

EL DORADO CO. RECORDER-CLERK

11/07/2014, 20140045648

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

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

Name: Lennar Homes of California, Inc.

Project: West Valley Village Unit 5A, Lot 535  
A.P.N.: 118-480-05  
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  
A DRAINAGE EASEMENT**

**LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION**, 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, an easement for drainage 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 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 9 day of October, 2014.

GRANTOR

**LENNAR HOMES OF CALIFORNIA, INC.**  
**A California Corporation**



Name: Larry Gualco

Title: VP

EXHIBIT 'A'

**DRAINAGE EASEMENT**

All that real property situate in the County of El Dorado, State of California, lying within the Southeast One-Quarter of Section 13, Township 9 North, Range 8 East, M.D.M. and being a portion of Lot 535, as shown on the plat of "West Valley Village Unit 5A", filed in the office of the County Recorder of El Dorado County in Book 'J' of Maps, Page 97, and being more particularly described as follows:

Beginning at a point on the Northeasterly line of said Lot 535, being also the Southwesterly line of Cobble Rock Way as shown on said plat of "West Valley Village Unit 5A", said point lying South 62°51'52" East, 111.86 feet from the most Northerly corner of said Lot 535; thence along the Northeasterly and Southerly line of said Lot 535 the following five (5) courses:

1. South 62°51'52" East, 35.00 feet; thence
2. along the arc of a curve to the right, having a radius of 127.00 feet, the chord of which bears South 50°50'49" East, 52.88 feet; thence
3. South 38°49'47" East, 30.53 feet; thence
4. along the arc of a curve to the right, having a radius of 20.00 feet, the chord of which bears South 15°29'39" West, 32.49 feet; thence
5. South 69°49'05" West, 20.00 feet; thence

leaving said Southerly line, being also the Northerly line of Aspen Meadows Drive as shown on said plat of "West Valley Village Unit 5A", North 20°10'55" West, 20.00 feet; thence parallel and distant 20.00 feet measured at right angles to said Southerly and Northeasterly line of Lot 535 the following four (4) courses:


1. North 69°49'05" East, 20.00 feet; thence
2. North 38°49'47" West, 30.53 feet; thence
3. along the arc of a curve to the left, having a radius of 107.00 feet, the chord of which bears North 50°50'49" West, 44.56 feet; thence
4. North 62°51'52" West, 35.00 feet;

thence North 27°08'08" East, 20.00 feet to the Point of Beginning, containing 3,071 square feet, more or less.

The Basis of Bearings for this description is identical with said plat of "West Valley Village Unit 5A".

End of Description

This description was prepared by me or under my direct supervision.

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

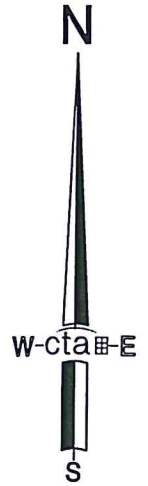
10/08/2014  
Date



Portion of A.P.N. 118-480-05

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

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N20°10'55"W	20.00'
L2	N69°49'05"E	20.00'
L3	N38°49'47"W	30.53'
L4	N62°51'52"W	35.00'
L5	N27°08'08"E	20.00'



**WEST VALLEY VILLAGE-UNIT 5A**

NORTHERLY CORNER LOT 535

534

529

S.D. J-97

3,071 Sq Ft

535

COBBLE ROCK WAY

ASPEN MEADOWS DRIVE

LOT 'A'

LOT 'B'

536

N37°37'10"E 235.79'

S62°51'52"E 146.86'  
111.86'

270.42'  
S69°49'05"W 290.42'

R=127.00'  
D=24°02'05"  
S50°50'49"E  
52.88'

R=107.00'  
D=24°02'05"  
N50°50'49"W  
44.56'

R=20.00'  
D=108°38'52"  
S15°29'39"W  
32.49'



DATE: 10/08/2014

**Exhibit 'B'**

A.P.N.: 118-480-05

OWNER: LENNAR HOMES OF CALIFORNIA  
1420 ROCKY RIDGE DR., STE 320  
ROSEVILLE, CA 95661

DATE: 08/22/2014 DRAWN BY: KAH SHEET 1 OF 1

SCALE: 1"=50' JOB NO. 14-003-001

**Irrevocable Offer of Dedication**

**DRAINAGE EASEMENT**

PORTION OF LOT 535  
WEST VALLEY VILLAGE UNIT 5A  
S.D. J-97, LYING WITHIN THE SE 1/4  
SEC. 13, T.9 N., R.8 E., M.D.M.  
COUNTY OF EL DORADO STATE OF CALIFORNIA



ACKNOWLEDGMENT

State of California
County of Placer } ss.

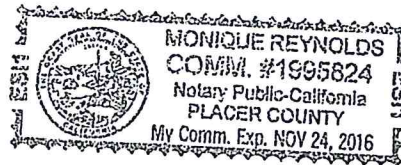
On October 9, 2014 before me, Monique Reynolds

Notary Public, personally appeared Larry Gualco

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signatures on the instrument the person, or the entity upon behalf of which the person 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 Monique Reynolds

(seal)

OPTIONAL INFORMATION

Date of Document

Thumbprint of Signer

Type or Title of Document: IOD Drainage Easement West Valley Unit 5 Lot 535

Number of Pages in Document

Document in a Foreign Language

- Type of Satisfactory Evidence:
Personally Known with Paper Identification
Paper Identification
Credible Witness(es)

- Capacity of Signer:
Trustee
Power of Attorney
CEO / CFO / COO
President / Vice-President / Secretary / Treasurer
Other:

Check here if no thumbprint or fingerprint is available.

Other Information:

**CONSENT TO OFFER DEDICATION AND REJECTION OF OFFER**

At a regular meeting of the Board of Supervisors of the County of El Dorado held on 11-4-14, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated October 9, 2014 from Lennar Homes of California, Inc., a California Corporation for a drainage easement and authorized the recording of said offer pursuant to Government Code Section 7050, and further rejected said offer at this time, reserving, however, the right to accept the offer at any time specified in said Section 7050.

Dated this 4<sup>th</sup> day of November, 2014

COUNTY OF EL DORADO

By: Norma Santiago

**Norma Santiago**  
Chair, Board of Supervisors

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

By: Anthony Tyler  
Deputy Clerk