

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667  
APN: 124-490-005

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

## IRREVOCABLE OFFER OF DEDICATION DRAINAGE EASEMENT

**PROMONTORY CONSTRUCTION COMPANY, 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, an easement for drainage purposes, over, under and across that certain real property situate in the unincorporated area of El Dorado County, State of California, described as:

**See Exhibits 'A' & 'B' attached hereto and by reference made a part hereof.**

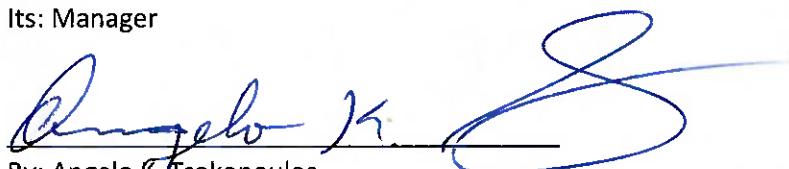
It is understood that this offer of dedication shall remain in effect and run with the land until such time as the County of El Dorado Board of Supervisors makes a finding of necessity for public purposes and accepts said offer of dedication.

**IN WITNESS WHEREOF, GRANTOR** has hereunto subscribed its name this \_\_\_\_\_ day of \_\_\_\_\_, 2022

GRANTOR:

PROMONTORY CONSTRUCTION COMPANY, LLC  
a California Limited Liability Company

By: AKT Development Corporation  
Its: Manager

  
By: Angelo K. Tsakopoulos  
Its: President & CEO

(Notary Acknowledgement attached)

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 Sacramento

On August 11 2022, before me, Dianna S. George, a Notary Public, personally appeared Angelo K. Tsakopoulos, 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.

Dianna S. George  
Notary Public in and for said County and State



Notary Public Seal

**IRREVOCABLE OFFER OF DEDICATION**  
**Drainage Easement**

All that real property situate in the County of El Dorado, State of California, lying within the Northwest One-quarter of Section 34, Township 10 North, Range 8 East, M.D.M., being a portion of Lot 4 as shown on the Large Lot Final Map of "The Promontory Village No. 7", filed in the office of the County Recorder of El Dorado County in Book K of Maps, Page 25, and being more particularly described as follows:

**AREA 1**

COMMENCING at the Southeast corner of said Lot 4, marked by a 1 1/2" capped iron pipe as shown on said Large Lot Final Map and being a point on the Westerly line of Beatty Drive; thence along said Westerly line, along the arc of a curve, concave to the Northwest, having a radius of 275.00 feet, the chord of which bears North 42°16'57" East, 23.03 feet to the true POINT OF BEGINNING; thence leaving said Westerly line, North 32°11'18" West, 116.10 feet; thence North 57°48'42" East, 15.00 feet; thence South 32°11'18" East, 110.77 feet to a point on the Westerly line of Beatty Drive, said point hereinafter referred to as Point 'A'; thence along said Westerly line, along the arc of a curve, concave to the Northwest, having a radius of 275.00 feet, the chord of which bears South 38°13'25" West, 15.92 feet to the POINT OF BEGINNING.

**AREA 2**

COMMENCING at the aforementioned Point 'A'; thence along the Westerly line of Beatty Drive the following two (2) courses:

1. along the arc of a curve, concave to the Northwest, having a radius of 275.00 feet, the chord of which bears North 02°16'26" East, 309.87 feet, and
2. North 32°01'00" West, 31.44 feet to the true POINT OF BEGINNING;  
thence leaving the Westerly line of Beatty Drive, North 77°31'01" West, 77.09 feet; thence North 12°28'59" East, 15.00 feet; thence South 77°31'01" East, 62.35 feet to a point on the Westerly line of Beatty Drive, said point hereinafter referred to as Point 'B'; thence along said Westerly line, South 32°01'00" East, 21.03 feet to the POINT OF BEGINNING.

**AREA 3**

COMMENCING at the aforementioned Point 'B'; thence along the Westerly line of Beatty Drive the following two (2) courses:

1. North 32°01'00" West, 164.35 feet, and
2. along the arc of a curve to the right, having a radius of 3025.00 feet, the chord of which bears North 29°08'40" West, 303.13 feet to the true POINT OF BEGINNING;  
thence leaving said Westerly line, South 64°52'44" West, 33.50 feet; thence North 25°07'16" West, 15.00 feet; thence North 64°52'44" East, 33.23 feet to a point on the Westerly line of Beatty Drive, said point hereinafter referred to as Point 'C'; thence along said Westerly line, along the arc of a curve, concave to the Northeast, having a radius of 3025.00 feet, the chord of which bears South 26°07'50" East, 15.00 feet to the POINT OF BEGINNING.

EXHIBIT 'A'

**AREA 4**

COMMENCING at the aforementioned Point 'C'; thence along the Westerly line of Beatty Drive, along the arc of a curve, concave to the Northeast, having a radius of 3025.00 feet, the chord of which bears North 21°02'01" West, 522.54 feet to the true POINT OF BEGINNING; thence leaving said Westerly line, North 64°38'03" West, 65.73 feet; thence North 25°21'57" East, 15.00 feet; thence South 64°38'03" East, 52.57 feet to a point on the Westerly line of Beatty Drive, said point hereinafter referred to as Point 'D'; thence along said Westerly line, along the arc of a curve, concave to the Northeast, having a radius of 3025.00 feet, the chord of which bears South 15°53'23" East, 19.95 feet to the POINT OF BEGINNING.

**AREA 5**

COMMENCING at the aforementioned Point 'D'; thence along the Westerly line of Beatty Drive the following two (2) courses:

1. along the arc of a curve, concave to the Northeast, having a radius of 3025.00 feet, the chord of which bears North 13°38'31" West, 217.35 feet, and
2. along the arc of a curve to the left, having a radius of 375.00 feet, the chord of which bears North 29°21'59" West, 229.06 feet to the true POINT OF BEGINNING;

thence leaving said Westerly line, South 41°17'53" West, 34.14 feet; thence North 48°42'07" West, 15.00 feet; thence North 41°17'53" East, 34.25 feet to a point on the Westerly line of Beatty Drive, said point hereinafter referred to as Point 'E'; thence along the Westerly line of Beatty Drive, along the arc of a curve, concave to the Southwest, having a radius of 375.00 feet, the chord of which bears South 48°17'45" East, 15.00 feet to the POINT OF BEGINNING.

**AREA 6**

COMMENCING at the aforementioned Point 'E'; thence along the Westerly line of Beatty Drive the following three (3) courses:

1. along the arc of a curve, concave to the Southwest, having a radius of 375.00 feet, the chord of which bears North 55°57'34" West, 85.13 feet;
2. North 62°28'38" West, 101.44 feet, and
3. along the arc of a curve to the right, having a radius of 1025.00 feet, the chord of which bears North 62°04'24" West, 14.46 feet to the true POINT OF BEGINNING;

thence leaving said Westerly line, South 13°53'13" East, 19.41 feet; thence South 39°13'13" East, 49.12 feet; thence South 50°46'47" West, 15.00 feet; thence North 39°13'13" West, 52.49 feet; thence North 13°53'13" West, 36.67 feet to a point on the Westerly line of Beatty Drive; thence along said Westerly line, along the arc of a curve, concave to the Northeast, having a radius of 1025.00 feet, the chord of which bears South 61°05'53" East, 20.44 feet to the POINT OF BEGINNING.

End of Description

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

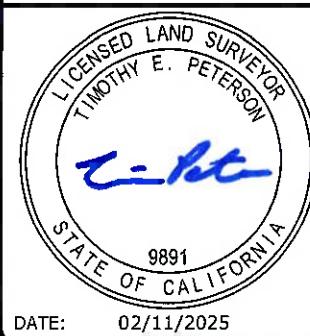
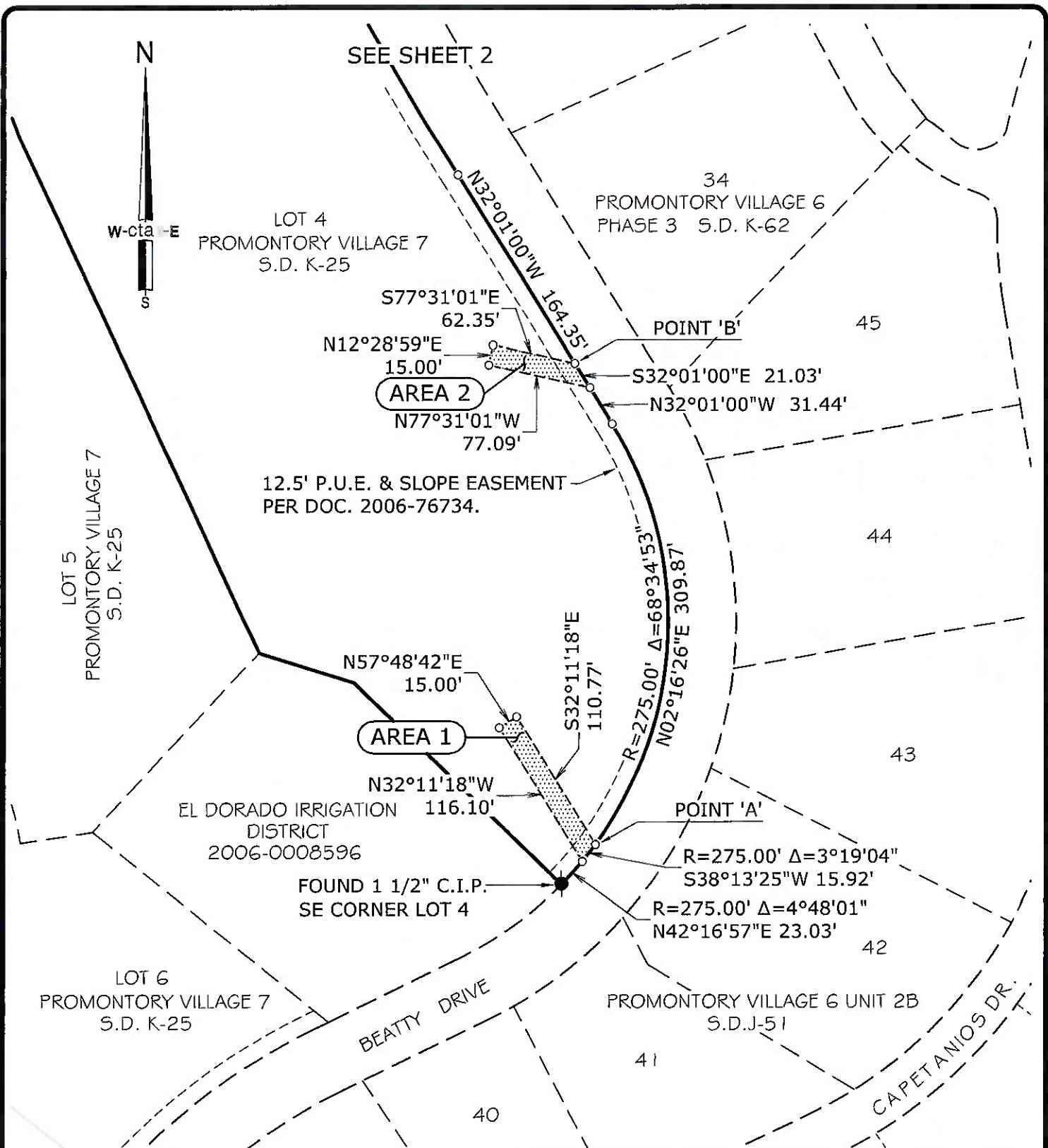


Timothy Peterson, PLS 9891

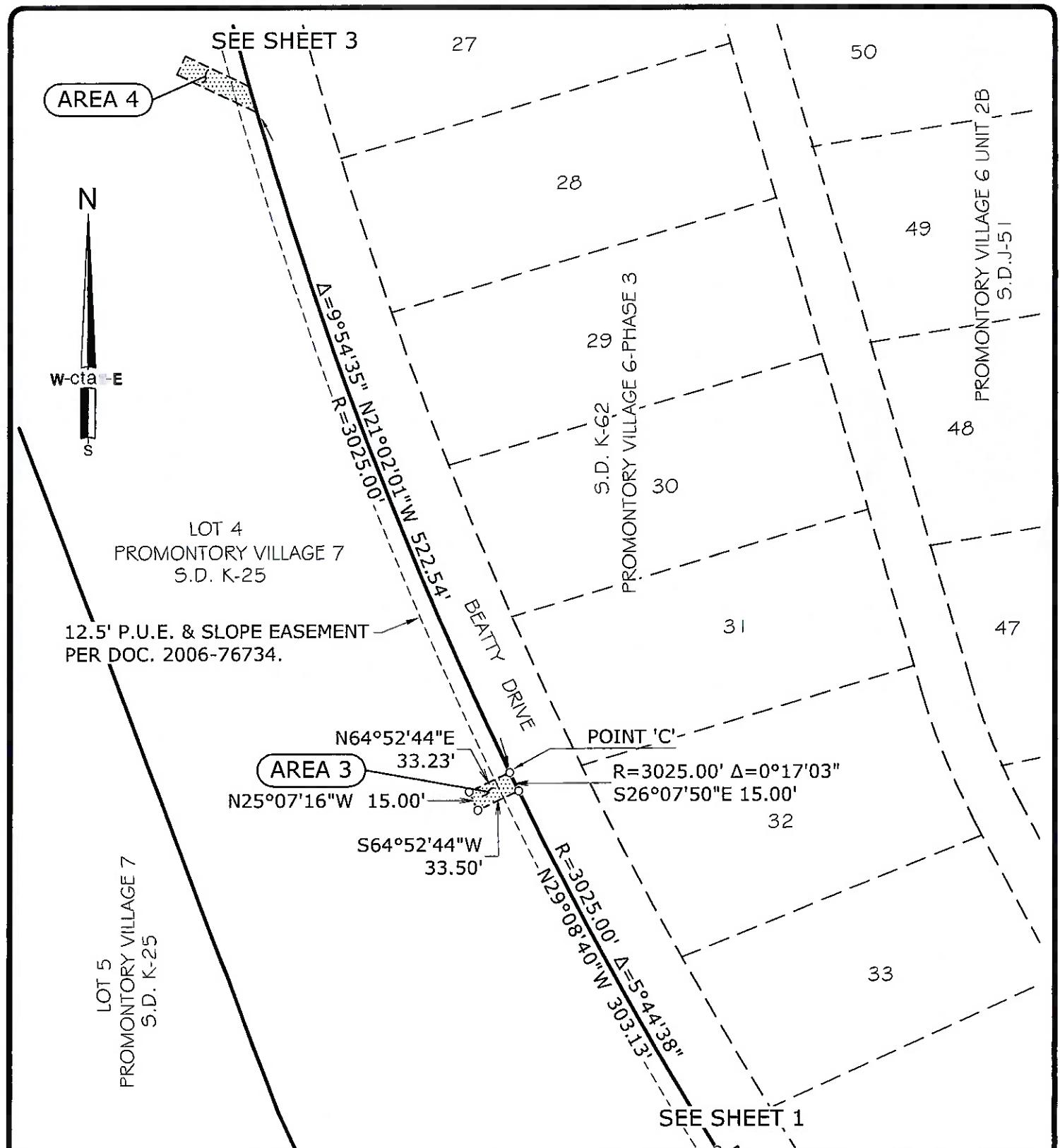


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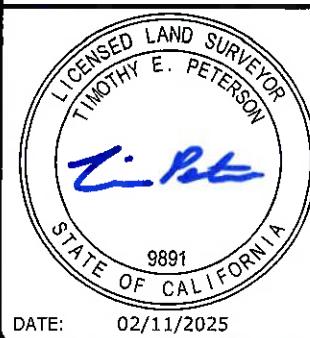
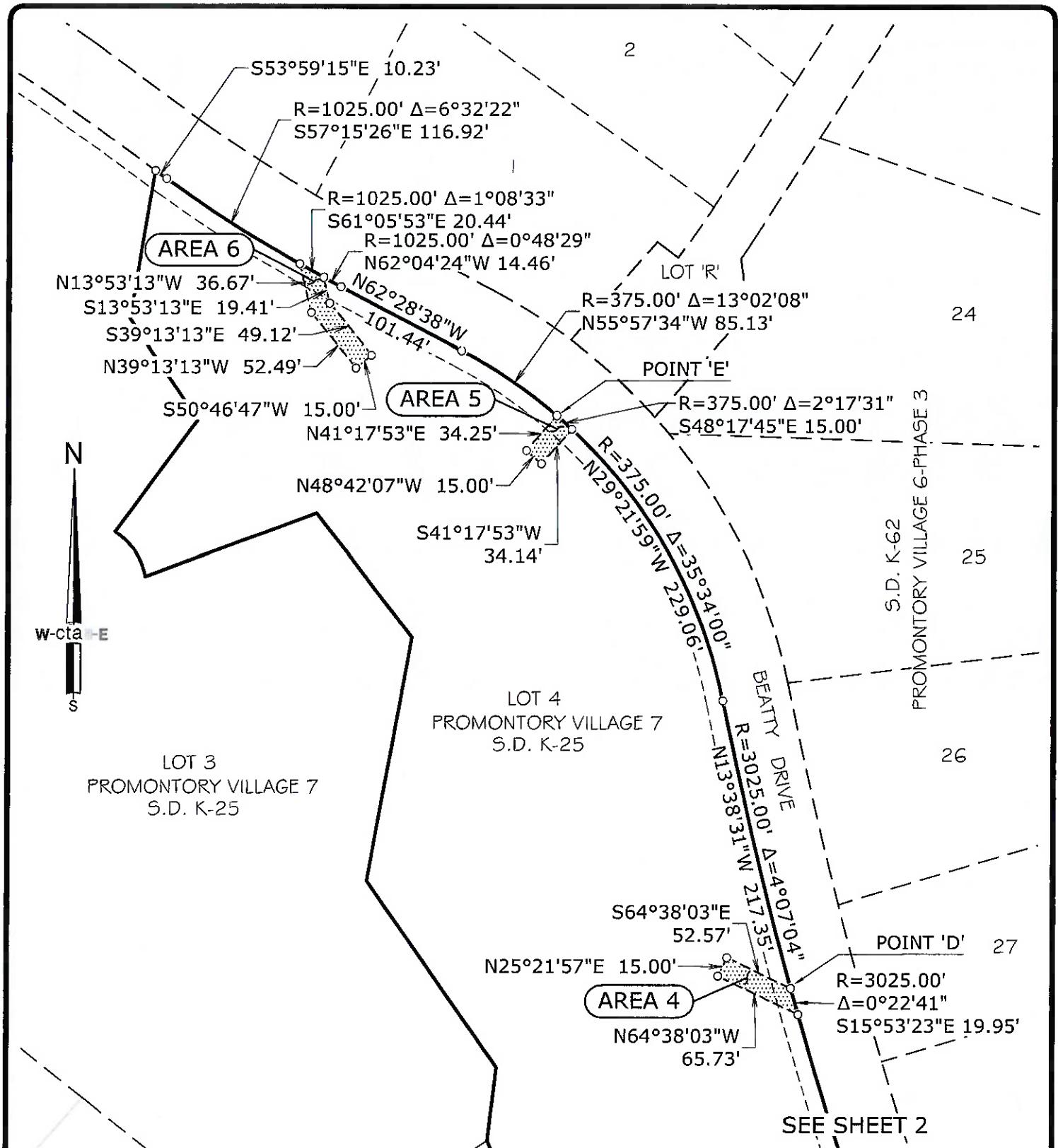
Date



| EXHIBIT 'B'                                    | DATE: 02/11/2025   | DRAWN BY: KAH      | SHEET 1 OF 3 |
|--|--|--------------------|--------------|
| A.P.N.: 124-490-005                            | SCALE: 1"=100'   | JOB NO. 15-008-001 |              |
| OWNER:<br>PROMONTORY CONSTRUCTION COMPANY, LLC | IRREVOCABLE OFFER OF DEDICATION<br>Drainage Easement   |                    |              |
|  | A PORTION OF LOT 4, S.D. 'K'-25<br>PROMONTORY VILLAGE 7<br>IN THE NW1/4 SEC. 34, T. 10 N., R. 8 E., M.D.M.<br>COUNTY OF EL DORADO<br>STATE OF CALIFORNIA |                    |              |



|   |  |                  |                    |                     |
|---|--|------------------|--------------------|---------------------|
|   | <b>EXHIBIT 'B'</b><br><br>A.P.N.: 124-490-005<br>OWNER: PROMONTORY CONSTRUCTION COMPANY, LLC<br><br> | DATE: 02/11/2025 | DRAWN BY: KAH      | <b>SHEET 2 OF 3</b> |
|   |  | SCALE: 1"=100'   | JOB NO. 15-008-001 |                     |
| <b>IRREVOCABLE OFFER OF DEDICATION</b><br><b>Drainage Easement</b>  |  |                  |                    |                     |
| <b>A PORTION OF LOT 4, S.D. 'K'-25</b><br><b>PROMONTORY VILLAGE 7</b><br>IN THE NW1/4 SEC. 34, T. 10 N., R. 8 E., M.D.M.<br>COUNTY OF EL DORADO STATE OF CALIFORNIA |  |                  |                    |                     |



| EXHIBIT 'B'                                 |                         | DATE: 02/11/2025 | DRAWN BY: KAH      | SHEET 3 OF 3  |
|---|-------------------------|------------------|--------------------|---|
| A.P.N.: 124-490-005                         |                         | SCALE: 1"=100'   | JOB NO. 15-008-001 |   |
| OWNER: PROMONTORY CONSTRUCTION COMPANY, LLC |                         |                  |                    | IRREVOCABLE OFFER OF DEDICATION<br>Drainage Easement  |
|   |                         |                  |                    | A PORTION OF LOT 4, S.D. 'K'-25<br>PROMONTORY VILLAGE 7<br>IN THE NW1/4 SEC. 34, T. 10 N., R. 8 E., M.D.M.<br>COUNTY OF EL DORADO STATE OF CALIFORNIA |
| cta   | Engineering & Surveying |                  |                    |   |

## CONSENT TO OFFER DEDICATION AND REJECTION 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 August 17, 2022 from Promontory Construction Company, LLC a California Limited Liability Company, for Drainage Easements and authorized the recording of said offer pursuant to Government Code Section 7050, and further reject said offer at this time.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

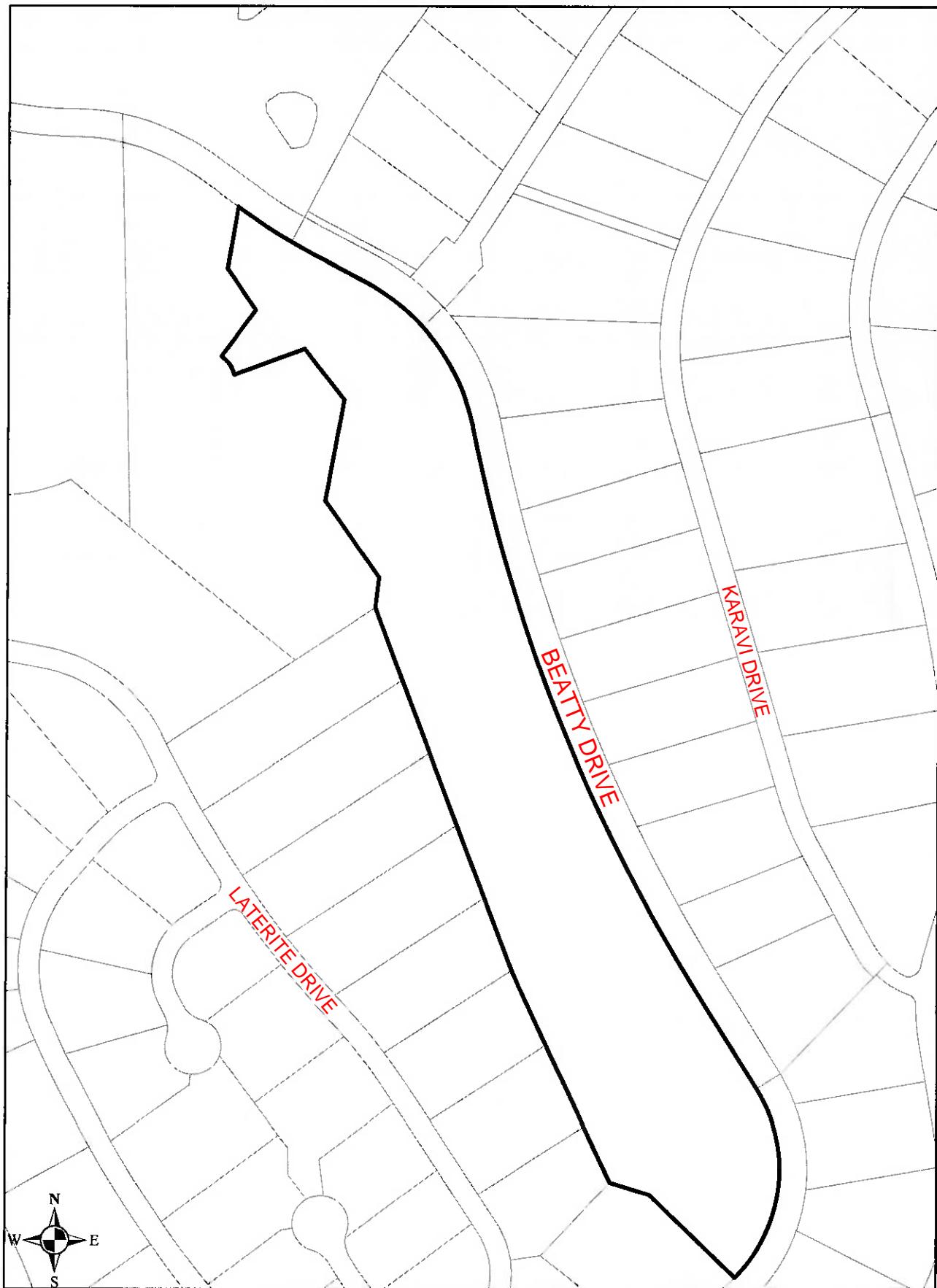
COUNTY OF EL DORADO

By: \_\_\_\_\_  
George Turnboo  
Chair, Board of Supervisors

Attest:  
Kim Dawson  
Clerk of the Board of Supervisors

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

**APN 124-490-005**



**Vicinity Map IOD SV22-0012**