



12

RESOLUTION NO. 053-2010
OF THE COUNTY OF EL DORADO BOARD OF SUPERVISORS
RESOLUTION OF INTENTION TO VACATE

A portion of White Rock Road (Old)
PM #47/80, Parcel J; PM #50/17, Parcel 15; PM #50/17, Parcel 16; PM #47/96,
Parcel 4; and a Portion of the SW ¼ of Sec. 11, T9N, R8E
Assessor's Parcel Numbers 117-160-15, 117-160-58, 117-160-59, 117-180-04, &
117-180-10

El Dorado Hills Investors LTD and Jackson II LLC

WHEREAS, the County of El Dorado Board of Supervisors exercises the authority established by Section 8335 of the Streets and Highways Code which enables said Board to vacate a street, highway or public service easements; and

WHEREAS, the Department of Transportation has received an executed petition by El Dorado Hills Investors LTD and Jackson II LLC, to abandon a portion of White Rock Road (old) situated across Assessor's Parcel Numbers 117-160-15, 117-160-58, 117-160-59, 117-180-04, and 117-180-10; and

WHEREAS, in preparation for future development, El Dorado Hills Investors Ltd., a California Limited Partnership, filed a Parcel Map for record, in Book 45 at Page 53 in the County of El Dorado Recorder's office, in June of 1995. A second map was subsequently filed for record in August of 2000, in Book 47 at page 80, which identified Parcel K for the future alignment of White Rock Road; and

WHEREAS, in May, 2009, construction was completed for the White Rock Road Realignment and Widening Project #72401, which project realigned a portion of White Rock Road from Manchester Drive to the Latrobe Road intersection, thereby creating a fragment of roadway that is now unnecessary for public convenience and use, and impedes future planned development of the subject parcels; and

WHEREAS, a hearing was held on April 22, 2010 for a Finding of Consistency to the General Plan by the County of El Dorado Planning Commission pursuant to the requirements of Government Code 65402, and the conformed agenda for that hearing is hereby submitted to the Board of Supervisors as Exhibit D; and

WHEREAS, A T & T, Comcast, El Dorado Irrigation District, M C I and PG&E, have submitted written confirmation they have no objection to the abandonment. Further, the utility companies request that public utilities easements be reserved for use until replacement facilities can be constructed; and

WHEREAS, the County of El Dorado Department of Transportation has reviewed all available data for said request, finds that the old roadway is unnecessary for public use and does not object to the vacation of said roadway; and

NOW, THEREFORE BE IT RESOLVED, by the Board of Supervisors of the County of El Dorado that pursuant to Section 8320 of the Streets and Highways Code, this Board declares its intention to vacate a portion of the public road described as a portion of old White Rock Road, situated across Assessor's Parcel Numbers 117-160-15, 117-160-58, 117-160-59, 117-180-04, and 117-180-10; and

BE IT FURTHER RESOLVED, that a public hearing will be held at which all persons interested in the proposed vacation of the public roads will be heard on June 15, 2010, at 9:00 A.M. in the Board of Supervisors Chambers, 330 Fair Lane, Placerville, CA; and

BE IT FURTHER RESOLVED, that the Clerk of the Board of Supervisors shall publish notice of said hearing for at least two (2) successive weeks prior to said hearing in accordance with the requirements of Section 8322 of the Streets and Highways Code, and shall cause notices to be posted pursuant to Section 8323 of the Streets and Highways Code; and

BE IT FURTHER RESOLVED, that the County of El Dorado Board of Supervisors intends to vacate a portion of the roadway designated herein, commonly known as a portion of old White Rock Road as described in Exhibits A, A-1, A-2, A-3 and A-4 and depicted on Exhibits B, B-1, B-2, B-3, and B-4 attached to this Resolution.

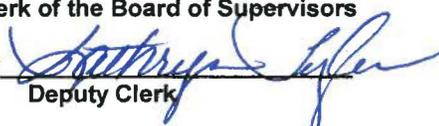
PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 11 day of May, 2010, by the following vote of said Board:

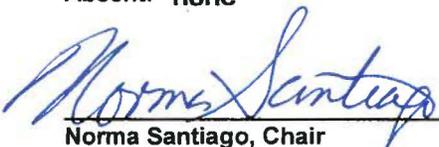
ATTEST

Ayes: Sweeney, Knight, Nutting, Briggs, Santiago
Noes: none
Absent: none

SUZANNE ALLEN DE SANCHEZ
Clerk of the Board of Supervisors

By


Deputy Clerk


Norma Santiago, Chair
Board of Supervisors

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

DATE _____

ATTEST: SUZANNE ALLEN DE SANCHEZ, Clerk of the Board of Supervisors of the
County of El Dorado, State of California

By _____

Deputy Clerk

Exhibit 'A'

All that real property situate in the County of El Dorado, State of California, being a portion of the Southwest One-quarter of Section 11, Township 9 North, Range 8 East, M.D.M. and being a portion of that certain strip of land for State Highway Right of Way purposes, as described in Book 88 of Deeds, Page 87, Official Records of El Dorado County and being more particularly described as follows:

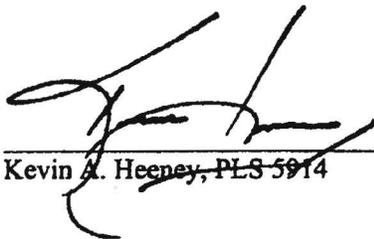
Beginning at a point on the Northwesterly line of said State Highway Right of Way, said point also being the Southern most corner of Parcel 'J', as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps at Page 80; thence along said Northwesterly line and the Southeasterly line of said Parcel 'J', North $46^{\circ}48'08''$ East, 105.42 feet; thence along the arc of a curve to the left, having a radius of 470.00 feet, the chord of which bears North $36^{\circ}40'26''$ East, 165.30 feet; thence North $26^{\circ}32'43''$ East, 86.26 feet to the Northeast corner of said Parcel 'J'; thence leaving said Northwesterly and Southeasterly lines, and perpendicular thereto, South $63^{\circ}27'17''$ East, 30.00 feet to the centerline of said State Highway Right of Way and the Northwesterly line of Parcel 4, as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps at Page 96; thence along said centerline and said Northwesterly line, South $26^{\circ}32'43''$ West, 86.25 feet; thence along the arc of a curve to the right, having a radius of 500.00 feet, the chord of which bears South $36^{\circ}40'25''$ West, 175.86 feet; thence South $46^{\circ}48'08''$ West, 105.42 feet; thence leaving said centerline and Northwesterly line, and perpendicular thereto, North $43^{\circ}11'52''$ West, 30.00 feet to the Point of Beginning, containing 0.250 acres more or less.

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

The basis of bearings for this description is identical to that Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps at Page 80.

End of Description

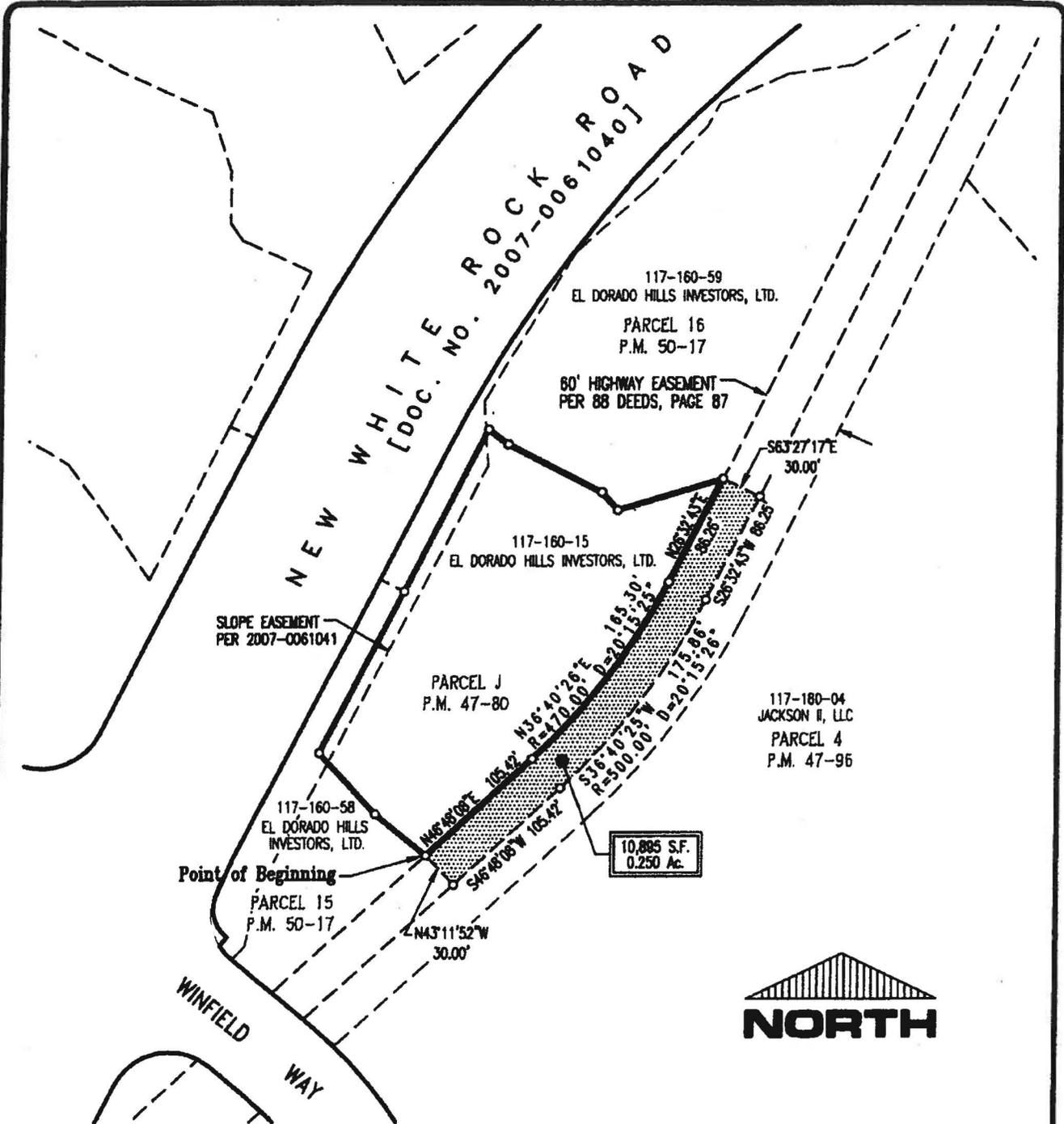
Prepared by CTA Engineering & Surveying under the supervision of the undersigned


Kevin A. Heeney, PLS 5914



Date: 07/08/09

EXHIBIT B



OWNER: El Dorado Hills Investors, Ltd.

DATE: 06-26-09 DRAWN BY: KAH SHEET 1 OF 1
SCALE: 1" = 50' JOB NO. 05-041-002

A.P.N. 117-160-15

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Monitor Circle, Rancho Cordova, CA 95742
T (916) 638-0070 • F (916) 638-0070 • www.cta.com

Exhibit 'B'
GENERAL VACATION
A Portion of
OLD WHITE ROCK ROAD
Portion of the SW1/4 of Sec. 11, T. 9 N., R. 8 E., M.D.M.
County of El Dorado State of California

EXHIBIT A - 1

All that real property situate in the County of El Dorado, State of California, being a portion of the Southwest One-quarter of Section 11, Township 9 North, Range 8 East, M.D.M. and being a portion of that certain strip of land for State Highway Right of Way purposes, as described in Book 88 of Deeds, Page 87, Official Records of El Dorado County and being more particularly described as follows:

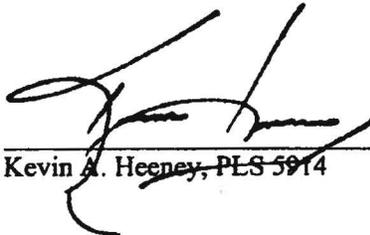
Beginning at a point on the Northwestern line of said State Highway Right of Way, said point also being the Southern most corner of Parcel '15', as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 50 of Parcel Maps at Page 17; thence along said Northwestern line and the Southeasterly line of said Parcel '15', North 46°48'08" East, 149.64 feet to the Northeast corner of said Parcel '15'; thence leaving said Northwestern and Southeasterly lines, and perpendicular thereto, South 43°11'52" East, 30.00 feet to the centerline of said State Highway Right of Way and the Northwestern line of Parcel 4, as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps at Page 96; thence along said centerline and said Northwestern line, South 46°48'08" West, 146.25 feet; thence North 49°39'02" West, 30.19 feet to the Point of Beginning, containing 0.102 acres more or less.

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

The basis of bearings for this description is identical to that Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps at Page 80.

End of Description

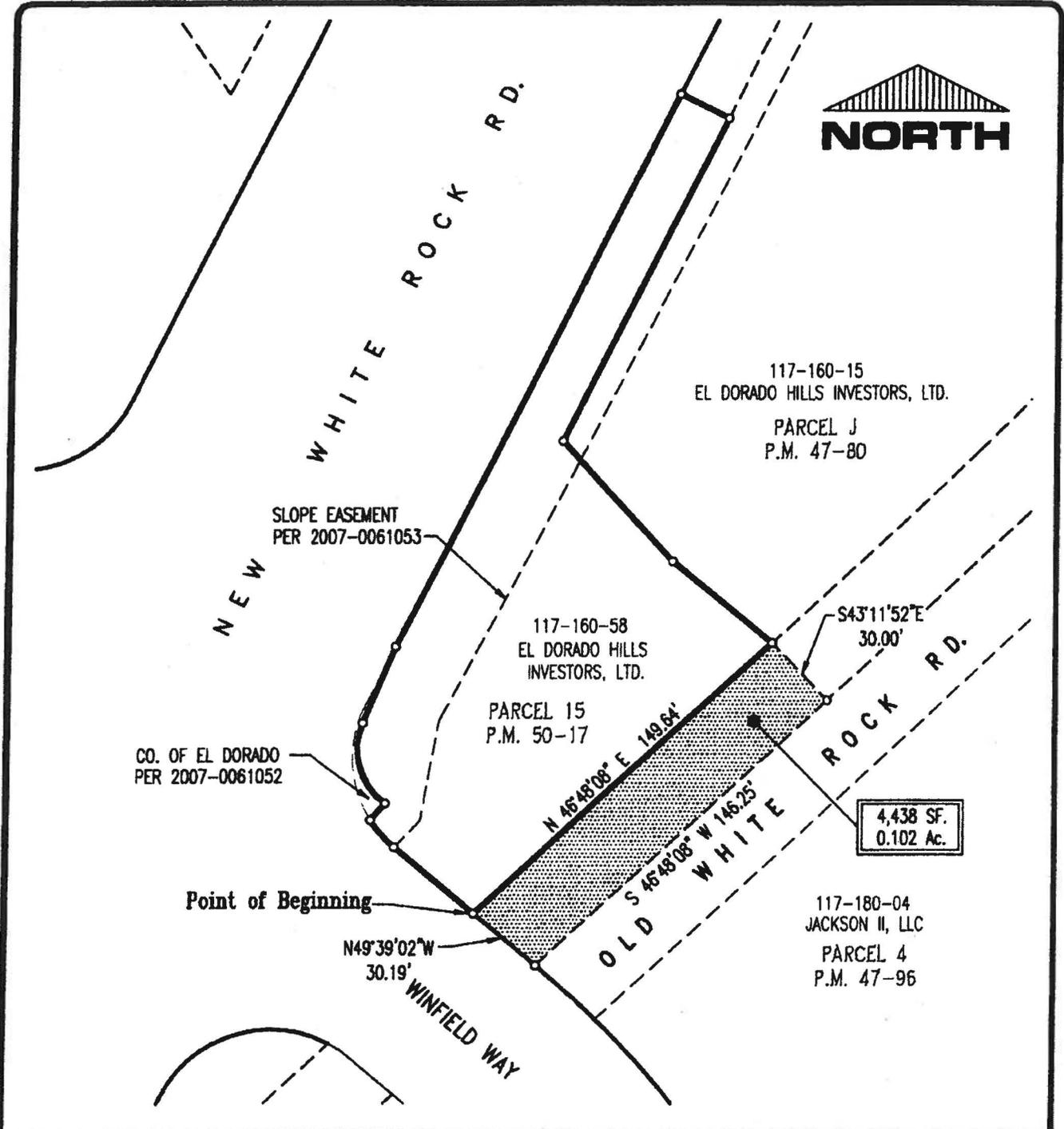
Prepared by CTA Engineering & Surveying under the supervision of the undersigned


Kevin A. Heeney, PLS 5914



Date: 07/09/09

EXHIBIT B - 1



4,438 SF.
0.102 Ac.

	OWNER:	DATE:	DRAWN BY:	SHEET
	El Dorado Hills Investors, Ltd.	06-26-09	KAH	1 OF 1
A.P.N.	SCALE:	JOB NO.		
117-160-58	1" = 50'	05-041-002		
cta Engineering & Surveying		Exhibit 'B'		
Civil Engineering • Land Surveying • Land Planning		GENERAL VACATION		
3233 Monte Carlo, Rancho Cordova, CA 95742		A Portion of		
T (916) 638-0219 • F (916) 638-2178 • www.cta.com		OLD WHITE ROCK ROAD		
		Portion of the SW1/4 of Sec. 11, T. 9 N., R. 8 E., M.D.M.		
		County of El Dorado State of California		

EXHIBIT A - 2

All that real property situate in the County of El Dorado, State of California, being a portion of the Southwest One-quarter of Section 11, Township 9 North, Range 8 East, M.D.M. and being a portion of that certain strip of land for State Highway Right of Way purposes, as described in Book 88 of Deeds, Page 87, Official Records of El Dorado County and being more particularly described as follows:

Area 'A'

Beginning at a point on the Northwestern line of said State Highway Right of Way, said point also being the Southeast corner of Parcel '16', as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 50 of Parcel Maps at Page 17; thence along said Northwestern line and the Southeasterly line of said Parcel '16', North 26°32'43" East, 291.03 feet to a point hereinafter referred to as Point 'A'; thence leaving said Northwestern and Southeasterly lines, and perpendicular thereto, South 63°27'17" East, 30.00 feet to the centerline of said State Highway Right of Way and the Northern most corner of Parcel 4, as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps at Page 96; thence along said centerline and the Northwestern line of said Parcel 4, South 26°32'43" West, 291.03 feet; thence leaving said centerline and Northwestern line, and perpendicular thereto, North 63°27'17" West, 30.00 feet to the Point of Beginning, containing 0.200 acres more or less.

Area 'B'

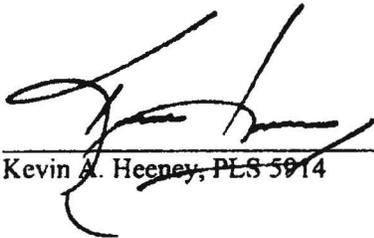
Beginning at the aforementioned Point 'A'; thence leaving the Northwestern line of said State Highway Right of Way and the Southeasterly line of said Parcel 16, and perpendicular thereto, South 63°27'17" East, 30.00 feet to the centerline of said State Highway Right of Way and the Northern most corner of said Parcel 4; thence along said centerline North 26°32'43" East, 242.82 feet; thence leaving said centerline, South 63°14'47" West, 49.09 feet; thence along the arc of a curve to the left, having a radius of 927.56 feet, the chord of which bears South 63°12'44" West, 1.11 feet to a point on the Northwestern line of said State Highway Right of Way and the Southeasterly corner of that certain strip of land designated as "Portion 2" as described in the grant deed to the County of El Dorado, recorded in Document No. 2007-0061052-00; thence along the Northwestern line of said State Highway Right of Way, South 26°32'43" West, 202.57 feet to the Point of Beginning, containing 0.153 acres more or less.

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

The basis of bearings for this description is identical to that Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps at Page 80.

End of Description

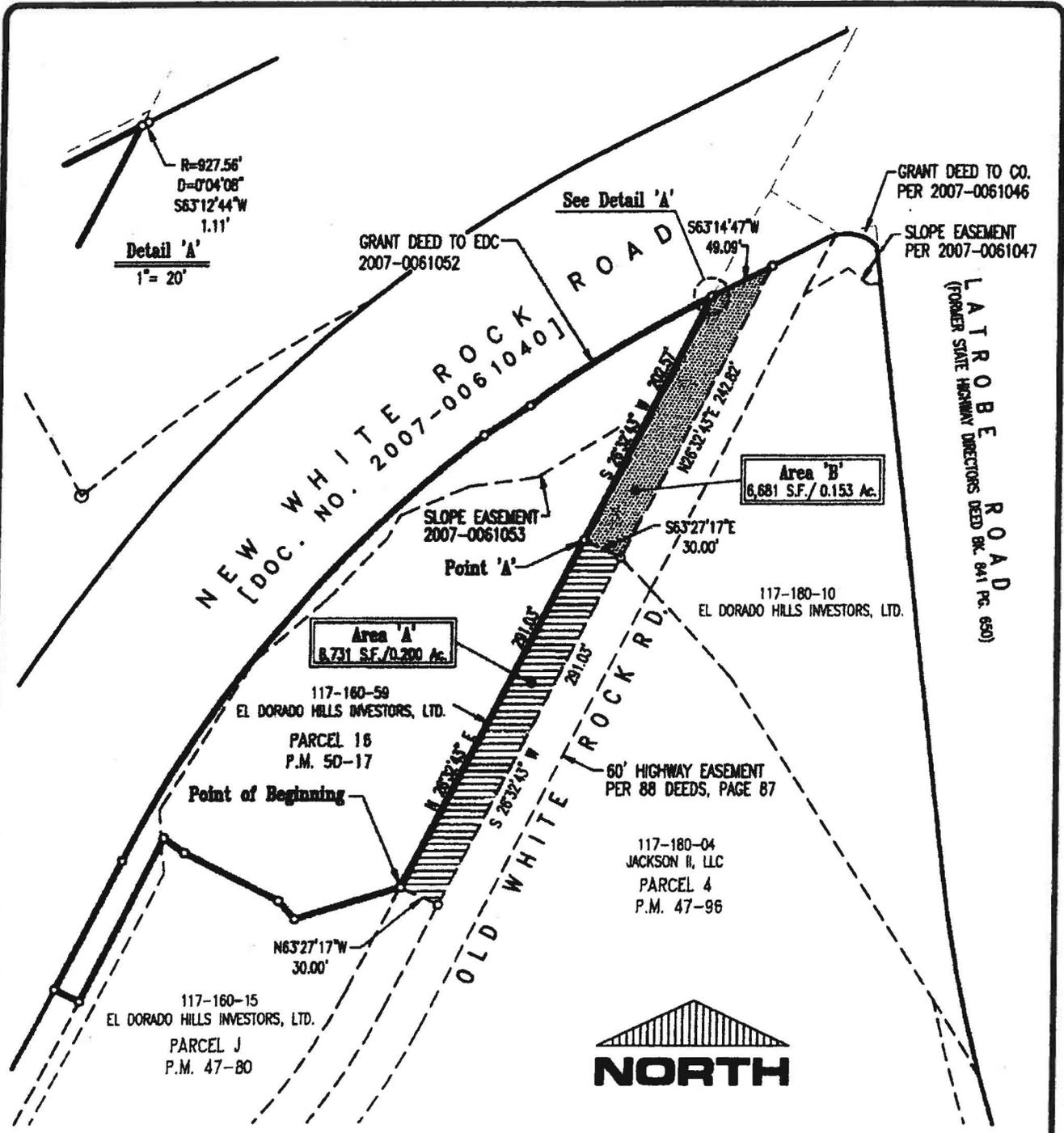
Prepared by CTA Engineering & Surveying under the supervision of the undersigned


Kevin A. Heeneey, PLS 5914

Date: 07/09/09



EXHIBIT B-2



OWNER: El Dorado Hills Investors, Ltd.	DATE: 06-26-09	DRAWN BY: KAH	SHEET 1 OF 1
	SCALE: 1" = 100'	JOB NO. 05-041-002	1
A.P.N. 117-180-59	Exhibit 'B'		
cta Engineering & Surveying Civil Engineering • Land Surveying • Land Planning 3225 Mariner Circle, Rancho Cordova, CA 95742 T (916) 638-0919 • F (916) 638-3470 • www.cta.com	GENERAL VACATION A Portion of OLD WHITE ROCK ROAD Portion of the SW1/4 of Sec. 11, T. 9 N., R. 8 E., M.D.M. County of El Dorado State of California		

EXHIBIT A-3

All that real property situate in the County of El Dorado, State of California, being a portion of Parcel 4, as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps at Page 96, being a portion of the Southwest One-quarter of Section 11, Township 9 North, Range 8 East, M.D.M. and being a portion of that certain strip of land for State Highway Right of Way purposes, as described in Book 88 of Deeds, Page 87, Official Records of El Dorado County and being more particularly described as follows:

Beginning at a point on the centerline of said State Highway Right of Way, said point also being the Northern most corner of said Parcel 4; thence along the Northeasterly line of said Parcel 4, South 41°41'53" East, 32.30 feet to a point on the South line of said State Highway Right of Way; thence along said South line, South 26°32'43" West, 365.32 feet; thence along the arc of a curve to the right, having a radius of 530.00 feet, the chord of which bears South 36°40'25" West, 186.41 feet; thence South 46°48'08" West, 249.20 feet to a point on the Westerly line of said Parcel 4, being also the Easterly line of Winfield Way; thence along the Westerly line of said Parcel 4 and the Easterly line of Winfield Way, along the arc of a curve, concave to the Southwest, having a radius of 335.00 feet, the chord of which bears North 47°31'41" West, 24.81 feet; thence leaving the Westerly line of said Parcel 4 and the Easterly line of Winfield Way, North 49°39'02" West, 5.29 feet to a point on the centerline of said State Highway Right of Way and the Northwesterly line of said Parcel 4; thence along said centerline and Northwesterly line, North 46°48'08" East, 251.67 feet; thence along the arc of a curve to the left, having a radius of 500.00 feet, the chord of which bears North 36°40'25" East, 175.86 feet; thence North 26°32'43" East, 377.28 feet to the Point of Beginning, containing 0.553 acres more or less.

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

The basis of bearings for this description is identical to that Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps at Page 80.

End of Description

Prepared by CTA Engineering & Surveying under the supervision of the undersigned

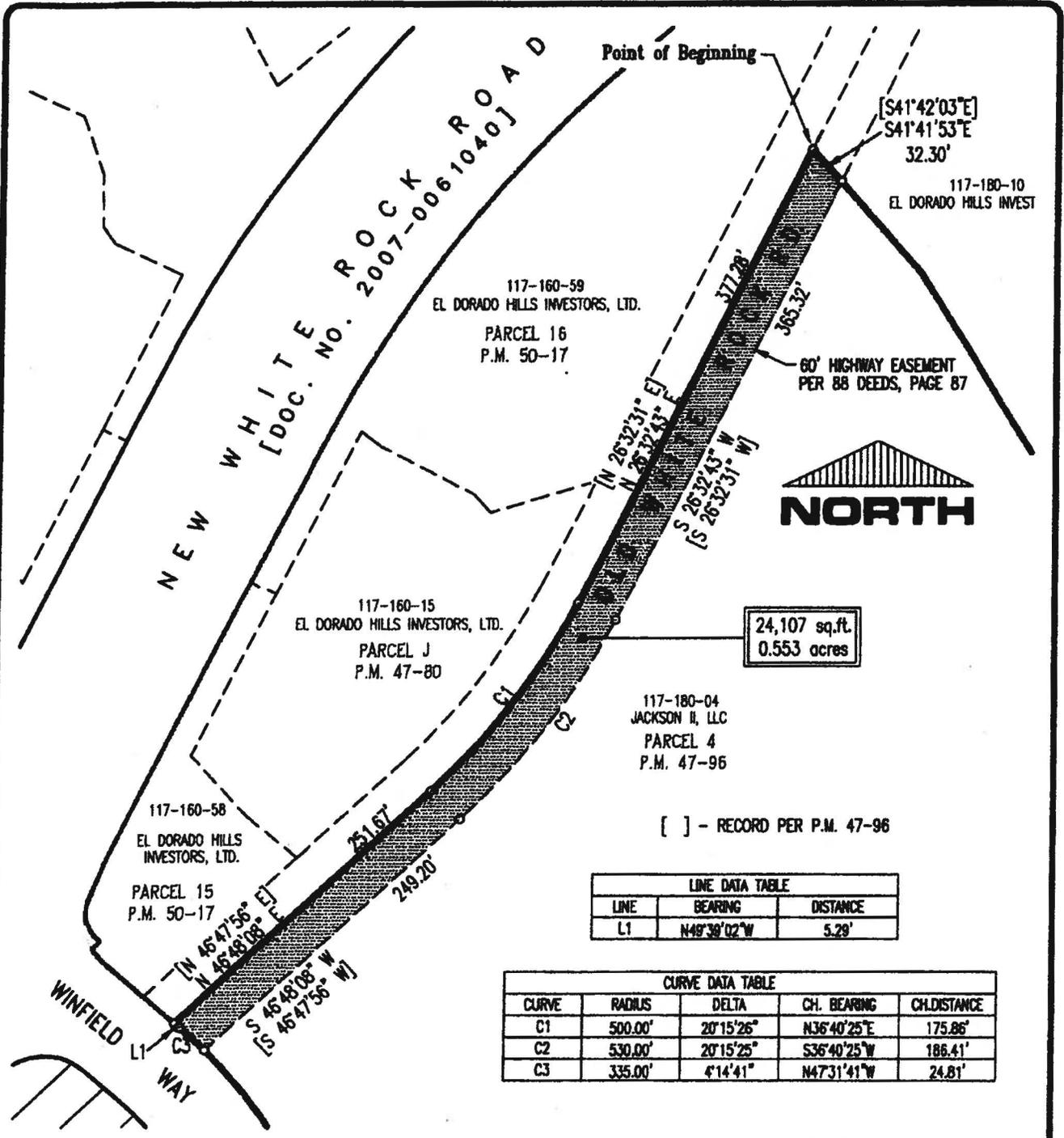


Kevin A. Heeney, PLS 5914



Date: 07/09/09

EXHIBIT B - 3



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N49°38'02"W	5.29'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	500.00'	20°15'26"	N36°40'25"E	175.86'
C2	530.00'	20°15'25"	S36°40'25"W	186.41'
C3	335.00'	4°14'41"	N47°31'41"W	24.81'



OWNER: Jackson II, LLC

A.P.N. 117-180-04

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DATE: 06-26-09 DRAWN BY: KAH SHEET 1 of 1

SCALE: 1" = 100' JOB NO. 05-041-002

Exhibit 'B'

GENERAL VACATION
A Portion of
OLD WHITE ROCK ROAD
Portion of the SW1/4 of Sec. 11, T. 9 N., R. 8 E., M.D.M.
County of El Dorado State of California

EXHIBIT A - 4

All that real property situate in the County of El Dorado, State of California, being a portion of the lands described as Parcel #B23 in the deed recorded in the office of the County Recorder of El Dorado County in Book 2031, Official Records, at Page 157, being a portion of the Southwest One-quarter of Section 11, Township 9 North, Range 8 East, M.D.M. and being a portion of that certain strip of land for State Highway Right of Way purposes, as described in Book 88 of Deeds, Page 87, Official Records of El Dorado County and being more particularly described as follows:

Beginning at a point on the centerline of said State Highway Right of Way, said point being the Northerly corner of Parcel 4, as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps, Page 96; thence along said centerline, North $26^{\circ}32'43''$ East, 242.82 feet; thence North $63^{\circ}14'47''$ East, 46.79 feet; thence along the arc of a non-tangent curve to the right, having a radius of 31.50 feet, the chord of which bears North $71^{\circ}32'11''$ East, 5.63 feet to a point on the Southerly line of said State Highway Right of Way and the Southwest corner of that certain parcel of land described in the grant deed to El Dorado County filed in Document No. 2007-0061046; thence along the Southerly line of said State Highway Right of Way and the arc of a curve, concave to the Southeast, having a radius of 470.00 feet, the chord of which bears South $29^{\circ}08'54''$ West, 42.88 feet; thence South $26^{\circ}32'43''$ West, 253.46 feet to a point on the Northeasterly line of said Parcel 4; thence along the Northeasterly line of said Parcel 4, North $41^{\circ}41'53''$ West, 32.30 feet to the Point of Beginning, containing 0.186 acres more or less.

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

The basis of bearings for this description is identical to that Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps at Page 80.

End of Description

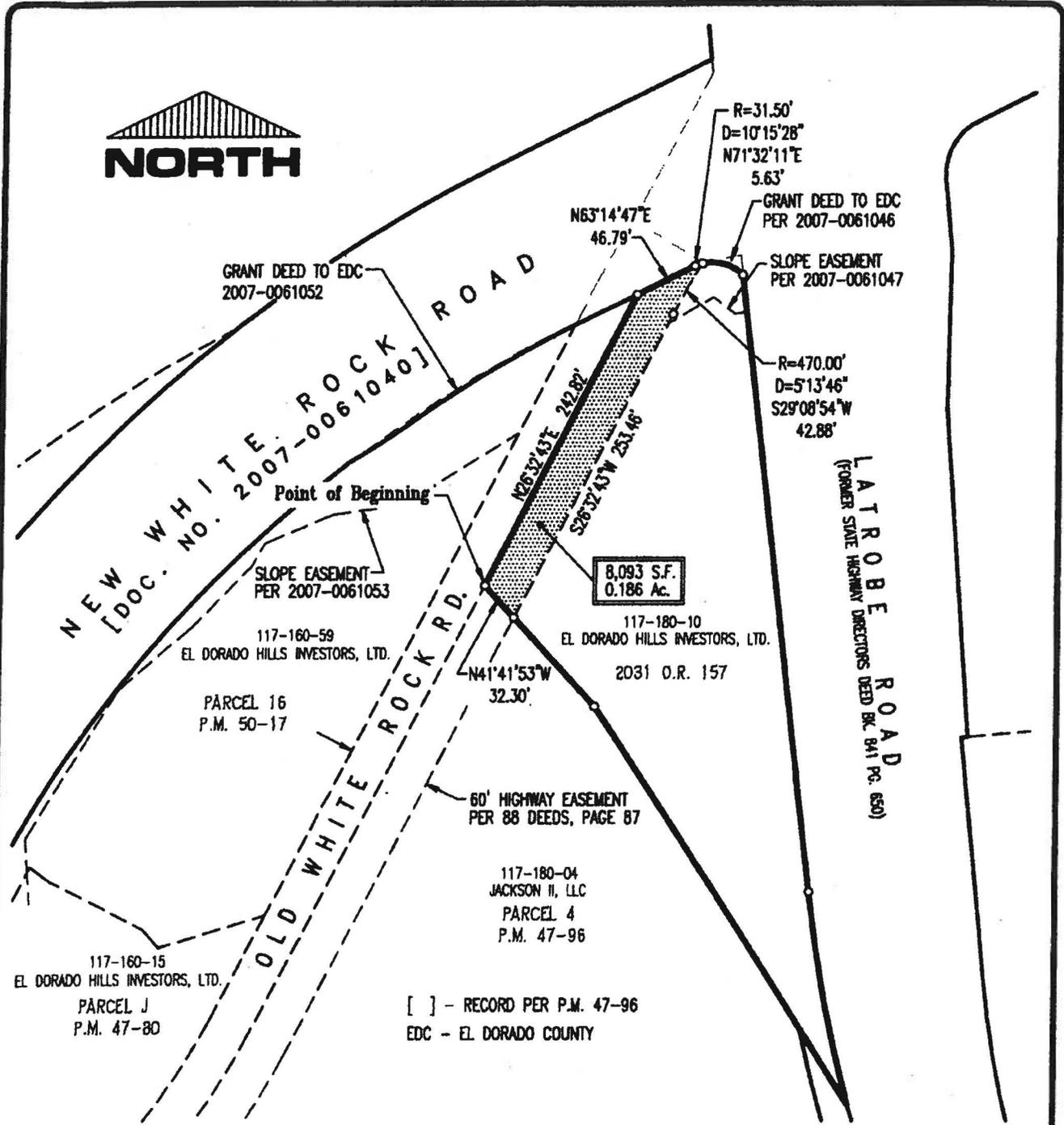
Prepared by CTA Engineering & Surveying under the supervision of the undersigned


Kevin A. Heeney, PLS 5914

Date: 07/09/09



EXHIBIT B - 4



OWNER:
El Dorado Hills Investors, Ltd.

DATE: 06-26-09 DRAWN BY: KAH
 SCALE: 1" = 100' JOB NO. 05-041-002

SHEET
 1 OF
 1

A.P.N. 117-180-10

Exhibit 'B'

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GENERAL VACATION
 A Portion of
OLD WHITE ROCK ROAD
 Portion of the SW1/4 of Sec. 11, T. 9 N., R. 8 E., M.D.M.
 County of El Dorado State of California