

2026-0015774

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

COUNTY OF EL DORADO
BOARD OF SUPERVISORS
330 Fair Lane
Placerville CA 95667

05/13/2026
02:29:15 PM
PL
MJ

Titles: 1 Pages: 5

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



Name: Millrose Properties California, LLC
Project: Silver Springs Unit 3
APN: 115-500-011-000, 012-000, 013-000, and 014-000
Date:

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
DRAINAGE EASEMENT**

MILLROSE PROPERTIES CALIFORNIA, LLC hereinafter called
GRANTOR/GRANTORS, owner/owners of the real property herein described, does/do
hereby irrevocably offer for dedication to the **COUNTY OF EL DORADO**, a political
subdivision of the State of California, an easement, for drainage 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 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 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) (her) (their)
name(s) this 31st day of March, 2026.

GRANTOR

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

BY:

Signature

Larry Guadico - Vice President
Printed name and title

(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.

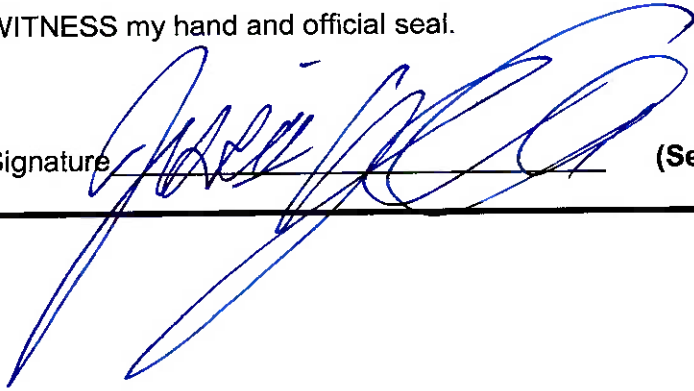
State of California
County of Placer)

On March 31, 2026 before me, Jessica D. Granzella, Notary Public,
(Insert name and title of the officer)

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.

Signature 

(Seal)

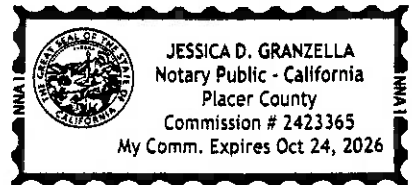


EXHIBIT 'A'

LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION – DRAINAGE EASEMENT

All that real property situate in the County of El Dorado, State of California, lying within the Southwest One-quarter of Section 29, Township 10 North, Range 9 East, M.D.M., being a portion of Lots 11 through 14 as shown on the plat of "Silver Springs Unit 3", filed in the office of the County Recorder of El Dorado County in Book 'K' of Subdivision Maps, Page 72 and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 11, being a corner common with Lot 17 of said "Silver Springs Unit 3"; thence along the Easterly lines of said Lots 11 through 14 the following four (4) courses:

1. South 55°38'58" West, 223.75 feet,
2. South 51°52'54" West, 139.70 feet,
3. South 07°32'04" West, 109.88 feet, and
4. South 21°18'33" East, 54.53 feet;

thence leaving the Easterly line of said Lot 14, South 69°35'02" West, 10.00 feet; thence parallel with and 10.00 feet distant, measured at right angles from the Easterly line of said Lots 14 through 11, the following four (4) courses:

1. North 21°18'33" West, 56.95 feet,
2. North 07°32'04" East, 116.53 feet,
3. North 51°52'54" East, 144.10 feet, and
4. North 55°38'58" East, 197.39 feet;

thence North 22°23'04" East, 16.83 feet to a point on the Northerly line of said Lot 11; thence along said Northerly line, South 67°36'56" East, 23.00 feet to the POINT OF BEGINNING.

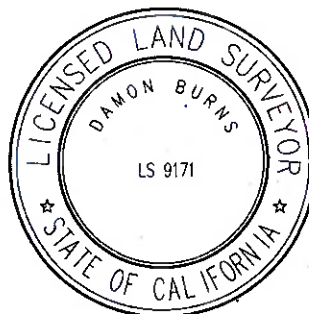
The Basis of Bearings for this description is identical to the plat of "Silver Springs Large Lot Subdivision" filed in the office of the County Recorder of El Dorado County in Book 'I' of Subdivision Maps, Page 133.

End of Description

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

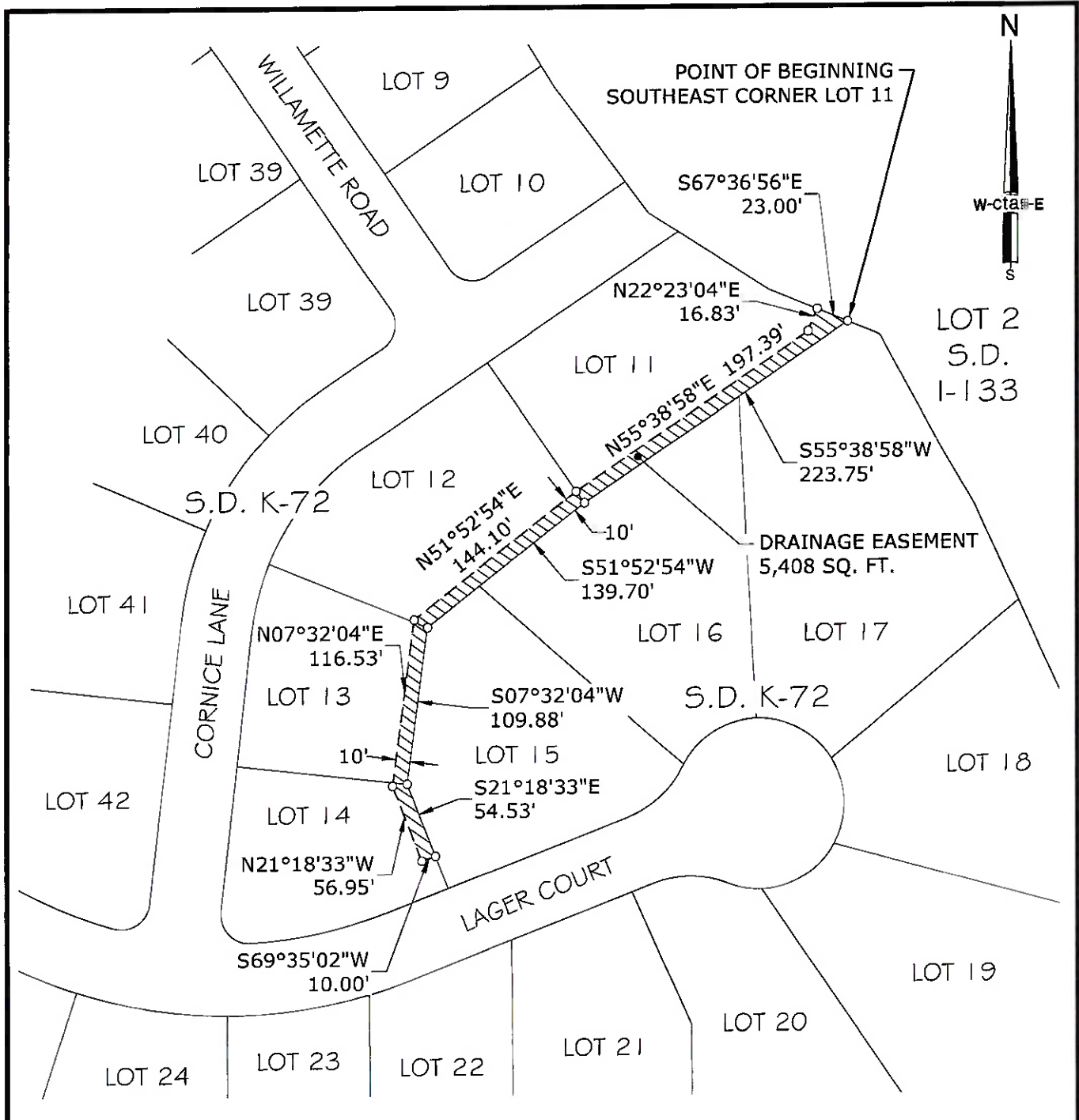


Damon Burns, P.L.S. 9171

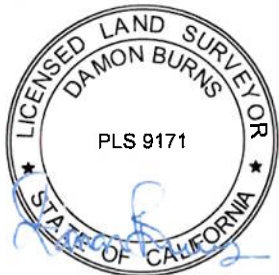



12/16/2025

Date



THE BASIS OF BEARINGS FOR THIS EXHIBIT IS IDENTICAL WITH THE PLAT OF "SILVER SPRINGS LARGE LOT SUBDIVISION" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'I' OF SUBDIVISION MAPS, PAGE 133

	EXHIBIT 'B'		DATE: 12/16/2025	DRAWN BY: DB	SHEET 1 OF 1
	PLAT TO ACCOMPANY LEGAL DESCRIPTION		SCALE: 1"=100'	JOB NO. 24-015-001	
	OWNER: MILLROSE PROPERTIES CALIFORNIA, LLC		IRREVOCABLE OFFER OF DEDICATION		
		DRAINAGE EASEMENT			
DATE: 03/30/2026		A PORTION OF LOTS 11-14 OF THE FINAL MAP "SILVER SPRINGS UNIT 3" S.D. K-72 LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 29, T.10 N., R.9 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA			

**CONSENT TO THE MAKING OF AN
IRREVOCABLE OFFER OF DEDICATION AND REJECTION OF OFFER**

At a regular meeting of the Board of Supervisors of the County of El Dorado held on 5/12/2020, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated March 31st, 2026 from Millrose Properties California, LLC a California Limited Liability Company, for a Drainage Easement and authorized the recording of said offer pursuant to Government Code Section 7050, and further reject said offer at this time, reserving, however, the right to accept the offer at any time specified in said Section 7050.

Dated this 12th day of May, 20 20

COUNTY OF EL DORADO

By: Brian Veerkamp

Brian Veerkamp
Second Vice Chair, Board of Supervisors

Attest:

Kim Dawson
Clerk of the Board of Supervisors

By: Kaylee Runkle

Kaylee Runkle
Deputy Clerk