

When Recorded, Mail to:

SNO Foundation
8863 Greenback Ln STE 324
Orangevale, CA 95662

**IRREVOCABLE OFFER OF DEDICATION
ROAD RIGHT OF WAY AND PUBLIC UTILITIES EASEMENT**

Sergei Oleshko and Natalia Oleshko, as Trustees of the SNO Foundation, hereinafter called Grantor, owner of the real property described as APN#051-461-068-000, 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 and public utilities easement, for all public purposes, over, under and across that certain real property situated in the County of El Dorado, State of California, described as:

See Exhibit "A", 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 Board of Supervisors makes a finding of public necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed his name this ____
19 day of April, 2023.

GRANTOR

SNO Foundation

By 
Sergei Oleshko, Trustee

By 
Natalia Oleshko, Trustee

April 19th 2023
See Attached
CALIFORNIA
ACKNOWLEDGEMENT

All signatures must be acknowledged by a notary public; attaching an All-Purpose Acknowledgement.

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

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 Sacramento)

On April 19th 2023 before me, MUIRURI KINYANJUI - Notary Public
(here insert name and title of the officer)

personally appeared Natalia Petrovna Oleshko & Sergei Oleshko

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)

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of irrevocable offer of dedication road way & public utilities containing 1 pages, and dated April 19th 2023

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____ Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

| Additional Information | |
|--|--|
| Method of Signer Identification | |
| Proved to me on the basis of satisfactory evidence: | |
| <input type="radio"/> form(s) of identification <input type="radio"/> credible witness(es) | |
| Notarial event is detailed in notary journal on: | |
| Page # _____ | Entry # _____ |
| Notary contact: _____ | |
| Other | |
| <input type="checkbox"/> Additional Signer(s) | <input type="checkbox"/> Signer(s) Thumbprint(s) |
| <input type="checkbox"/> _____ | |

Exhibit A
ROAD AND PUBLIC UTILITY EASEMENT

A portion of Parcel A, as shown on the Parcel Map Diamond Springs Village Apartments, filed for record in Book 52 of Parcel Maps, at Page 80, Official Records of El Dorado County and further described as a strip of land of the uniform width of 24 feet, lying 12 feet on each side of the line described as follows:

Commencing at the northwest corner of said Parcel A; thence

Along the northerly line of said Parcel A, North $63^{\circ}41'44''$ East, a distance of 41.33 feet to the **True Point of Beginning**; thence

Leaving said northerly line South $26^{\circ}15'11''$ East, a distance of 212.05 feet to a point of curvature; thence

Along a curve to the right with a radius of 78.00 feet, through a central angle of $26^{\circ}14'53''$, an arc length of 35.73 feet; thence

South $00^{\circ}00'18''$ East, a distance of 111.23 feet to a point of curvature; thence

Along a curve to the left with a radius of 63.00 feet, through a central angle of $12^{\circ}48'20''$, an arc length of 14.08 feet; thence

South $12^{\circ}46'40''$ East, a distance of 27.49 feet to a point of curvature; thence

Along a curve to the right with a radius of 150.00 feet, through a central angle of $07^{\circ}02'04''$, an arc length of 18.42 feet; thence

South $05^{\circ}44'36''$ East, a distance of 33.28 feet to a point of curvature; thence

Along a curve to the right with a radius of 87.00 feet, through a central angle of $34^{\circ}54'53''$, an arc length of 53.02 feet; thence

Along a reverse curve to the left with a radius of 63.00 feet, through a central angle of $29^{\circ}10'35''$, an arc length of 32.08 feet; thence

South $00^{\circ}00'18''$ East, a distance of 217.04 feet to a point of curvature; thence

Along a curve to the left with a radius of 100.00 feet, through a central angle of $30^{\circ}50'29''$, an arc length of 53.83 feet; thence

South $30^{\circ}50'47''$ East, a distance of 41.97 feet to a point which bears North $61^{\circ}00'40''$ East, a distance of 194.00 feet from the southeast corner of said Parcel A and being the Point of Termination.

EXCEPTING THERFROM the lands lying within the 50 foot wide road and utility easement recorded as Document No. 98-0052669, Official Records of said County.

ALSO EXCEPTING THEREFROM the lands lying within the 50 foot wide non-exclusive road and public utilities easement as shown on the Parcel Map filed for record in Book 23 of Parcel Maps, at Page 131, Official Records of said County.

Containing 17,998 square feet of land, more or less

END OF DESCRIPTION

See Exhibit 'B', plat to accompany description, attached hereto and a part hereof.

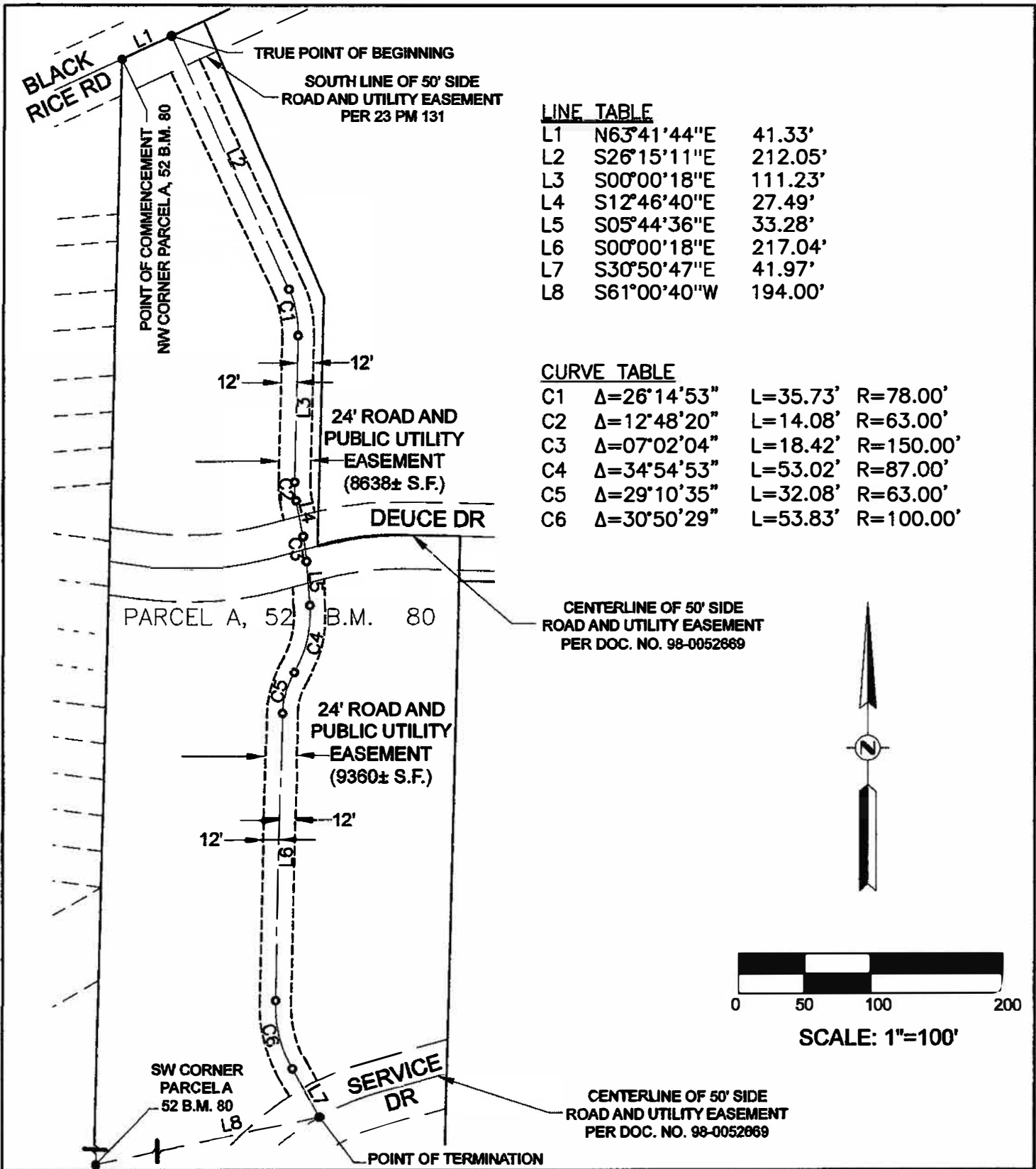


5/11/23

Curt C. Castro No. 8714
Date Expiration: 3/31/24
Seal

Date





LINE TABLE

| | | |
|----|-------------|---------|
| L1 | N63°41'44"E | 41.33' |
| L2 | S26°15'11"E | 212.05' |
| L3 | S00°00'18"E | 111.23' |
| L4 | S12°46'40"E | 27.49' |
| L5 | S05°44'36"E | 33.28' |
| L6 | S00°00'18"E | 217.04' |
| L7 | S30°50'47"E | 41.97' |
| L8 | S61°00'40"W | 194.00' |

CURVE TABLE

| | | | |
|----|----------------------------|----------|-----------|
| C1 | $\Delta=26^{\circ}14'53''$ | L=35.73' | R=78.00' |
| C2 | $\Delta=12^{\circ}48'20''$ | L=14.08' | R=63.00' |
| C3 | $\Delta=07^{\circ}02'04''$ | L=18.42' | R=150.00' |
| C4 | $\Delta=34^{\circ}54'53''$ | L=53.02' | R=87.00' |
| C5 | $\Delta=29^{\circ}10'35''$ | L=32.08' | R=63.00' |
| C6 | $\Delta=30^{\circ}50'29''$ | L=53.83' | R=100.00' |



SCALE: 1"=100'



Curtis C. Surveying | Professional Land Surveyor | Mapping | Drafting
 AZ 52145 | CA 8714 | CO 98514 | ID 16110 | NY 20724 | UT 7730645
 916-219-5500 | curt@curtissurveying.com | www.curtissurveying.com

EXHIBIT B
ROAD AND PUBLIC UTILITY
EASEMENT

EL DORADO COUNTY, CALIFORNIA

SCALE:
1"=100'

DATE:
03-06-23

SHEET
1 OF 1

**CONSENT TO THE MAKING OF AN
IRREVOCABLE OFFER OF DEDICATION AND REJECTION OF OFFER FOR A ROAD
RIGHT OF WAY**

At a regular meeting of the Board of Supervisors of the County of El Dorado held on _____, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated April 19, 2023 from Sergei Oleshko and Natalia Oleshko, as Trustees of the SNO Foundation, for a Road Right of Way and authorized the recording of said offer pursuant to Government Code Section 7050, and further reject said offer.

Dated this _____ day of _____, 20_____

COUNTY OF EL DORADO

By: _____

Wendy Thomas
Chair, Board of Supervisors

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

CONSENT TO OFFER DEDICATION AND ACCEPTANCE OF OFFER FOR PUBLIC UTILITIES EASEMENT

At a regular meeting of the Board of Supervisors of the County of El Dorado held on _____, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated April 19, 2023 from Sergei Oleshko and Natalia Oleshko, as Trustees of the SNO Foundation, for a Public Utilities Easement and authorized the recording of said offer pursuant to Government Code Section 7050, and further accept said offer of Public Utilities Easement on behalf of those public entities that will provide services, subject to the purveyors construction standards.

Dated this _____ day of _____, 20_____

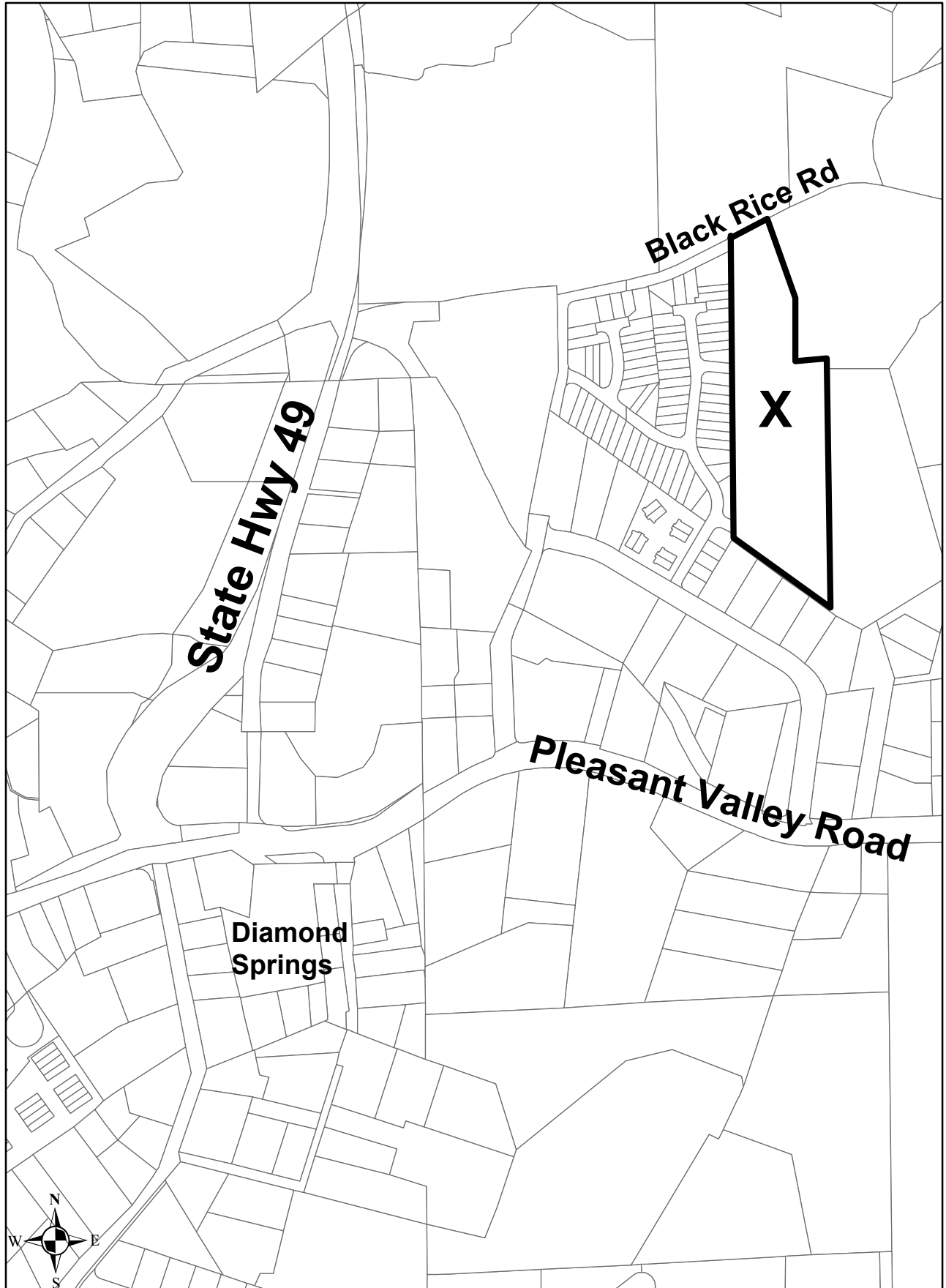
COUNTY OF EL DORADO

By: _____
Wendy Thomas
Chair, Board of Supervisors

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

APN 051-461-068



Vicinity Map IOD 23-0002