

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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

Name: Sequoia Investment Partners, LLC

Project: Bass Lake North
F.P.N.: 115-400-009-000
Date:

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 FOR
A DRAINAGE EASEMENT**

SEQUOIA INVESTMENT PARTNERS, 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 the County of El Dorado, State of California, described as:

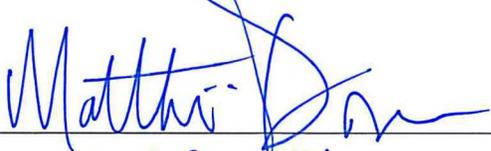
See Exhibits A & B, attached hereto and made a part hereof.

It is understood that this offer of dedication shall remain in effect and run with the land until such time 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 16 day of July, 2019.

GRANTORS

**SEQUOIA INVESTMENT PARTNERS, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY**



Name: Matthias Dangler
Title: President

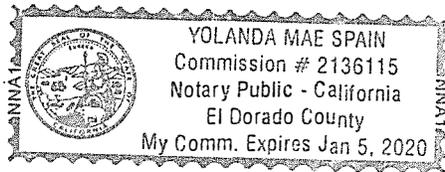
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF El Dorado

On 7/16 2019, before me, Yolanda Mae Spain,
a Notary Public, personally appeared Matthaus Dengler,
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.



Yolanda Mae Spain
Notary Public in and for said County and State CA

Notary Public Seal

Exhibit 'A'

**IRREVOCABLE OFFER OF DEDICATION
Drainage Easement**

All that real property situate in the County of El Dorado, State of California, being a portion of the land described in the deed to Sequoia Investment Partners, LLC dated May 1, 2013, recorded in Document No. 2014-0010115, hereinafter referred to as the "Sequoia" property, lying within the Southeast One-quarter of Section 31, Township 10 North, Range 9 East, M.D.M. and being more particularly described as follows:

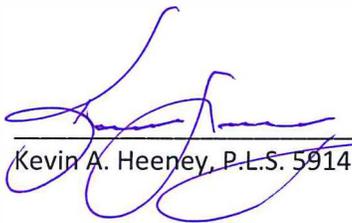
BEGINNING at a point on the South line of said "Sequoia" property, being also the North line of that certain parcel of land described in the deed to N.C. Brown Development dated May 21, 2018, recorded in Document No. 2018-0020355, hereinafter referred to as the "Brown" property, and from which the Southwest corner of said "Sequoia" property, being also the Northwest corner of said "Brown" property bears South 89°17'28" West, 45.93 feet; thence from said **POINT OF BEGINNING**, along the line common to said "Sequoia" and "Brown" properties, North 89°17'28" East, 20.12 feet; thence leaving said common line, North 06°54'07" West, 68.31 feet to a point on the Easterly line of Sienna Ridge Road, formerly known as Bass Lake Road; thence along said Easterly line and the arc of a non-tangent curve, concave to the Northwest, having a radius of 329.82 feet, the chord of which bears South 17°17'21" West, 48.81 feet; thence leaving said Easterly line, South 06°54'07" East, 21.61 feet to the **POINT OF BEGINNING**, containing 0.020 acres, more or less.

See Exhibit B attached hereto and made a part of this description.

End of description

The Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, NAD 83. All distances given are ground distance. Multiply ground distance by 0.99996542 to obtain grid distance.

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


Kevin A. Heeney, P.L.S. 5914



05/30/2019
Date

CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742
916-638-0919



SEQUOIA INVESTMENT PARTNERS, LLC
2014-0010115

SIENNA RIDGE ROAD

(OLD BASS LAKE RD.)

R=329.82'
Δ=8°29'11"
S17°17'21"W
48.81'

S6°54'07"E
21.61'

45.93'

S89°17'28"W
POINT OF BEGINNING

DRAINAGE EASEMENT
0.020 AC.

N6°54'07"W
68.31'

N89°17'28"E
20.12'

LOT 'B'

N.C. BROWN DEVELOPMENT
2018-0020355

17

18

19

20

PROPOSED BASS LAKE NORTH SUBDIVISION



DATE: 05/30/2019

EXHIBIT 'B'		DATE: 05/30/2019	DRAWN BY: KAH	SHEET 1 OF 1
OWNER: SEQUOIA INVESTMENT PARTNERS, LLC		SCALE: 1"=60'	JOB NO. 05-012-002	
FEE PARCEL: 115-400-009-000		IRREVOCABLE OFFER OF DEDICATION		
 Civil Engineering • Land Surveying • Land Planning <small>3233 Monier Circle, Rancho Cordova, CA 95742 T (916) 638-0619 • F (916) 638-2479 • www.ctaenr.com</small>		DRAINAGE EASEMENT A PORTION OF THE SE 1/4, SECTION 31, 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

At a regular meeting of the Board of Supervisors of the County of El Dorado held on _____, 20____, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication for a Drainage Easement dated July 16, 2019, from Sequoia Investment Partners, LLC, A California Limited Liability Company, for a drainage easement and authorized the recording of said offer pursuant to Government Code Section 7050.

Said 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.

Dated this _____ day of _____, 20_____

COUNTY OF EL DORADO

By: _____
John Hidahl
Chair, Board of Supervisors

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: _____
Deputy Clerk