



RESOLUTION NO. _____
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION OF VACATION

Abandonment of Easement #08-0013

PM #47/53, Parcel 1, and PM #46/112, Parcel 4

Assessor's Parcel Numbers 110-590-51 and 110-590-54

Stanley M. Rhodes and Janet A. Rhodes, Trustees or Successor Trustee of the Rhodes Family Living Trust dated November 3, 1994; and Greg G. Gularte

WHEREAS, the El Dorado County Board of Supervisors exercises the authority established by Section 8334 of the Streets and Highways Code, which empowers the Board of Supervisors to summarily vacate excess right-of-way of a street or highway not required for street or highway purposes by Resolution, in accordance with Section 8335 of the Streets and Highways code; and

WHEREAS, road and public utility easements were irrevocable offered for dedication and accepted by the County Surveyor on the final Parcel Map that recorded May 8, 1998 in Book 46 at Page 112; and

WHEREAS, said Parcel Map created Parcels 1 through 4; and

WHEREAS, a subsequent Parcel Map effecting a Lot Line Adjustment was filed in the office of the Recorder, County of El Dorado, February 28, 2000, in Book 47 at Page 53, changing Parcel 3 to Parcel 1; and

WHEREAS, the Department of Transportation has received a request from Stanley M. Rhodes and Janet A. Rhodes, Trustees or Successor Trustee of the Rhodes Family Living Trust dated November 3, 1994, owners of Parcel 1 of PM # 47/53 and Greg G. Gularte, owner of Parcel 4 of PM # 46/112, to abandon excess right-of-way positioned at the end of the cul- de-sac easement which is situated at the end of La Sierra Drive, adjacent to the Vista del Lago subdivision, in the locality of El Dorado Hills; and

WHEREAS, said Parcel 1 is also identified as Assessor's Parcel Number 110-590-51 and said Parcel 4 is also identified as Assessor's Parcel Number 110-590-54; and

WHEREAS, said cul- de-sac easement created by map is not the actual physical location of the cul-de-sac easement as it exists, and said property owners have presented replacement Irrevocable Offers of Dedication to the Department of Transportation, correcting the cul-de-sac easement placement coordinates; and

WHEREAS, all other existing easements will remain; and

Abandonment of Easement #08-0013; PM #47/53, Parcel 1, and PM #46/112, Parcel 4; Stanley M. Rhodes and Janet A. Rhodes, Trustees or Successor Trustee of the Rhodes Family Living Trust dated November 3, 1994; and Greg G. Gularte

WHEREAS, the Department of Transportation has determined that said excess right-of-way as part of the cul-de-sac easement herein described in Exhibit A and depicted in Exhibit B for Parcel 1, and described in Exhibit A-1 and depicted in Exhibit B-1 for Parcel 4, has not been used for the purpose for which it was dedicated preceding the proposed vacation, that no public money was expended for maintenance, that said excess right-of-way is not required for street or highway purposes, that in-place public utility facilities do not exist in the area to be vacated, and has no objection.

NOW, THEREFORE BE IT RESOLVED, that from and after the date this Resolution is recorded, said excess right-of-way cul-de-sac easement described in Exhibit A and depicted in Exhibit B, and by reference made a part hereof, is vacated and no longer constitutes a right-of-way cul-de-sac easement.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the _____ day of _____, 2009, by the following vote of said Board:

ATTEST
SUZANNE ALLEN DE SANCHEZ
Clerk of the Board of Supervisors

Ayes:
Noes:
Absent:

By: _____
Deputy Clerk

Ron Briggs, Chairman
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"
RHODES PROPERTY
PORTION OF LA SIERRA DRIVE
AND PARCEL 1 OF 47-P.M.-53
TO BE ABANDONED

All that portion of Parcel 1, as laid out and shown on that certain Parcel Map filed in book 47 OF Parcel Maps, at page 53 of the El Dorado County records, lying in section 11, Township 10 North, Range 8 East, Mount Diablo Meridian, County of El Dorado, State of California, and being more particularly described as follows:

Commencing at a point on the western line of the Northwest $\frac{1}{4}$ of said section 11, being the southeastern most corner of Lot 23 as laid out and shown on the map of "Vista Del Lago Unit One" filed in book "H" of maps at page 46 of said El Dorado County records; thence along said section line; thence S.00°35'43"W., a distance of 27.27 feet to the point on the northern boundary of said Parcel 1, as above described, and a of curve of a non tangent curvature to the right, of which the radius point lies S.25°54'58"E., a radial distance of 100.00 feet; thence along said boundary the two following courses (1) easterly along the arc, through a central angle of 37°28'16", an arc distance of 65.40 feet; (2) N.55°42'30"E., a distance of 20.66 feet to the POINT OF BEGINNING; thence continue along said boundary N.55°42'30"E., a distance of 39.34 feet to a point on the cul-de-sac of La Sierra Drive, as laid out and shown on said Parcel map, and a the point of curvature of a non tangent curve to the right, of which the radius point lies S.55°42'30"W., a radial distance of 60.00 feet; thence along said cul-de-sac the two following courses (1) southwesterly along the arc, through a central angle of 143°43'45", an arc distance of 150.51 feet to a point of reverse curvature to the left having a radius of 70.00 feet and a central angle of 09°29'52"; (2) westerly along the arc, a distance of 11.60 feet to the point of curvature of a reverse curve to the left, of which the radius point lies N.08°07'38"W., a radial distance of 57.00 feet; thence northeasterly along the arc, through a central angle of 90°48'37", an arc distance of 90.34 feet to the POINT OF BEGINNING.

Together with an easement over any existing slopes required to maintain the existing paved cul-de-sac, known as La Sierra Drive.


3-31-09
ALAN R. DIVERS, L-6013
MY LICENSE EXPIRES 3-31-2009



LINE TABLE		
LINE	LENGTH	BEARING
L1	20.66	N55°42'30"E
L2	39.34	N55°42'30"E

PARCEL 4
46-PM-112

LOT 23
H-MAPS-46

LA SIERRA DRIVE

PARCEL 1
47-PM-53
RHODES

AREA TO BE ABANDONED

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHD BEARING	DELTA
C1	65.40	100.00	64.24	N82°49'10"E	37°28'16"
C2	90.34	57.00	81.18	N36°28'03"E	90°48'37"
C3	11.60	70.00	11.57	N75°16'30"W	9°29'52"

POC = POINT OF COMMENCEMENT

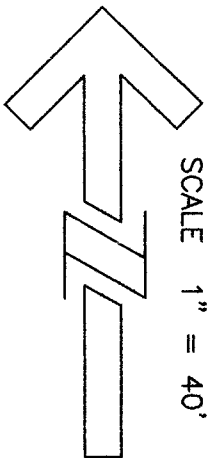
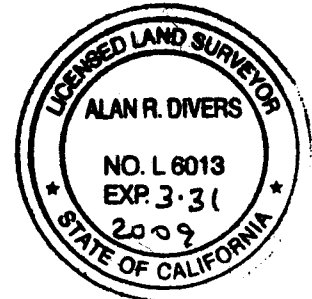
POB = POINT OF BEGINNING

PUE = PUBLIC UTILITY EASEMENT

THIS MAP WAS PREPARED UNDER
MY DIRECTION

[Signature] 3-02-09

ALAN R. DIVERS, L-6013
LICENSE EXPIRES 3-31-2009



DATE: 10-15-08
SCALE: 1"=40'
JOB NUMBER: 05-57
DWC NAME: EASEMENT



Alan R. Divers
Professional Land Surveyor
3363 PARDI WAY, PLACERVILLE
CA. 95667 - (530) 642-1755

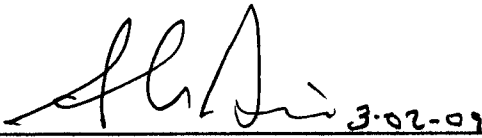
EXHIBIT 'B'
RHODES
ABANDONMENT

**EXHIBIT "A"- I
GULARTE PROPERTY
PORTION OF LA SIERRA DRIVE
AND PARCEL 4 OF 46-P.M.-112
TO BE ABANDONED**

All that portion of Parcel 4, as laid out and shown on that certain Parcel Map filed in book 46 OF Parcel Maps, at page 112 of the El Dorado County records, lying in section 11, Township 10 North, Range 8 East, Mount Diablo Meridian, County of El Dorado, State of California, and being more particularly described as follows:

Commencing at a point on the western line of the Northwest $\frac{1}{4}$ of said section 11, being the southeastern most corner of Lot 23 as laid out and shown on the map of "Vista Del Lago Unit One" filed in book "H" of maps at page 46 of said El Dorado County records; thence along said section line and the eastern boundary of said Lot 23, N.00°35'42"E., a distance of 35.32 feet to the point of curvature of a non tangent curve to the right, of which the radius point lies S.24°44'25"E., a radial distance of 57.00 feet; thence easterly along the arc, through a central angle of 44°16'12", an arc distance of 44.04 feet to the POINT OF BEGINNING; said point also being on the cul-de-sac of La Sierra Drive as laid out and shown on said Parcel map and the beginning of a curve to the right, of which the radius point lies S.19°39'04"E., a radial distance of 60.00 feet; thence easterly along the arc of said cul-de-sac, through a central angle of 75°21'35", an arc distance of 78.92 feet to a point on the southeastern boundary of said Parcel 4; thence along said boundary S.55°42'30"W., a distance of 39.34 feet to the point of curvature of a non tangent curve to the left, of which the radius point lies S.81°03'44"W., a radial distance of 57.00 feet; thence northwesterly along the arc, through a central angle of 61°31'42", an arc distance of 61.21 feet to the POINT OF BEGINNING.

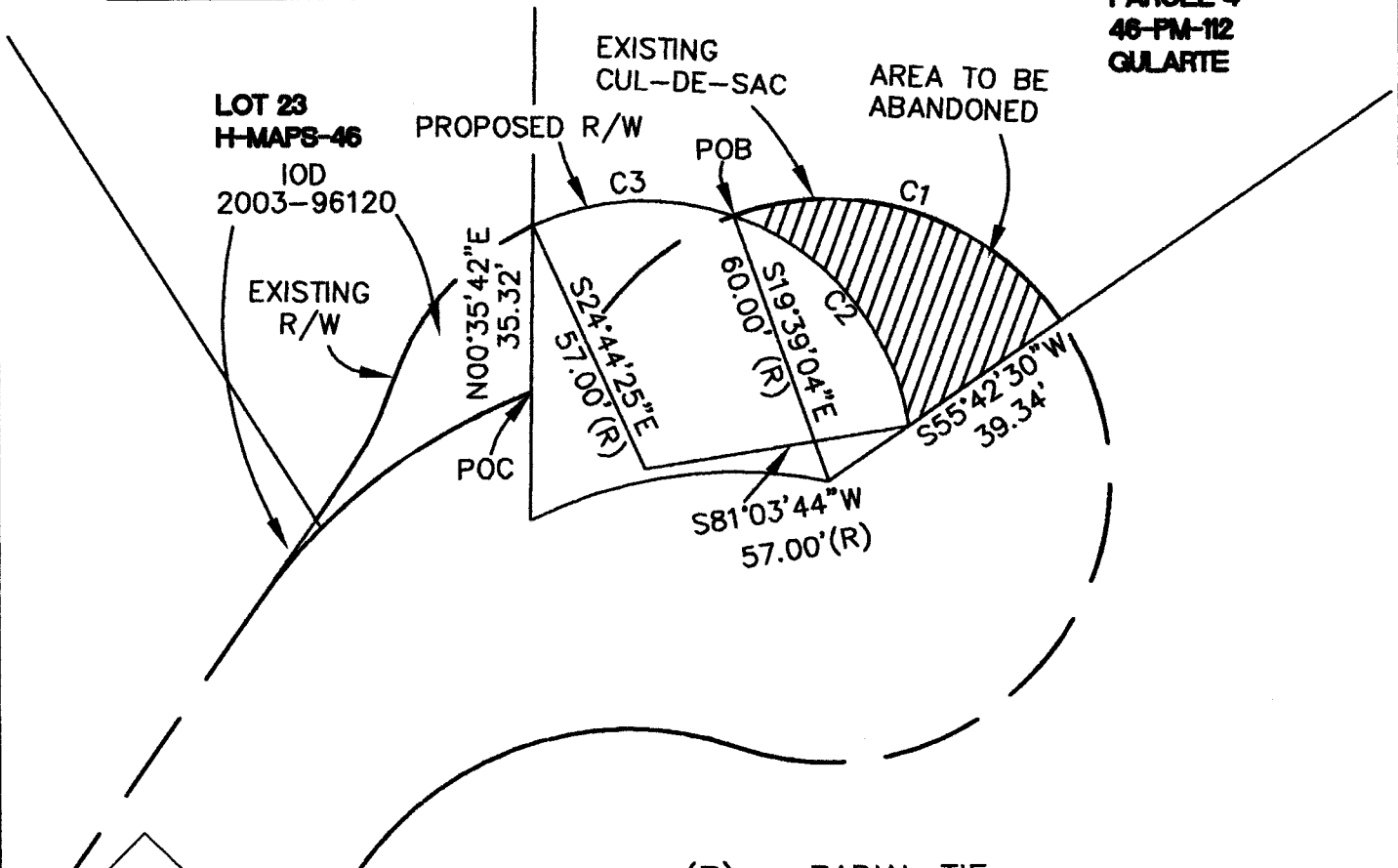
Together with an easement over any existing slopes required to maintain the existing paved cul-de-sac, known as La Sierra Drive.


ALAN R. DIVERS, L-6013
MY LICENSE EXPIRES 3-31-2009

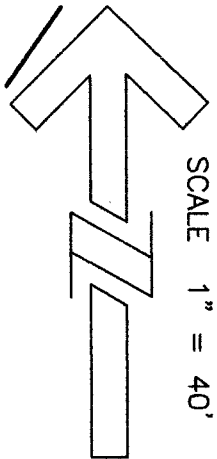


CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHD BEARING	DELTA
C1	78.92	60.00	73.35	N71°58'17"W	75°21'35"
C2	61.21	57.00	58.31	N39°42'07"W	61°31'42"
C3	44.04	57.00	42.95	S87°23'59"W	44°16'12"

PARCEL 4
46-PM-112
GULARTE



(R) = RADIAL TIE
 POC = POINT OF COMMENCEMENT
 POB = POINT OF BEGINNING
 PUE = PUBLIC UTILITY EASEMENT



THIS MAP WAS PREPARED UNDER
MY DIRECTION

Alan R. Divers 3.02.09

ALAN R. DIVERS, L-6013
LICENSE EXPIRES 3-31-2009



DATE: 10-15-08
 SCALE: 1"=40'
 JOB NUMBER: 05-57
 DWG NAME: EASEMENT
 04-07-2009



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 Professional Land Surveyor
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**EXHIBIT 'B'-1
 EASEMENT
 ABANDONMENT**