

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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

Name: Millrose Properties California, LLC

Project: Eastridge Village
A.P.N.:
Date:

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

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

2026-0003643

01/29/2026
01:33:24 PM
PL
GL

Titles: 1 Pages: 14

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



Above section for Recorder's use

IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC UTILITY EASEMENT

MILLROSE PROPERTIES CALIFORNIA, 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, a Public Utility 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
9 day of DECEMBER, 2025.

GRANTOR

**MILLROSE PROPERTIES CALIFORNIA, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY**
BY:

Name: **LARRY GUALCO**
Title: **AUTHORIZED SIGNATORY**

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 PLACER

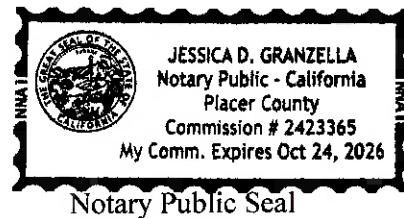
On DECEMBER 9 2025, before me, JESSICA D. GRANZELLA,
a Notary Public, personally appeared LARRY GUALCO,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their 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



AUTHORIZED SIGNATORY

EXHIBIT "A"

IRREVOCABLE OFFER OF DEDICATION PUBLIC UTILITY EASEMENT

All that real property situate in the County of El Dorado, State of California, being a portion of Lots 12, 13, 34 through 37, 39, 41, 55, 57, 60 and 65 as shown on the "Large Lot Final Map of Eastridge Village" filed in the office of the County Recorder of El Dorado County in Book J of Subdivision Maps, Page 142 and lying within Section 13, Township 9 North, Range 8 East and Section 18, Township 9 North, Range 9 East, M.D.M. and being more particularly described as follows:

AREA 1

BEGINNING at the Northwest corner of said Lot 34; thence along the Northeasterly line of said Lot 34 and the Northerly line of said Lot 57, being common lines with the Southerly lines of Lots 1 and 2 as shown on said Large Lot Final Map of Eastridge Village the following eleven (11) courses:

1. North 85°45'15" East, 158.34 feet,
2. along the arc of a curve to the right, having a radius of 768.50 feet, the chord of which bears North 66°55'26" West, 705.47 feet,
3. South 39°36'07" East, 395.56 feet,
4. along the arc of a curve to the right, having a radius of 25.00 feet, the chord of which bears South 02°08'13" East, 30.41 feet,
5. South 39°36'07" East, 59.77 feet,
6. along the arc of a curve, concave to the South, having a radius of 20.00 feet, the chord of which bears South 80°08'24" East, 24.59 feet,
7. North 52°58'01" East, 67.82 feet,
8. North 37°01'59" West, 6.46 feet,
9. along the arc of a curve to the right, having a radius of 20.00 feet, the chord of which bears North 06°40'57" East, 27.64 feet,
10. North 50°23'53" East, 58.21 feet, and
11. along the arc of a curve to the right, having a radius of 675.00 feet, the chord of which bears North 66°04'23" East, 364.74 feet to a point on the Easterly line of said Lot 57, being also the Westerly line of Lot 58 of said Large Lot Final Map of Eastridge Village;

thence along the Easterly line of said Lot 57, South 22°38'13" East, 12.91 feet; thence leaving said Easterly line, along the arc of a curve, concave to the Southeast, having a radius of 662.50 feet, the chord of which bears South 66°12'42" West, 361.08 feet; thence South 50°23'53" West, 58.21 feet; thence along the arc of a curve to the left, having a radius of 7.50 feet, the chord of which bears South 06°40'57" West, 10.37 feet; thence South 37°01'59" East, 26.46 feet; thence South 52°58'01" West, 91.06 feet; thence North 42°12'55" West, 18.95 feet; thence South 52°27'44"

West, 30.91 feet; thence North 39°36'07" West, 93.95 feet; thence North 50°23'53" East, 33.39 feet; thence North 39°36'07" West, 403.67 feet; thence along the arc of a curve to the left, having a radius of 756.00 feet, the chord of which bears North 59°47'03" West, 521.65 feet; thence South 10°02'00" West, 32.70 feet; thence North 83°41'31" West, 93.99 feet; thence North 02°34'58" East, 32.70 feet; thence along the arc of a curve, concave to the South, having a radius of 756.00 feet, the chord of which bears South 89°10'07" West, 90.05 feet; thence South 85°45'15" West, 156.34 feet; thence South 04°14'45" East, 3.33 feet; thence South 85°45'15" West, 2.00 feet to a point on the West line of said Lot 34; thence along said West line, North 04°14'45" West, 15.83 feet to the POINT OF BEGINNING.

AREA 2

BEGINNING at the most Westerly corner of said Lot 35, being also the Southeast corner of Lot 8 of said Large Lot Final Map of Eastridge Village and a point on the Northerly line of Lot 1 of said Large Lot Final Map of Eastridge Village; thence along the Westerly and Southerly line of said Lot 35, being also the Northerly line of said Lot 1 and the Northerly line of Lot 2 of said Large Lot Final Map of Eastridge Village; thence along the Westerly and Southerly line of said Lot 35 the following nine (9) courses:

1. along the arc of a curve, concave to the Southwest, having a radius of 838.50 feet, the chord of which bears South 44°26'44" East, 141.60 feet,
2. South 39°36'07" East, 403.29 feet,
3. along the arc of a curve to the left, having a radius of 20.00 feet, the chord of which bears South 79°52'15" East, 25.85 feet,
4. North 59°51'37" East, 16.01 feet,
5. North 50°23'53" East, 41.21 feet,
6. along the arc of a curve to the right, having a radius of 725.00 feet, the chord of which bears North 54°55'37" East, 114.50 feet,
7. North 49°19'49" East, 78.91 feet,
8. North 67°26'42" East, 51.52 feet, and
9. North 85°33'35" East, 45.18 feet to the Southeast corner of said Lot 35;

thence along the Northeasterly line of said Lot 35, being also the Southwesterly line of Lot 10 as shown on said Large Lot Final Map of Eastridge Village, North 39°33'42" East, 15.28 feet; thence leaving said Northeasterly line, South 85°33'35" West, 38.38 feet; thence South 67°26'42" West, 55.50 feet; thence South 49°19'49" West, 46.52 feet; thence North 39°36'07" West, 25.37 feet; thence South 58°28'19" West, 81.81 feet; thence South 39°36'07" East, 31.54 feet; thence along the arc of a curve, concave to the Southeast, having a radius of 737.50 feet, the chord of which bears South 53°00'56" West, 67.36 feet; thence South 50°23'53" West, 40.17 feet; thence South 59°51'37" West, 14.97 feet; thence along the arc of a curve to the right, having a radius of 7.50 feet, the chord of which bears North 79°52'15" West, 9.70 feet; thence North 39°36'07" West,

403.29 feet; thence along the arc of a curve to the left, having a radius of 851.00 feet, the chord of which bears North 44°16'03" West, 138.44 feet to a point on the Northwesterly line of said Lot 35; thence along said Northwesterly line, being also the Southeasterly line of said Lot 8, South 63°41'38" West, 13.56 feet to the POINT OF BEGINNING.

AREA 3

BEGINNING at the Southwest corner of said Lot 36, being also the Southeast corner of Lot 10 of said Large Lot Final Map of Eastridge Village and a point on the Northerly line of Lot 2 of said Large Lot Final Map of Eastridge Village; thence along the Southerly and Southeasterly lines of said Lots 36, 37 and 39 the following eight (8) courses:

1. along the arc of a curve, concave to the Southwest, having a radius of 725.00 feet, the chord of which bears South 83°57'03" East, 252.11 feet,
2. South 73°56'17" East, 213.51 feet,
3. along the arc of a curve to the left, having a radius of 375.00 feet, the chord of which bears North 81°44'20" East, 308.91 feet,
4. North 57°24'58" East, 488.76 feet,
5. along the arc of a curve to the right, having a radius of 725.00 feet, the chord of which bears North 68°37'46" East, 281.98 feet to a point of reverse curvature,
6. along the arc of a curve to the left, having a radius of 420.00 feet, the chord of which bears North 47°02'34" East, 455.04 feet,
7. South 75°45'27" East, 50.00 feet, and
8. along the arc of a curve, concave to the Northwest, having a radius of 470.00 feet, the chord of which bears North 12°52'50" East, 22.34 feet;

thence leaving said Southerly and Southeasterly lines, North 78°28'52" West, 62.50 feet; thence parallel with and 12.50 feet distant from said Southerly and Southeasterly line the following five (5) courses:

1. along the arc of a curve, concave to the Northwest, having a radius of 407.50 feet, the chord of which bears South 45°40'51" West, 457.65 feet to a point of reverse curvature,
2. along the arc of a curve to the left, having a radius of 737.50 feet, the chord of which bears South 68°37'46" West, 286.84 feet,
3. South 57°24'58" West, 488.76 feet,
4. along the arc of a curve to the right, having a radius of 362.50 feet, the chord of which bears South 81°44'20" West, 298.61 feet, and
5. North 73°56'17" West, 116.38 feet;

thence North 16°02'27" East, 12.97 feet; thence North 73°56'17" West, 97.14 feet; thence South 16°02'27" West, 12.97 feet; thence parallel with and 12.50 feet distant from the Southerly line of said Lot 36, along the arc of a curve, concave to the South, having a radius of 737.50 feet, the

chord of which bears North 83°57'41" West, 256.73 feet to a point on the West line of said Lot 36; thence along said West line, South 05°13'41" East, 12.50 feet to the POINT OF BEGINNING.

AREA 4

BEGINNING at the Northwest corner of said Lot 60, being also a point on the Southerly line of Lot 2 of said Large Lot Final Map of Eastridge Village; thence along the Northerly line of said Lot 60 the following four (4) courses:

1. South 73°56'17" East, 83.54 feet,
2. along the arc of a curve to the left, having a radius of 425.00 feet, the chord of which bears North 81°44'20" East, 350.10 feet,
3. North 57°24'58" East, 488.76 feet, and
4. along the arc of a curve to the right, having a radius of 675.00 feet, the chord of which bears North 59°29'50" East, 49.03 feet to the Northeasterly corner of said Lot 60;

thence along the Easterly line of said Lot 60, South 24°12'41" East, 12.53 feet; thence leaving said Easterly line, parallel with and 12.50 feet distant from the Northerly line of said Lot 60 the following two (2) courses:

1. along the arc of a curve, concave to the Southeast, having a radius of 662.50 feet, the chord of which bears South 59°27'27" West, 47.20 feet, and
2. South 57°24'58" West, 150.09 feet;

thence South 32°35'02" East, 11.36 feet; thence South 57°24'58" West, 20.00 feet; thence North 32°35'02" West, 11.36 feet; thence parallel with and 12.50 feet distant from the Northerly line of said Lot 60 the following three (3) courses:

1. South 57°24'58" West, 318.66 feet,
2. along the arc of a curve to the right, having a radius of 437.50 feet, the chord of which bears South 81°44'20" West, 360.40 feet, and
3. North 73°56'17" West, 83.54 feet to a point on the West line of said Lot 60;

thence along said West line, North 16°03'43" East, 12.50 feet to the POINT OF BEGINNING.

AREA 5

BEGINNING at an angle point in the Northerly line of Lot 38 as shown on said Large Lot Final Map of Eastridge Village, said point being also an angle point in the Southerly line of said Lot 39 and a point on the Easterly line of said Lot 13; thence along the Southerly line of said Lot 39, South 65°54'32" East, 52.50 feet; thence leaving said Southerly line, North 24°05'28" East, 25.60 feet; thence North 65°54'32" West, 65.00 feet; thence parallel with and 12.50 feet distant from the Southerly line of said Lot 13 the following two (2) courses:

1. South 24°05'28" West, 88.28 feet, and
2. along the arc of a curve to the right, having a radius of 367.50 feet, the chord of which bears South 82°05'38" West, 623.33 feet;

thence South 50°05'48" West, 65.00 feet; thence along the arc of a curve, concave to the Northeast, having a radius of 432.50 feet, the chord of which bears South 41°22'21" East, 22.18 feet to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 7.50 feet, the chord of which bears South 02°58'40" East, 9.61 feet to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 282.50 feet, the chord of which bears South 35°30'25" West, 13.60 feet to a point on the Southerly line of said Lot 12; thence along the Southerly lines of said Lots 12 and 13 the following six (6) courses:

1. North 81°46'42" East, 17.25 feet,
2. along the arc of a curve, concave to the Southeast, having a radius of 270.00 feet, the chord of which bears North 36°44'26" East, 1.37 feet to a point of reverse curvature,
3. along the arc of a curve to the left, having a radius of 20.00 feet, the chord of which bears North 02°58'40" West, 25.64 feet,
4. North 47°09'30" East, 40.00 feet,
5. along the arc of a curve, concave to the North, having a radius of 380.00 feet, the chord of which bears North 80°37'29" East, 634.00 feet, and
6. North 24°05'28" East, 62.67 feet to the POINT OF BEGINNING.

AREA 6

BEGINNING at a point on the Northerly line of said Lot 38 which bears South 80°09'23" West, 137.45 feet from the Northeast corner of said Lot 38; thence along the Northerly line of said Lot 38 the following three (3) courses:

1. South 80°09'23" West, 12.50 feet,
2. North 09°50'37" West, 65.31 feet, and
3. South 80°09'23" West, 52.50 feet;

thence leaving said Northerly line, North 09°50'37" West, 12.50 feet; thence parallel with and 12.50 feet distant from said Northerly line, North 80°09'23" East, 65.00 feet and South 09°50'37" East, 77.81 feet to the POINT OF BEGINNING.

AREA 7

BEGINNING at the West corner of said Lot 55; thence along the Northwest line of said Lot 55, North 35°00'50" East, 12.50 feet; thence leaving said Northwest line, parallel with and 12.50 feet distant from the Southwest line of said Lot 55 the following two (2) courses:

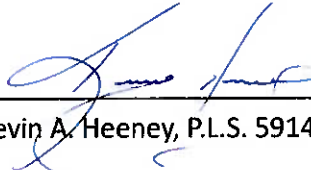
1. along the arc of a curve, concave to the southwest, having a radius of 332.50 feet, the chord of which bears South 41°54'47" East, 150.42 feet, and
2. South 28°50'23" East, 25.00 feet;

thence South 61°09'37" West, 12.50 feet to a point on said Southwest line of Lot 55; thence along said Southwest line the following two (2) courses:

1. North 28°50'23" West 25.00 feet, and
2. along the arc of a curve, concave to the southwest, having a radius of 320.00 feet, the chord of which bears North 41°54'47" West, 144.77 feet,
to the POINT OF BEGINNING.

End of Description

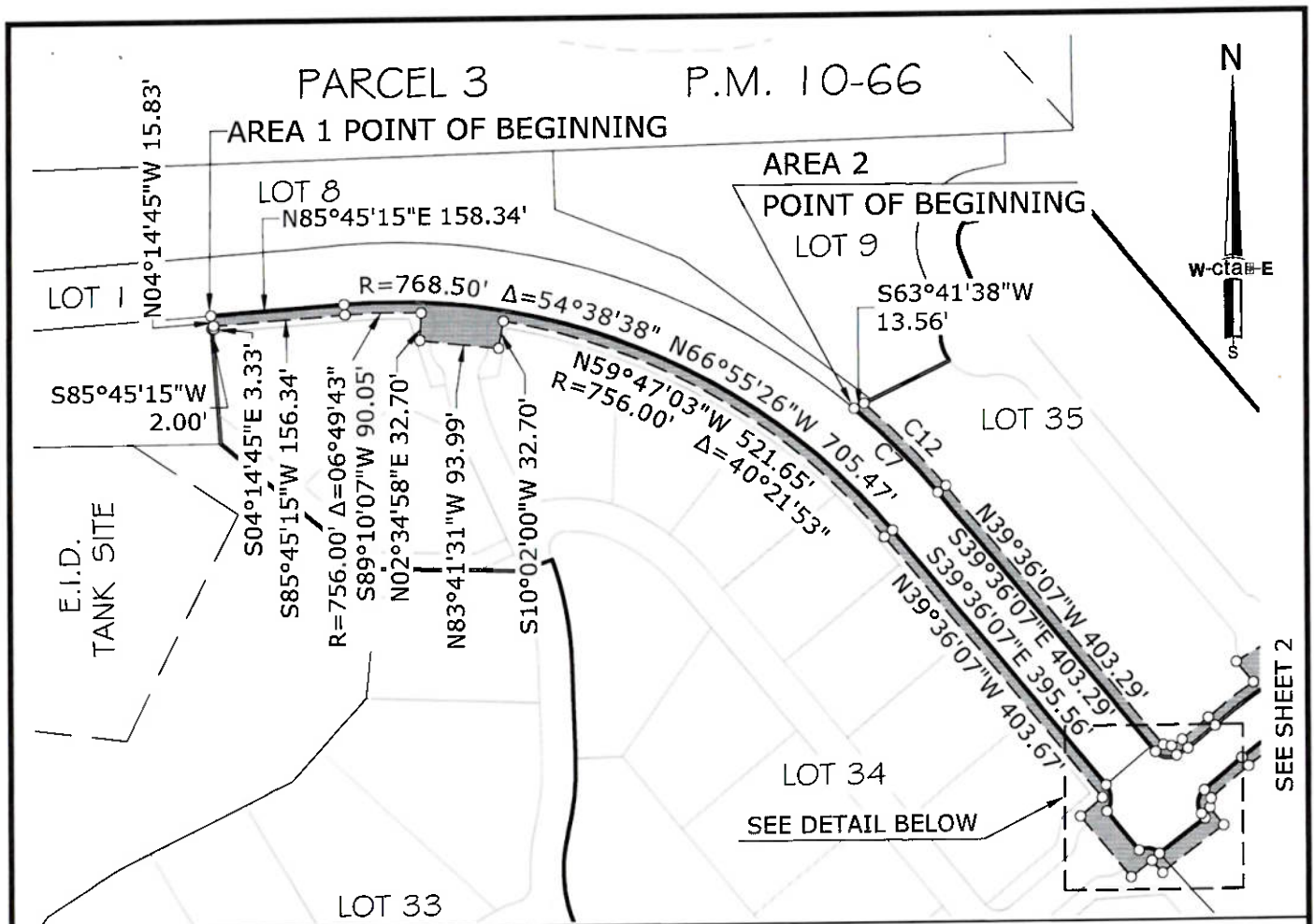
This description has been prepared by me or under my direct supervision.


Kevin A. Heeney, P.L.S. 5914

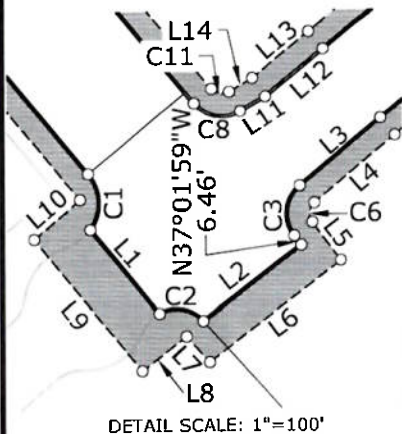


11/25/2025

Date



LINE DATA
(THIS SHEET ONLY)



L1 S39°36'07\"E 59.77'
L2 N52°58'01\"E 67.82'
L3 N50°23'53\"E 58.21'
L4 S50°23'53\"W 58.21'
L5 S37°01'59\"E 26.46'
L6 S52°58'01\"W 91.06'
L7 N42°12'55\"W 18.95'
L8 S52°27'44\"W 30.91'
L9 N39°36'07\"W 93.95'
L10 N50°23'53\"E 33.39'
L11 N59°51'37\"E 16.01'
L12 N50°23'53\"E 41.21'
L13 S50°23'53\"W 40.17'
L14 S59°51'37\"W 14.97'

CURVE DATA (THIS SHEET ONLY)

C1 R=25.00' Δ=74°55'48\" S02°08'13\"E 30.41'
C2 R=20.00' Δ=75°50'59\" S80°08'24\"E 24.59'
C3 R=20.00' Δ=87°25'52\" N06°40'57\"E 27.64'
C6 R=7.50' Δ=87°25'52\" S06°40'57\"W 10.37'
C7 R=838.50' Δ=09°41'15\" S44°26'44\"E 141.60'
C8 R=20.00' Δ=80°32'16\" S79°52'15\"E 25.85'
C11 R=7.50' Δ=80°32'16\" N79°52'15\"W 9.70'
C12 R=851.00' Δ=09°19'51\" N44°16'03\"W 138.44'

THE BASIS OF BEARINGS FOR THIS EXHIBIT IS IDENTICAL WITH THE PLAT OF "EASTRIDGE VILLAGE" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF SUBDIVISION MAPS, PAGE 142



DATE: 11/25/2025

EXHIBIT 'B'

PLAT TO ACCOMPANY LEGAL DESCRIPTION

OWNER:

MILLROSE PROPERTIES CALIFORNIA, LLC

cta Engineering & Surveying

DATE: 09/27/2025

DRAWN BY: KAH

SHEET
1 OF 5

SCALE: 1\"=200'

JOB NO. 15-025-110

IRREVOCABLE OFFER OF DEDICATION

PUBLIC UTILITY EASEMENT

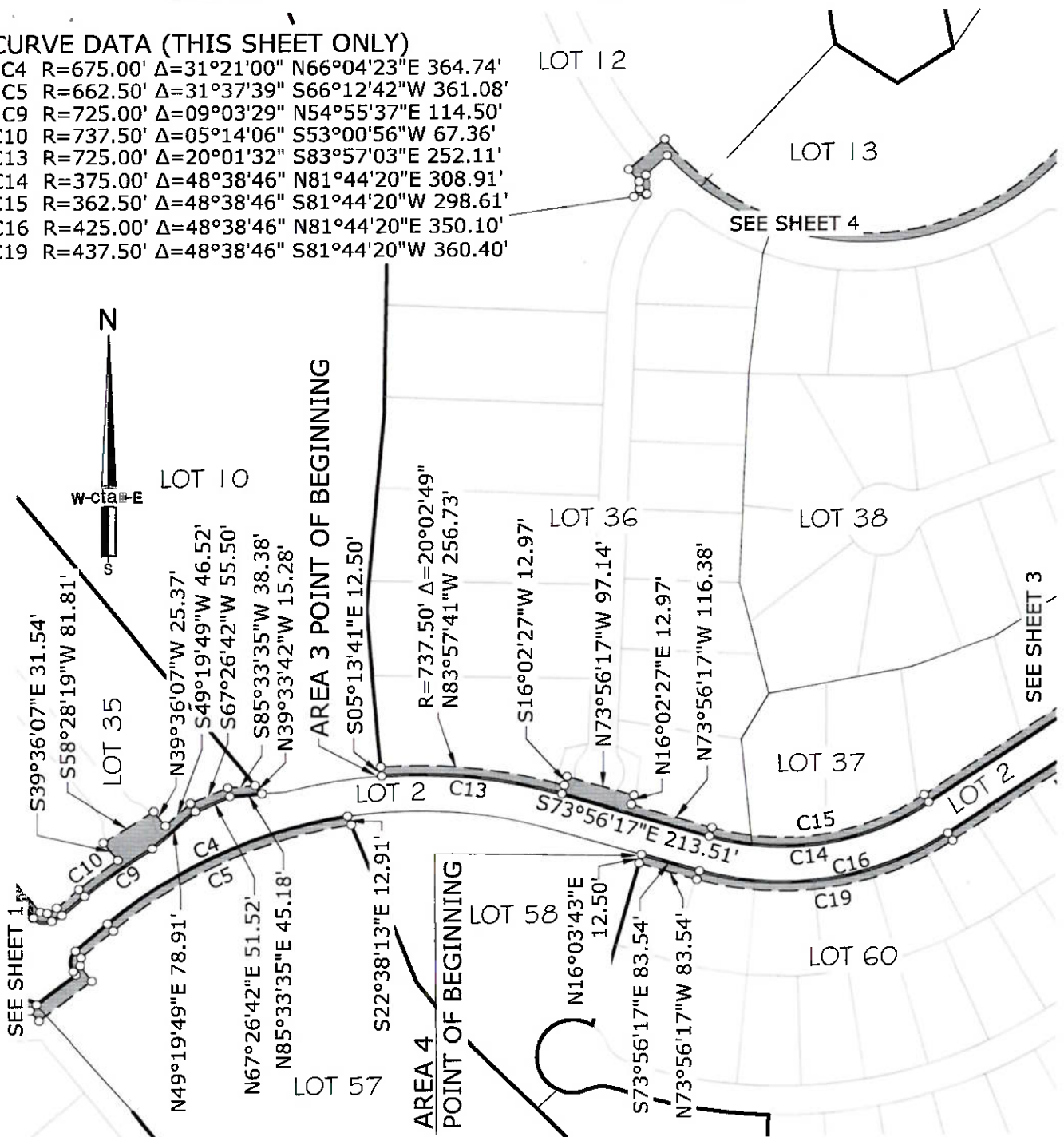
A PORTION OF LOTS 12, 13, 34-37, 39, 41, 55, 57, 60 & 65 "EASTRIDGE VILLAGE" S.D. J-142 LYING IN SECTION 13, T.9 N., R.8 E. AND SECTION 18, T.9 N., R.9 E., M.D.M.

COUNTY OF EL DORADO

STATE OF CALIFORNIA

CURVE DATA (THIS SHEET ONLY)

C4 R=675.00' Δ=31°21'00" N66°04'23"E 364.74'
 C5 R=662.50' Δ=31°37'39" S66°12'42"W 361.08'
 C9 R=725.00' Δ=09°03'29" N54°55'37"E 114.50'
 C10 R=737.50' Δ=05°14'06" S53°00'56"W 67.36'
 C13 R=725.00' Δ=20°01'32" S83°57'03"E 252.11'
 C14 R=375.00' Δ=48°38'46" N81°44'20"E 308.91'
 C15 R=362.50' Δ=48°38'46" S81°44'20"W 298.61'
 C16 R=425.00' Δ=48°38'46" N81°44'20"E 350.10'
 C19 R=437.50' Δ=48°38'46" S81°44'20"W 360.40'



THE BASIS OF BEARINGS FOR THIS EXHIBIT IS IDENTICAL WITH THE PLAT OF "EASTRIDGE VILLAGE" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF SUBDIVISION MAPS, PAGE 142



EXHIBIT 'B'

PLAT TO ACCOMPANY LEGAL DESCRIPTION

OWNER:
 MILLROSE PROPERTIES CALIFORNIA, LLC

cta Engineering & Surveying

DATE: 09/25/2025

DRAWN BY: KAH

SCALE: 1"=200'

JOB NO. 15-025-110

SHEET
 2 OF 5

IRREVOCABLE OFFER OF DEDICATION

PUBLIC UTILITY EASEMENT
 A PORTION OF LOTS 12, 13, 34-37, 39, 41, 55, 57, 60 & 65 "EASTRIDGE VILLAGE" S.D. J-142 LYING IN SECTION 13, T.9 N., R.8 E. AND SECTION 18, T.9 N., R.9 E., M.D.M.

COUNTY OF EL DORADO

STATE OF CALIFORNIA

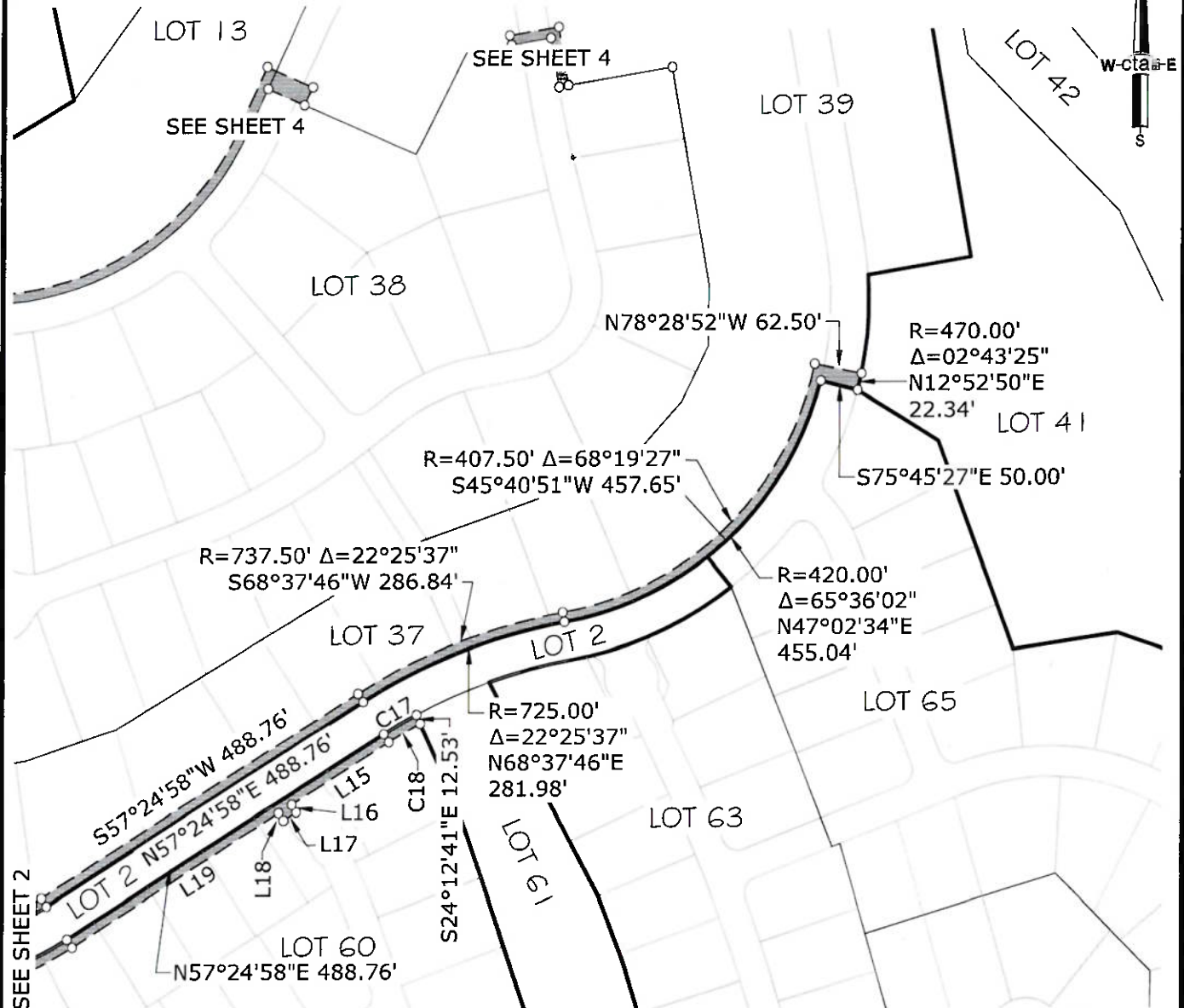
DATE: 11/25/2025

LINE DATA (THIS SHEET ONLY)

L15 S57°24'58"W 150.09'
 L16 S32°35'02"E 11.36'
 L17 S57°24'58"W 20.00'
 L18 N32°35'02"W 11.36'
 L19 S57°24'58"W 318.66'

CURVE DATA (THIS SHEET ONLY)

C17 R=675.00' Δ=04°09'45" N59°29'50"E 49.03'
 C18 R=662.50' Δ=04°04'58" S59°27'27"W 47.20'



THE BASIS OF BEARINGS FOR THIS EXHIBIT IS IDENTICAL WITH THE PLAT OF "EASTRIDGE VILLAGE" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF SUBDIVISION MAPS, PAGE 142



DATE: 11/25/2025

EXHIBIT 'B'

PLAT TO ACCOMPANY LEGAL DESCRIPTION

OWNER:
 MILLROSE PROPERTIES CALIFORNIA, LLC

cta Engineering & Surveying

DATE: 09/25/2025

DRAWN BY: KAH

SHEET
 3 OF 5

SCALE: 1"=200'

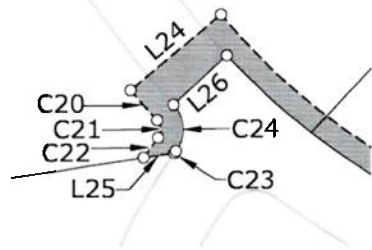
JOB NO. 15-025-110

IRREVOCABLE OFFER OF DEDICATION

PUBLIC UTILITY EASEMENT
 A PORTION OF LOTS 12, 13, 34-37, 39, 41, 55, 57, 60 & 65 "EASTRIDGE VILLAGE" S.D. J-142 LYING IN SECTION 13, T.9 N., R.8 E. AND SECTION 18, T.9 N., R.9 E., M.D.M.

COUNTY OF EL DORADO

STATE OF CALIFORNIA

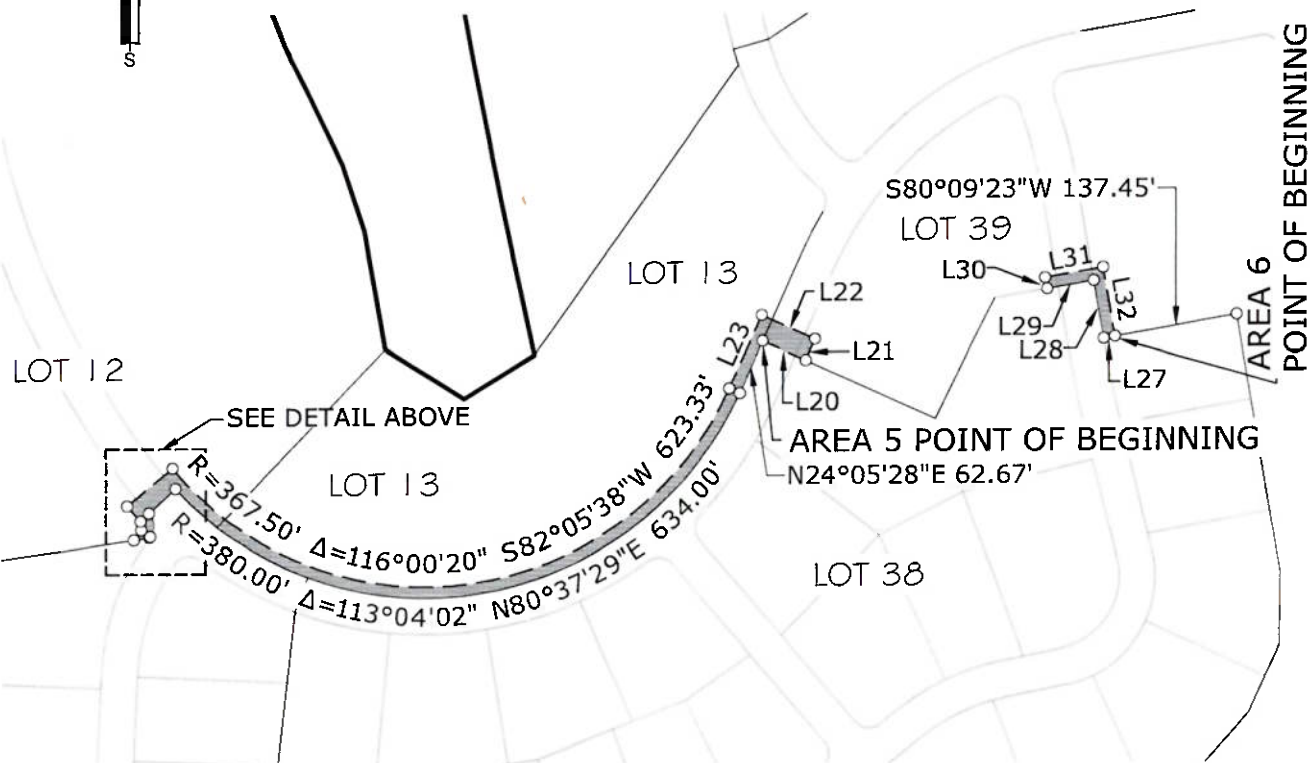


CURVE DATA (THIS SHEET ONLY)

C20 R=432.50' $\Delta=02^{\circ}56'18''$ S41°22'21"E 22.18'
 C21 R=7.50' $\Delta=79^{\circ}43'40''$ S02°58'40"E 9.61'
 C22 R=282.50' $\Delta=02^{\circ}45'29''$ S35°30'25"W 13.60'
 C23 R=270.00' $\Delta=00^{\circ}17'28''$ N36°44'26"E 1.37'
 C24 R=20.00' $\Delta=79^{\circ}43'40''$ N02°58'40"W 25.64'

LINE DATA (THIS SHEET ONLY)

L20 S65°54'32"E 52.50'
 L21 N24°05'28"E 25.60'
 L22 N65°54'32"W 65.00'
 L23 S24°05'28"W 88.28'
 L24 S50°05'48"W 65.00'
 L25 N81°46'42"E 17.25'
 L26 N47°09'30"E 40.00'
 L27 S80°09'23"W 12.50'
 L28 N09°50'37"W 65.31'
 L29 S80°09'23"W 52.50'
 L30 N09°50'37"W 12.50'
 L31 N80°09'23"E 65.00'
 L32 S09°50'37"E 77.81'



THE BASIS OF BEARINGS FOR THIS EXHIBIT IS IDENTICAL WITH THE PLAT OF "EASTRIDGE VILLAGE" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF SUBDIVISION MAPS, PAGE 142



DATE: 11/25/2025

EXHIBIT 'B'

PLAT TO ACCOMPANY LEGAL DESCRIPTION

OWNER:
MILLROSE PROPERTIES CALIFORNIA, LLC

cta Engineering & Surveying

DATE: 09/25/2025

DRAWN BY: KAH

SHEET
4 OF 5

SCALE: 1"=200'

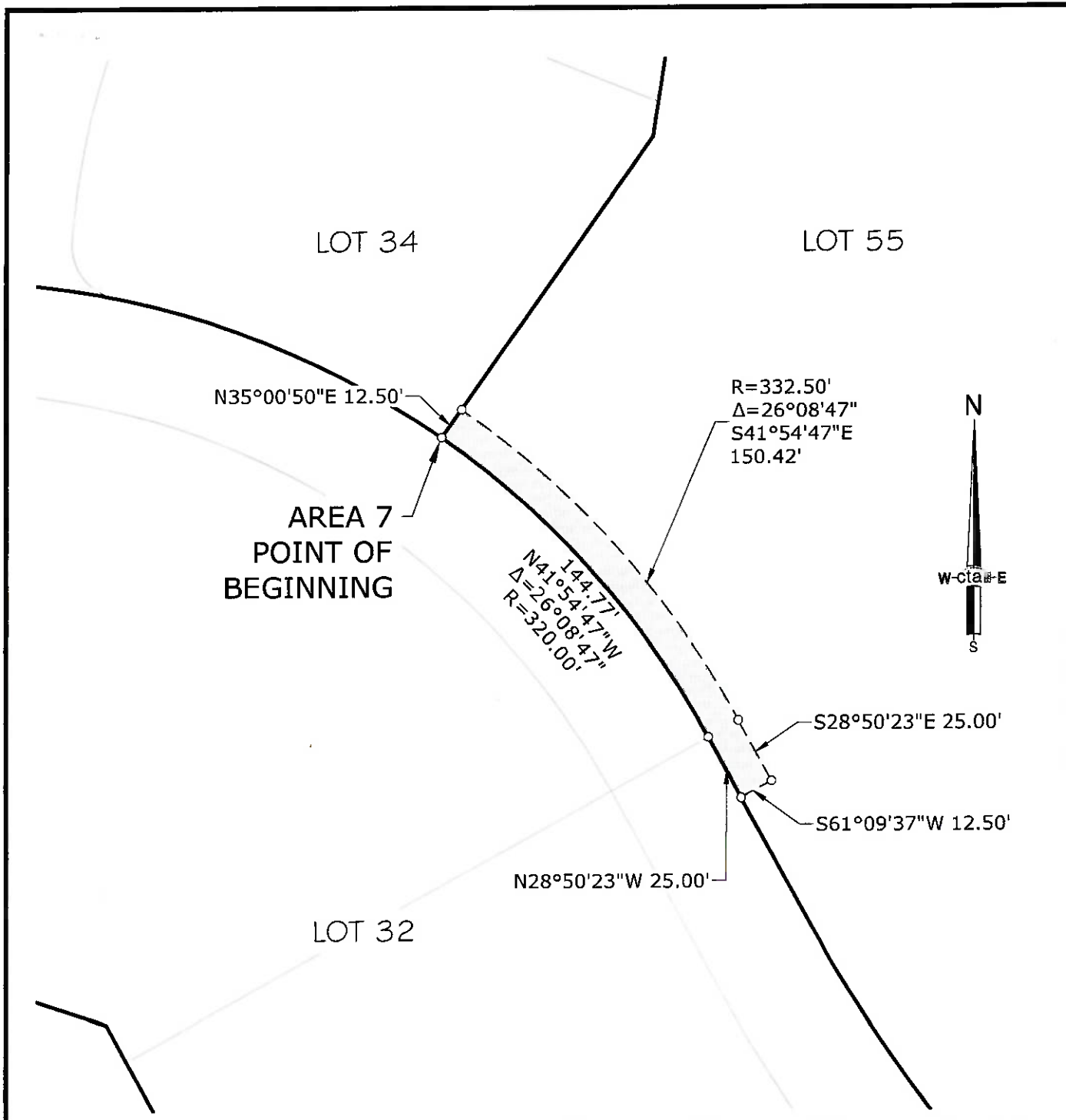
JOB NO. 15-025-110

IRREVOCABLE OFFER OF DEDICATION



PUBLIC UTILITY EASEMENT
 A PORTION OF LOTS 12, 13, 34-37, 39, 41, 55, 57, 60 & 65 "EASTRIDGE VILLAGE" S.D. J-142 LYING IN SECTION 13, T.9 N., R.8 E. AND SECTION 18, T.9 N., R.9 E., M.D.M.

COUNTY OF EL DORADO

STATE OF CALIFORNIA



THE BASIS OF BEARINGS FOR THIS EXHIBIT IS IDENTICAL WITH THE PLAT OF "EASTRIDGE VILLAGE" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF SUBDIVISION MAPS, PAGE 142

	EXHIBIT 'B' PLAT TO ACCOMPANY LEGAL DESCRIPTION		DATE: 09/25/2025 SCALE: 1"=50'	DRAWN BY: KAH JOB NO. 15-025-110	SHEET 5 OF 5
	OWNER: MILLROSE PROPERTIES CALIFORNIA, LLC		IRREVOCABLE OFFER OF DEDICATION		
			PUBLIC UTILITY EASEMENT A PORTION OF LOTS 12, 13, 34-37, 39, 41, 55, 57, 60 & 65 "EASTRIDGE VILLAGE" S.D. J-142 LYING IN SECTION 13, T.9 N., R.8 E. AND SECTION 18, T.9 N., R.9 E., M.D.M.		

DATE: 11/25/2025

COUNTY OF EL DORADO STATE OF CALIFORNIA

CONSENT TO OFFER DEDICATION AND ACCEPTANCE OF OFFER

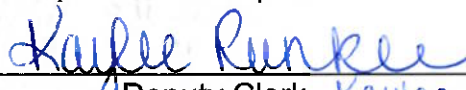
At a regular meeting of the Board of Supervisors of the County of El Dorado held on 1/27/2026, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated December 9, 2025 from Millrose Properties California, LLC, a California Limited Liability Company, for seven separate Public Utility easements and authorized the recording of said offer pursuant to Government Code Section 7050, and further accept said offer at this time.

Dated this 27th day of January, 2026

COUNTY OF EL DORADO

By: 
Brooke Laine
Chair, Board of Supervisors

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: 
Deputy Clerk Kaylee Runkle