

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

**2026-0015775**

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

COUNTY OF EL DORADO  
BOARD OF SUPERVISORS  
330 Fair Lane  
Placerville CA 95667

05/13/2026  
02:29:15 PM  
PL  
MW

Titles: 1 Pages: 5

Fees: \$0.00  
Taxes: \$0.00  
CA SB2 Fee: \$0.00  
Total: \$0.00



Name: Millrose Properties California, LLC  
Project: Silver Springs Unit 3  
APN: 115-500-010-000  
Date:

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

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION  
DRAINAGE EASEMENT**

**MILLROSE PROPERTIES CALIFORNIA, LLC** hereinafter called  
GRANTOR/GRANTORS, owner/owners of the real property herein described, does/do  
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 as 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 31<sup>st</sup> day of March, 2026.

GRANTOR

**MILLROSE PROPERTIES CALIFORNIA, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY**

BY:

Signature

Larry Gualco  
Printed name and title

(All signatures must be acknowledged by a Notary Public)

# 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 Placer)

On March 31, 2026 before me, Jessica D. Granzella, Notary Public,  
(Insert name and title of the officer)

personally appeared Larry Gualco  
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)

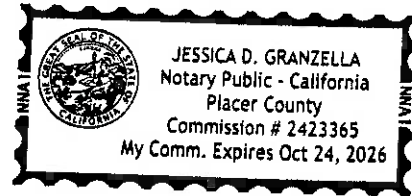


EXHIBIT 'A'

LEGAL DESCRIPTION  
IRREVOCABLE OFFER OF DEDICATION – DRAINAGE EASEMENT

All that real property situate in the County of El Dorado, State of California, lying within the Southwest One-quarter of Section 29, Township 10 North, Range 9 East, M.D.M., being a portion of Lot 10 as shown on the plat of "Silver Springs Unit 3", filed in the office of the County Recorder of El Dorado County in Book 'K' of Subdivision Maps, Page 72 and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 10; thence along the Southerly line of said Lot 10, being also the Northerly line of Cornice Lane, South 55°38'58" West, 15.01 feet; thence leaving said Southerly line, parallel with and 15.00 feet distant measured at right angles from the Easterly line of said Lot 10, North 36°50'42" West, 36.35; thence North 53°09'18" East, 15.00 feet to a point on said Easterly line; thence along said Easterly line, South 36°50'42" East, 37.00 feet to the POINT OF BEGINNING.

The Basis of Bearings for this description is identical to the plat of "Silver Springs Large Lot Subdivision" filed in the office of the County Recorder of El Dorado County in Book 'I' of Subdivision Maps, Page 133.

End of Description

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

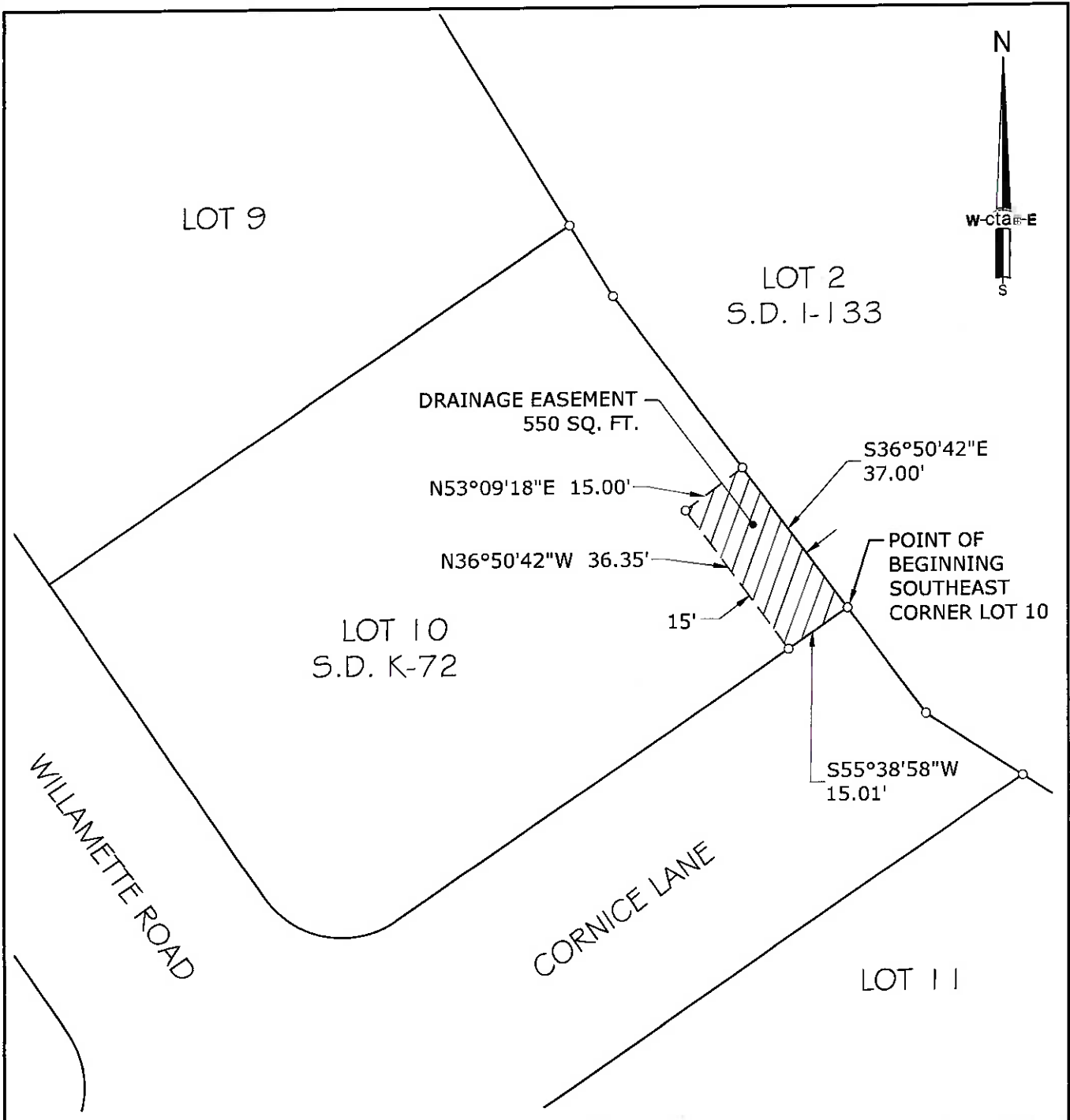


Damon Burns, P.L.S. 9171



12/16/2025

Date



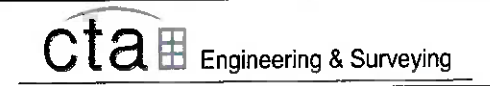
THE BASIS OF BEARINGS FOR THIS EXHIBIT IS IDENTICAL WITH THE PLAT OF "SILVER SPRINGS LARGE LOT SUBDIVISION" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'I' OF SUBDIVISION MAPS, PAGE 133

LICENSED LAND SURVEYOR  
 DAMON BURNS  
 PLS 9171  
 STATE OF CALIFORNIA  
 DATE: 03/30/2026

**EXHIBIT 'B'**  
 PLAT TO ACCOMPANY LEGAL DESCRIPTION

DATE: 12/16/2025	DRAWN BY: DB	SHEET 1 OF 1
SCALE: 1"=30'	JOB NO. 24-015-001	

OWNER:  
 MILLROSE PROPERTIES CALIFORNIA, LLC



**IRREVOCABLE OFFER OF DEDICATION**

**DRAINAGE EASEMENT**  
 A PORTION OF LOT 10 OF THE FINAL MAP "SILVER SPRINGS UNIT 3" S.D. K-72 LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 29, T.10 N., R.9 E., M.D.M.  
 COUNTY OF EL DORADO STATE OF CALIFORNIA

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

At a regular meeting of the Board of Supervisors of the County of El Dorado held on 5/12/2024, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated March 31<sup>st</sup>, 2026 from Millrose Properties California, LLC a California Limited Liability Company, for a Drainage Easement and authorized the recording of said offer pursuant to Government Code Section 7050, and further reject said offer at this time, reserving, however, the right to accept the offer at any time specified in said Section 7050.

Dated this 12<sup>th</sup> day of May, 2024

COUNTY OF EL DORADO

By: Brian Veerkamp

Brian Veerkamp

Second Vice Chair, Board of Supervisors

Attest:

Kim Dawson

Clerk of the Board of Supervisors

By: Kaylee Runkle  
Kaylee Runkle  
Deputy Clerk