

Recording Requested By, & When Recorded
Mail to: County of El Dorado
Board of Supervisors Office
330 Fair Lane
Placerville, CA 95667



El Dorado, County Recorder
Janelle K. Horne Co Recorder Office
DOC- 2019-0001759-00
Acct 30-EL DORADO CO BOARD OF SUPERVISORS
Thursday, JAN 17, 2019 12:49:44
Ttl Pd \$0.00 Nbr-0001984475
RAB / C1 / 1-5

Documentary Transfer Tax \$ 0 RTT 11922
 Computed on full value of property conveyed
 Or computed on full value less liens and encumbrances remaining at time of sale.

DOT _____
Signature of declarant of agent determining tax

Project Name: El Dorado Hills Ambulatory Center
Parcel No.: 120-690-10

For Recorder's Use Only

18-1824

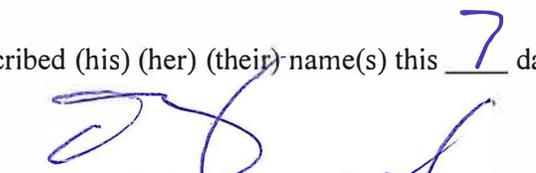
IRREVOCABLE OFFER OF DEDICATION

C&C Saratoga Property, LLC hereinafter called GRANTOR, does hereby grant to the EL DORADO COUNTY, its successors and assigns, hereinafter called GRANTEE, the right of way and incidents thereto for pedestrian walkway purposes and the easement thereof insofar as such facilities as may be used in connection therewith, together with the right of ingress and egress upon, over and/or across all that certain real property situate in the County of El Dorado, State of California and more particularly described as follows:

DESCRIBED IN EXHIBIT 'A' AND DEPICTED IN EXHIBIT 'B' ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed (his) (her) (their) name(s) this 7 day of December 2018.

C&C Saratoga Property L.L.C.



Brian Hunt

EXHIBIT A
LEGAL DESCRIPTION
FOR 4' PEDESTRIAN EASEMENT

BEING A PORTION OF PARCEL 1 OF THAT CERTAIN PARCEL MAP RECORDED IN BOOK 51 OF PARCEL MAPS AT PAGE 133 ON FILE IN THE OFFICE OF THE RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA.

SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 1 THENCE THE FOLLOWING SIX (6) COURSES:

1. LEAVING THE MOST SOUTHERLY CORNER OF SAID PARCEL 1 ALONG THE WESTERLY PROPERTY LINE NORTH 31°12'05" WEST 4.01 FEET;
2. LEAVING SAID WESTERLY PROPERTY LINE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 751.31 FEET HAVING A CENTRAL ANGLE OF 27°38'39" WITH AN ARC LENGTH OF 362.49 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 41°19'36" EAST 358.99 FEET TO A COMPOUND CURVE TO THE LEFT;
3. ALONG A CURVE TO THE LEFT WITH A RADIUS OF 831.70 FEET HAVING A CENTRAL ANGLE OF 06°30'37" WITH AN ARC LENGTH OF 94.50 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 24°14'59" EAST 94.45 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL.
4. ALONG THE EASTERLY LINE OF SAID PARCEL 1 SOUTH 15°15'44" EAST 6.73 FEET TO A CURVE TO THE RIGHT;
5. ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 835.70 FEET HAVING A CENTRAL ANGLE OF 06°08'16" WITH AN ARC LENGTH OF 89.53 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 24°26'09" WEST 89.48 FEET TO A COMPOUND CURVE TO THE RIGHT;
6. ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 755.31 FEET HAVING A CENTRAL ANGLE OF 27°39'49" WITH AN ARC LENGTH OF 364.68 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 41°20'11" WEST 361.15 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1822.39 SQUARE FEET OR 0.418 ACRES +/-

BASIS OF BEARING FOR THIS DESCRIPTION IS IDENTICAL TO THAT CERTAIN PARCEL MAP RECORDED IN BOOK 51 OF PARCEL MAPS AT PAGE 133 ON FILE IN THE OFFICE OF THE RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA

END OF DESCRIPTION

PREPARED BY: WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, STE. 110
EL DORADO HILLS, CA 95672
November 26, 2018





1 inch = 60 feet

ARROWHEAD DRIVE

SARATOGA WAY

LOT 17
SUB C-86

LOT 18
SUB C-92

LOT 19
SUB C-92

PARCEL 1
51 PM 133

PARCEL 2
51 PM 133

TRACT 9 RS
16-147



3.
 $\Delta = 6^{\circ}30'37''$
CH=N24°14'59"E
C=94.45'
L=94.50'
R=831.70'

2.
 $\Delta = 27^{\circ}38'39''$
CH=N41°19'36"E
C=358.99'
L=362.49'
R=751.31'

1.
N31°12'05"W
4.01'

4.
S15°15'44"E
6.73'

5.
 $\Delta = 6^{\circ}08'16''$
CH=S24°26'09"W
C=89.48'
L=89.53'
R=835.70'

6.
 $\Delta = 27^{\circ}39'49''$
CH=S41°20'11"W
C=361.15'
L=364.68'
R=755.31'

P.O.B.

16-223 WATER EASEMENT 1.dwg



WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95762 | (916) 985-1870

EXHIBIT B

4' WIDE PEDESTRIAN EASEMENT
FOR
COUNTY OF EL DORADO

EL DORADO COUNTY, CALIFORNIA

SCALE:

1"=60'

DATE

11-26-18

SHEET:

2 OF 2

ACKNOWLEDGMENT

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.

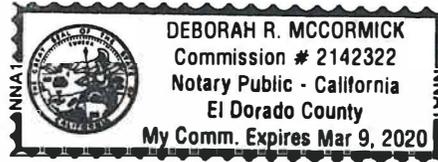
State of California
County of El Dorado } ss.

On December 7, 2018 before me, Deborah R. McCormick, Notary Public, personally appeared Brian Kelly Hunt, 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 signatures(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.

Deborah R. McCormick
Signature



(seal)

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Irrevocable Offer of Dedication

Document Date: _____ Number of Pages: 3

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Brian Kelly Hunt

- Individual
- Corporate Officer – Title(s): _____
- Partner - Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Right Thumbprint
Of Signer

Top of thumb here

Signer Is Representing:

Signer's Name: _____

- Individual
- Corporate Officer – Title(s): _____
- Partner - Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Right Thumbprint
Of Signer

Top of thumb here

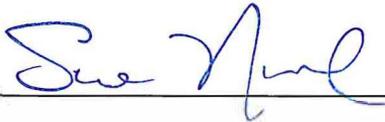
Signer Is Representing:

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 1/15/2019, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated December 7, 2018 from C&C Saratoga Property L.L.C. for a pedestrian easement and authorized the recording of said offer pursuant to Government Code Section 7050, and further accept said offer at this time.

Dated this 15th day of JANUARY, 2019

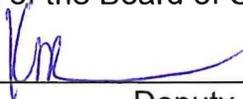
COUNTY OF EL DORADO

By: 

Chair, Board of Supervisors

Attest:

James S. Mitrison
Clerk of the Board of Supervisors

By: 
Deputy Clerk