

Recording requested by
and when recorded mail to:
County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville CA 95667

APN: 048-080-53

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**

Sierra View Ranch, a California General Partnership, 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, 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 A1 & B1, 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 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 his name this

23 day of JANUARY, 2017.

GRANTOR: Sierra View Ranch, a California General Partnership

Bruce D. Vassar

BY:

Mark S. Vassar

BY:

(All signatures must be acknowledged by a Notary Public)

ACKNOWLEDGMENT

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)

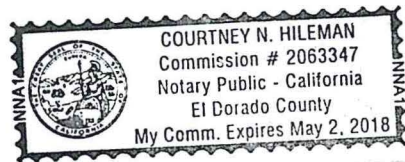
On JANUARY 23, 2017 before me, COURTNEY N. HILEMAN, Notary Public
(insert name and title of the officer)

personally appeared BRAD D. VISMAN,
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 Courtney N. Hileman (Seal)



ACKNOWLEDGMENT

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 January 24, 2017 before me, Amy McGillivray, Notary Public
(insert name and title of the officer)

personally appeared MARK S. Visman
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 Amy McGillivray (Seal)

EXHIBIT 'A1'
**IRREVOCABLE OFFER OF DEDICATION OF ROAD RIGHT OF WAY, DRAINAGE AND
PUBLIC UTILITIES EASEMENTS
(NORTH EASEMENTS)**

Portions of the Southeast 1/4 of Section 2 within Township 10 North, Range 11 East, M.D. M, County of El Dorado, State of California; being portions of Tract 1 as shown and delineated on that certain Record of Survey, filed for record on May 23, 1989 in Book 16 of Record of Surveys at Page 109, Document No. 27040, in the office of the El Dorado County, California Recorder, hereinafter referred to as RS 16-109, said portions are more particularly as follows:

Easement 1

A strip of land, varying in width and described as follows:

BEGINNING at the Southwest corner of the strip of land described herein, being the Southwest corner of said Tract 1; from which the Northwest corner of said Tract 1 bears North 00°08'54" West 69.15 feet; thence, with the basis of bearings identical to said RS 16-109, from said Point of Beginning, along the South boundary line of said Tract 1, being the centerline of Carson Road,

North 86°18'49" East 67.36 feet,

North 87°06'43" East 96.53 feet,

North 88°58'31" East 95.48 feet,

South 81°57'13" East 63.77 feet,

South 74°40'32" East 68.15 feet,

South 71°29'34" East 139.69 feet,

South 68°43'00" East 93.15 feet, and

South 66°34'18" East 45.48 feet; thence, leaving said centerline, along the southeasterly end of said strip,

North 61°40'00" East 29.49 feet; to the most easterly corner of said strip, from which a found 3/4-inch capped iron pipe, stamped LS 2725 bears along said South boundary, North 61°40'00" East 1.89 feet; thence,

along the northerly easement line of said strip,

North 66°08'28" West 13.46 feet,

northwesterly, along a tangent curve to the left, having a radius of 2269.00 feet, through a central angle (delta) of 07°50'48", and an arc length of 310.74 feet, the chord of which bears North 70°03'52" West 310.50 feet,

westerly, along a compound curve to the left, having a radius of 569.00 feet, through a central angle (delta) of 19°15'27", and an arc length of 191.24 feet, the chord of which bears North 83°37'00" West 190.35 feet, and

tangent to said 569.00-foot radius curve, South 86°45'17" West 181.89 feet, to the West boundary line of said Tract 1, thence,

along said West line,

South 00°08'34" East 23.91 feet, to the Point of Beginning.

Easement 2

A strip of land, varying in width and described as follows:

BEGINNING at the most northerly corner of the strip of land described herein, being a point on the South boundary line of said Tract 1, from which the 3/4-inch capped iron pipe, stamped LS 4663-1989, as said pipe is shown on said RS 16-109 and located at the southern end of the line segment delineated on said RS 16-109 as N24°35'48"E 127.61', North 24°36'48" East 1.89 feet, thence, with the basis of bearings identical to said RS 16-109, from said Point of Beginning, along the South boundary line of said Tract 1,

South 24°35'48" West 22.34 feet, a point on the centerline of Carson Road, as said road is shown on said RS 16-109; thence,
along said South boundary and said centerline,

South 66°32'12" East 67.12 feet, and

South 70°08'18" East 13.83 feet; to the most southerly corner of said strip, from which the Northwest corner of Parcel 1 as shown and delineated on that certain Parcel Map, filed for record on December 21, 1989 in Book 41 of Parcel Maps at Page 70, Document No. 75608, in the office of the El Dorado County, California Recorder; a found 3/ 4-inch capped iron pipe stamped LS 4663-1989, bears South 21°02'12 West 14.24 feet and South 05°23'41" West 743.23 feet; thence,

along the east end of said strip and leaving said South boundary line, a line that is radial to the curve that follows,

North 21°02'12" East 23.76 feet; thence,

along the northerly easement line of strip,

northwesterly, from said radial line, along a curve to the right, having a radius of 2896.00 feet, through a central angle (delta) of 01°34'23", and an arc length of 79.51 feet, the chord of which bears North 68°10'36" West 79.51 feet, to the Point of Beginning

Said easements are also shown on Exhibit 'B1' attached hereto and made a part hereof.

End of Description

Prepared by Ken W. Purcell, Civil Engineer
Rev 5/12/16



-End-

BASIS OF BEARINGS

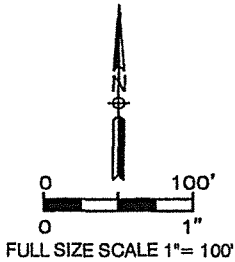
THE MERIDIAN OF THIS SURVEY IS IDENTICAL OF TO THAT OF PM 41-70 AND R.S. 16-109 AND IS GRID NORTH.

EXHIBIT 'B1'

OFFER OF DEDICATION OF ROAD RIGHT-OF-WAY, DRAINAGE & PUBLIC UTILITIES EASEMENT
 PORTIONS OF THE S.E. 1/4 OF SECTION 2. T.10 N., R.11 E, M.D.M.
 BEING A PORTION OF TRACT 1 OF R.S. 16-109
 COUNTY OF EL DORADO, STATE OF CALIFORNIA
 MAY 2016



PREPARED BY
 KEN W. PURCELL, C.E.
 P.O. BOX 30
 EL DORADO, CA 95623
 (530) 622-5470



BOUNDARY DATA

- ① N86°18'49"E 67.36'
- ② 38.41' ③ 28.95'
- ④ N87°06'43"E 96.53'
- ⑤ N88°58'31"E 95.48'
- ⑥ S81°57'13"E 63.77'
- ⑦ S74°40'32"E 68.15'
- ⑧ S71°29'34"E 139.69'
- ⑨ S68°43'00"E 93.15'
- ⑩ S66°34'18"E 45.48'
- ⑪ 29.49' ⑫ 1.89'
- ⑬ 23.64' ⑭ 127.61' NTS
- ⑮ 0.54' ⑯ 22.34' NTS
- ⑰ S66°32'12"E 67.12'
- ⑱ S70°08'18"E 13.83'

EASEMENT LINE DATA

- (A) N86°45'17"E 181.89'
- (B) R=569.00' D=19°15'27" L=191.24'
CHD=S83°37'00"E 190.35'
- (C) R=2269.00' D=07°50'48" L=310.74'
CHD=S70°03'52"E 310.50'
- (D) S66°08'28"E 13.46'
- (E) S66°08'28"E 157.45'
- (F) R=2896.00' D=01°14'57" L=63.14'
CHD=S66°45'56"E 63.14'
- (G) R=2896.00' D=01°34'23" L=79.51'
CHD=S68°10'36"E 79.51'
- (H) S21°02'12"W 23.76' (R)

BOUNDARY TIE DATA

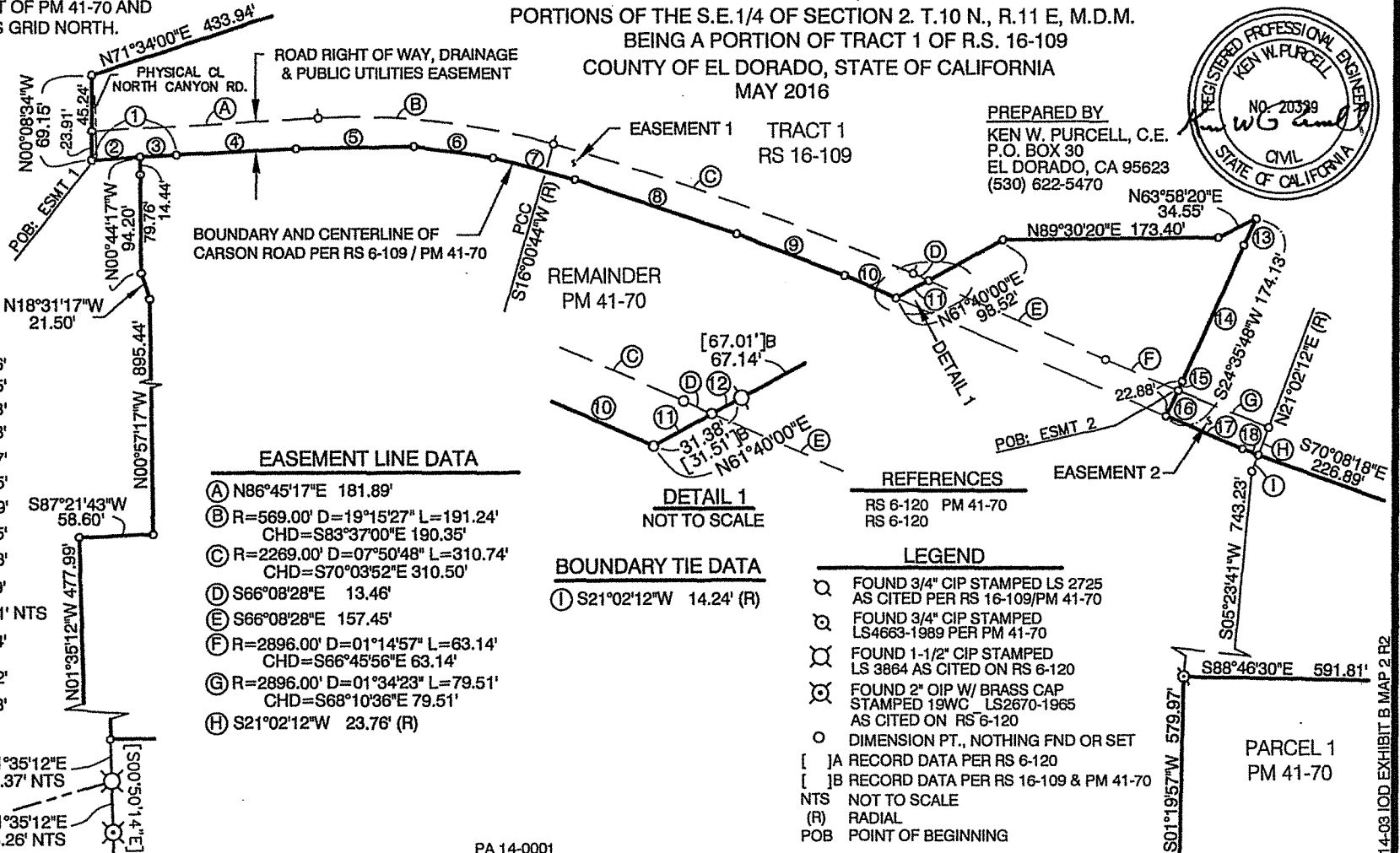
- ① S21°02'12"W 14.24' (R)

DETAIL 1
 NOT TO SCALE

REFERENCES
 RS 6-120 PM 41-70
 RS 6-120

LEGEND

- FOUND 3/4" CIP STAMPED LS 2725 AS CITED PER RS 16-109/PM 41-70
- FOUND 3/4" CIP STAMPED LS4663-1989 PER PM 41-70
- FOUND 1-1/2" CIP STAMPED LS 3864 AS CITED ON RS 6-120
- FOUND 2" OIP W/ BRASS CAP STAMPED 19WC LS2670-1965 AS CITED ON RS 6-120
- DIMENSION PT., NOTHING FND OR SET
- [JA RECORD DATA PER RS 6-120
- [JB RECORD DATA PER RS 16-109 & PM 41-70
- NTS NOT TO SCALE
- (R) RADIAL
- POB POINT OF BEGINNING



PA 14-0001

14-03 IOD EXHIBIT B MAP 2 R2

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 _____, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated _____ from _____ for a Road Right of Way and Public Utilities Easement and authorized the recording of said offer and further acknowledge and accepts said Right of Way and Public Utility Easement on behalf of those public entities that will provide services, subject to the purveyor's construction standards.

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