



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2017-0013235-00

Acct 30-EL DORADO CO BOARD OF SUPERVISORS
Tuesday, APR 04, 2017 08:03:44
Ttl Pd \$0.00 Rcpt # 0001843316
MMP/C1/1-6

RECORDING REQUESTED BY:

Board of Supervisors

WHEN RECORDED MAIL TO:

Board of Supervisors
330 Fair Lane
Placerville, CA 95667

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SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

TITLE (S)

**RESOLUTION 045-2017
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

**RESOLUTION OF VACATION
GENERAL VACATION #GOV16-0001
A PORTION OF THE EXISTING BASS LAKE ROAD
APN 115-400-19, 123-040-08, 123-040-06**

16-1272
3/7/17-29



RESOLUTION NO. **045-2017**

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION OF VACATION

General Vacation #GOV16-0001

A portion of the existing Bass Lake Road

Assessor's Parcel Numbers 115-400-19, 123-040-08, and 123-040-06

WHEREAS, on February 2, 1863, the Board of Supervisors declared Bass Lake Road to be a public highway; and

WHEREAS, the County of El Dorado Board of Supervisors exercises the authority established under Section 8324 of the Streets and Highways Code which empowers the Board of Supervisors to vacate road and public service easements; and

WHEREAS, on or about August 2015, the Transportation Division received a request from Serrano Associates, LLC, a Delaware Limited Liability Company, for the General Vacation of a portion of the existing Bass Lake Road, described as three (3) 10-foot strips of land for roadway purposes only, not affecting utility easements, referenced by Assessor's Parcel Numbers 123-040-06, 115-400-19, and 123-040-08, and as described in Exhibit A and depicted in Exhibit B, attached hereto; and

WHEREAS, the Transportation Division received written authorization from El Dorado County Sheriff, Department of California Highway Patrol, El Dorado Hills Fire Department, United States Postal Service, Comcast, El Dorado Irrigation District, AT&T, and Pacific Gas and Electric, indicating they have no objection to the proposed vacation; and

WHEREAS, a meeting was held on October 13, 2016, by the El Dorado Planning Commission pursuant to the requirements of Government Code 65402, the meeting minutes of which were submitted to the Board of Supervisors as part of the agenda item to consider this Resolution, and which reflect that the Planning Commission found the proposed vacation of said road to be consistent with the 2004 El Dorado County General Plan; and

WHEREAS, in accordance with the requirements of Section 8322 of the Streets and Highways Code, the Transportation Division, on behalf of the Clerk of the Board of Supervisors, published notices of said public hearing two (2) weeks prior to said hearing; and

WHEREAS, in accordance with the requirements of Section 8323 of the Streets and Highways Code, notices of said hearing were posted on February 16, 2017, and again on February 21, 2017; and

WHEREAS, notices of said hearing were mailed to all affected property owners and interested parties; and

NOW, THEREFORE, BE IT RESOLVED, that the County of El Dorado Board of Supervisors, pursuant to Section 8320, et seq. of the Streets and Highways Code, finds that the portion of the roadway described herein is unnecessary for present or prospective public use and, based thereon, declares that from and after the date this Resolution is recorded, said portion of roadway know as a portion of the existing Bass Lake Road, as

described in Exhibit A and depicted in Exhibit B, attached hereto, is hereby vacated and no longer constitutes a public roadway; and

BE IT FURTHER RESOLVED, that from and after the date that this Resolution is recorded, a Quit Claim Deed conveying title to Serrano Associates, LLC, a Delaware Limited Liability Company for the portion of the existing Bass Lake Road and as referenced by Assessor's Parcel Nos. 123-040-08, 115-400-19, and 123-040-06, be recorded. In addition, Certificates of Correction are hereby authorized to be signed and may be recorded by the County Surveyor.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 7th day of March, 2017, by the following vote of said Board:

Attest:
James S. Mitrison
Clerk of the Board of Supervisors

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

By:


Deputy Clerk


Shiva Frentzen, Chair, Board of Supervisors

Exhibit A

PUBLIC HIGHWAY VACATION

All that real property situate in the County of El Dorado, State of California lying within Sections 31 and 32, Township 10 North, Range 9 East, M.D.M., more particularly described as follows:

A portion of the public highway known as Bass Lake Road being a 10.00 foot wide strip of land within and along the southerly line of the Irrevocable Offer of Dedication recorded as Document No. 2005-77617 of Official Records in the Recorder's office of said County, within and along the southeasterly line of Lot MM and within and along the southwesterly line of Lot NN as shown on the plat entitled "El Dorado Hills Specific Plan Unit No. 2", filed in said Recorder's office in Book H of Maps at Page 81.

Said 10.00 feet wide strip also lying northwesterly, northerly and northeasterly of and contiguous to the northerly lines of Lots 1-4 inclusive as shown on the "Plat of Serrano Villages J5 and J6 Large Lots", also filed in the Recorder's office of said County in Book J of Maps at Page 118.

Excepting therefrom:

All that portion of said Lot MM described as follows:

Beginning at the north corner of said Lot 2 as shown on said "Plat of Serrano Villages J5 and J6 Large Lots"; thence from said Point of Beginning along a non-tangent curve to the left, having a radius of 1490.00 feet, a central angle of $02^{\circ}53'22''$ and a chord that bears South $54^{\circ}42'11''$ West 75.13 feet; thence across said Lot MM the following four (4) courses and distances:

- 1) along a non-tangent curve to the left, having a radius of 580.00 feet, a central angle of $00^{\circ}22'32''$ and a chord that bears North $39^{\circ}59'08''$ West 3.80 feet;
- 2) along a non-tangent curve to the left, having a radius of 18.00 feet, a central angle of $24^{\circ}07'41''$ and a chord that bears North $71^{\circ}16'08''$ West 7.52 feet;
- 3) along a non-tangent curve to the right, having a radius of 1500.00 feet, a central angle of $03^{\circ}15'57''$ and a chord that bears North $54^{\circ}43'12''$ East 85.49 feet and
- 4) along a non-tangent curve to the right, having a radius of 18.00 feet, a central angle of $36^{\circ}44'05''$ and a chord that bears South $05^{\circ}34'38''$ East 11.34 feet to the Point of Beginning.

The sidelines of said strip shall be extended to the southerly line of said Lot MM and the easterly line of said Lot NN.

See Exhibit B attached hereto and made a part thereof.

End of Description

Prepared by:
R.E.Y. Engineers, Inc.

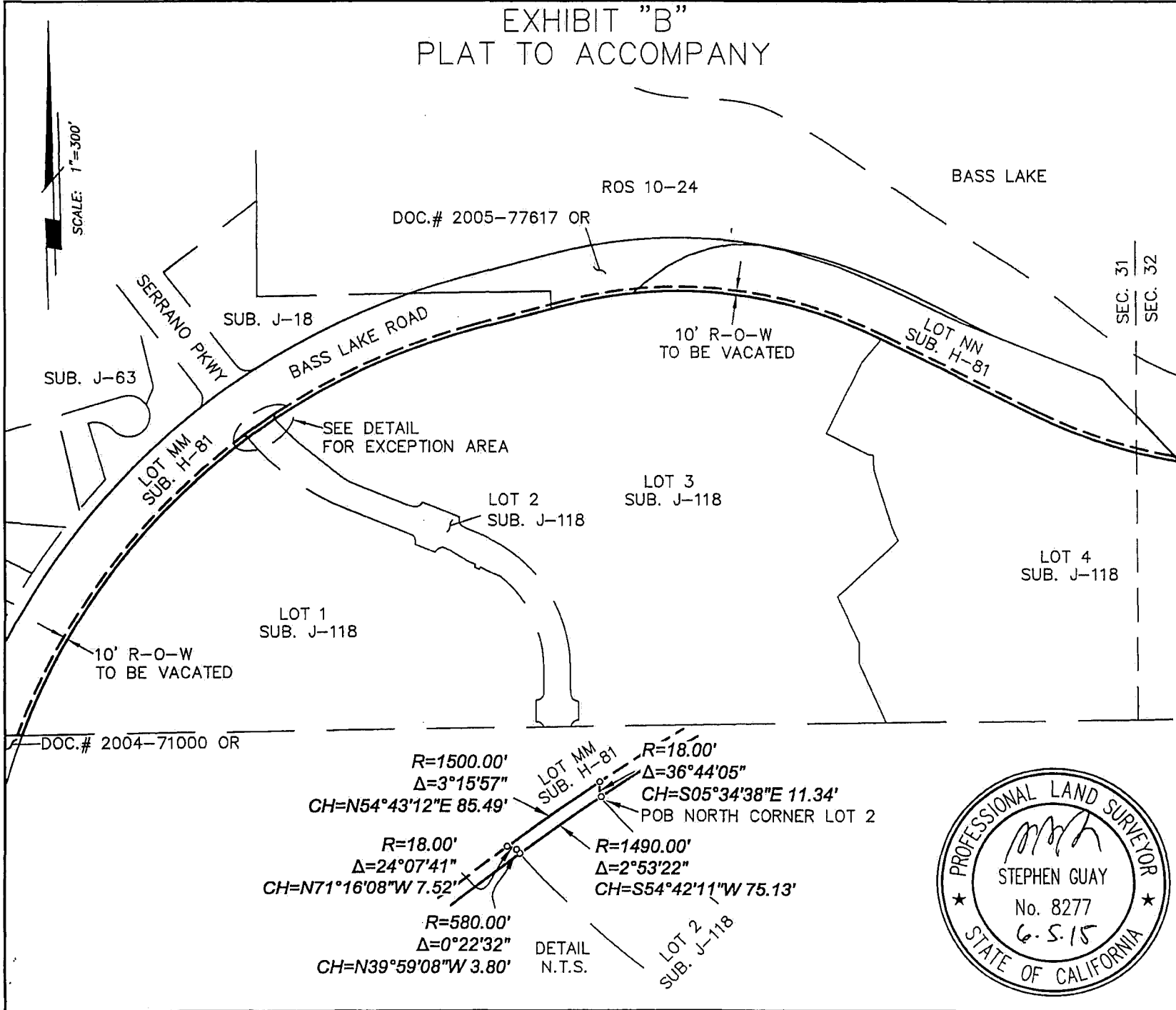


SG *6/5/15*

Stephen Guay Date
P.L.S. 8277

EXHIBIT "B" PLAT TO ACCOMPANY

SCALE: 1"=300'



04/04/2017, 20170013235

905 S. JEFFERSON ST., FOLSOM, CA 95630
(916) 366-3040 Fax (916) 366-3333

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors

<p>TITLE: PUBLIC HIGHWAY VACATION PORTIONS OF LOTS MM, NN OF SUB. H-81 AND DOC.# 2005-77617 OR COUNTY OF EL DORADO, CALIFORNIA SERRANO ASSOC.</p>	<p>CLIENT: SERRANO ASSOC.</p>
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JOB NO. 2677-186	DATE: 4.13.15	F.B. PAGE:	SCALE: 1"=300'
DRAWN BY: SG		CHECKED BY: BT	
4.22.15 REVISION			



DRAWING FILE NO. S:\2677\186\EXH\POR_BLR_VACA