



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2006-0076734-00**

Acct 30-EL DORADO CO BOARD OF SUPERVISORS  
Thursday, NOV 09, 2006 13:06:55  
Ttl Pd \$0.00 Nbr-0000924204  
JLB/C1/1-7

**RECORDING REQUESTED BY:**

Board of Supervisors

**WHEN RECORDED MAIL TO:**

Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

\*\*\*\*\*  
SPACE ABOVE THIS LINE RESERVED FOR  
RECORDER'S USE

**TITLE (S)**

**RESOLUTION 358-2006  
RESOLUTION TO ACCEPT  
IRREVOCABLE OFFER OF DEDICATION #2006-22  
BEATTY DRIVE  
RUSSELL-PROMONTORY, LLC**

076734



# RESOLUTION NO. 358-2006 OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

## Resolution to Accept Irrevocable Offer Of Dedication #2006-22 Beatty Drive Russell-Promontory, LLC

WHEREAS, the authority to invoke the process of dedicating an easement over, under and/or across property by the County is established under Section 7050 of the California Government Code and Section 66475 of the Subdivision Map Act; and

WHEREAS, the authority to accept right of way, road, slope, drainage and public utilities easements by the County, at its discretion, is established under Section 7050 of the California Government Code and Section 66477.1 of the Subdivision Map Act; and

WHEREAS, Russell-Promontory, LLC, an Illinois LLC has executed an Irrevocable Offer of Dedication to the County of El Dorado for public utilities and slope easements, which are located along a segment of Beatty Drive in El Dorado Hills; and

WHEREAS, said easements are described in Exhibit A, and depicted in Exhibits A-1 and A-2, attached to said offer; and

WHEREAS, said offer shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors accepts said offer by Resolution; and

WHEREAS, the County of El Dorado Board of Supervisors has determined that it is in the public's best interest to accept said offer, at this time.

NOW, THEREFORE BE IT RESOLVED, that from and after the date this Resolution is recorded, said offer is hereby accepted, at this time, by the County of El Dorado Board of Supervisors.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 7 day of November, 2006, by the following vote of said Board:  
Ayes: DUPRAY, BAUMANN, SWEENEY, SANTIAGO

ATTEST  
CINDY KECK  
Clerk of the Board of Supervisors

By [Signature]  
Deputy Clerk

Noes: NONE  
Absent: NONE

[Signature]  
James R. Sweeney, Chairman of the Board  
Board of Supervisors

I CERTIFY THAT:  
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE \_\_\_\_\_  
ATTEST: CINDY KECK, Clerk of the Board of Supervisors of the County of El Dorado, State of California

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

076734

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville CA 95667

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  
PUBLIC UTILITIES AND SLOPE EASEMENTS**

RUSSELL-PROMONTORY, LLC, An Illinois LLC, 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 utilities easement, for any and all public purposes, and a slope easement for construction and maintenance purposes, to points five feet beyond future top of cut slopes and toe of fill slopes, 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 A-1 & A-2, 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 its name this  
24<sup>th</sup> day of October, 2006.

GRANTOR

RUSSELL-PROMONTORY, LLC, a Illinois limited liability company

By: AKT Development Corporation, a California corporation, Managing Member

By:   
Mark Enos  
Its: Executive Vice President

(All Signatures Must Be Notarized)

**EXHIBIT 'A'**  
**PUBLIC UTILITY EASEMENT & SLOPE EASEMENT**

All that certain real property described as being a portion of Parcel D as shown on that certain Parcel Map entitled "Parcel Map of The Promontory" filed for record in Book 48 of Parcel Maps, at Page 54, El Dorado County Records, being more particularly described as follows:

**Public Utility Easement:**

A strip of land, twelve and one half (12 ½) feet in width, measured radially and/or at right angles, lying Southwesterly of and contiguous to the Westerly Right-of-Way line of Beatty Drive as described in that Irrevocable Offer of Dedication recorded on June 30, 2005 as Document number 2005-0053743-00, El Dorado County Records. The sidelines of said 12.5 foot easement to be extended or shortened to meet at all angle points and to terminate at right angles to the North terminus of said Westerly Right-of-Way line of Beatty Drive and to terminate at right angles to the South line of Lot A of that Subdivision Map filed for record in Book J of Subdivision Maps, at Page 51, El Dorado County Records.

**EXCEPTING THEREFROM** all that real property as described in that certain Gift Deed recorded on February 9, 2006 as Document No. 2006-0008596, Official Records of El Dorado County.

*See Exhibit "A-1", plat to accompany description, attached hereto and made a part hereof.*

**Slope Easement:**

A strip of land, twelve and one half (12 ½) feet in width or 5 feet beyond the top of cut or toe of fill, whichever is larger, measured radially and/or at right angles, lying Southwesterly of and contiguous to the Westerly Right-of-Way line of Beatty Drive as described in that Irrevocable Offer of Dedication recorded on June 30, 2005 as Document number 2005-0053743-00, El Dorado County Records. The sidelines of said 12.5 foot easement to be extended or shortened to meet at all angle points and to terminate at right angles to the North terminus of said Westerly Right-of-Way line of Beatty Drive and to terminate at right angles to the South line of Lot A of that Subdivision Map filed for record in Book J of Subdivision Maps, at Page 51, El Dorado County Records

**EXCEPTING THEREFROM** all that real property as described in that certain Gift Deed recorded on February 9, 2006 as Document No. 2006-0008596, Official Records of El Dorado County.

*See Exhibit "A-2", plat to accompany description, attached hereto and made a part hereof.*

Michael E. Long P.L.S. 6815  
Expires September 30, 2008

PREPARED BY WOOD RODGERS, INC.  
SACRAMENTO, CALIFORNIA



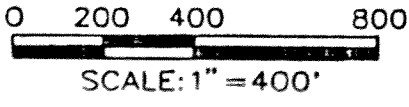
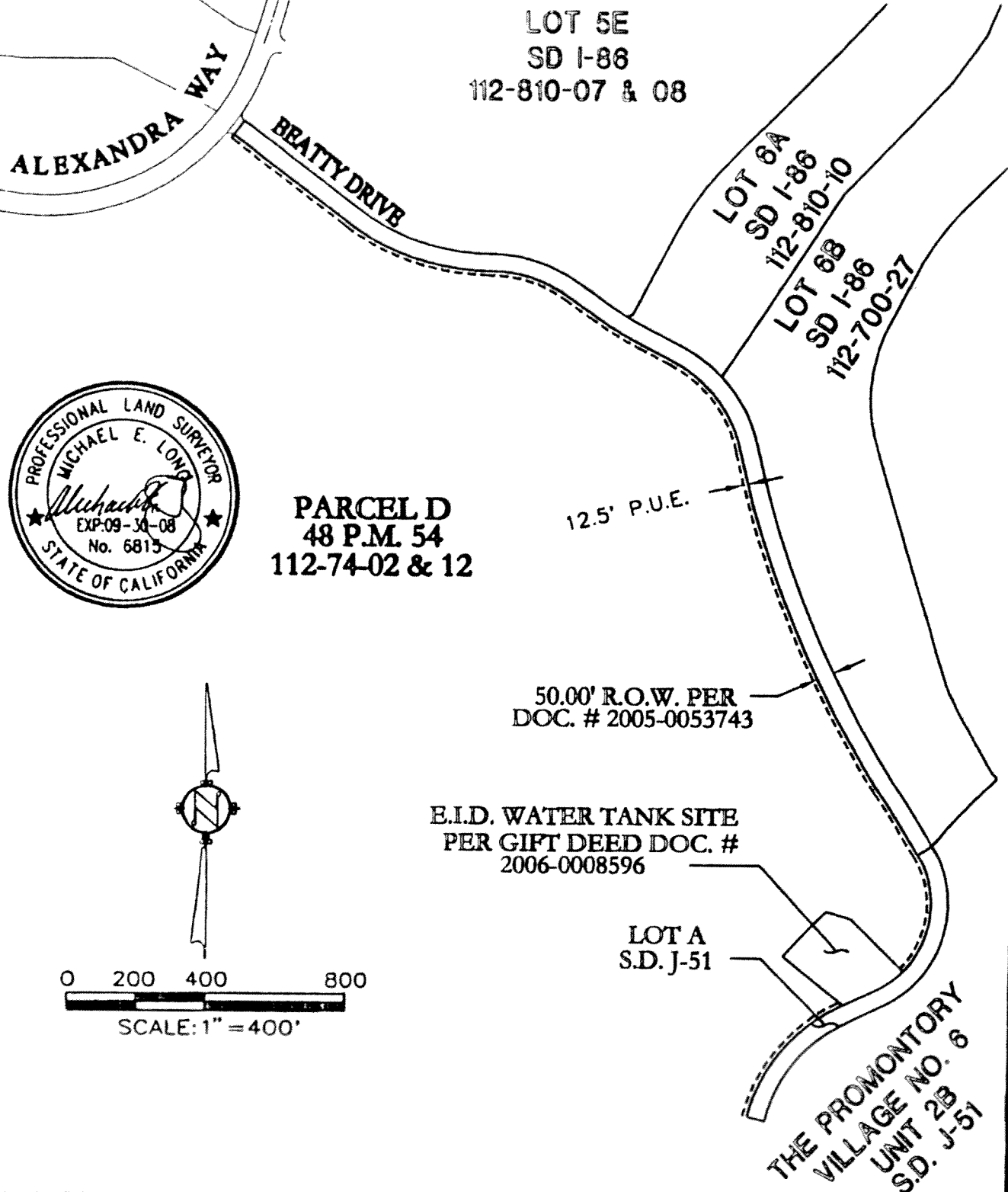
076734

**EXHIBIT A-1**

PLAT TO ACCOMPANY  
DESCRIPTION

PROMONTORY  
BEATTY DRIVE PUBLIC UTILITY EASEMENT  
COUNTY OF EL DORADO STATE OF CALIFORNIA

J:\Jobs\Promontory\Dwgs\Survey\Plats to Accompany\COUNTY OF EL DORADO\BEATTY-DRIVE-west-side-esmts.dwg 10/13/06 5:41am atapley 1047 043



SEE DESCRIPTION FOR  
COURSE INFORMATION

076734

**EXHIBIT A-2**

PLAT TO ACCOMPANY  
DESCRIPTION

PROMONTORY  
BEATTY DRIVE SLOPE EASEMENT  
COUNTY OF EL DORADO STATE OF CALIFORNIA

LOT 5E  
SD I-88  
112-810-07 & 08

LOT 6A  
SD I-88  
112-810-10

LOT 6B  
SD I-88  
112-700-27

ALEXANDRA WAY

BEATTY DRIVE



PARCEL D  
48 P.M. 54  
112-74-02 & 12

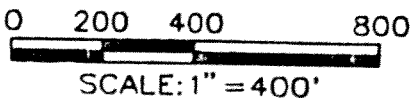
SLOPE EASEMENT

50.00' R.O.W. PER  
DOC. # 2005-0053743

E.I.D. WATER TANK SITE  
PER GIFT DEED DOC. #  
2006-0008596

LOT A  
S.D. J-51

THE PROMONTORY  
VILLAGE NO. 6  
UNIT 2B  
S.D. J-51



SEE DESCRIPTION FOR  
COURSE INFORMATION

J:\Jobs\Promontory\Dwgs\Survey\Plats to Accompany\COUNTY OF EL DORADO\BEATTY-DRIVE-west-side-esmts.dwg 10/13/06 5:41cm atopley 10+7.043

076734

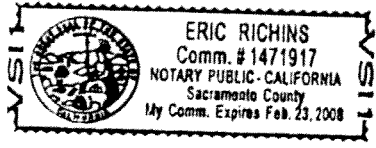
# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California  
County of Sacramento } ss.

On Oct. 24, 2006 before me, Eric Richins, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Mark Eves  
Name(s) of Signer(s)

- personally known to me
- 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/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

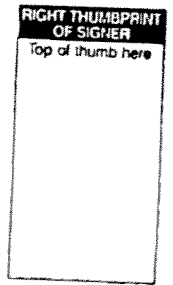
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer

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

Signer Is Representing: \_\_\_\_\_



11/09/2006 20060076734

**RECORDING REQUESTED BY:**

Board of Supervisors

**WHEN RECORDED MAIL TO:**

Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2005-0053743-00**

Acct 30-EL DORADO CO BOARD OF SUPERVISORS  
Thursday, JUN 30, 2005 14:46:09  
Ttl Pd \$0.00 Nbr-0000744349  
JLB/C1/1-7

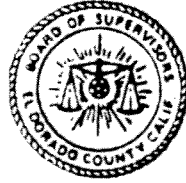
SPACE ABOVE THIS LINE RESERVED FOR  
RECORDER'S USE

**TITLE (S)**

**RESOLUTION 180-2005**

**IRREVOCABLE OFFER OF DEDICATION #2004-62  
A SEGMENT OF BEATTY DRIVE  
AKT PROMONTORY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**





**RESOLUTION NO. 180-2005**  
**OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

**Irrevocable Offer Of Dedication #2004-62**  
**A Segment of Beatty Drive**  
**AKT Promontory, LLC, A California Limited Liability Company**

**WHEREAS**, the authority to invoke the process of dedicating an easement over, under and/or across property by the County is established under Section 7050 of the California Government Code and Section 66475 of the Subdivision Map Act; and

**WHEREAS**, the authority to accept right of way, road, slope, drainage and public utilities easements by the County, at its discretion, is established under Section 7050 of the California Government Code and Section 66477.1 of the Subdivision Map Act; and

**WHEREAS**, AKT Promontory, LLC, A California Limited Liability Company has executed an Irrevocable Offer of Dedication to the County of El Dorado for a road right of way, in fee, located along a segment of Beatty Drive, and

**WHEREAS**, said road right of way is described in Exhibit A, and depicted in Exhibit A-1, attached to said offer; and

**WHEREAS**, said offer shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors accepts said offer; and

**WHEREAS**, the County of El Dorado Board of Supervisors has determined that it is in the public's best interest to accept said offer, at this time.

**NOW, THEREFORE BE IT RESOLVED**, that from and after the date this Resolution is recorded, said offer is hereby accepted, at this time, by the County of El Dorado Board of Supervisors.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 28 day of JUNE, 2005, by the following vote of said Board:

**Ayes:** DUPRAY, BAUMANN, SWEENEY, PAINE, SOLARO

**Noes:** NONE

**Absent:** NONE

**Attest:**  
Cindy Keck  
Clerk of the Board of Supervisors

By: *Kathryn Taylor*  
Deputy Clerk 6/28/05

*Charlie Paine*  
Chairman, Board of Supervisors 6/28/05

I CERTIFY THAT:  
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE: \_\_\_\_\_

Attest: CINDY KECK, Clerk of the Board of Supervisors of the County of El Dorado, State of California.

By: \_\_\_\_\_



**EXHIBIT A  
THE PROMONTORY  
DESCRIPTION FOR  
BEATTY DRIVE 50' RIGHT OF WAY**

All that certain real property described as being a portion of Lots 5E, 6A and 6B as shown on that certain Final Map entitled "Large Lot Final Map of The Promontory" filed for record in Book I of Subdivision Maps, at Page 86, El Dorado County Records, situate within Sections 27 and 28, Township 10 North, Range 8 East, Mount Diablo Base & Meridian, County of El Dorado, State of California and being more particularly described as follows:

A strip of land, fifty feet (50') in width, measured radially and/or at right angles, lying twenty-five feet (25') on both sides of the following described centerline:

Commencing at a found Sacramento County Department of Public Works Brass Cap stamped "RCE 20462 MILE 12" marking a point on the Sacramento-El Dorado County line as shown on said Final Map; thence North  $05^{\circ}49'36''$  West a distance of 4996.69 feet to the True Point of Beginning, from which the most Westerly corner of said Lot 5E bears North  $79^{\circ}07'57''$  West a distance of 89.23 feet; thence from said **TRUE POINT OF BEGINNING**, along said centerline parallel with and 25.00 feet distant Northeasterly (measured at right angles) from the Southwesterly boundary lines of Parcels 5E, 6A, and 6B respectively, the following nine (9) arcs, courses and distances;

- T1) South  $52^{\circ}36'07''$  East a distance of 410.45 feet to a point of curvature;
- C1) 422.20 feet along the arc of a tangent 650.00 foot radius curve to the left through a central angle of  $37^{\circ}12'56''$ , subtended by a chord which bears South  $71^{\circ}12'35''$  East for a chord distance of 414.81 feet to a point of reverse curvature;
- C2) 250.14 feet along the arc of a tangent 400.00 foot radius curve to the right through a central angle of  $35^{\circ}49'48''$ , subtended by a chord which bears South  $71^{\circ}54'09''$  East for a chord distance of 246.09 feet;
- T2) South  $53^{\circ}59'15''$  East a distance of 101.44 feet to a point of curvature;
- C3) 148.18 feet along the arc of a tangent 1000.00 foot radius curve to the left through a central angle of  $08^{\circ}29'23''$ , subtended by a chord which bears South  $58^{\circ}13'57''$  East for a chord distance of 148.04 feet;
- T3) South  $62^{\circ}28'38''$  East a distance of 101.44 feet to a point of curvature;
- C4) 355.31 feet along the arc of a tangent 400.00 foot radius curve to the right through a central angle of  $50^{\circ}53'39''$ , subtended by a chord which bears South  $37^{\circ}01'49''$  East for a chord distance of 343.74 feet to a point of reverse curvature;
- C5) 1069.88 feet along the arc of a tangent 3000.00 foot radius curve to the left through a central angle of  $20^{\circ}26'00''$ , subtended by a chord which bears South  $21^{\circ}48'00''$  East for a chord distance of 1064.22 feet;
- T4) South  $32^{\circ}01'00''$  East a distance of 216.83 feet to a point on the South line of said lot 6B and the Point of Termination, from which the most Southerly corner of said Lot 6B lies South  $57^{\circ}58'58''$  West a distance of 25 feet along said South line of Lot 6B.

The sidelines of said centerline to be extended or shortened to meet at all angle points and to terminate at the South line of said Lot 6B.

Containing 153,793 square feet of land, more or less.

**TOGETHER WITH** a 12.5 foot Public Utility Easement lying Easterly of and coincident with the Easterly Right-of-Way line described above and as shown on Exhibit "A-1" attached hereto and made a part hereof. The sidelines of said 12.5 foot easement to be extended or shortened to meet at all angle points and to terminate at right angles to the North terminus of the above described centerline and to terminate at the South line of said Lot 6B.

**TOGETHER WITH** a 12.5 foot slope Easement lying Easterly of and coincident with the Easterly Right-of-Way line described above and as shown on Exhibit "A-1" attached hereto and made a part hereof or 5 feet beyond the top of cut or toe of fill, whichever is larger, as shown on Exhibit "A-1" attached hereto and made a part hereof.

**TOGETHER WITH** all of Lot A of that certain Final Map entitled "The Promontory Village No. 6 Unit 2B" filed for record in Book J of Final Maps at Page 51, Official Records of El Dorado County, County of El Dorado, State of California.

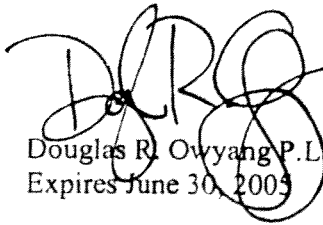
**TOGETHER WITH** a 12.5 foot Public Utility Easement lying Easterly of and coincident with the Easterly lines of said Lot A as shown on Exhibit "A-1" attached hereto and made a part hereof. The sidelines of said 12.5 foot easement to be extended or shortened to meet at all angle points and to terminate at right angles to the South line of said Lot A.

**TOGETHER WITH** a 12.5 foot Slope Easement lying Easterly of and coincident with the Easterly lines of said Lot A or 5 feet beyond the top of cut or toe of fill, whichever is larger, as shown on Exhibit "A-1" attached hereto and made a part hereof. The sidelines of said 12.5 foot easement to be extended or shortened to meet at all angle points and to terminate at right angles to the South line of said Lot A.

The Basis of Bearings for this description is the Sacramento County/El Dorado County line as shown on that certain Final Map entitled "Large Lot Final Map of The Promontory", filed for record in Book I of subdivision Maps at Page 86; said Bearing is given as North 21°12'36" West.

*See Exhibit "A-1", plat to accompany description, attached hereto and made a part hereof.*

END OF DESCRIPTION

  
Douglas R. Owyang P.L.S. 6046  
Expires June 30, 2005



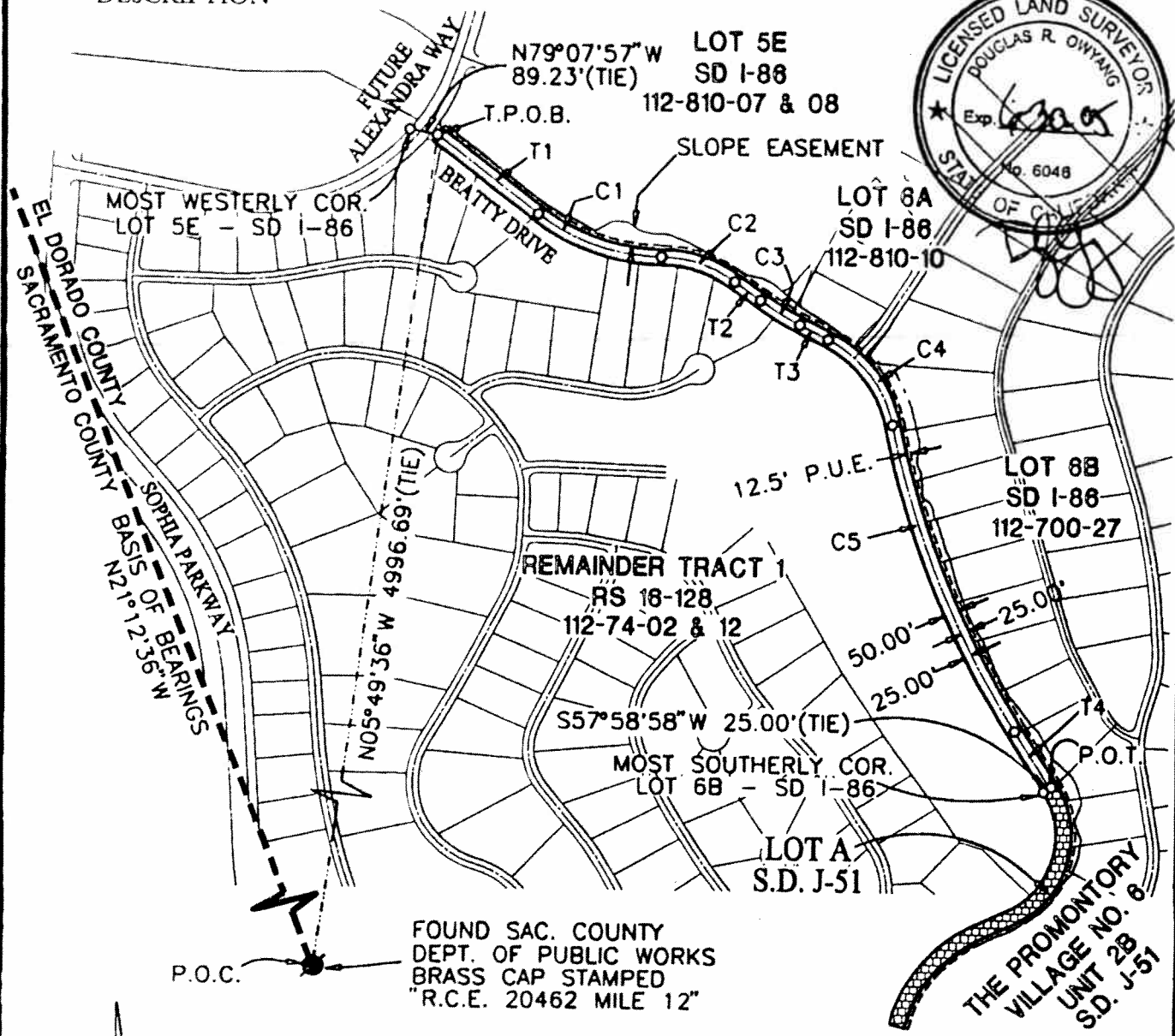
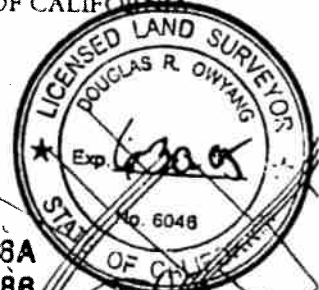
PREPARED BY WOOD RODGERS, INC.  
SACRAMENTO, CALIFORNIA

053743

**EXHIBIT A-1**

PLAT TO ACCOMPANY  
DESCRIPTION

PROMONTORY  
BEATTY DRIVE 50' RIGHT-OF-WAY  
COUNTY OF EL DORADO STATE OF CALIFORNIA



P.O.C. FOUND SAC. COUNTY  
DEPT. OF PUBLIC WORKS  
BRASS CAP STAMPED  
"R.C.E. 20462 MILE 12"

CENTERLINE OF 50' R/W

CB=S71°12'35"E	CD=414.81'
CB=S71°54'09"E	CD=246.09'
CB=S58°13'57"E	CD=148.04'
CB=S37°01'49"E	CD=343.74'
CB=S21°48'00"E	CD=1064.22'

C1	R=650'	37°12'56"	L=422.20'
C2	R=400'	35°49'48"	L=250.14'
C3	R=1000'	08°29'23"	L=148.18'
C4	R=400'	50°53'39"	L=355.31'
C5	R=3000'	20°26'00"	L=1069.88'
T1	S52°36'07"E	410.45'	
T2	S53°59'15"E	101.44'	
T3	S62°28'38"E	101.44'	
T4	S32°01'00"E	216.83'	



SEE DESCRIPTION FOR COURSE INFORMATION

0 250 500 1000

SCALE: 1" = 500'

J:\Jobs\Promontory\Dwgs\Survey\Plats to Accompany\COUNTY OF EL DORADO\BEATTY-DRIVE.dwg 5/12/05 6:37am atcpley 1047.043

053743

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

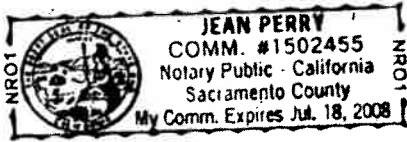
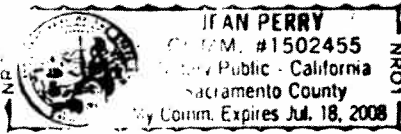
County of SACRAMENTO } SS.

On May 20, 2005 before me, JEAN PERRY  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared MARK ENES  
Name(s) of Signer(s)

- Personally known to me
- 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.



WITNESS my hand and official seal.

Jean Perry  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

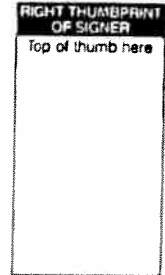
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



06/30/2005, 20050053743

I, THE UNDERSIGNED OWNER OF THE ABOVE TITLED PROPERTY, HEREBY CONSENTS TO THE PREPARATION AND PUBLISHING OF THIS MAP AND HEREBY OFFERS TO DEDICATE TO THE COUNTY OF EL DORADO, BEAUTY DRIVE, AND LOT 1 AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THEREOF FOR ANY AND ALL PUBLIC PURPOSES. THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR THE STREETS OR OTHER PUBLIC WAYS AND EASEMENTS SHOWN ON THIS MAP AND HEREBY OFFERS TO MAINTAIN AND DEFEND ALL PUBLIC PURPOSES, INCLUDING THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE STREETS AND OTHER PUBLIC WAYS, DRAINAGE EASEMENTS AND FACILITIES WILL NOT BE IMPROVED OR MAINTAINED BY THE COUNTY OF EL DORADO BUT WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION ACTING THROUGH A LEGAL ENTITY APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO. THE UNDERSIGNED SHALL BE RESPONSIBLE FOR THE FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE HEREAFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITY PURPOSES WHICH SHALL BE BENEFICIAL TO ANY OR ALL LOTS SHOWN HEREON OR FOR ADJACENT PROPERTIES BENEFICIAL TO ANY OR ALL LOTS ON THE STREETS, OTHER PUBLIC WAYS AND EASEMENTS SHOWN ON CONVEYED HEREON.

THE UNDERSIGNED OWNER FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO OF THE FOLLOWING:  
1. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE PIPES AND STRUCTURES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.  
2. SLOPE EASEMENTS, TWELVE AND ONE HALF FEET (12.5') CONTIGUOUS TO ALL STREETS OR FIVE FEET (5') BEYOND THE TOP OF CUT OR TOP OF FILL WHEREVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.  
THE UNDERSIGNED OWNER ALSO HEREBY OFFERS TO THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES:  
A. PUBLIC UTILITY EASEMENTS FOR OVERHEAD AND UNDERGROUND WIRES, CONDUITS, PIPELINES, POLES, GUY WIRES, ANCHORS AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND THROUGH THE STREETS AND OTHER PUBLIC WAYS SHOWN OR CONVEYED HEREON, TOGETHER WITH THE FIVE FEET (5') SLOPE EASEMENTS SHOWN HEREON, EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY FEET (50') AND THE FRONT TWELVE AND ONE HALF FEET (12.5') CONTIGUOUS TO ALL STREETS.  
B. POSTAL EASEMENTS, FIVE FEET (5') ADJACENT TO ALL STREET RIGHT OF WAYS.  
C. EASEMENT FOR SENER AND APPURTENANT SENER STRUCTURES AND PIPES WITHIN THE SENER EASEMENT SHOWN HEREON.

ALL OFFERS MADE HEREIN ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE PUBLIC ENTITY. A CALIFORNIA LIMITED LIABILITY COMPANY BY: AKTID DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, MEMPHIS  
BY: Angelo K. Tsakopoulos CHAIRMAN DATE: 8-19-02

NOTARY'S ACKNOWLEDGMENT  
STATE OF CALIFORNIA )  
COUNTY OF SACRAMENTO ) SS  
ON this 16th day of AUGUST IN THE YEAR OF 2002, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, AND FOR SAID STATE PERSONALLY APPEARED  
ANGILO K. TSAKOPOULOS  
PERSONALLY KNOWN TO ME - OR - 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/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, 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.  
WITNESS MY HAND THIS 16th DAY OF AUGUST, 2002.

NOTARY PUBLIC Angie J. Hubert  
MY COMMISSION EXPIRES Jan. 9, 2003  
MY OFFICIAL PLACE OF BUSINESS IS SACRAMENTO

I-139  
Cert of Correction 2005-0041338 8/3/05 AB  
Cert of Correction 2007-0040868 3/29/07 AS

THE PROMONTORY VILLAGE NO. 6, UNIT 2A

ALL OF PARCELS 2 AND 3, PARCEL MAP P.M. 48-13, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27 AND A PORTION ON THE NORTHWEST 1/4 OF SECTION 34, T.10N., R.8E., M.D.M., COUNTY OF EL DORADO, STATE OF CALIFORNIA

WOOD RODGERS  
2301 C ST., SUITE 100-B, SACRAMENTO, CA 95816  
Tel: 916.441.1700 Fax: 916.441.1707

SEPTEMBER 2002  
Sheet 1 of 7  
10/1/02

PLANNING DIRECTOR'S STATEMENT

I, CONRAD B. MONTGOMERY, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON OCTOBER 20, 1998 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVAL HAVE BEEN SATISFIED.

DATE: 10/21/02  
BY: Conrad B. Montgomery  
PLANNING DIRECTOR  
COUNTY OF EL DORADO, CALIFORNIA

NOTICE OF RESTRICTION

NOTICE OF RESTRICTIONS HAVE BEEN FILED FOR THIS SUBDIVISION. SEE SHEET 3.

I, WARREN B. PASSES, HEREBY STATE THAT ALL THE REQUIRED CONSTRUCTION PLANS HAVE BEEN PREPARED AND APPROVED, AND THAT THE SURVEYOR HAS EXECUTED THE NECESSARY AGREEMENT AND SUBMITTED THE REQUIRED SECURITY TO SECURE COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THE SUBDIVISION.



DATE: 10-8-02  
WARREN B. PASSES  
COUNTY ENGINEER  
COUNTY OF EL DORADO, CALIFORNIA

REGISTRATION EXPIRES 03-31-05

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THE MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: 10-9-02

DANIEL S. FOOTE  
DANIEL S. FOOTE, L.S. 5017  
COUNTY OF EL DORADO, CALIFORNIA  
LICENSE EXPIRES 12-31-05



RICHARD L. BRINKER, L.S. 5084  
ASSOCIATE LAND SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA  
LICENSE EXPIRES 04-30-03

BOARD CLERK'S STATEMENT

I, DIANE L. FOOTE, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON 10/23/02, HAS ADOPTED AND APPROVED THE FINAL MAP AND INSTRUMENT FOR PUBLIC SUBDIVISION OF THE PROPERTY OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS. THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION AND DO HEREBY REJECT THE OFFERS OF DEDICATION TO THE COUNTY OF EL DORADO, LOT R AND DAMAGE EASEMENTS AND FACILITIES SHOWN HEREON, AND DO ALSO ABANDON THE EASEMENTS REFERENCED IN THE NOTES.

DIANE L. FOOTE  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF EL DORADO, CALIFORNIA  
DATE: 10/23/02  
BY: Diane Foote Secretary

RE-RECORDER'S CERTIFICATE

FILED THIS 23rd DAY OF OCTOBER, 2002 AT 11:35 AM IN BOOK I OF MAPS, AT PAGE 139 DOCUMENT NO. 2002-0081214. AT THE REQUEST OF AKTID PROMONTORY, LLC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. 2-364428 PREPARED BY Gold Republic. TITLE COMPANY NO. 6 ON FILE IN THIS OFFICE.

BY: William B. Schmitt  
WILLIAM B. SCHMITT  
CLERK  
COUNTY OF EL DORADO

FINAL MAP OF

# THE PROMONTORY VILLAGE NO. 6, UNIT 2B

PARCEL 4 OF PARCEL MAP P.M. 48-13, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27 AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, T.10 N., R.8 E., M.D.M. COUNTY OF EL DORADO, STATE OF CALIFORNIA

JANUARY 2005

Sheet 3 of 8

1047.042



**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE EAST LINE OF PARCEL 4 AND ITS SOUTHERLY EXTENSION AS SHOWN ON RECORDED PARCEL MAP P.M. 48-13, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27 AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, T.10 N., R.8 E., M.D.M. COUNTY OF EL DORADO, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAPS, AT PAGE 13, AND LATER CORRECTED WITH CERTIFICATE OF CORRECTION 2002-50527. THE BEARING BETWEEN FOUND MONUMENTS IS GIVEN AS N00°56'28"W.

**NOTICE OF RESTRICTION**  
 A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. 0005-00000000 AFFECTS THE LOTS DESIGNATED BY THIS ASTERISK. BY LIMITING THE STRUCTURAL, UTILITY AND ACCESS ONLY OR AS APPROVED BY THE PROMONTORY ARCHITECTURAL REVIEW COMMITTEE.

**NOTICE OF RESTRICTION**  
 A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. 0005-00000000 AFFECTS THE LOTS DESIGNATED BY THIS ASTERISK. BY LIMITING THE STRUCTURAL, UTILITY AND ACCESS ONLY OR AS APPROVED BY THE PROMONTORY ARCHITECTURAL REVIEW COMMITTEE. SEE THE "LOT NOTE BOOK" FOR EACH OF THESE LOTS, ON FILE WITH THE EL DORADO COUNTY PLANNING DEPARTMENT.

**GOVERNORS WEST SUBDIVISION SD H-48**  
 PARCEL 1-1/2" IRON PIPE STAMPED LS 2651  
 1/4 COR. COMMON TO S27 AND S34

**BASIS OF BEARINGS**  
 N00°56'28"W 1034.68'(3)  
 N00°56'28"W 1327.86'(3)

**NOTICE OF RESTRICTION**  
 SEE DETAIL "A" THIS SHEET

**LEGEND**  
 DIMENSION POINT  
 SET COPPERWELL WITH 1 3/8" DIA. CAP STAMPED L.S. 6046  
 SET 5/8" REBAR WITH ALUMINUM CAP STAMPED L.S. 6046  
 AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS AND  
 POINTS ALONG REAR LOT LINES OR 1" BRASS  
 DISK STAMPED L.S. 6046  
 ONE FOOT PROJECTION OF  
 PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS  
 FOUND MONUMENT AS NOTED  
 FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED L.S. 6046  
 OR 1" BRASS DISK L.S. 6046 AT ONE FOOT PROJECTION OF  
 PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS  
 ONE-QUARTER CORNER  
 APPROXIMATE CENTERLINE OF  
 GROSS LOT DRAINAGE EASEMENT (SEE NOTE 5)  
 E.L.O. SENER & ACCESS EASEMENT  
 PER DOC# 2004-0017211-00  
 (R) RADIAL

**REFERENCES**  
 (1) SD I-138  
 (2) PARCEL MAP, PM 48-13  
 (3) CERTIFICATE OF CORRECTION 2002 O.R. 0050527  
 (4) SD I-86  
 (5) PARCEL MAP, PM 48-54

**NOTES**  
 1. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.  
 2. TOTAL AREA OF THIS SUBDIVISION IS 38.0693 ACRES GROSS, CONSISTING OF 38 RESIDENTIAL LOTS.  
 3. LOT R SHOWN HEREON IS DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.  
 4. THE LAND SHOWN HEREON, BEING PARCEL 4 OF THAT PARCEL MAP RECORDED IN DOCUMENT NO. 0005-00000000 IS HEREBY MERGED AND RESUBDIVIDED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.

**THE PROMONTORY VILLAGE 8**  
 UNIT 2A  
 SD I-138

**THE PROMONTORY VILLAGE 8**  
 UNIT 2A  
 SD I-138

**THE PROMONTORY VILLAGE 8**  
 UNIT 2A  
 SD I-138

**THE PROMONTORY VILLAGE 8**  
 UNIT 2A  
 SD I-138

**THE PROMONTORY VILLAGE 8**  
 UNIT 2A  
 SD I-138



FINAL MAP OF  
**THE PROMONTORY  
 VILLAGE NO. 6, UNIT 2A**

ALL OF PARCELS 2 AND 3, PARCEL MAP PM 48-13, BEING  
 A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27 AND A PORTION  
 OF THE NORTHWEST 1/4 OF SECTION 34, T 10 N, R 8 E, M 3 M  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

SEPTEMBER 2002  
 Sheet 4 of 7  
 UNIT 2A

**WOOD ROGERS**  
 PROFESSIONAL LAND SURVEYORS  
 2201 C St., Suite 100 S, Torrance, CA 90505  
 Tel: 904-341-7780  
 Fax: 904-341-7785



SCALE 1" = 80'

**CURVE DATA**

BEARING	DISTANCE	CHORD	ARC LENGTH	ANGLE
N 0° 00' 00" E	1.00	1.00	1.00	0° 00' 00"
N 10° 00' 00" E	1.00	0.98	1.00	10° 00' 00"
N 20° 00' 00" E	1.00	0.94	1.00	20° 00' 00"
N 30° 00' 00" E	1.00	0.87	1.00	30° 00' 00"
N 40° 00' 00" E	1.00	0.77	1.00	40° 00' 00"
N 50° 00' 00" E	1.00	0.64	1.00	50° 00' 00"
N 60° 00' 00" E	1.00	0.48	1.00	60° 00' 00"
N 70° 00' 00" E	1.00	0.30	1.00	70° 00' 00"
N 80° 00' 00" E	1.00	0.17	1.00	80° 00' 00"
N 90° 00' 00" E	1.00	0.00	1.00	90° 00' 00"

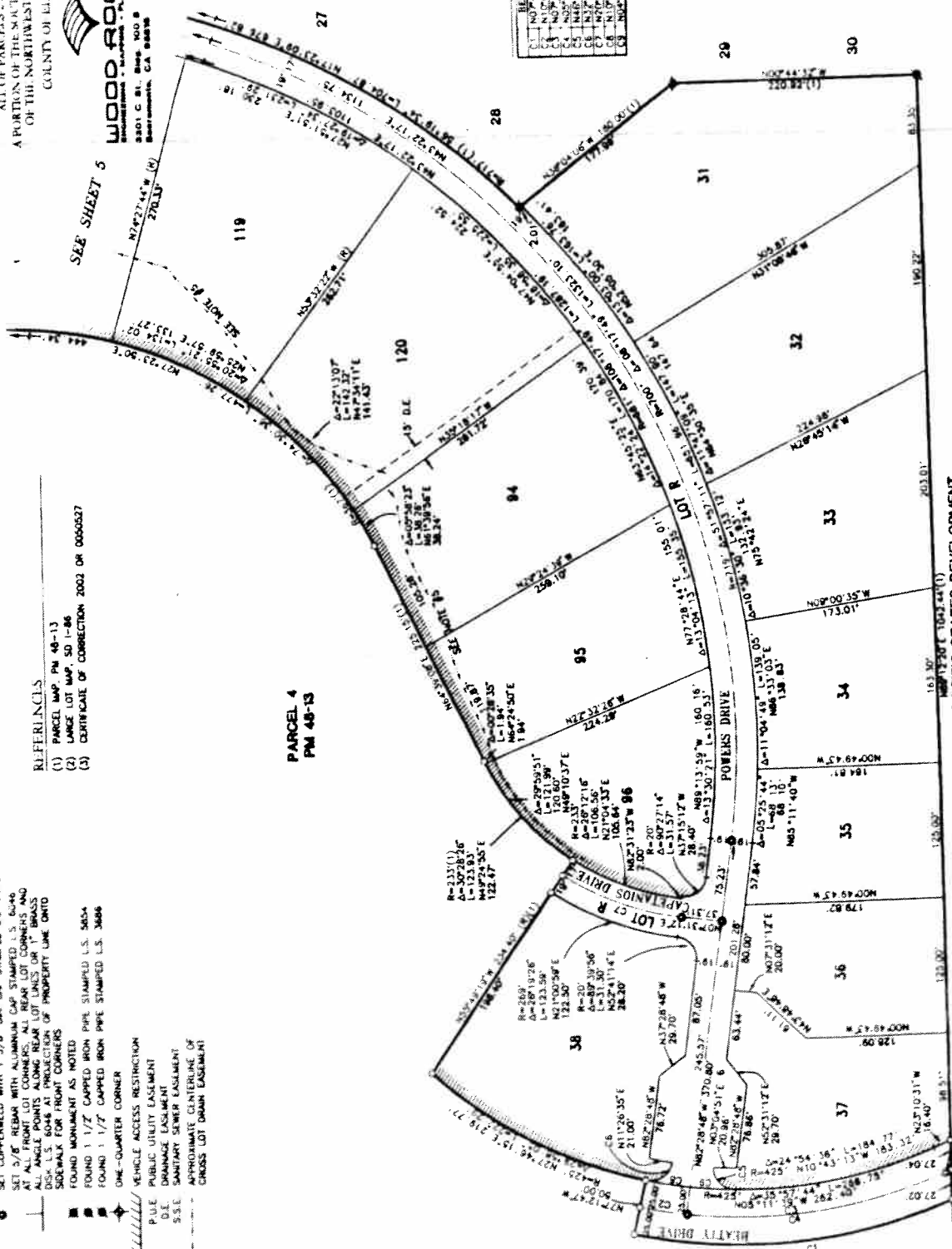
SEE SHEET 3 FOR NOTES AND BASIS  
 OF BEARINGS

**REFERENCES**

- (1) PARCEL MAP PM 48-13
- (2) LARGE LOT MAP SD 1-86
- (3) CERTIFICATE OF CORRECTION 2002 OR 0005027

**LEGEND**

- DIMENSION POINT; NOTHING FOUND OR NOTHING SET
- SET CORNER WITH 1 3/8" DIA. CAP STAMPED L.S. 6046
- SET 3/8" REBAR WITH ALUMINUM CAP STAMPED S. 6044
- ALL OTHER POINTS ALONG BEAR LOT LINES OR 1" BRASS
- DISK L.S. 6046 AT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS
- FOUND MONUMENT AS NOTED
- FOUND 1 1/2" CAPPED IRON PIPE STAMPED L.S. 3488
- FOUND 1 1/2" CAPPED IRON PIPE STAMPED L.S. 3488
- ONE-QUARTER CORNER
- VEHICLE ACCESS RESTRICTION
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- APPROXIMATE CENTERLINE OF CROSS LOT DRAIN EASEMENT



I-139C

I-139C

PACIFIC STATES DEVELOPMENT  
 OR 1742-308

THE PROMONTORY VILLAGE 6  
 UNIT NO. 1  
 SD 1-86

I-139C