

Recorded in Official Records  
County of El Dorado  
Janelle K. Horne  
Recorder-Clerk

**2020-0067698**

11/23/2020  
10:20:21 AM

Titles: 1 Pages: 7

PL

Fees: \$0.00

Taxes: \$0.00

MW

CA SB2 Fee: \$0.00

Total: \$0.00



**Recording Requested by:**  
Board of Supervisors

**When Recorded Mail to:**  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

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**TITLE**

**RESOLUTION 182-2020  
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

Abandonment of Easement No. 20-0006  
Assessor's Parcel Number 120-720-004  
Treviso Ridgeview 7, LLC, a California Limited Liability Company



**RESOLUTION NO. 182-2020**

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

Abandonment of Easement No. 20-0006  
Assessor's Parcel Number 120-720-004  
Treviso Ridgeview 7, LLC, a California Limited Liability Company

**WHEREAS**, the El Dorado County Board of Supervisors exercises the authority established by Section 8333 of the Streets and Highways Code, which authorizes the Board of Supervisors to summarily vacate public service easements by Resolution adopted in accordance with Section 8335 of the Streets and Highways code; and

**WHEREAS**, on August 11, 2016, Ridgeview Homes West LLC, A california Limited Liability Company, irrevocably offered for dedication drainage and ingress/egress easements on Lot 4 as shown on the final map of Ridgeview West Unit No. 5, recorded in Book J at Page 150, in the County of El Dorado Recorder's Office; and

**WHEREAS**, the County of El Dorado has received an application from Treviso Ridgeview 7, LLC, a California Limited Liability Company, the legal owners of Lot 4 in Ridgeview West Unit No. 5, requesting that the County of El Dorado vacate a drainage and ingress/egress easement of said property, identified as Assessor's Parcel Number 120-720-004; and

**WHEREAS**, El Dorado County Department of Transportation has not used the subject easements for the purpose for which they were dedicated and find no present or future need exists for the subject easements and do not object to their vacation, and to that end, has issued a letter to that effect; and


**WHEREAS**, the Surveyor's Office has determined that the subject easements, herein described in Exhibit A and depicted on Exhibit B, and made a part thereof, have not been used for the purpose for which they were dedicated and has no objection; and

**WHEREAS**, all other existing easements shall remain.

**NOW, THEREFORE, BE IT RESOLVED**, that from and after the date this Resolution is recorded, the subject easements, described in Exhibit A and depicted on Exhibit B, are terminated and abandoned and no longer constitutes an offer for easement. In addition, a Certificate of Correction, Modification or Amendment is hereby authorized to be signed and recorded.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 17th day of November, 2020, by the following vote of said Board:

Attest:  
Kim Dawson  
Clerk of the Board of Supervisors

By  \_\_\_\_\_  
Deputy Clerk

Ayes: Hidahl, Frentzen, Veerkamp, Parlin, Novasel  
Noes: None  
Absent: None

 \_\_\_\_\_  
Brian Veerkamp  
Chair, Board of Supervisors

EXHIBIT 'A'

**Abandonment of Easement**  
Drainage and Cross Lot Drainage Easement

All that real property situate in the County of El Dorado, State of California being a portion of Lot 4 as shown on the plat of "Ridgeview West Unit No. 5" filed in the office of the County Recorder of El Dorado County in Book 'J' of Maps, Page 150 and being more particularly described as follows:

All that portion of the fifteen (15) foot wide drainage easement within said Lot 4 described as follows:

COMMENCING at the Southwest corner of said Lot 4; thence along the West line of said Lot 4, North 01°38'43" West, 20.19 feet to the true POINT OF BEGINNING; thence continuing along said West line, North 01°38'43" West, 38.02 feet; thence leaving said West line and along the Northerly, Easterly and Southerly line of said drainage easement the following four (4) courses:

1. North 70°16'18" East, 70.59 feet;
2. South 19°43'42" East, 15.00 feet;
3. South 70°16'18" West, 59.71 feet; and
4. South 01°38'43" East, 27.31 feet;

thence leaving the Easterly line of said drainage easement, South 89°00'11" West, 15.00 feet to the POINT OF BEGINNING, containing 1,467 square feet, more or less.

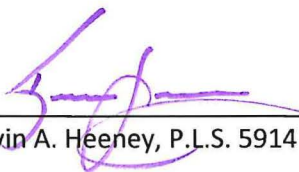
TOGETHER WITH the ten (10) foot wide Cross-Lot Drainage Easement shown on said Lot 4.

See Exhibit 'B' attached hereto and made a part of this description.

The basis of bearings for this description is identical with that of said Ridgeview West Unit No. 5.

End of Description

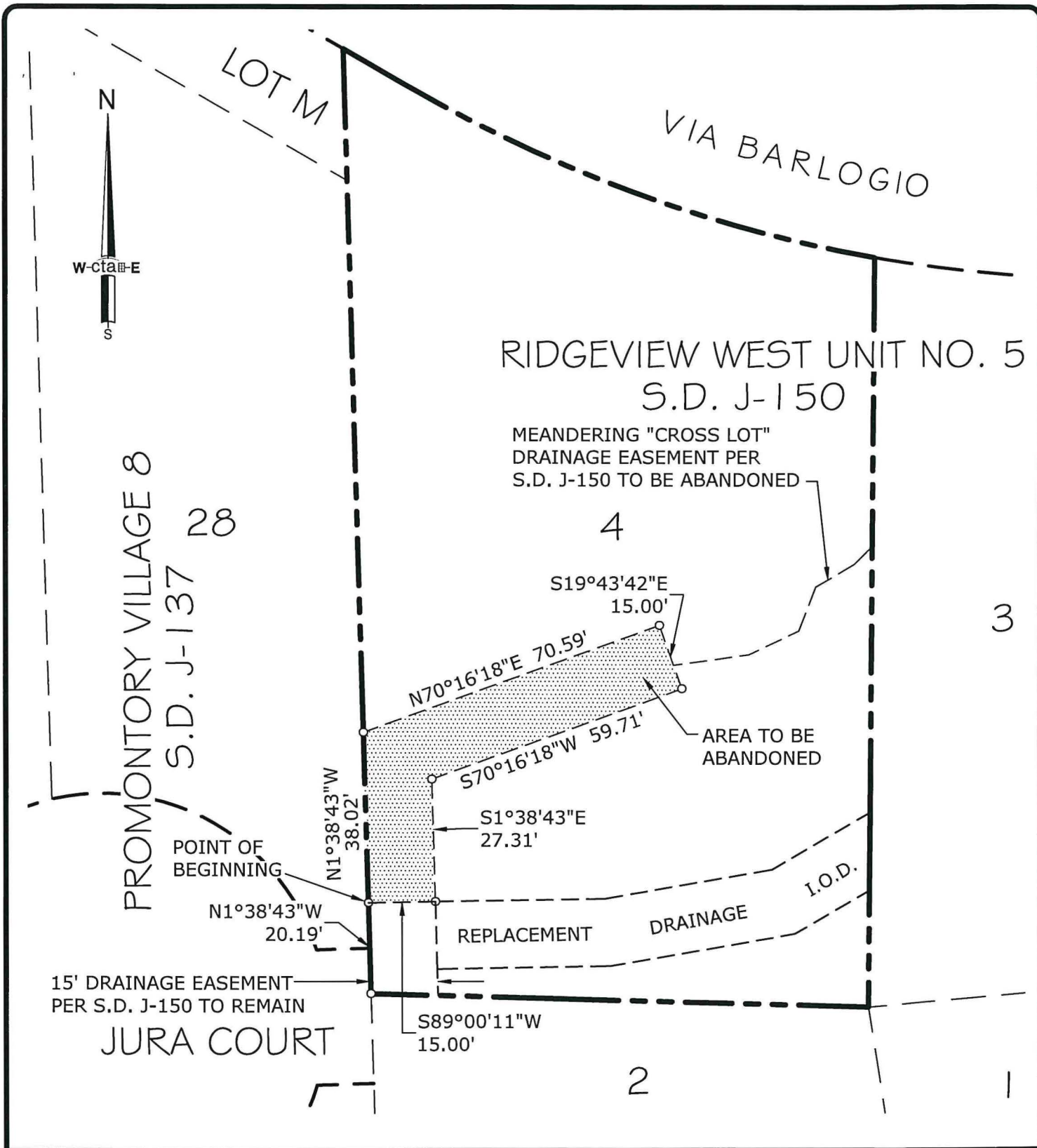
This description has been prepared by me or under my direct supervision.

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



8/12/2020  
Date

**CTA Engineering & Surveying**  
3233 Monier Circle  
Rancho Cordova, CA 95742  
916-638-0919



DATE: 8/12/2020

EXHIBIT 'B'  
PLAT TO ACCOMPANY LEGAL DESCRIPTION

Abandonment of Easement



DATE: 08/06/2020  
SCALE: 1"=30'

DRAWN BY: KAH  
JOB NO. 19-087-001

SHEET 1 OF 1

15' Drainage Easement and Cross Lot Drainage Easement

As shown on Lot 4, "Ridgeview West Unit No. 5", S.D. J-150  
County of El Dorado State of California

EXHIBIT 'A'

**Abandonment of Easement**  
Ingress & Egress Easement Appurtenant to Lot 2

All that real property situate in the County of El Dorado, State of California being a portion of Lot 4 as shown on the plat of "Ridgeview West Unit No. 5" filed in the office of the County Recorder of El Dorado County in Book 'J' of Maps, Page 150 and being described as follows:

All that portion of the Ingress & Egress Easement Appurtenant to Lot 2 as shown on said Lot 4 being more particularly described as follows:

COMMENCING at the Southwest corner of said Lot 4; thence along the South line of said Lot 4, being also the North line of Lot 2 of said Ridgeview West Unit No. 5, South 88°28'02" East, 40.06 feet to the intersection of said South line and the East line of said Ingress & Egress Easement; thence along the East line of said Easement, North 19°44'30" West, 31.48 feet to an angle point in said East line and the true POINT OF BEGINNING; thence leaving said East line, North 01°49'28" West, 69.87 feet to an angle point in the East line of said Ingress & Egress Easement; thence along said East line the following three (3) courses:

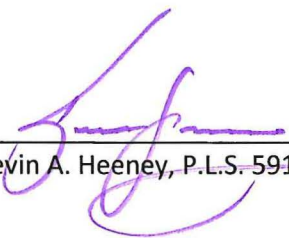
1. South 23°26'46" East, 21.51 feet;
2. South 01°39'29" East, 30.78 feet; and
3. South 20°29'23" West, 20.64 feet to the POINT OF BEGINNING, containing 397 square feet, more or less.

See Exhibit 'B' attached hereto and made a part of this description.

The basis of bearings for this description is identical with that of said Ridgeview West Unit No. 5.

End of Description

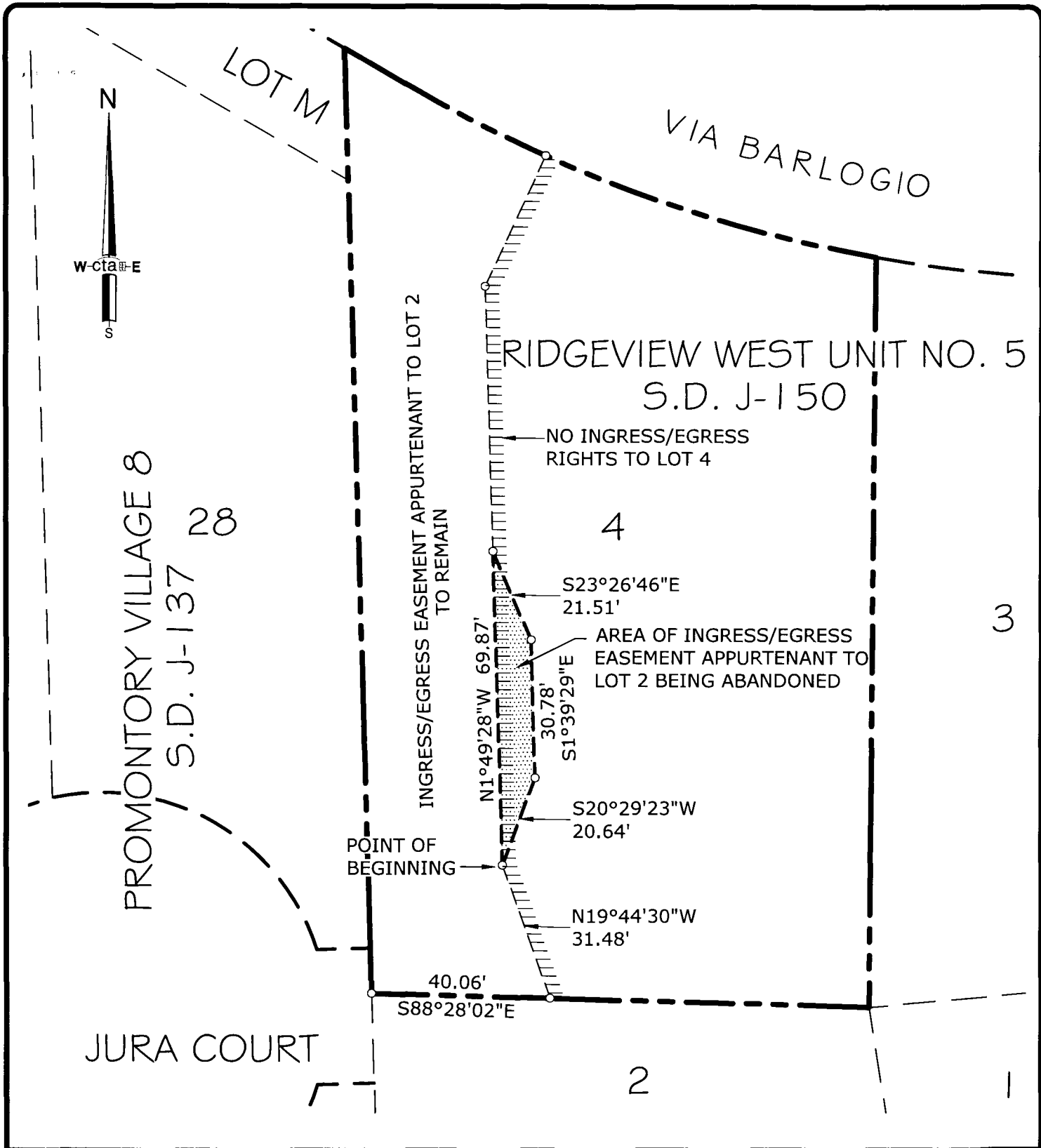
This description has been prepared by me or under my direct supervision.

  
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8/12/2020  
Date

**CTA Engineering & Surveying**  
3233 Monier Circle  
Rancho Cordova, CA 95742  
916-638-0919



DATE: \_\_\_\_\_

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PLAT TO ACCOMPANY LEGAL DESCRIPTION

DATE: 08/06/2020

DRAWN BY: KAH

SHEET  
1 OF 1

SCALE: 1"=30'

JOB NO. 19-087-001

Abandonment of Easement

Ingress/Egress Easement  
Appurtenant to Lot 2

cta Engineering & Surveying  
Civil Engineering ■ Land Surveying ■ Land Planning

As shown on Lot 4, "Ridgeview West  
Unit No. 5", S.D. J-150  
County of El Dorado State of California