

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

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

Project: Serrano Village M2 – Unit 2  
APN: por. 123-630-03



El Dorado, County Recorder  
William Schultz Co Recorder Office  
DOC- 2015-0051924-00

Acct 30-EL DORADO CO BOARD OF SUPERVISORS

Monday, NOV 09, 2015 11:14:28

Ttl Pd \$0.00 Nbr-0001724005

MMF/C1/1-#5

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

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION  
EASEMENT FOR ROAD AND PUBLIC UTILITIES**

**SERRANO ASSOCIATES, LLC**, A Delaware Limited Liability Company, hereinafter referred to as 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 road and public utilities 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 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 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 August, 2015.

**GRANTOR**

**SERRANO ASSOCIATES, LLC**  
A Delaware Limited Liability Company  
By: Parker Development Company  
A California Corporation  
Managing Member

By:   
Its: President, William R. Parker

AA

**Exhibit "A"**

**Irrevocable Offer of Dedication  
Easement for Road and Public Utilities**

All that real property situated in the County of El Dorado, State of California lying within Section 25, Township 10 North, Range 8 East, M.D.B.&M., being a portion of Lot 3 as shown on the "Plat of Serrano Village M Large Lots," filed in the Recorder's office of said County in Book J of Maps at Page 129, more particularly described as follows:

Beginning at the northerly terminus of that certain course on the common line between said Lots 3 and Lot 4 as shown on said Plat which bears "North 00°47'28" West 46.00 feet"; thence from said Point of Beginning along said common line South 00°47'28" East 46.00 feet; thence across said Lot 3 the following two courses and distances: (1) South 89°12'32" West 189.88 feet and (2) along a curve to the left having a radius of 277.00 feet, a central angle of 6°58'18" and a chord that bears South 85°43'23" West 33.68 feet to an angle point in the common line between said Lot 3 and Lot 2 as shown on said Plat; thence along said common line the following two courses and distances: (1) North 07°45'46" West 46.00 feet and (2) along a curve to the right having a radius of 323.00 feet, a central angle of 5°26'07" and a chord bearing of North 84°57'18" East 30.63 feet; thence across said Lot 3 the following two courses and distances: (1) continuing along said curve to the right having a radius of 323.00 feet, a central angle of 1°32'11" and a chord that bears North 88°26'27" East 8.66 feet and (2) North 89°12'32" East 119.76 feet to an angle point on said common line between Lots 3 and 4; thence along said common line North 89°12'32" East 70.12 feet to the point of beginning.

Together with:

15.00 feet wide strips of land for public utility purposes measured perpendicular to and parallel with and lying northerly and southerly of the above described 46.00 feet wide strip of land.

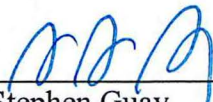
The sidelines of said strips shall extend or trim at said boundaries.

See **Exhibit "B"** attached hereto and made a part thereof.

End of Description



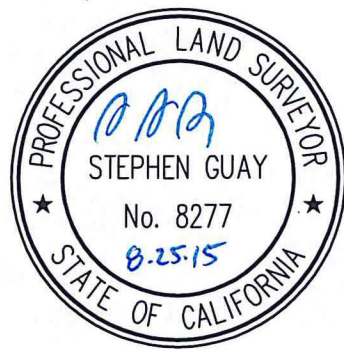
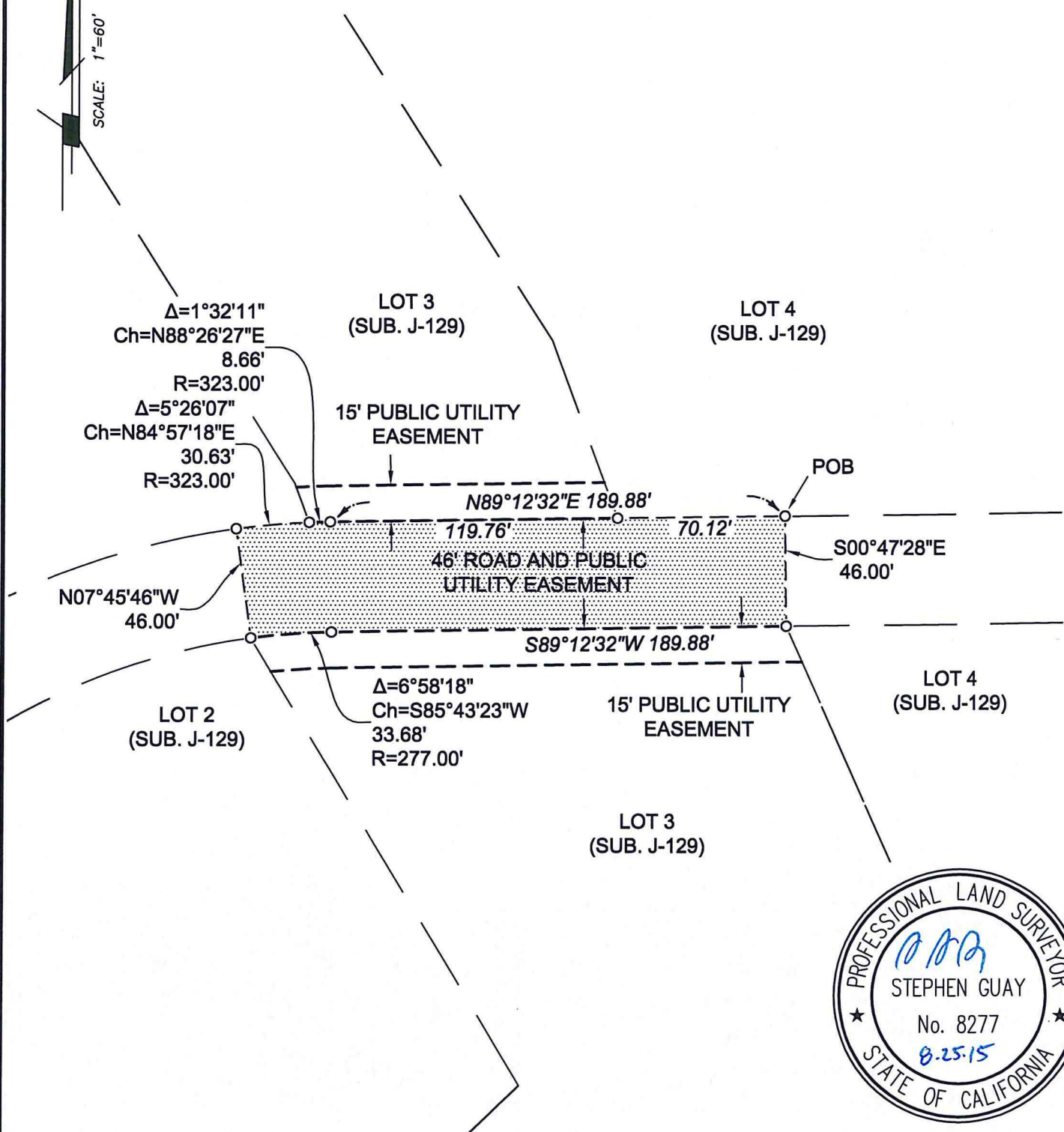
Prepared by:  
**R.E.Y. Engineers, Inc.**

 8/25/15  
Stephen Guay Date  
P.L.S. 8277

# EXHIBIT "B"

## PLAT TO ACCOMPANY

SCALE: 1"=60'



REVISION	JOB NO. <u>2677.192</u>	TITLE: <u>IRREVOCABLE OFFER OF DEDICATION</u>	905 Sutter St. Suite 200 Folsom, CA 95630 (916) 366-3040 Fax (916) 366-3303 <b>R. E. Y. ENGINEERS, Inc.</b> Civil Engineers / Land Surveyors
	DATE: <u>1.8.15</u>	<u>PORTION OF LOT 3 SERRANO VILLAGE M,</u>	
	F.B. PAGE: _____	<u>LARGE LOTS SUB. J-129</u>	
	SCALE: <u>1"=60'</u>	<u>COUNTY OF EL DORADO, CALIFORNIA</u>	
	DRAWN BY: <u>KI</u>	<u>T.10N., R.8E., S.25 M.D.B.&amp;M.</u>	
CHECKED BY: <u>BT</u>	CLIENT: <u>SERRANO ASSOC.</u>	SCALE IN INCHES	DRAWING FILE NO.S: <u>\2677\192\EXH\ROAD_IOD_PUE</u>

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 8-24-15 before me, Florence Tanner, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared William R. Parker  
Name(s) of Signer(s)

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 Florence Tanner  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Irrevocable Offer of Dedication Easement for Road + Public Utilities Document Date: 8-24-15  
Number of Pages: 1 Signer(s) Other Than Named Above: NO

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: William R. Parker Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): President  Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  Partner —  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: Serrano Associates, LLC Signer Is Representing: \_\_\_\_\_

**CONSENT TO OFFER OF DEDICATION AND ACCEPTANCE OF THE  
PUBLIC UTILITIES EASEMENT AND REJECTION OF THE ROAD  
EASEMENT**

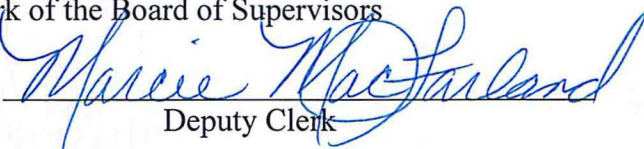
At a regular meeting of the Board of Supervisors of the County of El Dorado held on October 27, 2015, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated August 24, 2015 from Serrano Associates, LLC, a Delaware Limited Liability Company for a Public Utilities Easement and for a Road Easement and authorized the recording of said offer and further acknowledge and accepts on behalf of those public entities that will provide services, subject to the purveyor's construction standards, the Public Utility Easement offered herein, and further acknowledge and rejects said offer of the Road Easement at this time, reserving, however, the right to accept the offer at any time.

Dated this 27<sup>th</sup> day of October, 2015

COUNTY OF EL DORADO

By:   
Ron Mikulaco  
1<sup>st</sup> Vice-Chair, Board of Supervisors

Attest:  
James S. Mitrison  
Clerk of the Board of Supervisors

By:   
Marcie MacFarland  
Deputy Clerk