

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

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

Name: Valley View Improvement Company, LLC

Project: Eastridge Village

A.P.N.:

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 PUBLIC UTILITY EASEMENT

**VALLEY VIEW IMPROVEMENT 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, a Public Utility Easement, for any and all public purposes, to erect, install, construct, remove, repair, replace, reconstruct, maintain and use, for public service purposes, any and all materials, fixtures, appliances, equipment, pipes, pipelines, wires and cables (including fiber optics) necessary for the transmission, distribution and delivery of electricity, water, sewer, storm water, gas, cable television, communication and information service utilities, together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush, to restrict trees placed within the limits of the Public Service Easement to a maximum height of fifteen feet (15') at maturity and prohibiting the construction of buildings, structures and wells within these areas, on, 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 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  
9<sup>th</sup> day of December, 2025.

GRANTOR  
**VALLEY VIEW IMPROVEMENT COMPANY, LLC**  
**A CALIFORNIA LIMITED LIABILITY COMPANY**  
BY:



Name: William B. Bunce  
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

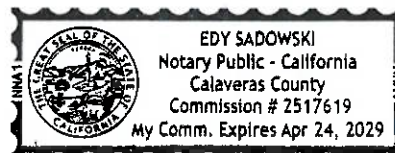
COUNTY OF EL DORADO

On Dec. 9 2025, before me Edy Sadowski,  
a Notary Public, personally appeared Alicia B. Bunce,  
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.

Edy Sadowski  
Notary Public in and for said County and State



Notary Public Seal

IRREVOCABLE OFFER OF DEDICATION  
PUBLIC UTILITY EASEMENT

All that real property situate in the County of El Dorado, State of California, being a portion of Lots 3 through 8, 10, 18, 19, 23, 41, 43 through 45, 58, 59 and 61 as shown on the "Large Lot Final Map of Eastridge Village" filed in the office of the County Recorder of El Dorado County in Book J of Subdivision Maps, Page 142 and lying within Section 13, Township 9 North, Range 8 East and Section 18, Township 9 North, Range 9 East, M.D.M. and being more particularly described as follows:

**AREA 1**

BEGINNING at the most Northerly corner of said Lot 4, being a corner common with Lot 1 of said Large Lot Final Map of Eastridge Village; thence along the Northerly line of said Lot 4, being the line common with said Lot 1 the following seven (7) courses:

1. South 56°18'51" East, 158.67 feet,
2. along the arc of a curve to the left having a radius of 1531.50 feet, the chord of which bears South 59°14'10" East, 156.14 feet,
3. South 62°09'29" East, 305.03 feet,
4. along the arc of a curve to the right having a radius of 768.50 feet, the chord of which bears South 37°01'12" East, 652.92 feet,
5. South 11°52'56" East, 134.35 feet,
6. along the arc of a curve to the left having a radius of 831.50 feet, the chord of which bears South 53°03'50" East, 1095.00 feet, and
7. North 85°45'15" East, 763.20 feet to the Northeasterly corner of said Lot 4, being a corner common with the Northwest corner of Lot 34 of said Large Lot Final Map of Eastridge Village;

thence along the Easterly line of said Lot 1, South 04°14'45" East, 15.83 feet; thence leaving said Easterly line, South 85°45'15" West, 7.00 feet; thence North 04°14'45" West, 3.33 feet; thence parallel with and 12.50 feet distant from the Northerly line of said Lot 4 the following seven (7) courses:

1. South 85°45'15" West, 756.20 feet,
2. along the arc of a curve to the right having a radius of 844.00 feet, the chord of which bears North 53°03'50" West, 1111.47 feet,
3. North 11°52'56" West, 134.35 feet,
4. along the arc of a curve to the left having a radius of 756.00 feet, the chord of which bears North 37°01'12" West, 642.30 feet,
5. North 62°09'29" West, 305.03 feet,

6. along the arc of a curve to the right having a radius of 1544.00 feet, the chord of which bears North 59°14'10" West, 157.41 feet, and
  7. North 56°18'51" West, 158.67 feet to a point on the Westerly line of said Lot 4;
- thence along the Westerly line of said Lot 4, North 33°41'09" East, 12.50 feet to the POINT OF BEGINNING.

## **AREA 2**

BEGINNING at the most Westerly corner of Lot 5 as shown on said Large Lot Final Map of Eastridge Village, being a corner common with Lot 1 of said Large Lot Final Map of Eastridge Village which bears North 62°05'42" East, 46.21 feet from an angle point in the Northerly line of said Lot 1; thence along the Northwesternly line of said Lot 5, North 62°05'42" East, 15.12 feet, thence leaving said Northwesternly line, parallel with and 12.50 feet distant from the Southerly line of Lots 5, 3, 6, 7 and 8 of said Large Lot Final Map of Eastridge Village the following six (6) courses:

1. South 62°09'29" East, 35.79 feet,
  2. along the arc of a curve to the right having a radius of 851.00 feet, the chord of which bears South 37°01'12" East, 723.01 feet,
  3. South 11°52'56" East, 134.35 feet,
  4. along the arc of a curve to the left having a radius of 749.00 feet, the chord of which bears South 53°03'50" East, 986.36 feet,
  5. North 85°45'15" East, 921.54 feet, and
  6. along the arc of a curve to the right having a radius of 851.00 feet, the chord of which bears South 71°35'22" East, 655.62 feet to a point on the Easterly line of said Lot 8, being also the Northwesternly line of Lot 35 of said Large Lot Final Map of Eastridge Village;
- thence along the Easterly line of said Lot 8, South 63°41'38" West, 13.56 feet to the Southeasterly corner of said Lot 8, being a corner common with said Lot 35 and a point on the Northerly line of said Lot 1; thence along the Northerly line of said Lot 1 the following six (6) courses:

1. along the arc of a curve concave to the Southwest, having a radius of 838.50 feet, the chord of which bears North 71°46'03" West, 641.17 feet,
2. South 85°45'15" West, 921.54 feet,
3. along the arc of a curve to the right having a radius of 761.50 feet, the chord of which bears North 53°03'50" West, 1,002.82 feet,
4. North 11°52'56" West, 134.35 feet,
5. along the arc of a curve to the left having a radius of 838.50 feet, the chord of which bears North 37°01'12" West, 712.39 feet, and
6. North 62°09'29" West, 44.30 feet to the POINT OF BEGINNING.

### **AREA 3**

BEGINNING at the Southwesterly corner of said Lot 10, being also the Southeasterly corner of Lot 35 of said Large Lot Final Map of Eastridge Village; thence along the line common to said Lots 10 and 35, North 39°33'42" West, 15.28 feet; thence leaving said common line, North 85°33'35" East, 41.42 feet, thence along the arc of a curve, concave to the Southeast, having a radius of 737.50 feet, the chord of which bears North 77°00'44" East, 38.40 feet; thence North 11°29'46" West, 1.97 feet; thence North 79°16'29" East, 22.23 feet; thence South 09°46'26" East, 2.00 feet; thence along the arc of a curve, concave to the Southeast, having a radius of 737.50 feet, the chord of which bears North 83°07'14" East, 74.48 feet to a point on the Easterly line of said Lot 10, being also the Westerly line of Lot 36 of said Large Lot Final Map of Eastridge Village; thence along the Easterly line of said Lot 10, South 05°13'41" East, 12.50 feet to the Southeasterly corner of said Lot 10; thence along the Southerly line of said Lot 10, along the arc of a curve, concave to the Southeast, having a radius of 725.00 feet, the chord of which bears South 80°44'07" West, 133.97 feet and South 85°33'35" West, 33.73 feet to the POINT OF BEGINNING.

### **AREA 4**

BEGINNING at the Northwest corner of said Lot 58; thence along the Northerly line of said Lot 58, being also the Southerly line of Lot 2 of said Large Lot Final Map of Eastridge Village, along the arc of a curve, concave to the South, having a radius of 675.00 feet, the chord of which bears South 86°05'42" East, 284.30 feet; thence South 73°56'17" East, 129.98 feet to the Northeast corner of said Lot 58; thence along the East line of said Lot 58, being also the West line of Lot 60 of said Large Lot Final Map of Eastridge Village, South 16°03'43" West, 12.50 feet to a point hereinafter referred to as "Point A"; thence leaving the East line of said Lot 58, North 73°56'17" West, 129.98 feet; thence along the arc of a curve to the left, having a radius of 662.50 feet, the chord of which bears North 85°57'22" West, 275.90 feet to a point on the Westerly line of said Lot 58, being also the Northeasterly line of Lot 57 of said Large Lot Final Map of Eastridge Village; thence along said Westerly line, North 22°38'13" West, 12.91 feet to the POINT OF BEGINNING.

### **AREA 5**

COMMENCING at the aforementioned "Point A"; thence along the Easterly line of said Lot 58, being also the Westerly line of Lot 60 of said Large Lot Final Map of Eastridge Village, South 16°03'43" West, 220.06 feet to the true POINT OF BEGINNING; thence continuing along said Easterly line, South 16°03'43" West, 12.95 feet; thence along the Easterly line of said Lot 58 and the Northerly line of said Lot 59, both lines of which are common with the Westerly and Southerly line of said Lot 60, the following three (3) courses:

1. along the arc of a curve, concave to the West, having a radius of 50.00 feet, the chord of which bears South 04°18'56" West, 87.63 feet to a point of reverse curvature,

2. along the arc of a curve to the right, having a radius of 50.00 feet, the chord of which bears North  $86^{\circ}59'07''$  East, 36.60 feet to a point of reverse curvature, and
3. along the arc of a curve to the left, having a radius of 745.00 feet, the chord of which bears South  $79^{\circ}57'55''$  East, 218.18 feet to an angle point in the Northerly line of said Lot 59;

thence along the Easterly line of said Lot 59, being the line common to said Lot 60, South  $01^{\circ}36'53''$  West, 12.50 feet; thence leaving said Easterly line and running parallel with and 12.50 feet distant from the Northerly line of said Lot 59 and the Easterly line of said Lot 58 the following three (3) courses:

1. along the arc of a curve, concave to the Northeast, having a radius of 757.50 feet, the chord of which bears North  $79^{\circ}57'55''$  West, 221.84 feet to a point of reverse curvature,
2. along the arc of a curve to the left, having a radius of 37.50 feet, the chord of which bears South  $86^{\circ}59'07''$  West, 27.45 feet to a point of reverse curvature, and
3. along the arc of a curve to the right, having a radius of 62.50 feet, the chord of which bears North  $02^{\circ}34'23''$  East, 111.32 feet to the POINT OF BEGINNING.

#### **AREA 6**

BEGINNING at an angle point in the North line of said Lot 59, being also an angle point on the Southerly line of Lot 60 of said Large Lot Final Map of Eastridge Village; thence along the North line of said Lot 59, along the arc of a curve concave to the North, having a radius of 50.00 feet, the chord of which bears North  $83^{\circ}49'09''$  East, 78.59 feet to another angle point in the North line of said Lot 59 and the Southerly line of said Lot 60; thence along the North line, South  $57^{\circ}20'05''$  East, 12.50 feet, thence leaving said North line parallel with and 12.50 feet distant from said North line, along the arc of a curve, concave to the North, having a radius of 62.50 feet, the chord of which bears South  $89^{\circ}30'49''$  West, 105.27 feet to a point on the North line of said Lot 59 and the South line of said Lot 60; thence along said North line, South  $87^{\circ}10'15''$  East, 16.63 feet to the POINT OF BEGINNING.

#### **AREA 7**

BEGINNING at the Northwest corner of said Lot 61, being also the most Northerly corner of Lot 60 of said Large Lot Final Map of Eastridge Village; thence along the North line of said Lot 61, along the arc of a curve, concave to the Southeast, having a radius of 675.00 feet, the chord of which bears North  $66^{\circ}00'28''$  East, 104.26 feet to the Northeast corner of said Lot 61, being also the Northwest corner of Lot 63 of said Large Lot Final Map of Eastridge Village; thence along the Easterly line of said Lot 61, being also the Westerly line of said Lot 63, South  $26^{\circ}58'42''$  East, 12.61 feet; thence parallel with and 12.50 feet distant from the North line of said Lot 61, along the arc of a curve, concave to the Southeast, having a radius of 662.50 feet, the chord of which bears South  $66^{\circ}02'18''$  West, 104.87 feet to a point on the Westerly line of said Lot 61, being also the

Easterly line of said Lot 60; thence along said Westerly line, North 24°12'41" West, 12.53 feet to the POINT OF BEGINNING.

#### **AREA 8**

BEGINNING at an angle point in the Westerly line of said Lot 41, said point being an angle point common with said Lot 41 and the Northerly line of Lot 65 of said Large Lot Final Map of Eastridge Village and an angle point common with said Lot 41 and the Easterly line of Lot 39 of said Large Lot Final Map of Eastridge Village; thence along the Westerly line of said Lot 41, being a common line with said Lot 39, along the arc of a curve, concave to the West, having a radius of 470.00 feet, the chord of which bears North 05°01'13" East, 150.65 feet to an angle point in the Westerly line of said Lot 41 and common with said Lot 39; thence along the line common to said Lots 39 and 41, North 80°09'23" East, 12.56 feet; thence leaving said common line, parallel with and 12.50 feet distant from the Westerly line of said Lot 41, along the arc of a curve, concave to the West, having a radius of 482.50 feet, the chord of which bears South 05°10'52" West, 159.77 feet to a point on the line common with said Lot 41 and said Lot 65; thence along said common line, North 58°12'53" West, 13.09 feet to the POINT OF BEGINNING.

#### **AREA 9**

BEGINNING at a point lying within said Lot 18 from which the Northwest corner of said Lot 18 bears North 35°38'38" West, 201.52 feet and also from which the Northeast corner of said Lot 18 bears North 40°04'32" East, 215.22 feet; thence from said POINT OF BEGINNING, South 26°45'21" East, 13.51 feet; thence South 63°14'39" West, 9.00 feet; thence South 26°45'21" East, 31.75 feet; thence South 80°51'44" East, 44.06 feet; thence South 67°44'29" East, 46.42 feet; thence along the West line of said Lot 18 and the Northerly projection thereof, South 10°07'30" East, 61.56 feet to an angle point in the West line of said Lot 18; thence along the West line of said Lot 18 and the Southerly projection thereof, South 00°12'21" East, 399.15 feet; thence South 37°38'43" West, 40.25 feet; thence South 75°29'47" West, 285.85 feet; thence along the arc of a curve, concave to the Southwest, having a radius of 1132.00 feet, the chord of which bears South 15°51'14" East, 56.65 feet; thence North 76°00'02" East, 5.78 feet; thence South 13°59'58" East, 15.75 feet; thence South 76°00'02" West, 5.77 feet; thence along the arc of a curve, concave to the Southwest, having a radius of 1132.00 feet, the chord of which bears South 07°10'44" East, 254.09 feet; thence South 00°44'06" East, 326.00 feet; thence South 89°15'53" West, 51.20 feet; thence North 66°46'30" West, 23.29 feet; thence South 23°13'30" West, 3.75 feet; thence North 66°46'30" West, 15.75 feet; thence North 23°13'30" East, 3.75 feet; thence North 66°46'30" West, 130.98 feet; thence North 84°13'58" West, 10.00 feet; thence North 66°46'30" West, 21.52 feet; thence North 47°41'50" West, 10.20 feet; thence along the arc of a curve, concave to the Northeast, having a radius of 323.01 feet, the chord of which bears North 48°46'42" West, 171.43 feet; thence North 61°26'13" West, 10.01 feet; thence South 70°33'47" West, 156.69 feet; thence

North 77°29'45" West, 32.14 feet; thence North 55°58'06" West, 42.87 feet; thence South 79°01'54" West, 3.80 feet to a point on the West line of said Lot 41; thence along said West line North 10°46'00" West, 10.00 feet; thence leaving said West line, North 79°01'54" East, 7.91 feet; thence South 55°58'06" East, 45.11 feet; thence South 77°29'45" East, 27.37 feet; thence North 70°33'47" East, 158.28 feet; thence South 61°26'13" East, 16.98 feet; thence along the arc of a curve, concave to the Northeast, having a radius of 312.99 feet, the chord of which bears South 48°40'59" East, 169.89 feet; thence South 47°41'50" East, 9.98 feet; thence South 66°46'30" East, 18.31 feet; thence South 84°13'58" East, 10.00 feet; thence South 66°46'30" East, 169.44 feet; thence North 89°15'53" East, 39.08 feet; thence North 00°44'06" West, 316.00 feet; thence along the arc of a curve to the left, having a radius of 1122.00 feet, the chord of which bears North 09°16'46" West, 333.40 feet; thence North 75°29'47" East, 284.82 feet; thence North 37°38'43" East, 46.26 feet; thence North 00°12'21" West, 194.53 feet; thence North 45°12'21" West, 3.54 feet; thence North 00°12'21" West, 12.75 feet; thence North 44°47'39" East, 3.54 feet; thence North 00°12'21" West, 174.43 feet; thence North 10°07'30" West, 55.19 feet; thence North 67°44'29" West, 39.77 feet; thence North 80°51'44" West, 48.01 feet; thence North 26°45'21" West, 50.37 feet; thence North 63°14'39" East, 19.00 feet to the POINT OF BEGINNING.

#### **AREA 10**

BEGINNING at an angle point in the South line of said Lot 44, being an angle point in common with the North line of Lot 63 of said Large Lot Final Map of Eastridge Village; thence along the South line of said Lot 44 and the North line of said Lot 63, North 58°25'57" West, 53.65 feet to another common angle point with said Lots 44 and 63; thence along the Westerly line of said Lot 44, being also the Easterly line of said Lot 63, North 06°20'40" East, 13.82 feet; thence leaving said Westerly line, South 58°25'57" East, 59.53 feet to a point on the line common to said Lots 44 and 63; thence along said common line, South 31°34'03" West, 12.50 feet to the POINT OF BEGINNING.

#### **AREA 11**

BEGINNING at a point on the Northwesterly line of Lot 46 of said Large Lot Final Map of Eastridge Village from which the Northwest corner of said Lot 46 bears South 52°54'55" West, 32.72 feet; thence along the Northwesterly line of said Lot 46 and it's Northeasterly projection thereof, North 52°54'55" East, 38.83 feet; thence North 37°05'05" West, 8.35 feet; thence North 14°35'05" West, 16.09 feet; thence North 52°54'55" East, 17.34 feet; thence South 37°05'05" East, 131.94; thence North 52°54'55" East, 10.00 feet; thence North 37°05'05" West, 14.75 feet; thence North 52°54'55" East, 3.00 feet to a point on the Northeasterly line of said Lot 45; thence along said Northeasterly line, North 37°05'05" West, 20.00 feet; thence leaving said Northeasterly line, South 52°54'55" West, 3.00 feet; thence North 37°05'05" West, 107.19 feet;



thence South 52°54'55" West, 24.00 feet; thence along the arc of a curve, concave to the Northeast, having a

radius of 257.00 feet, the chord of which bears North 22°39'45" West, 128.12 feet; thence North 08°13'42" West, 345.73 feet; thence South 81°46'18" West, 123.67 feet; thence along the arc of a curve to the right, having a radius of 83.00 feet, the chord of which bears North 69°39'54" West, 79.37 feet; thence North 41°06'07" West, 45.48 feet; thence North 48°53'53" East, 3.00 feet; thence North 41°06'07" West, 15.00 feet; thence South 48°53'53" West, 3.00 feet; thence North 41°06'07" West, 59.64 feet; thence along the arc of a curve, concave to the Northwest, having a radius of 62.50 feet, the chord of which bears North 00°04'02" West, 12.49 feet to a point on the line common to said Lot 45 and Lot 63 of said Large Lot Final Map of Eastridge Village; thence along the lines common with said Lot 45 and Lot 63 the following three (3) courses:

1. South 84°11'54" West, 12.50 feet,
2. along the arc of a curve, concave to the Northwest, having a radius of 50.00 feet, the chord of which bears South 28°27'51" West, 56.30 feet, and
3. South 27°16'12" East, 12.50 feet;

thence leaving said common line, along the arc of a curve, concave to the Northwest, having a radius of 62.50 feet, the chord of which bears North 39°58'55" East, 48.33 feet; thence South 41°06'07" East, 112.47 feet; thence along the arc of a curve to the left, having a radius of 93.00 feet, the chord of which bears South 69°39'54" East, 88.93 feet; thence North 81°46'18" East, 113.67 feet; thence South 08°13'42" East, 77.50 feet; thence South 81°46'18" West, 5.00 feet; thence South 08°13'42" East, 20.00 feet; thence North 81°46'18" East, 5.00 feet; thence South 08°13'42" East, 238.23 feet; thence along the arc of a curve to the left, having a radius of 267.00 feet, the chord of which bears South 22°39'21" East, 133.05 feet; thence South 14°35'05" East, 18.15 feet; thence South 52°54'55" West, 10.00 feet; thence South 35°59'19" West, 22.36 feet; thence South 37°05'05" East, 10.00 feet to the POINT OF BEGINNING.

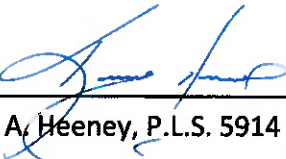
#### **AREA 12**

BEGINNING at a point on the Northeasterly line of said Lot 32 from which the West corner of Lot 55 of said Large Lot Final Map of Eastridge Village bears North 41°54'47" West, 144.77 feet; thence along the Northeasterly line of said Lot 32, South 28°50'23" East, 25.00 feet; thence leaving said Northeasterly line, South 61°09'37" West, 52.50 feet; thence North 28°50'23" West, 25.00 feet; thence North 61°09'37" East, 52.50 feet to the POINT OF BEGINNING.

-continued-

End of Description

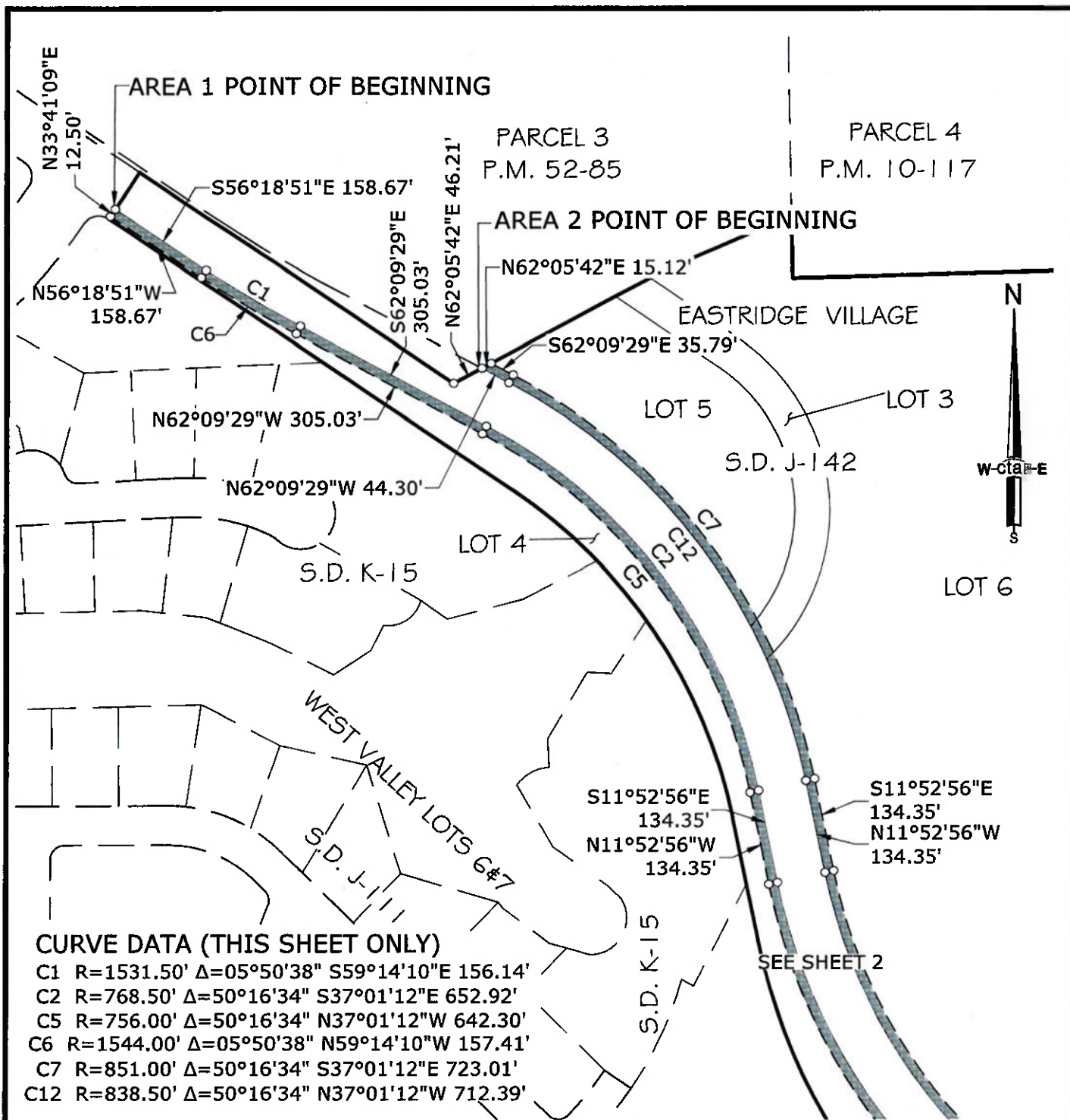
This description has been prepared by me or under my direct supervision.

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



12/03/2025

Date

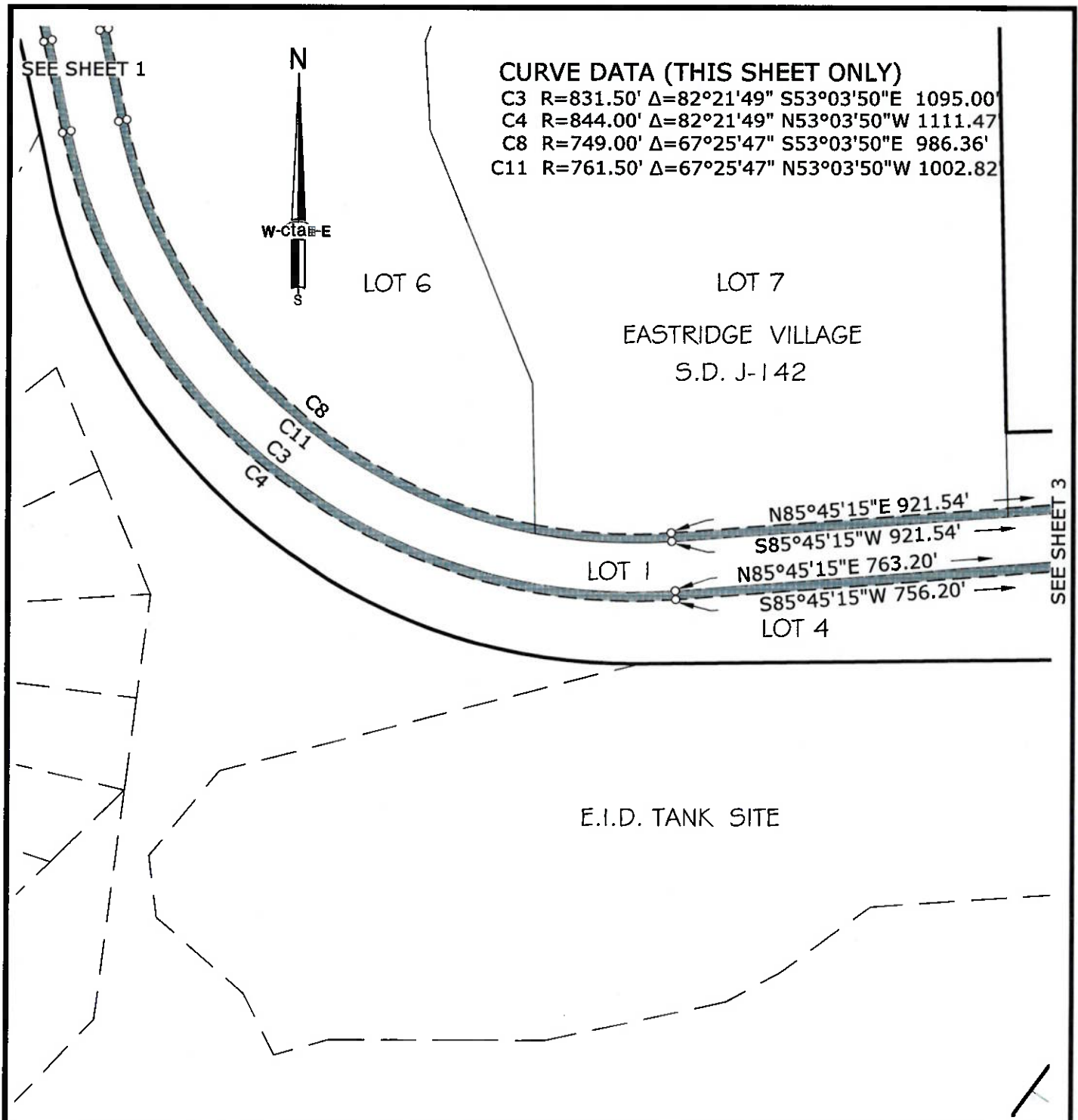


THE BASIS OF BEARINGS FOR THIS EXHIBIT IS IDENTICAL WITH THE PLAT OF "EASTRIDGE VILLAGE" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF SUBDIVISION MAPS, PAGE 142

	<b>EXHIBIT 'B'</b> PLAT TO ACCOMPANY LEGAL DESCRIPTION		DATE: 12/03/2025	DRAWN BY: KAH	SHEET <b>1</b> OF <b>9</b>
			SCALE: 1"=200'	JOB NO. 15-025-110	
	OWNER: VALLEY VIEW IMPROVEMENT COMPANY, LLC		<b>IRREVOCABLE OFFER OF DEDICATION</b>  <b>PUBLIC UTILITY EASEMENT</b> A PORTION OF LOTS 3-8, 10, 18, 19, 23, 32, 41, 43-45, 58, 59 & 61 "EASTRIDGE VILLAGE" S.D. J-142 LYING IN SECTION 13, T.9 N., R.8 E. AND SECTION 18, T.9 N., R.9 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA		

DATE: 12/03/2025

**cta** Engineering & Surveying



THE BASIS OF BEARINGS FOR THIS EXHIBIT IS IDENTICAL WITH THE PLAT OF "EASTRIDGE VILLAGE" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF SUBDIVISION MAPS, PAGE 142



DATE: 12/03/2025

**EXHIBIT 'B'**

PLAT TO ACCOMPANY LEGAL DESCRIPTION

OWNER:  
 VALLEY VIEW IMPROVEMENT COMPANY, LLC

**cta** Engineering & Surveying

DATE: 12/03/2025

DRAWN BY: KAH

SCALE: 1"=200'

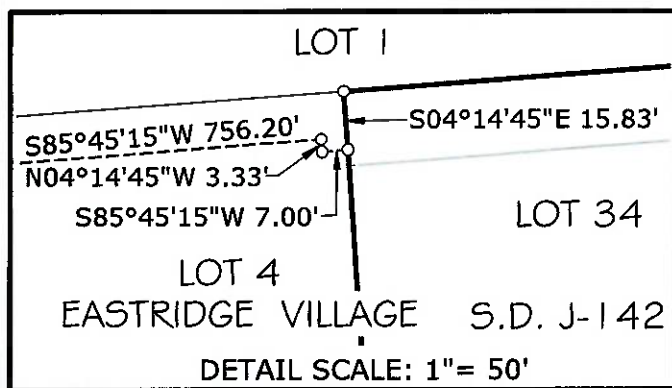
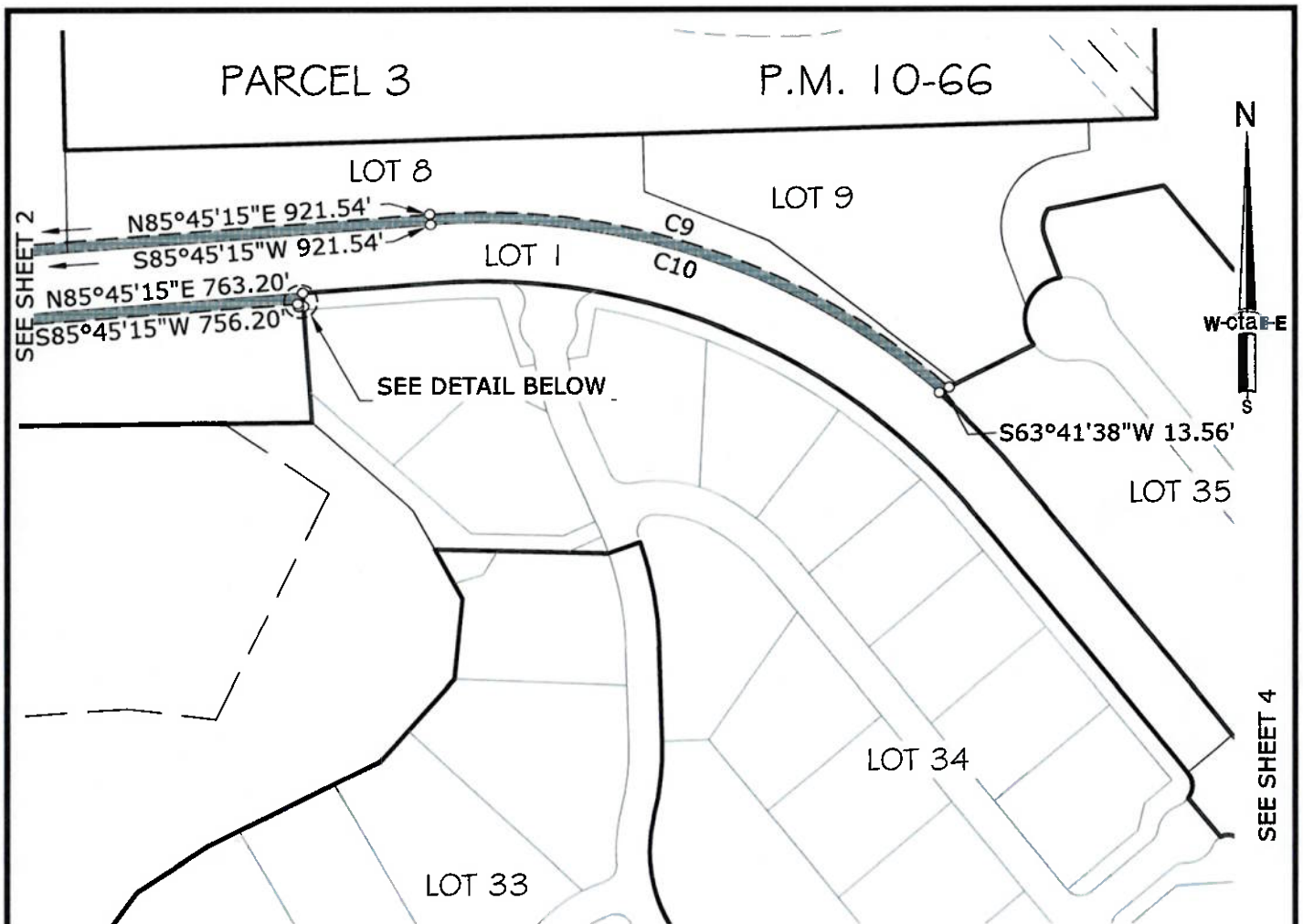
JOB NO. 15-025-110

SHEET  
 2 OF 9

**IRREVOCABLE OFFER OF DEDICATION**

**PUBLIC UTILITY EASEMENT**



A PORTION OF LOTS 3-8, 10, 18, 19, 23, 32, 41, 43-45, 58, 59 & 61 "EASTRIDGE VILLAGE" S.D. J-142 LYING IN SECTION 13, T.9 N., R.8 E. AND SECTION 18, T.9 N., R.9 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA



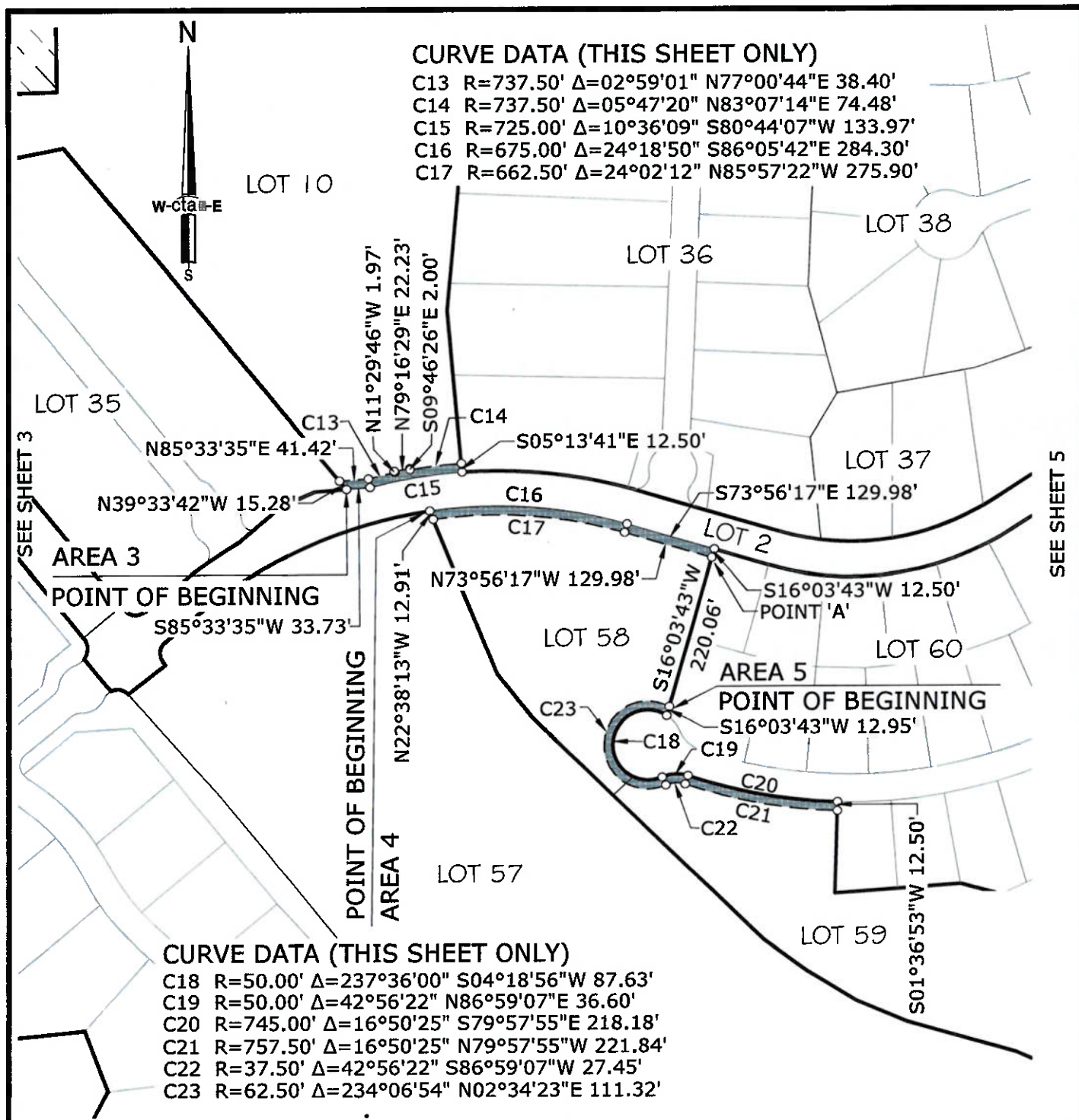
### CURVE DATA (THIS SHEET ONLY)

C9 R=851.00' Δ=45°18'46" S71°35'22"E 655.62'  
 C10 R=838.50' Δ=54°38'38" N71°46'03"W 641.17'

THE BASIS OF BEARINGS FOR THIS EXHIBIT IS IDENTICAL WITH THE PLAT OF "EASTRIDGE VILLAGE" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF SUBDIVISION MAPS, PAGE 142

 DATE: 12/03/2025	<b>EXHIBIT 'B'</b> PLAT TO ACCOMPANY LEGAL DESCRIPTION		DATE: 12/03/2025 SCALE: 1"=200'	DRAWN BY: KAH JOB NO. 15-025-110	SHEET <b>3</b> OF <b>9</b>
	OWNER: VALLEY VIEW IMPROVEMENT COMPANY, LLC 		<b>IRREVOCABLE OFFER OF DEDICATION</b>		
	<b>PUBLIC UTILITY EASEMENT</b> A PORTION OF LOTS 3-8, 10, 18, 19, 23, 32, 41, 43-45, 58, 59 & 61 "EASTRIDGE VILLAGE" S.D. J-142 LYING IN SECTION 13, T.9 N., R.8 E. AND SECTION 18, T.9 N., R.9 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA				





THE BASIS OF BEARINGS FOR THIS EXHIBIT IS IDENTICAL WITH THE PLAT OF "EASTRIDGE VILLAGE" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF SUBDIVISION MAPS, PAGE 142



DATE: 12/03/2025

**EXHIBIT 'B'**  
 PLAT TO ACCOMPANY LEGAL DESCRIPTION

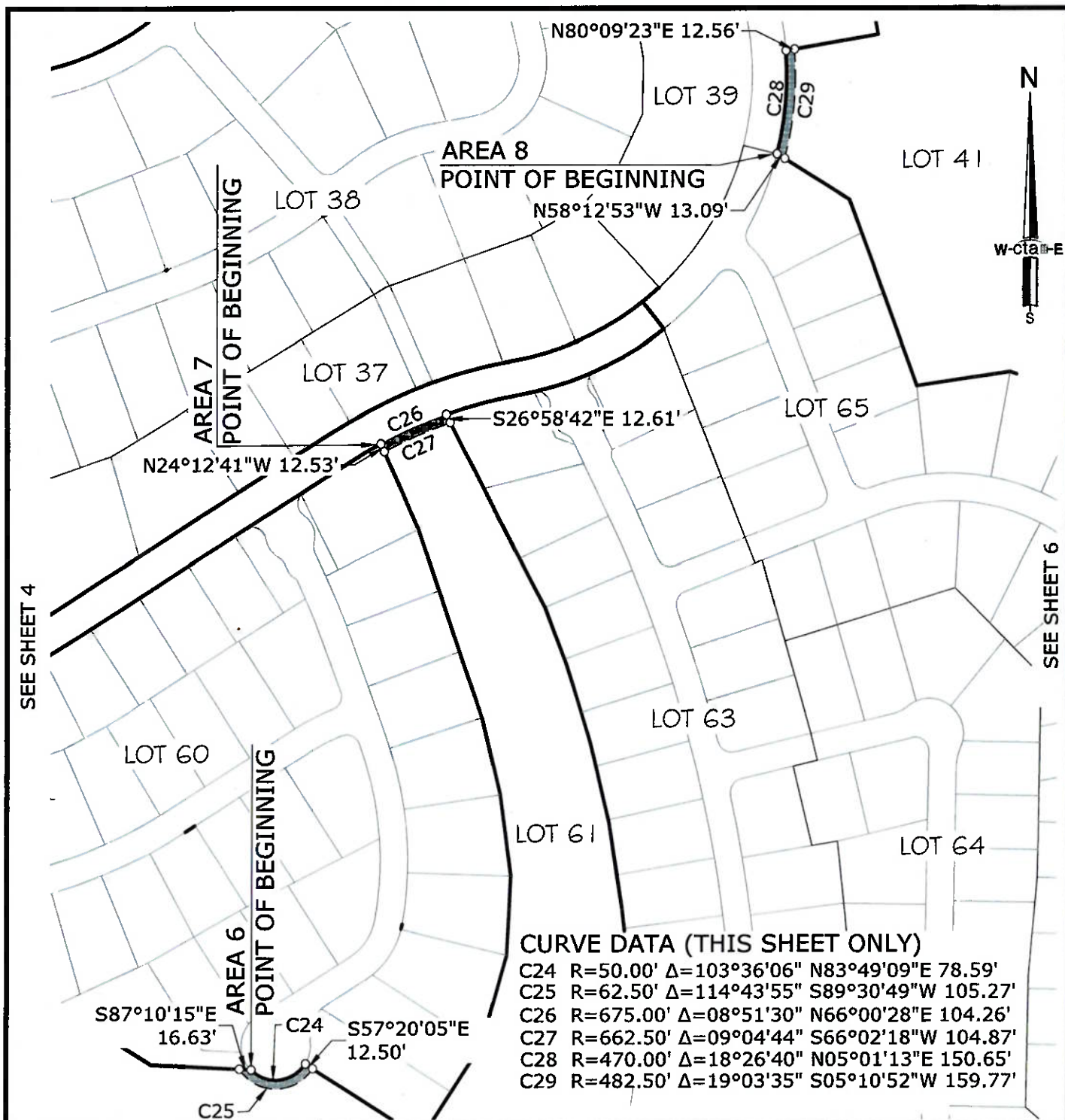
OWNER:  
 VALLEY VIEW IMPROVEMENT COMPANY, LLC

**cta** Engineering & Surveying

DATE: 12/03/2025	DRAWN BY: KAH	SHEET 4 OF 9
SCALE: 1"=200'	JOB NO. 15-025-110	

**IRREVOCABLE OFFER OF DEDICATION**

**PUBLIC UTILITY EASEMENT**  
 A PORTION OF LOTS 3-8, 10, 18, 19, 23, 32, 41, 43-45, 58, 59 & 61 "EASTRIDGE VILLAGE" S.D. J-142 LYING IN SECTION 13, T.9 N., R.8 E. AND SECTION 18, T.9 N., R.9 E., M.D.M.  
 COUNTY OF EL DORADO STATE OF CALIFORNIA



THE BASIS OF BEARINGS FOR THIS EXHIBIT IS IDENTICAL WITH THE PLAT OF "EASTRIDGE VILLAGE" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF SUBDIVISION MAPS, PAGE 142



DATE: 12/03/2025

**EXHIBIT 'B'**  
 PLAT TO ACCOMPANY LEGAL DESCRIPTION

OWNER:  
 VALLEY VIEW IMPROVEMENT COMPANY, LLC

**cta** Engineering & Surveying

DATE: 12/03/2025

DRAWN BY: KAH

SHEET  
 5 OF  
 9

SCALE: 1"=200'

JOB NO. 15-025-110

**IRREVOCABLE OFFER OF DEDICATION**

**PUBLIC UTILITY EASEMENT**

A PORTION OF LOTS 3-8, 10, 18, 19, 23, 32, 41, 43-45, 58, 59 & 61 "EASTRIDGE VILLAGE" S.D. J-142 LYING IN SECTION 13, T.9 N., R.8 E. AND SECTION 18, T.9 N., R.9 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA

# **CURVE DATA (THIS SHEET ONLY)**

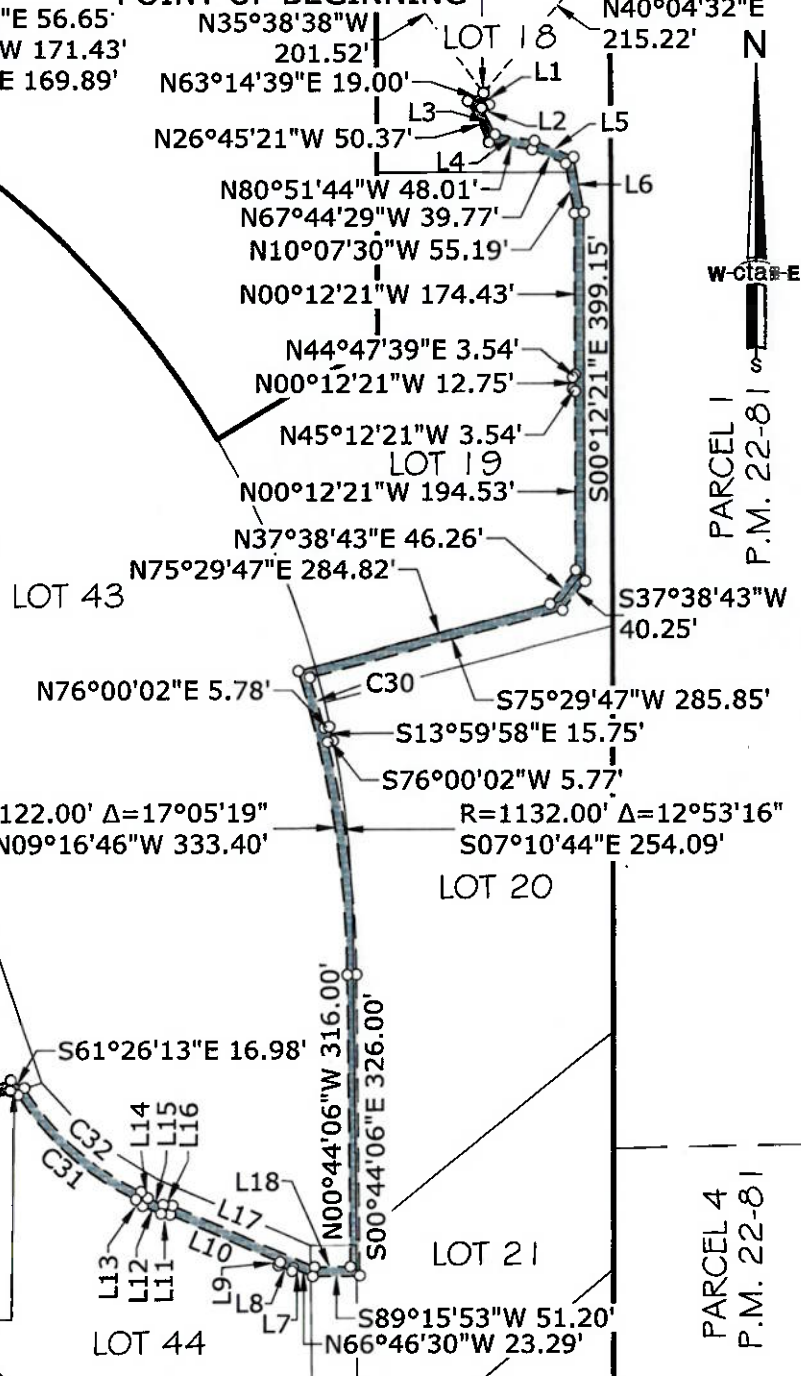
C30 R=1132.00' Δ=02°52'03" S15°51'14"E 56.65'  
 C31 R=323.01' Δ=30°46'37" N48°46'42"W 171.43'  
 C32 R=312.99' Δ=31°29'43" S48°40'59"E 169.89'

# **LINE DATA (THIS SHEET ONLY)**

L1 S26°45'21"E 13.51'  
 L2 S63°14'39"W 9.00'  
 L3 S26°45'21"E 31.75'  
 L4 S80°51'44"E 44.06'  
 L5 S67°44'29"E 46.42'  
 L6 S10°07'30"E 61.56'  
 L7 S23°13'30"W 3.75'  
 L8 N66°46'30"W 15.75'  
 L9 N23°13'30"E 3.75'  
 L10 N66°46'30"W 130.98'  
 L11 N84°13'58"W 10.00'  
 L12 N66°46'30"W 21.52'  
 L13 N47°41'50"W 10.20'  
 L14 S47°41'50"E 9.98'  
 L15 S66°46'30"E 18.31'  
 L16 S84°13'58"E 10.00'  
 L17 S66°46'30"E 169.44'  
 L18 N89°15'53"E 39.08'

# **AREA 9**

# **POINT OF BEGINNING**



THE BASIS OF BEARINGS FOR THIS EXHIBIT IS IDENTICAL WITH THE PLAT OF "EASTRIDGE VILLAGE" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF SUBDIVISION MAPS, PAGE 142



DATE: 12/03/2025

# **EXHIBIT 'B'**

PLAT TO ACCOMPANY LEGAL DESCRIPTION

OWNER:

VALLEY VIEW IMPROVEMENT COMPANY, LLC

**cta** Engineering & Surveying

DATE: 12/03/2025

DRAWN BY: KAH

SHEET

SCALE: 1"=200'

JOB NO. 15-025-110

6 OF 9

# **IRREVOCABLE OFFER OF DEDICATION**

# **PUBLIC UTILITY EASEMENT**

A PORTION OF LOTS 3-8, 10, 18, 19, 23, 32, 41, 43-45, 58, 59 & 61 "EASTRIDGE VILLAGE" S.D. J-142 LYING IN SECTION 13, T.9 N., R.8 E. AND SECTION 18, T.9 N., R.9 E., M.D.M.

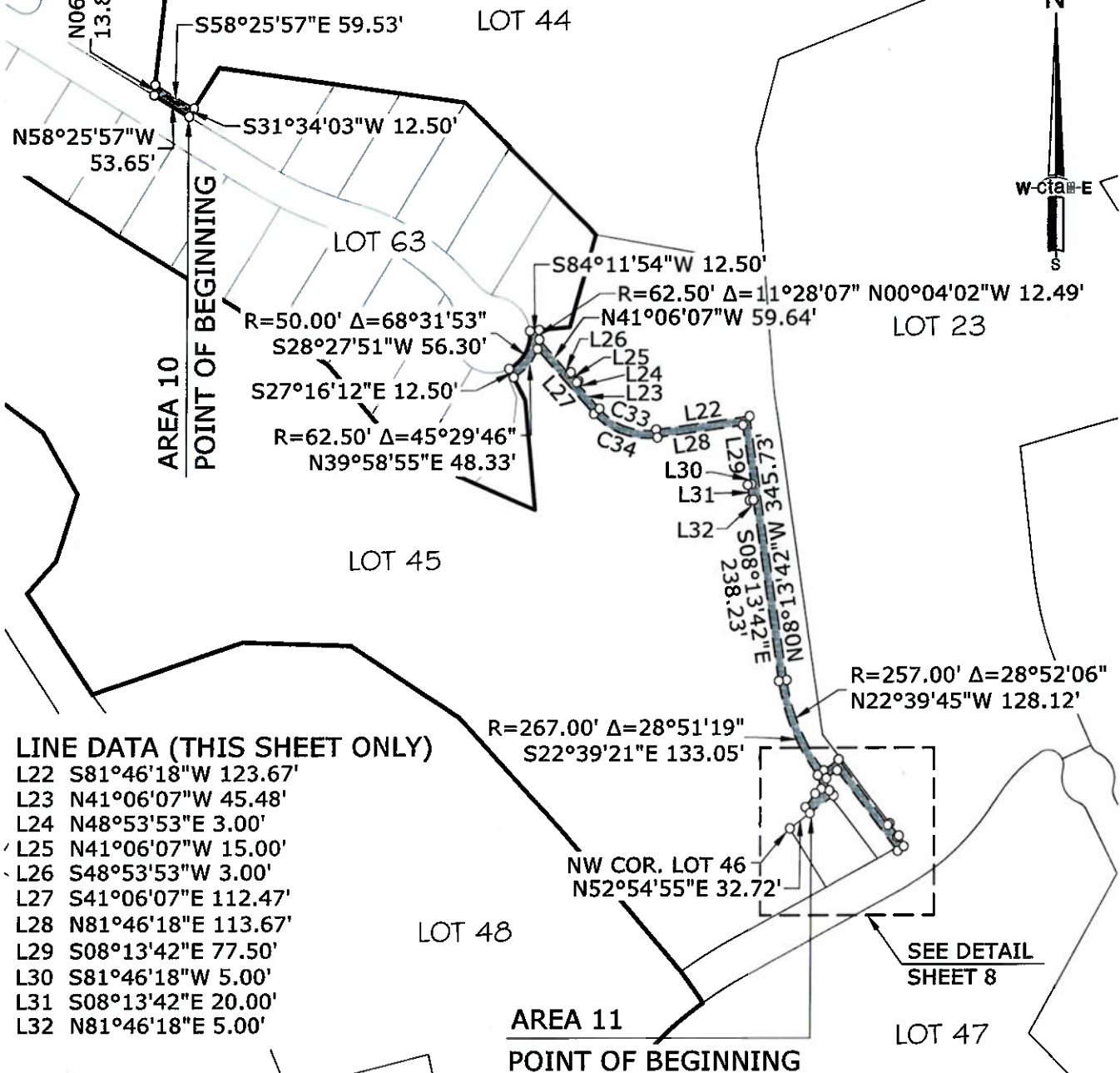
COUNTY OF EL DORADO

STATE OF CALIFORNIA



# CURVE DATA (THIS SHEET ONLY)

C33 R=83.00' Δ=57°07'35" N69°39'54"W 79.37'  
C34 R=93.00' Δ=57°07'35" S69°39'54"E 88.93'



## LINE DATA (THIS SHEET ONLY)

L22 S81°46'18"W 123.67'  
L23 N41°06'07"W 45.48'  
L24 N48°53'53"E 3.00'  
L25 N41°06'07"W 15.00'  
L26 S48°53'53"W 3.00'  
L27 S41°06'07"E 112.47'  
L28 N81°46'18"E 113.67'  
L29 S08°13'42"E 77.50'  
L30 S81°46'18"W 5.00'  
L31 S08°13'42"E 20.00'  
L32 N81°46'18"E 5.00'

THE BASIS OF BEARINGS FOR THIS EXHIBIT IS IDENTICAL WITH THE PLAT OF "EASTRIDGE VILLAGE" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF SUBDIVISION MAPS, PAGE 142



DATE: 12/03/2025

EXHIBIT 'B'  
PLAT TO ACCOMPANY LEGAL DESCRIPTION

OWNER:  
VALLEY VIEW IMPROVEMENT COMPANY, LLC

cta Engineering & Surveying

DATE: 12/03/2025 DRAWN BY: KAH SHEET 7 OF 9  
SCALE: 1"=200' JOB NO. 15-025-110

## IRREVOCABLE OFFER OF DEDICATION

### PUBLIC UTILITY EASEMENT

A PORTION OF LOTS 3-8, 10, 18, 19, 23, 32, 41, 43-45, 58, 59 & 61 "EASTRIDGE VILLAGE" S.D. J-142 LYING IN SECTION 13, T.9 N., R.8 E. AND SECTION 18, T.9 N., R.9 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA

# LINE DATA (THIS SHEET ONLY)

L19 N37°05'05"W 8.35'  
L20 N14°35'05"W 16.09'  
L21 N52°54'55"E 17.34'



SEE SHEET 7

LOT 45

S52°54'55"W 24.00'

S14°35'05"E 18.15'

S52°54'55"W 10.00'

S35°59'19"W  
22.36'

LOT 45

S37°05'05"E  
10.00'

S52°54'55"W  
32.72'

AREA 11  
POINT OF BEGINNING

NW COR. LOT 46

LOT 46

LOT 23

N37°05'05"W 107.19'  
S37°05'05"E 131.94'

S52°54'55"W 3.00'

N37°05'05"W 20.00'

N52°54'55"E 3.00'

N37°05'05"W 14.75'

N52°54'55"E 10.00'

LOT 23

LOT 47

THE BASIS OF BEARINGS FOR THIS EXHIBIT IS IDENTICAL WITH THE PLAT OF "EASTRIDGE VILLAGE" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF SUBDIVISION MAPS, PAGE 142



DATE: 12/03/2025

## EXHIBIT 'B'

PLAT TO ACCOMPANY LEGAL DESCRIPTION

OWNER:

VALLEY VIEW IMPROVEMENT COMPANY, LLC



Engineering & Surveying

DATE: 12/03/2025

DRAWN BY: KAH

SCALE: 1"=30'

JOB NO. 15-025-110

SHEET  
8 OF 9

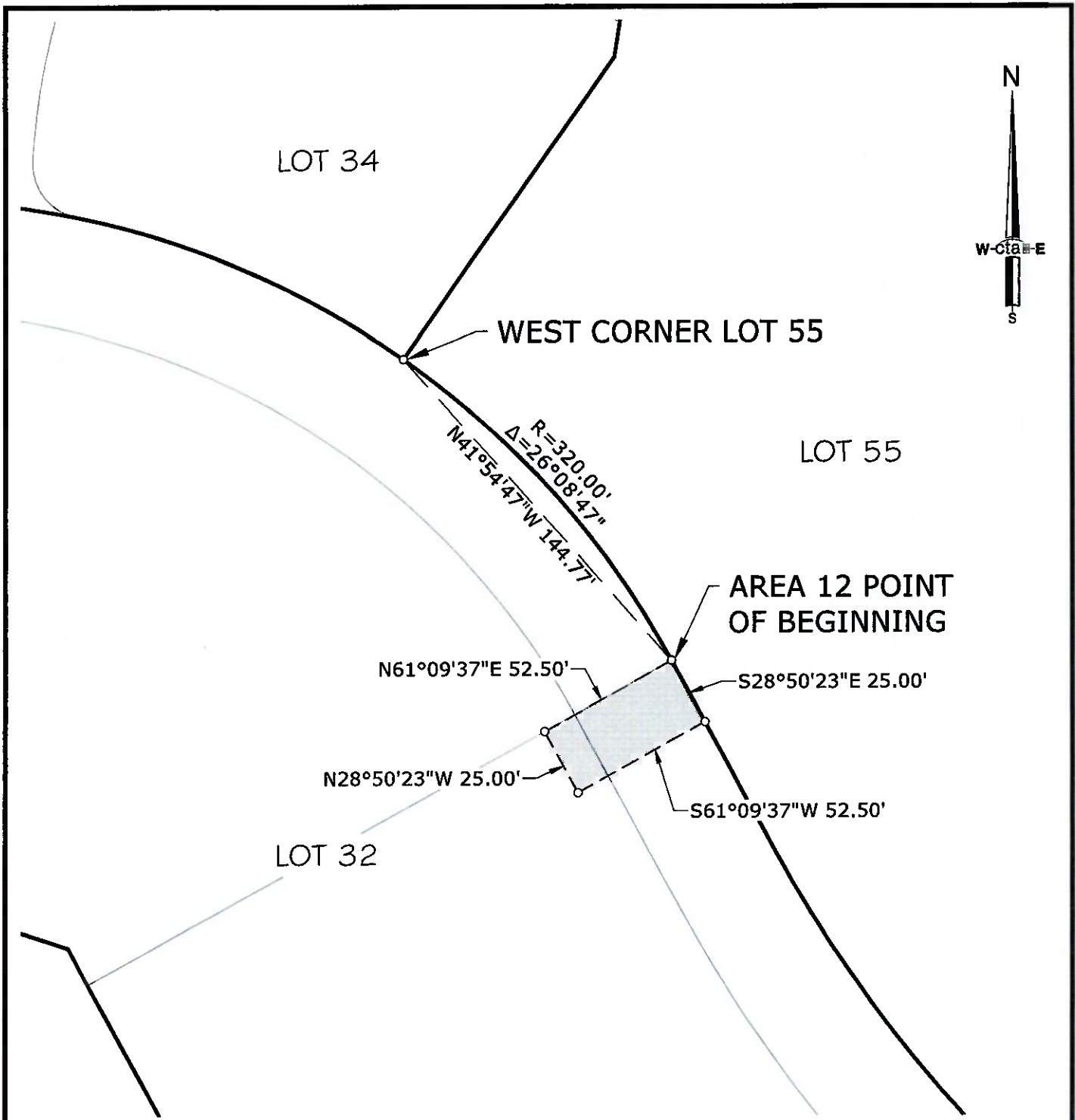
## IRREVOCABLE OFFER OF DEDICATION

### PUBLIC UTILITY EASEMENT



A PORTION OF LOTS 3-8, 10, 18, 19, 23, 32, 41, 43-45, 58, 59 & 61 "EASTRIDGE VILLAGE" S.D. J-142 LYING IN SECTION 13, T.9 N., R.8 E. AND SECTION 18, T.9 N., R.9 E., M.D.M.

COUNTY OF EL DORADO

STATE OF CALIFORNIA



THE BASIS OF BEARINGS FOR THIS EXHIBIT IS IDENTICAL WITH THE PLAT OF "EASTRIDGE VILLAGE" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF SUBDIVISION MAPS, PAGE 142

	<b>EXHIBIT 'B'</b> PLAT TO ACCOMPANY LEGAL DESCRIPTION		DATE: 12/03/2025 SCALE: 1"=50'	DRAWN BY: KAH JOB NO. 15-025-110	SHEET 9 OF 9
	OWNER: VALLEY VIEW IMPROVEMENT COMPANY, LLC		<b>IRREVOCABLE OFFER OF DEDICATION</b>		
			<b>PUBLIC UTILITY EASEMENT</b> A PORTION OF LOTS 3-8, 10, 18, 19, 23, 32, 41, 43-45, 58, 59 & 61 "EASTRIDGE VILLAGE" S.D. J-142 LYING IN SECTION 13, T.9 N., R.8 E. AND SECTION 18, T.9 N., R.9 E., M.D.M.		
	DATE: 12/03/2025		COUNTY OF EL DORADO STATE OF CALIFORNIA		

## CONSENT TO OFFER DEDICATION AND ACCEPTANCE 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 December 9, 2025 from Valley View Improvement Company, LLC, a California Limited Liability Company, for twelve separate Public Utility easements and authorized the recording of said offer pursuant to Government Code Section 7050, and further accept 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



## Vicinity Map IOD SV 25-0002

APNs: 119-390-003 to 008, 119-390-010, 119-390-018 to 019, 119-390-023,  
119-390-032, 119-390-041, 119-390-043 to 045, 119-390-058 to 059, 119-390-061

