



**RESOLUTION NO. 100-2013**

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

**Resolution Acknowledging But Rejecting  
Irrevocable Offers of Dedication # 12-0002  
Assessor's Parcel Number: 070-280-64  
Kniesel's Property 3, LLC**

**WHEREAS**, the authority to invoke the process of dedicating an easement over, under and/or across property by the County is established under Section 7050 of the California Government Code and Section 66475 of the Subdivision Map Act; and

**WHEREAS**, the authority to accept right of way, road, slope, drainage and public utilities easements by the County, at its discretion, is established under Section 7050 of the California Government Code and Section 66477.1 of the Subdivision Map Act; and

**WHEREAS**, Kniesel's Property 3, LLC, has executed an Irrevocable Offer of Dedication for road right-of-way and public utilities easement on the parcel identified as Assessor's Parcel Number 070-280-64, covering a portion of Crosswood Drive and is further depicted on Exhibit A of attached offer from Kniesel's Property 3, LLC to the County of El Dorado; and

**WHEREAS**, said offers shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors accepts said offers by Resolution; and

**WHEREAS**, the County of El Dorado Board of Supervisors has determined that it is in the public's best interest to reject said offer at this time.

**NOW, THEREFORE, BE IT RESOLVED** that from and after the date this Resolution is recorded, said offers are hereby acknowledged and rejected at this time, by the County of El Dorado, Board of Supervisors.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 16th day of July, 2013, by the following vote of said Board:

Ayes: Nutting, Veerkamp, Mikulaco, Briggs, Santiago

Noes: None

Absent: None

Attest:

James S. Mitrison

Clerk of the Board of Supervisors

By:

*Marcie MacFarland*  
Deputy Clerk

*Ron Briggs*  
Chairman, Board of Supervisors  
Ron Briggs

040486

Recording Requested by:

and

When recorded mail to:

County of El Dorado

Board of Supervisors

30 Fair Lane

Placerville, CA 95667

Mail Tax Statement to above  
Exempt fro Documentary Tax Transfer  
Per Revenue and Taxation Code 11922

Above section for Recorder's use

### IRREVOCABLE OFFER OF DEDICATION ROAD RIGHT OF WAY AND PUBLIC UTILITIES EASEMENT

Kniesel Properties 3 LLC, 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 road right of way, and a public utilities easement, for all public 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:

**The 25 foot wide non-exclusive road and public utility easement for the on site portion of Crosswood Drive as reflected on Exhibit A, 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 as 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/names this 27<sup>th</sup> day of September, 2012.

KNIESEL PROPERTIES 3, LLC  
GRANTOR

Richard P. Kniesel  
Signature

Olivia Kniesel  
Signature

RICHARD P KNIESEL Manager  
Name and title

Olivia Kniesel Manager  
Name and title

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Placer

On Sept 27 2012 before me, Phetsamone Ponenala, Notary Public

personally appeared Richard P. Kniesel and Aloisia C. Kniesel

Kniesel

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.

Signature: [Handwritten Signature]

Place Notary Seal Above

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: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

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



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

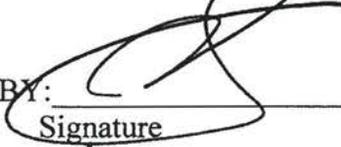
- Corporate Officer — Title(s): \_\_\_\_\_
Individual
Partner — Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

BENEFICIARY CONSENT TO IRREVOCABLE OFFER OF DEDICATION

The undersigned, WELLS FARGO BANK, Beneficiary under that certain Deed of Trust dated, 4/25/2012, and recorded as Document Number 20120030767<sup>00</sup> of the Official Records of the County of El Dorado hereby consents to the recording of the Irrevocable Offer of Dedication to which this is attached.

BY:  \_\_\_\_\_ Dated: 4/20/2013

Virian Chen, Senior Business Relations Manager  
Printed Name and Title

**SEE NOTARY ATTACHMENT**

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of SacramentoOn 04/20/2013 before me, Roya Asnaashari, Notary Public  
(Here insert name and title of the officer)personally appeared Vivian Chen

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.

Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

\_\_\_\_\_  
(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

\_\_\_\_\_  
(Title)

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

# EXHIBIT "A"

PORTION OF SW 1/4 SEC. 1  
T.9 N., R.9 E., M.D.M.  
PARCEL 3 PM 49-73  
EL DORADO COUNTY, CALIFORNIA  
DECEMBER 2012

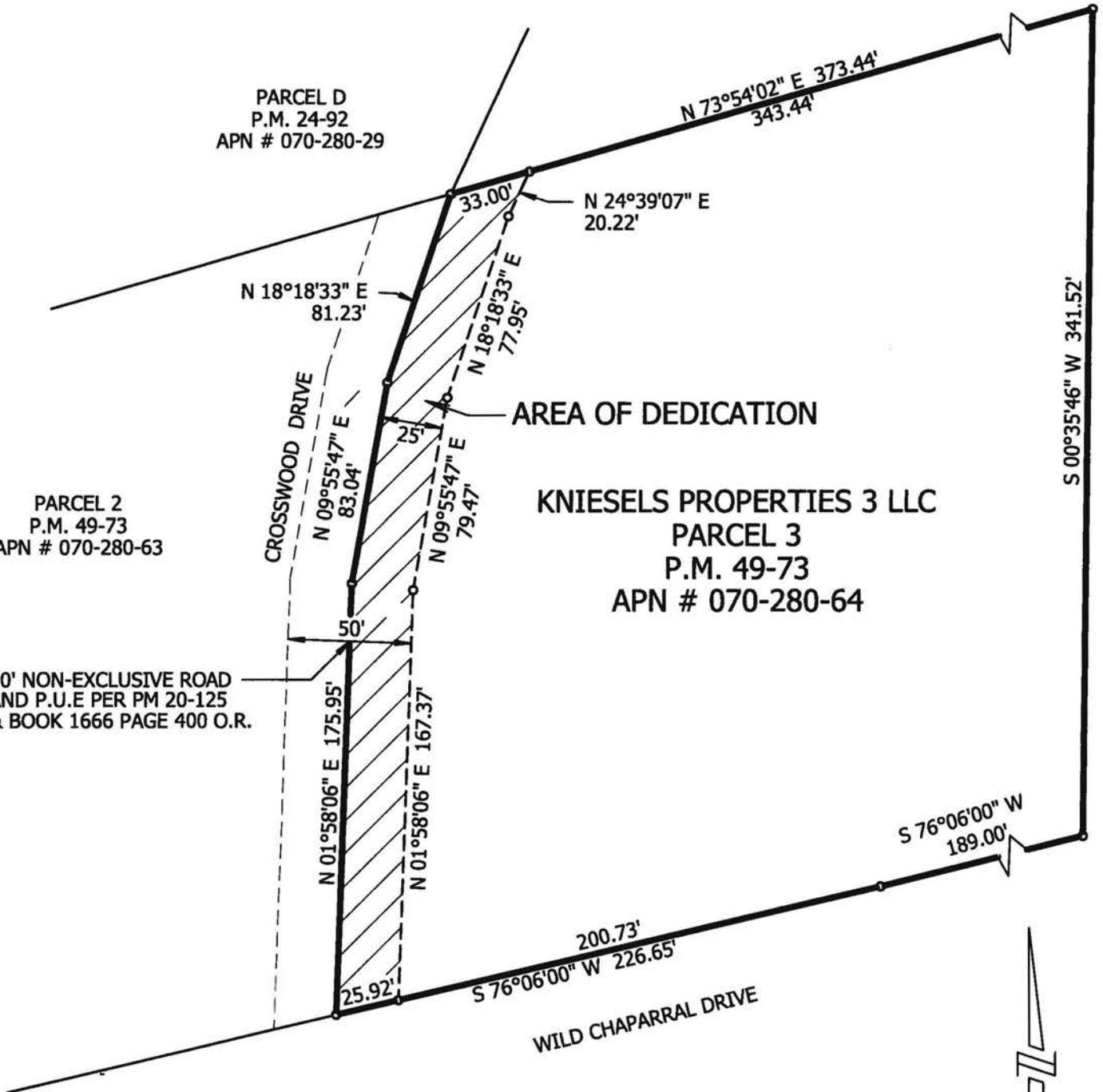
PARCEL 4  
P.M. 23-29  
APN # 070-280-17

PARCEL D  
P.M. 24-92  
APN # 070-280-29

PARCEL 2  
P.M. 49-73  
APN # 070-280-63

50' NON-EXCLUSIVE ROAD  
AND P.U.E PER PM 20-125  
& BOOK 1666 PAGE 400 O.R.

**KNIESELS PROPERTIES 3 LLC**  
**PARCEL 3**  
P.M. 49-73  
APN # 070-280-64



o COMPUTATION POINT ONLY

SCALE 1"=60'



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2013-0040486-00**

Acct 30-EL DORADO CO BOARD OF SUPERVISORS  
Thursday, AUG 01, 2013 08:14:33  
Ttl Pd \$0.00 Rcpt # 0001543202  
JLR/C1/1-7

**RECORDING REQUESTED BY:** }

Board of Supervisors }

**WHEN RECORDED MAIL TO:** }

Board of Supervisors }  
330 Fair Lane }  
Placerville, CA 95667 }

\*\*\*\*\*

SPACE ABOVE THIS LINE RESERVED FOR  
RECORDER'S USE

**TITLE (S)**

**RESOLUTION 100-2013  
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

**Resolution Acknowledging but Rejecting  
Irrevocable Offers of Dedication #12-0002  
Assessor's Parcel Number: 070-280-64  
Kniesel's property 3, LLC**