

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

COUNTY OF EL DORADO  
BOARD OF SUPERVISORS OFFICE  
330 FAIR LANE  
PLACERVILLE, CA 95667

Name: Cheplick, Wally

Project: Morrison Road  
A.P.N.: 119-090-21  
Date:

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

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION FOR  
ROAD RIGHT OF WAY AND PUBLIC SERVICE EASEMENT**

**WALLY CHEPLICK A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY,** 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, including the underlying fee, and a Public Service Easement for any and all public purposes, to erect, install, construct, remove, repair, replace, reconstruct, maintain and use, for public service purposes, any and all materials, fixtures, appliances, equipment, pipes, pipelines, wires and cables (including fiber optics) necessary for the transmission, distribution and delivery of electricity, water, sewer, storm water, gas, cable television, communication and information service utilities, together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush, to restrict trees placed within the limits of the Public Service Easement to a maximum height of fifteen feet (15') at maturity and prohibiting the construction of buildings, structures and wells within these areas, on, over, under and across that certain real property situate in the unincorporated area of the County of El Dorado, State of California, described as follows:

**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 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(s) this 1<sup>st</sup> day of February, 2019.

GRANTOR

Wally Cheplick  
**WALLY CHEPLICK**

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

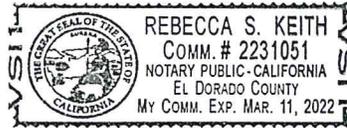
COUNTY OF El Dorado

On February 1, 2019, before me, Rebecca S. Keith,  
a Notary Public, personally appeared Wally Choplick,  
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.

Rebecca S. Keith  
Notary Public in and for said County and State



Notary Public Seal

**Irrevocable Offer of Dedication  
APN 119-090-21  
Road Right of Way and Public Service Easements**

All that real property situated in the County of El Dorado, State of California, being a portion of Parcel 'C', as shown on that certain Parcel Map filed in the office of the County Recorder of said County in Book 4 of Parcel Maps at Page 143, lying within the Northeast One-Quarter of Section 6, T. 9 N., R. 9 E., M.D.M. and being more particularly described as follows:

**Road Right of Way (In Fee)**

**COMMENCING** at the Northeast corner of said Parcel 'C', marked by a ¾" capped iron pipe, stamped "L.S. 3279", thence along the East line of said Parcel 'C', South 00°44'14" East, 418.81 feet to the true POINT OF BEGINNING; thence continuing along said East line, South 00°44'14" East, 62.72 feet; thence leaving said East line, North 73°48'31" West, 111.24 feet; thence along the arc of a curve to the right, having a radius of 540.00 feet, the chord of which bears North, 49°39'11" West, 441.95 feet; thence North 25°29'51" West, 120.88 feet; thence along the arc of a curve to the left, having a radius of 320.00 feet, the chord of which bears North 33°32'24" West, 89.54 feet to a point on the West line of said Parcel 'C'; thence along said West line, North 12°20'00" East, 51.85 feet to the Northwest corner of said Parcel 'C'; thence along the North line of said Parcel 'C', South 82°26'31" East, 27.47 feet; thence leaving said North line, along the arc of a curve, concave to the Southwest, having a radius of 380.00 feet, the chord of which bears South 34°16'34" East, 115.99 feet; thence South 25°29'51" East, 120.88 feet; thence along the arc of a curve to the left, having a radius of 480.00 feet, the chord of which bears South 49°39'11" East, 392.85 feet; thence South 73°48'31" East, 92.98 feet to the **POINT OF BEGINNING**, containing an area of 1.058 acres, more or less.

**Public Service Easement – 1 (P.S.E.-1)**

**COMMENCING** at the Northeast corner of said Parcel 'C', marked by a ¾" capped iron pipe, stamped "L.S. 3279", thence along the East line of said Parcel 'C', South 00°44'14" East, 418.81 feet to a point hereinafter referred to as Point 'A'; thence continuing along said East line, South 00°44'14" East, 62.72 feet to the true **POINT OF BEGINNING**; thence leaving said East line, North 73°48'31" West, 111.24 feet; thence along the arc of a curve to the right, having a radius of 540.00 feet, the chord of which bears North, 49°39'11" West, 441.95 feet; thence North 25°29'51" West, 120.88 feet; thence along the arc of a curve to the left, having a radius of 320.00 feet, the chord of which bears North 33°32'24" West, 89.54 feet to a point on the West line of said Parcel 'C'; thence along said West line, South 12°20'00" West, 9.37 feet; thence leaving said West line, along the arc of a curve, concave to the Southwest, having a radius of 250.00 feet, the chord of which bears South 34°46'36" East, 82.33 feet; thence South 25°29'51" East, 70.03 feet; thence along the arc of a curve to the right, having a radius of 400.00 feet, the chord of which bears South 21°41'46" East, 53.04 feet to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 435.00 feet, the chord of which bears South 47°09'55" East, 425.37 feet;

Exhibit 'A'

thence South 76°26'09" East, 142.64 feet to a point on the East line of said Parcel 'C'; thence along said East line, North 00°44'14" West, 11.05 feet to the **POINT OF BEGINNING**, containing 0.290 acres, more or less.

**Public Service Easement – 2 (P.S.E.-2)**

**BEGINNING** at the aforementioned Point 'A', being a point on the East line of said Parcel 'C'; thence leaving said East line, North 73°48'31" West, 92.98 feet; thence along the arc of a curve to the right, having a radius of 480.00 feet, the chord of which bears North 49°39'11" West, 392.85 feet; thence North 25°29'51" West, 120.88 feet; thence along the arc of a curve to the left, having a radius of 380.00 feet, the chord of which bears North 31°42'07" West, 82.14 feet; thence South 39°23'33" East, 57.40 feet; thence South 27°36'41" East, 89.65 feet; thence South 24°01'21" East, 110.94 feet; thence South 43°09'55" East, 115.32 feet; thence South 57°40'43" East, 34.63 feet; thence South 46°05'08" East, 58.62 feet; thence South 59°14'33" East, 36.99 feet; thence South 61°10'41" East, 55.24 feet; thence South 68°27'42" East, 51.66 feet; thence South 77°38'09" East, 112.33 feet to a point on the East line of said Parcel 'C'; thence along said East line, South 00°44'14" East, 8.34 feet, to the **POINT OF BEGINNING**, containing an area of 0.118 acres, more or less.

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

**End of Description**

The Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, NAD 83.

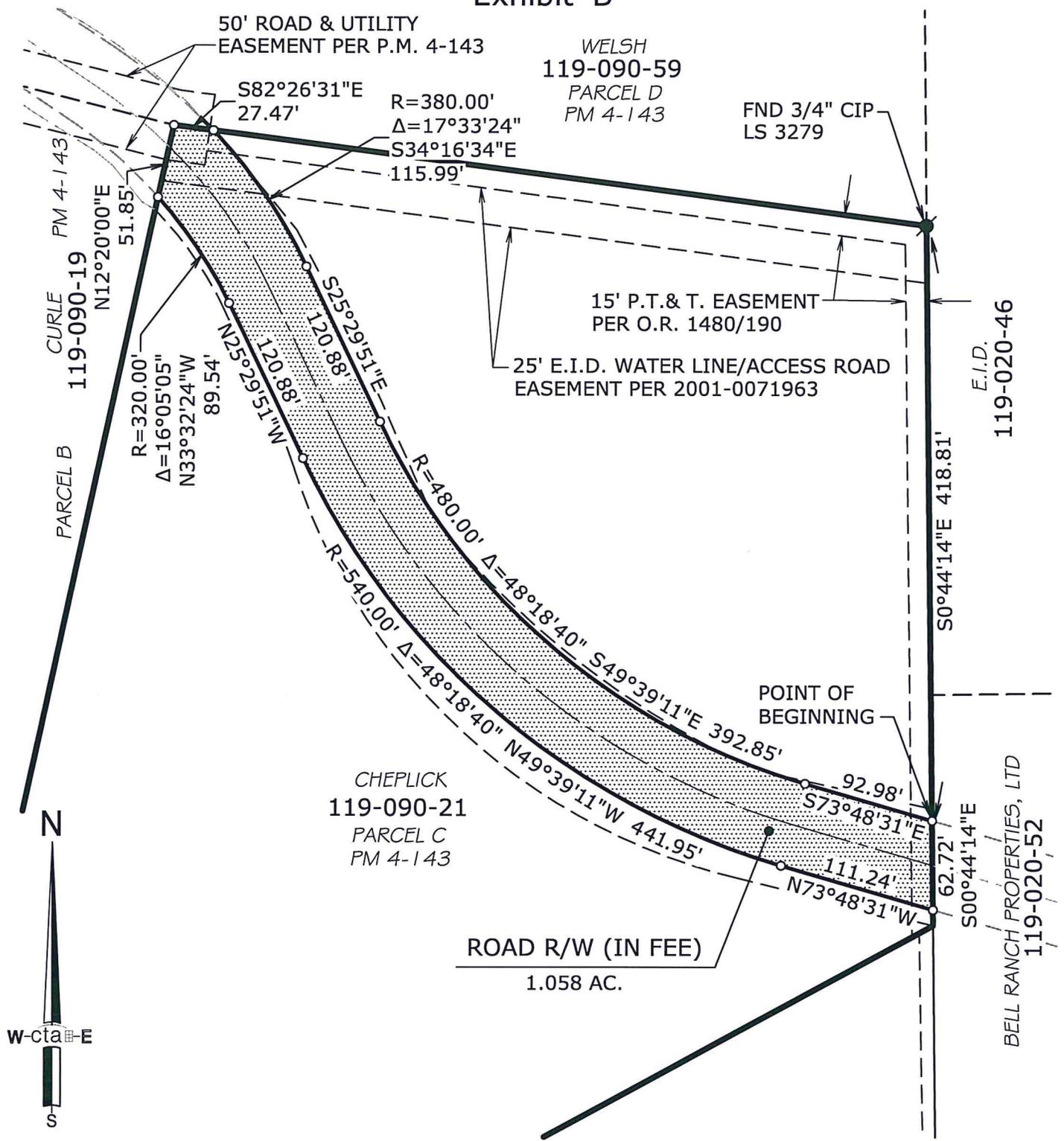
This description has been prepared by me or under my direct supervision.

  
\_\_\_\_\_  
Kevin A. Heeney, P.L.S. 5914  
**CTA Engineering & Surveying**  
3233 Monier Circle  
Rancho Cordova, CA 95742  
916-638-0919



01/31/2019  
Date

# Exhibit 'B'



OWNER:  
**WALLY CHEPLICK**  
 DOC. 2008-054482

A.P.N. **119-090-21**

**cta** Engineering & Surveying  
 Civil Engineering • Land Surveying • Land Planning  
 3233 Monier Circle, Rancho Cordova, CA 95742  
 T (916) 638-0919 • F (916) 638-2479 • www.ctacs.net

DATE: **04/25/2018**

SCALE: **1"=100'**

DRAWN BY: **KAH**

JOB NO. **16-017-018**

SHEET **1** OF **2**

**IRREVOCABLE OFFER OF DEDICATION**

**ROAD RIGHT OF WAY & PUBLIC SERVICE EASEMENT**

**A PORTION OF PARCEL 'C', P.M. 4-143 IN NE1/4 SECTION 6, T.9N., R.9E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA**

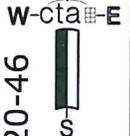
DATE: **01/31/2019**

# Exhibit 'B'

PARCEL D  
PM 4-143

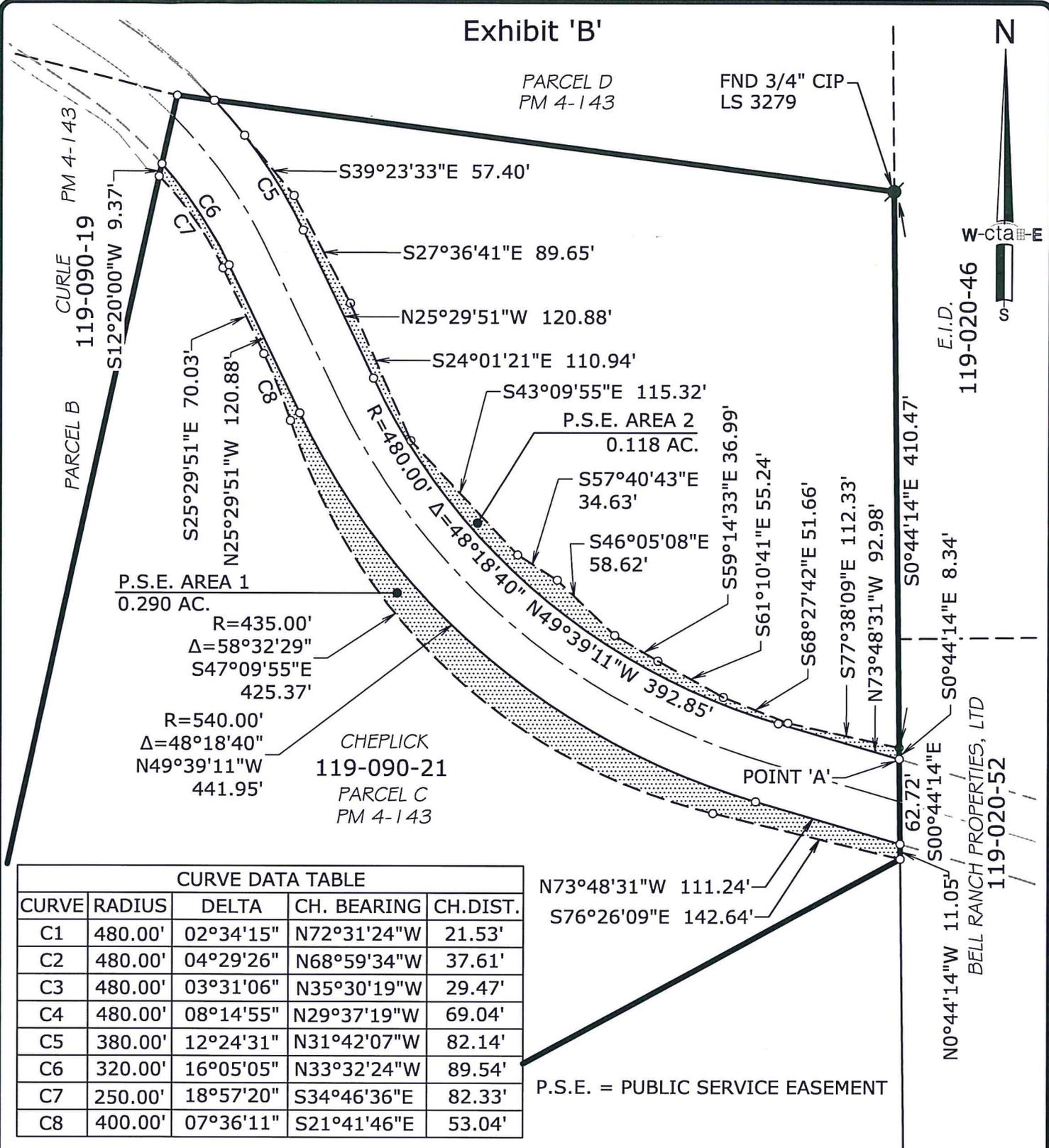
FND 3/4" CIP  
LS 3279

N



E.I.D.  
119-020-46

BELL RANCH PROPERTIES, LTD  
119-020-52



P.S.E. AREA 1  
0.290 AC.

R=435.00'  
Δ=58°32'29"  
S47°09'55"E  
425.37'

R=540.00'  
Δ=48°18'40"  
N49°39'11"W  
441.95'

CHEPLICK  
119-090-21  
PARCEL C  
PM 4-143

P.S.E. AREA 2  
0.118 AC.

S57°40'43"E  
34.63'

S46°05'08"E  
58.62'

S59°14'33"E  
36.99'

S61°10'41"E  
55.24'

S68°27'42"E  
51.66'

S77°38'09"E  
112.33'

N73°48'31"W  
92.98'

N73°48'31"W  
111.24'

S76°26'09"E  
142.64'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	480.00'	02°34'15"	N72°31'24"W	21.53'
C2	480.00'	04°29'26"	N68°59'34"W	37.61'
C3	480.00'	03°31'06"	N35°30'19"W	29.47'
C4	480.00'	08°14'55"	N29°37'19"W	69.04'
C5	380.00'	12°24'31"	N31°42'07"W	82.14'
C6	320.00'	16°05'05"	N33°32'24"W	89.54'
C7	250.00'	18°57'20"	S34°46'36"E	82.33'
C8	400.00'	07°36'11"	S21°41'46"E	53.04'

P.S.E. = PUBLIC SERVICE EASEMENT



DATE: 01/31/2019

OWNER:  
WALLY CHEPLICK  
DOC. 2008-054482

A.P.N. 119-090-21

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DATE: 04/25/2018  
SCALE: 1"=100'  
DRAWN BY: KAH  
JOB NO. 16-017-018  
SHEET 2 OF 2

IRREVOCABLE OFFER OF DEDICATION  
**ROAD RIGHT OF WAY & PUBLIC SERVICE EASEMENT**  
A PORTION OF PARCEL 'C', P.M. 4-143  
IN NE1/4 SECTION 6, T.9N., R.9E., M.D.M.  
COUNTY OF EL DORADO STATE OF CALIFORNIA

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

At a regular meeting of the Board of Supervisors of the County of El Dorado held on \_\_\_\_\_, 20\_\_\_\_, the County of El Dorado consented to the foregoing attached IRREVOCABLE OFFER OF DEDICATION FOR ROAD RIGHT OF WAY (IN FEE) AND PUBLIC SERVICE EASEMENTS dated February 1, 2019, from Wally Cheplick A Married Man, As His Sole And Separate Property for a road right of way, including the underlying fee, and public service easements and authorized the recording of said offer pursuant to Government Code Section 7050.

Said 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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

COUNTY OF EL DORADO

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

Attest:  
Kim Dawson  
Clerk of the Board of Supervisors

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