwest, having a radius of 320.00 feet, the chord of which bears North 48°50'59" West, 80.96 feet; thence North 56°07'02" West, 45.09 feet to a point on the North line of said Parcel 'B'; thence along said North line, South 75°46'15" East, 112.94 feet to the **POINT OF BEGINNING**, containing an area of 0.059 acres, more or less.

Public Service Easement

BEGINNING at the aforementioned Point 'A'; thence along the East line of said Parcel 'B', South 12°20'00" West, 9.37 feet; thence leaving said East line, North 58°12'23" West, 10.89 feet; thence North 39°18'38" West, 33.19 feet; thence North 50°59'48" West, 16.57 feet; thence North 57°49'54" West, 51.89 feet; thence North 54°40'35" West, 42.38 feet to a point on the North line of said Parcel 'B'; thence along said North line, South 75°46'15" East, 26.07 feet; thence leaving said North line, South 56°07'02" East, 45.09 feet; thence along the arc of a curve to the right, having a radius of 320.00 feet, the chord of which bears South 48°50'59" East, 80.96 feet to the **POINT OF BEGINNING**, containing 0.029 acres, more or less.

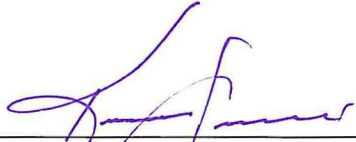
See Exhibit 'B' attached hereto and made part of this description.

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
CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742
916-638-0919



05/22/2019
Date

Exhibit 'B'

P.S.E. = PUBLIC SERVICE EASEMENT

WELSH
119-090-59

PM 4-143

PARCEL D

ROAD R/W (IN FEE)

0.059 AC.

NE CORNER
PARCEL 'B'

FND. 3/4" C.I.P.
LS 3279

S82°26'31"E

532.52'

POINT 'A'

L4

50' ROAD & UTILITY
EASEMENT PER P.M. 4-143

60' ROAD & UTILITY
EASEMENT PER
O.R. 1106/47

GRIGGS
119-090-19
PARCEL B PM 4-143

P.S.E.
0.029 AC.

N

W-cta-E

S

PARCEL C

CHEPLICK
119-090-21

PM 4-143

LINE DATA TABLE

LINE	BEARING	DIST.
L1	S12°20'00"W	51.85'
L2	N56°07'02"W	45.09'
L3	S75°46'15"E	112.94'
L4	S12°20'00"W	9.37'
L5	N58°12'23"W	10.89'
L6	N39°18'38"W	33.19'
L7	N50°59'48"W	16.57'
L8	N57°49'54"W	51.89'
L9	N54°40'35"W	42.38'
L10	S75°46'15"E	26.07'

CURVE DATA TABLE

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	320.00'	14°32'06"	N48°50'59"W	80.96'



DATE: 03/22/2019

OWNER:

GRIGGS, KELLI AND JEFFREY
DOC. 2016-056725

A.P.N.

119-090-19

cta Engineering & Surveying

Civil Engineering • Land Surveying • Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 • F (916) 638-2470 • www.ctaes.net

DATE:

07/18/2017

SCALE:

1"=100'

DRAWN BY:

KAH

JOB NO.

16-017-018

SHEET

1 OF

1

IRREVOCABLE OFFER OF DEDICATION

ROAD RIGHT OF WAY &
PUBLIC SERVICE EASEMENT

A PORTION OF PARCEL 'B', P.M. 4-143
IN NE1/4 SECTION 6, T.9N., R.9E., 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 February 23, 2021, the County of El Dorado consented to the foregoing attached IRREVOCABLE OFFER OF DEDICATION FOR ROAD RIGHT OF WAY, INCLUDING THE UNDERLYING FEE, AND PUBLIC UTILITIES EASEMENT dated July 29, 2020 from Kelli Griggs and Jeffrey Griggs, wife and husband, as community property with right of survivorship for a road right of way, including the underlying fee, and public service easement over, under, and across that certain real property situate in the unincorporated area of the County of El Dorado, State of California, described in Exhibit A and depicted in Exhibit B, and authorized the recording of said offer pursuant to Government Code Section 7050.

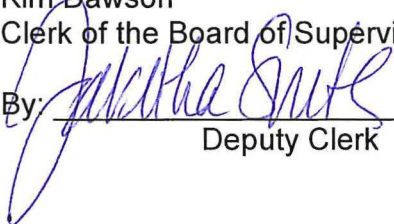
Said dedication shall remain in effect and run with the land until such time as the County of El Dorado Board of Supervisors makes a finding of necessity for public purposes and accepts said offer by resolution.

Dated this 23rd day of February, 2021

COUNTY OF EL DORADO

By: 
John Hidahl
Chair, Board of Supervisors

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: 
Deputy Clerk