

**2023-0000420**

01/06/2023  
10:32:12 AM  
PL  
SH

Titles: 1 Pages: 7  
Fees: \$0.00  
Taxes: \$0.00  
CA SB2 Fee: \$0.00  
Total: \$0.00



Recording requested by  
And when recorded mail to:  
County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville CA 95667

Mail Tax Statements to above.  
Exempt from Documentary Tax Transfer -0-  
Per Revenue and Taxation Code 11922

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION  
PUBLIC UTILITIES EASEMENT**

**HERITAGE EL DORADO HILLS MASTER ASSOCIATION**, a California nonprofit mutual benefit corporation, hereinafter called GRANTOR/GRANTORS, owner/owners of the real property herein described, does/do 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:

**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 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/GRANTORS has/have hereunto subscribed his/her/their name/names this 14<sup>th</sup> day of October, 2022.

GRANTOR/GRANTORS

Roberta F. Hinchman  
Signature

HOA President  
Signature

Roberta F. Hinchman 10/14/2022  
Printed Name Date

\_\_\_\_\_  
Printed Name Date

Heritage El Dorado Hills Master Association

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.

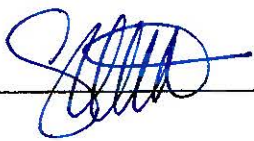
STATE OF CALIFORNIA )

COUNTY OF El Dorado )

On 10/14/2022 before me,  
SUSAN WHEAT, Notary Public, personally  
appeared Roberta J. Hinchman  
NOTARY PUBLIC

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  (Seal)



## EXHIBIT "A"

### DESCRIPTION OF IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC UTILITY EASEMENT

All that real property situated within a portion of Sections 23 and 26, Township 9 North, Range 8 East, Mount Diablo Meridian, County of El Dorado, State of California and being a portion of LL 1 as shown and so designated on that certain Final Map entitled "CARSON CREEK UNIT 2A, PHASE 1" filed for record on October 26, 2017 in Book K of Maps, at Page 8, El Dorado County Records and in that certain Grant Deed recorded March 5, 2019, recorded in Document No. 2019-0007151, Official Record of El Dorado County and further described as follows:

#### AREA 1

Commencing at a found 5/8" rebar with aluminum cap stamped LS 5914 marking an angle point on the north boundary of said LL 1 being the westerly terminus of the line segment N28°40'03"E 142.97' as shown on said Final Map, North 28°40'03" East a distance of 14.94 feet to the True Point of Beginning; thence from the **TRUE POINT OF BEGINNING** coincident with the north boundary of said LL1 North 28°40'03" East a distance of 71.57 feet; thence leaving the north boundary of said LL1 for the following two (2) arc, course and distance:

1. South 34°44'58" East a distance of 104.00 feet to a point of curvature; and
2. 114.35 feet along the arc of a tangent 268.00 foot radius curve to the left through a central angle of 24°26'50", subtended by a chord which bears South 46°58'23" East for a distance of 113.49 feet to the south boundary of said LL1;

thence coincident with the south boundary of said LL1, South 29°30'38" West a distance of 64.01 feet to a point of curvature; thence leaving the south boundary of said LL1 for the following two (2) arc, course and distance:

1. from a radial line which bears South 30°33'15" West, 143.10 feet along the arc of a non-tangent 332.00 foot radius curve to the right through a central angle of 24°41'47", subtended by a chord which bears North 47°05'51" West for a distance of 142.00 feet; and
2. North 34°44'58" West a distance of 71.97 feet to the True Point of Beginning.

Containing 13,870 square feet of land, more or less.

#### AREA 2

Commencing at a found 5/8" rebar with aluminum cap stamped LS 5914 marking an angle point on the north boundary of said LL 1 as shown on said Final Map,



South 74°26'07" East a distance of 98.07 feet; thence North 83°49'52 East a distance of 39.34 feet to the True Point of Beginning; thence from the **TRUE POINT OF BEGINNING** coincident with the north boundary of said LL1, North 83°49'52 East a distance of 50.01 feet; thence North 57°20'48" East a distance of 16.76 feet; thence leaving the north boundary of said LL1, South 00°39'52" East a distance of 208.81 feet to the south boundary of said LL1; thence coincident with the south boundary of said LL1, South 81°29'57" West a distance of 34.68 feet; thence South 85°45'18" West a distance of 29.70 feet; thence leaving the south boundary of said LL1, North 00°39'52" West a distance of 201.71 feet to the True Point of Beginning.

Containing 12,988 square feet of land, more or less.

See Exhibit "B", Plat to accompany description, attached hereto and made a part hereof.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.



Craig E. Spiess, PLS 7944  
License Expiration Date: 12-31-23

Date: 11/21/22



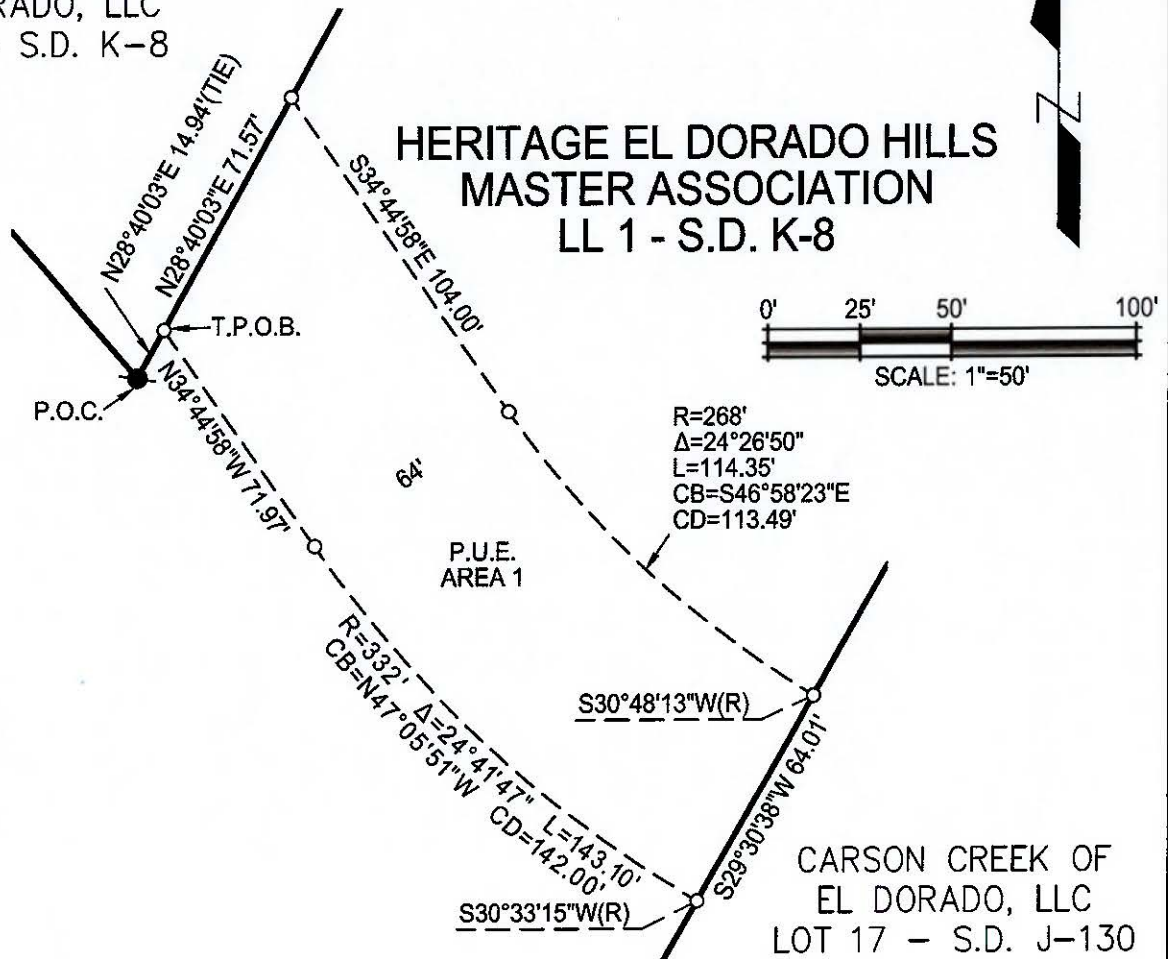
Description prepared by:  
**R.E.Y. ENGINEERS, INC.**

905 Sutter Street, Suite 200, Folsom, CA 95630

N:\7310 - Lennar\028 - Carson Creek Village 11 Improvements\10 - CAD Drawings\Plats\IOD PUBLIC  
UTILITY EASEMENT\HERITAGE HOA\7310.028-CC-IOD PUE-HOA.docx

CARSON CREEK OF  
EL DORADO, LLC  
LL 7 - S.D. K-8

HERITAGE EL DORADO HILLS  
MASTER ASSOCIATION  
LL 1 - S.D. K-8



**LEGEND**

- FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914
- DIMENSION POINT NOTHING FOUND OR SET
- CB CHORD BEARING
- CD CHORD DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- (R) RADIAL

SHEET 1 OF 2



**EXHIBIT "B"**  
**IRREVOCABLE OFFER OF DEDICATION  
 FOR PUBLIC UTILITY EASEMENT**  
**CARSON CREEK**  
 A PORTION OF SECTIONS 23 & 26,  
 T. 9 N. R. 8 E., M.D.M.  
 COUNTY OF EL DORADO STATE OF CALIFORNIA

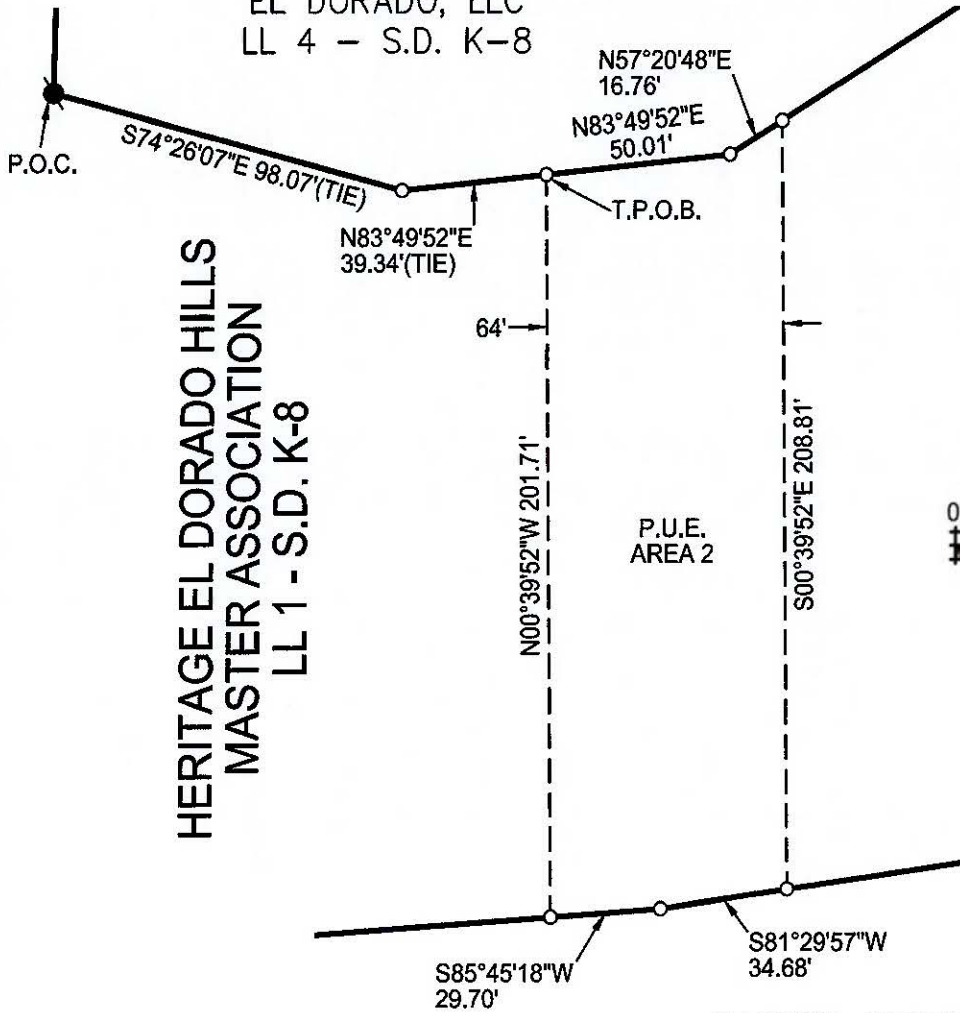
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R. E. Y. ENGINEERS, Inc.  
 CIVIL ENGINEERS / LAND SURVEYORS  
 905 SUTTER ST. STE 200 FOLSOM CA 95630  
 (916) 366-3040 Fax (916) 366-3303

MRD	1"=50'	09/22/2022	7310.028
DRAWN BY	SCALE	DATE	JOB NO.

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

CARSON CREEK OF  
EL DORADO, LLC  
LL 4 - S.D. K-8



HERITAGE EL DORADO HILLS  
MASTER ASSOCIATION  
LL 1 - S.D. K-8

CARSON CREEK OF  
EL DORADO, LLC  
LL 7 - S.D. K-8

SHEET 2 OF 2



**EXHIBIT "B"**  
**IRREVOCABLE OFFER OF DEDICATION  
 FOR PUBLIC UTILITY EASEMENT**  
**CARSON CREEK**  
 A PORTION OF SECTIONS 23 & 26,  
 T. 9 N. R. 8 E., M.D.M.  
 COUNTY OF EL DORADO STATE OF CALIFORNIA

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THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

**CONSENT TO THE MAKING OF AN  
IRREVOCABLE OFFER OF DEDICATION AND REJECTION OF OFFER**

At a regular meeting of the Board of Supervisors of the County of El Dorado held on January 3, 2023, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated October 14, 2022 from Heritage El Dorado Hills Master Association, a California nonprofit mutual benefit corporation, for Road Right of Way and authorized the recording of said offer pursuant to Government Code Section 7050, and further reject said offer at this time, reserving, however, the right to accept the offer at any time specified in said Section 7050.

Dated this 3<sup>rd</sup> day of January, 2023

COUNTY OF EL DORADO

By: Wendy Thomas

Wendy Thomas  
Chair, Board of Supervisors

Attest:  
Kim Dawson  
Clerk of the Board of Supervisors

By: Myke Thompson  
Deputy Clerk