



El Dorado, County Recorder
 William Schultz Co Recorder Office
DOC- 2016-0041742-00

Acct 30-EL DORADO CO BOARD OF SUPERVISORS
 Tuesday, SEP 06, 2016 10:36:08
 Ttl Pd \$0.00 Rcpt # 0001794262
 KMV/C1/1-15

Recording requested by
 and when recorded mail to:

County of El Dorado
 Board of Supervisors
 330 Fair Lane
 Placerville CA 95667

Name: Lennar Homes of California, Inc.
 Project: Carson Creek Unit 3
 A.P.N.: 117-580-12, 117-580-16,
 117-580-17

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**

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 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/h~~er~~^{er}/their name/names this 14 day of July, 2016.

GRANTOR

LENNAR HOMES OF CALIFORNIA, INC.
 a California Corporation

Larry Gualco
 Vice President

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 } ss.

On July 14, 2016 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.

Monique Reynolds
Signature



(seal)

OPTIONAL INFORMATION

Date of Document

Thumbprint of Signer

Type or Title of Document

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:

EXHIBIT 'A'
CARSON CREEK UNIT 3
LEGAL DESCRIPTION
DRAINAGE EASEMENT

Being a portion of Lots 'D-D', 'E-E', and LL-12 of that certain final map titled Carson Creek Unit 1 – Phase A, filed in Book J of Maps, at Page 135, El Dorado County Records, and located in the County of El Dorado, State of California, more particularly described as follows:

PARCEL A

BEGINNING at the most southwesterly corner of said Lot 'E-E'; thence from said **POINT OF BEGINNING**, northerly along the west boundary line of said Lot 'E-E', the following five (5) arcs, courses and distances:

1. North 14°53'03" East, a distance of 60.89 feet;
2. along a tangent curve concave to the west, having a radius of 270.00 feet, northerly 73.49 feet along said curve through a central angle of 15°35'44";
3. North 00°42'41" West, a distance of 135.56 feet;
4. along a tangent curve concave to the southeast, having a radius of 16.00 feet, northerly 12.32 feet along said curve through a central angle of 44°07'35";
5. along a reverse curve concave to the west, having a radius of 34.00 feet, northerly 39.95 feet along said curve through a central angle of 67°19'07" to the south line of a 25.00 foot wide Storm Drain Easement as dedicated on said final map;

thence along said south line, North 89°17'19" East, a distance of 34.40 feet;

thence in a southerly direction, parallel with and 33 feet easterly of, as measured at right angles, from said west boundary line of said Lot 'E-E', the following four (4) arcs, courses and distances (said arcs, courses, and distances shall be lengthened or shortened to terminate at vertices, the south line of said 25.00 foot Storm Drain Easement, and the south boundary line of said Lot 'E-E'):

1. from a radial line which bears North 77°45'39" East, along a non-tangent curve concave to the west, having a radius of 67.00 feet, southerly 57.76 feet along said curve through a central angle of 49°23'52";
2. South 00°42'41" East, a distance of 129.24 feet;
3. along a tangent curve concave to the west, having a radius of 303.00 feet, southerly 82.47 feet along said curve through a central angle of 15°35'44";
4. South 14°53'03" West, a distance of 51.68 feet to the south boundary line of said Lot 'E-E';

thence along said south boundary line, South 89°17'19" West, a distance of 34.26 feet; to the **POINT OF BEGINNING**.

Containing 10,618 square feet, more or less.

PARCEL B

COMMENCING at the northerly terminus of that certain line common to said Lots 'D-D' and LL-12 being shown as "N06°47'11"E 116.34" on page 6 of said final map; thence leaving said **POINT OF COMMENCEMENT** and along said line, South 06°46'34" West, a distance of 20.84 feet to the **TRUE POINT OF BEGINNING**; thence leaving said **TRUE POINT OF BEGINNING**, entering and traversing through said Lot LL-12 the following three (3) courses and distances:

1. North 89°17'19" East, a distance of 7.51 feet;
2. South 00°42'41" East, a distance of 34.00 feet;
3. South 89°17'19" West, a distance of 11.98 feet to said common line;

thence entering and traversing through said Lot 'D-D', the following five (5) courses and distances:

1. South 89°17'19" West, a distance of 13.47 feet;
2. South 19°17'19" West, a distance of 89.74 feet;
3. North 70°42'41" West, a distance of 30.00 feet;
4. North 19°17'19" East, a distance of 115.00 feet;
5. North 89°17'19" East, a distance of 37.49 feet; to the **TRUE POINT OF BEGINNING**.

Containing 4,269 square feet, more or less.

PARCEL C

COMMENCING at the northerly terminus of that certain line common to said Lots 'D-D' and LL-12 being shown as "N05°07'52"W 234.03" on page 6 of said final map; thence leaving said **POINT OF COMMENCEMENT** and along said line, South 05°08'29" East, a distance of 49.47 feet to the **TRUE POINT OF BEGINNING**; thence leaving said **TRUE POINT OF BEGINNING**, entering and traversing through said Lot LL-12 the following three (3) courses and distances:

1. North 89°17'19" East, a distance of 14.13 feet;
2. South 00°42'41" East, a distance of 34.00 feet;
3. South 89°17'19" West, a distance of 11.50 feet to said common line;

thence entering and traversing through said Lot 'D-D', the following five (5) courses and distances:

1. South 89°17'19" West, a distance of 14.50 feet;
2. South 00°42'41" East, a distance of 93.00 feet;
3. South 89°17'19" West, a distance of 30.00 feet;
4. North 00°42'41" West, a distance of 127.00 feet;
5. North 89°17'19" East, a distance of 41.87 feet; to the **TRUE POINT OF BEGINNING**.

Containing 4,694 square feet or 0.11 acres, more or less.

PARCEL D

BEGINNING at the northerly terminus of that certain line common to said Lots 'D-D' and LL-12 being shown as "N15°17'56"E 285.36'" on page 6 of said final map; thence leaving said **POINT OF BEGINNING** and along said line, South 15°17'19" West, a distance of 15.57 feet;

thence entering and traversing through said Lot 'D-D', the following five (5) courses and distances:

1. North 74°42'41" West, a distance of 21.49 feet;
2. South 25°17'19" West, a distance of 113.04 feet;
3. North 64°42'41" West, a distance of 25.00 feet;
4. North 25°17'19" East, a distance of 133.00 feet;
5. South 74°42'41" East, a distance of 42.76 feet to that certain line common to said Lots 'D-D' and LL-12 being shown as "N16°04'11"E 70.75'" on page 6 of said final map;

thence along said line, South 16°03'34" West, a distance of 8.43 feet; to the **POINT OF BEGINNING**.

Containing 3,846 square feet or 0.09 acres, more or less.

PARCEL E

COMMENCING at the northerly terminus of that certain course common to said Lots 'D-D' and LL-12 being shown as "N23°27'45"E 62.50'" on sheet 6 of said final map, thence leaving said **POINT OF COMMENCEMENT** and along said line, South 23°27'45" West, a distance of 28.82 feet to the **TRUE POINT OF BEGINNING**; thence leaving said **TRUE POINT OF BEGINNING** and along said common line, South 23°27'45" West, a distance of 33.68 feet to the southerly terminus thereof;

thence entering and traversing through said Lot 'D-D', the following five (5) courses and distances:

1. South 74°06'16" West, a distance of 81.00 feet;
2. North 15°53'44" West, a distance of 35.00 feet;
3. North 74°06'16" East, a distance of 48.02 feet;
4. North 24°06'16" East, a distance of 50.17 feet;
5. North 89°25'58" East, a distance of 56.82 feet;
6. South 00°34'02" East, a distance of 8.20 feet to that certain line common to said Lots 'D-D' and LL-12 being shown as "N64°00'39"E 137.37'" on page 6 of said final map;

thence entering and traversing through said Lot LL-12, the following two (2) courses and distances:

1. South 00°34'02" East, a distance of 31.67 feet;
2. South 89°25'58" West, a distance of 22.99 feet to the **TRUE POINT OF BEGINNING**.

Containing 5,841 square feet or 0.13 acres, more or less.

PARCEL F

COMMENCING at the southerly terminus of that certain line common to said Lots 'D-D' and LL-12 being shown as "N07°10'27"W 115.89" on page 6 of said final map; thence leaving said **POINT OF COMMENCEMENT** and along said line, North 07°11'04" West, a distance of 15.99 feet to the **TRUE POINT OF BEGINNING**; thence leaving said **TRUE POINT OF BEGINNING**, entering and traversing through said Lot LL-12, the following three (3) courses and distances:

1. North 89°25'58" East, a distance of 25.19 feet;
2. South 00°34'02" East, a distance of 34.00 feet;
3. South 89°25'58" West, a distance of 28.90 feet to that certain line common to said lots being shown as "N16°29'14"W 97.40" on said page 6;

thence entering and traversing through said Lot 'D-D', the following five (5) courses and distances:

1. South 89°25'58" West, a distance of 16.17 feet;
2. North 48°34'02" West, a distance of 92.49 feet;
3. North 41°25'58" East, a distance of 30.00 feet;
4. South 48°34'02" East, a distance of 75.00 feet;
5. North 89°25'58" East, a distance of 12.81 feet to the **TRUE POINT OF BEGINNING**.

Containing 3,925 square feet, more or less.

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

July 13, 2016

END OF DESCRIPTION



8/2/16

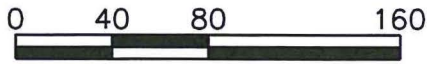
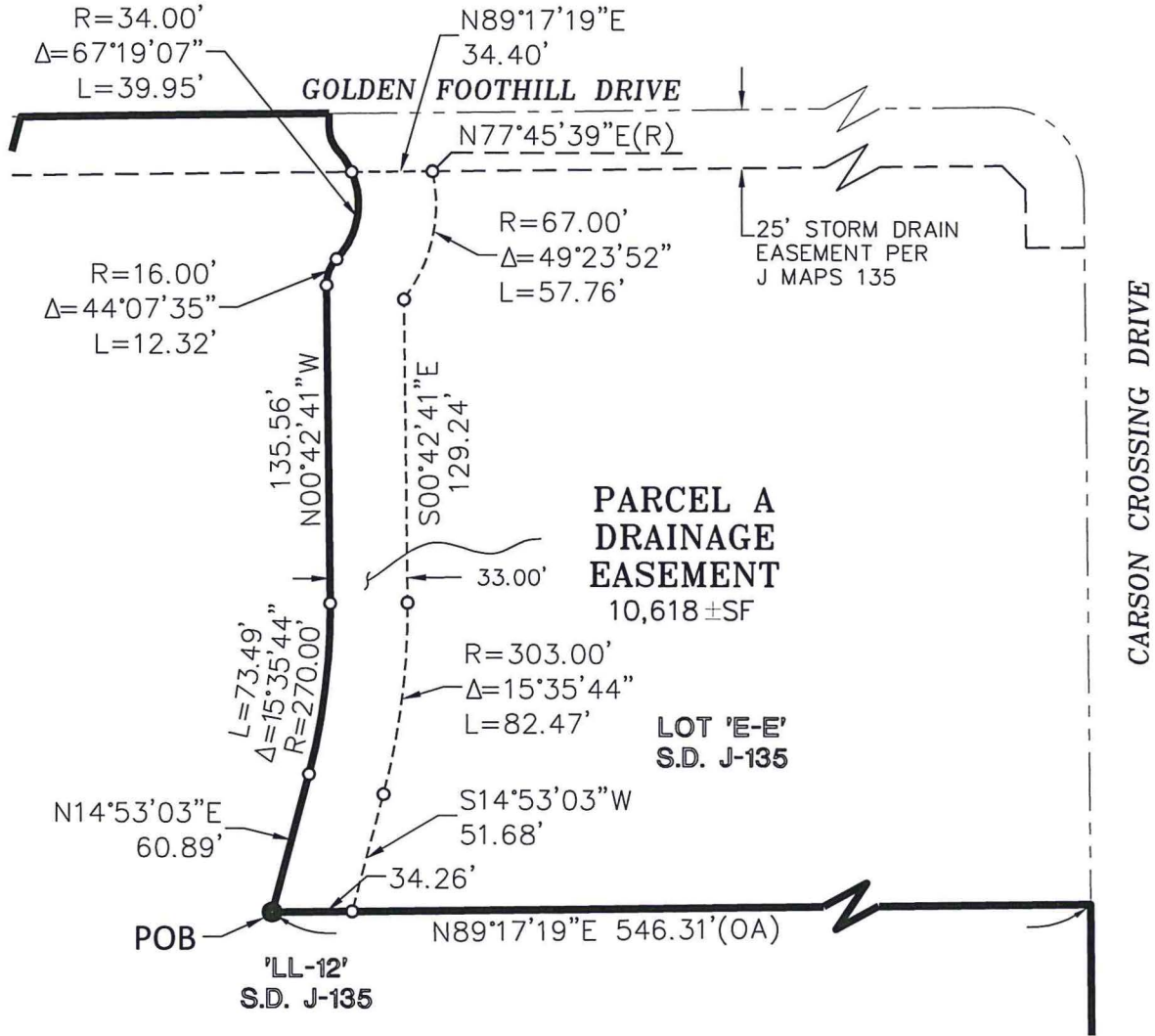
PREPARED BY WOOD-RODGERS, INC.
SACRAMENTO, CALIFORNIA

EXHIBIT 'B'

PLAT TO ACCOMPANY
DESCRIPTION

**CARSON CREEK UNIT 3
DRAINAGE EASEMENT**

COUNTY OF EL DORADO STATE OF CALIFORNIA



SCALE: 1" = 80'



8/2/16

WOOD RODGERS
DEVELOPING • INNOVATIVE • DESIGN • SOLUTIONS

3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

JULY 13, 2016 3165.001 SHEET 1 OF 6

EXHIBIT 'B'

PLAT TO ACCOMPANY
DESCRIPTION

CARSON CREEK UNIT 3 DRAINAGE EASEMENT COUNTY OF EL DORADO STATE OF CALIFORNIA

GOLDEN FOOTHILL DRIVE

N89°17'19"E 130.91'

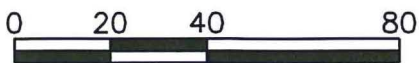
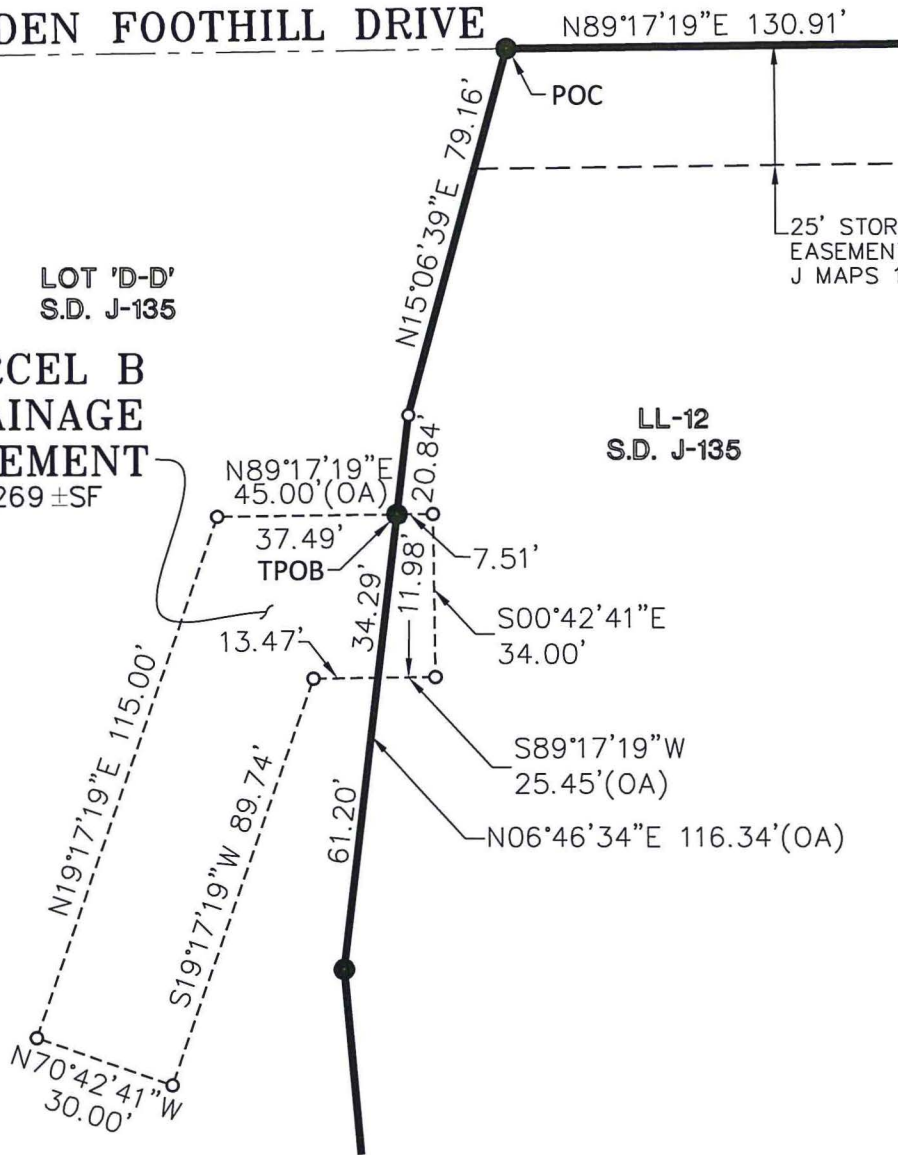
POC

25' STORM DRAIN
EASEMENT PER
J MAPS 135

LOT 'D-D'
S.D. J-135

PARCEL B
DRAINAGE
EASEMENT
4,269 ±SF

LL-12
S.D. J-135



SCALE: 1" = 40'



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Sacramento, CA 95816 Fax 916.341.7767

JULY 13, 2016 3165.001 SHEET 2 OF 6

EXHIBIT 'B'

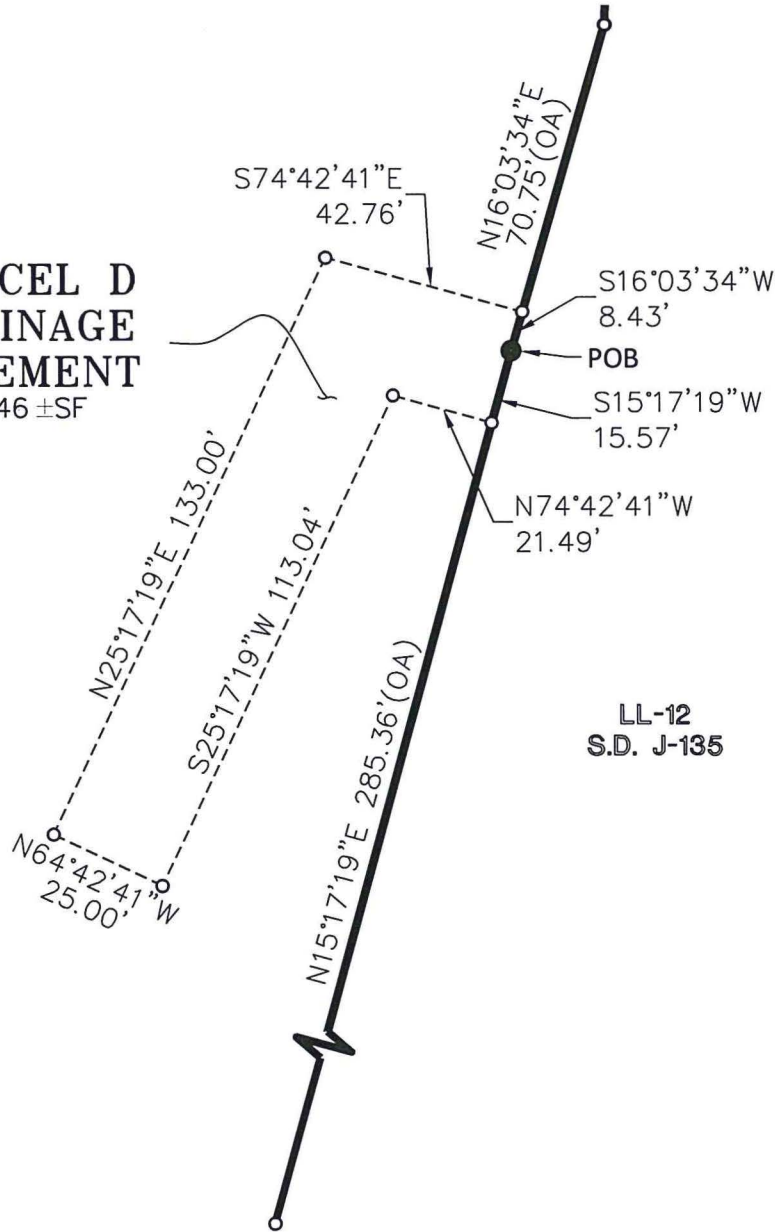
PLAT TO ACCOMPANY
DESCRIPTION

CARSON CREEK UNIT 3
DRAINAGE EASEMENT
COUNTY OF EL DORADO STATE OF CALIFORNIA

**PARCEL D
DRAINAGE
EASEMENT**
3,846 ±SF

LOT 'D-D'
S.D. J-135

LL-12
S.D. J-135



SCALE: 1" = 40'



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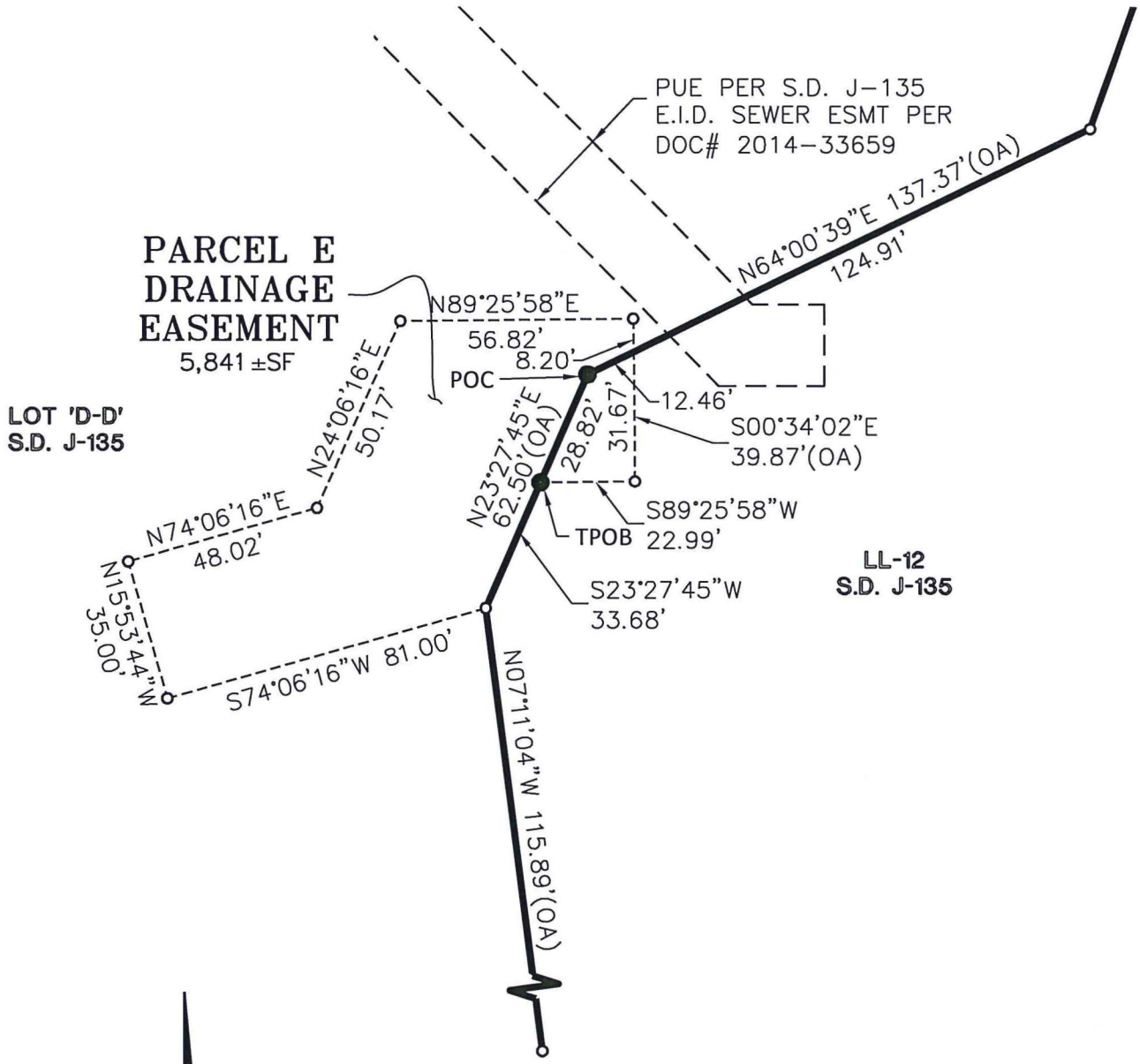
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

JULY 13, 2016 3165.001 SHEET 4 OF 6

EXHIBIT 'B'

PLAT TO ACCOMPANY
DESCRIPTION

CARSON CREEK UNIT 3 DRAINAGE EASEMENT COUNTY OF EL DORADO STATE OF CALIFORNIA



SCALE: 1" = 40'



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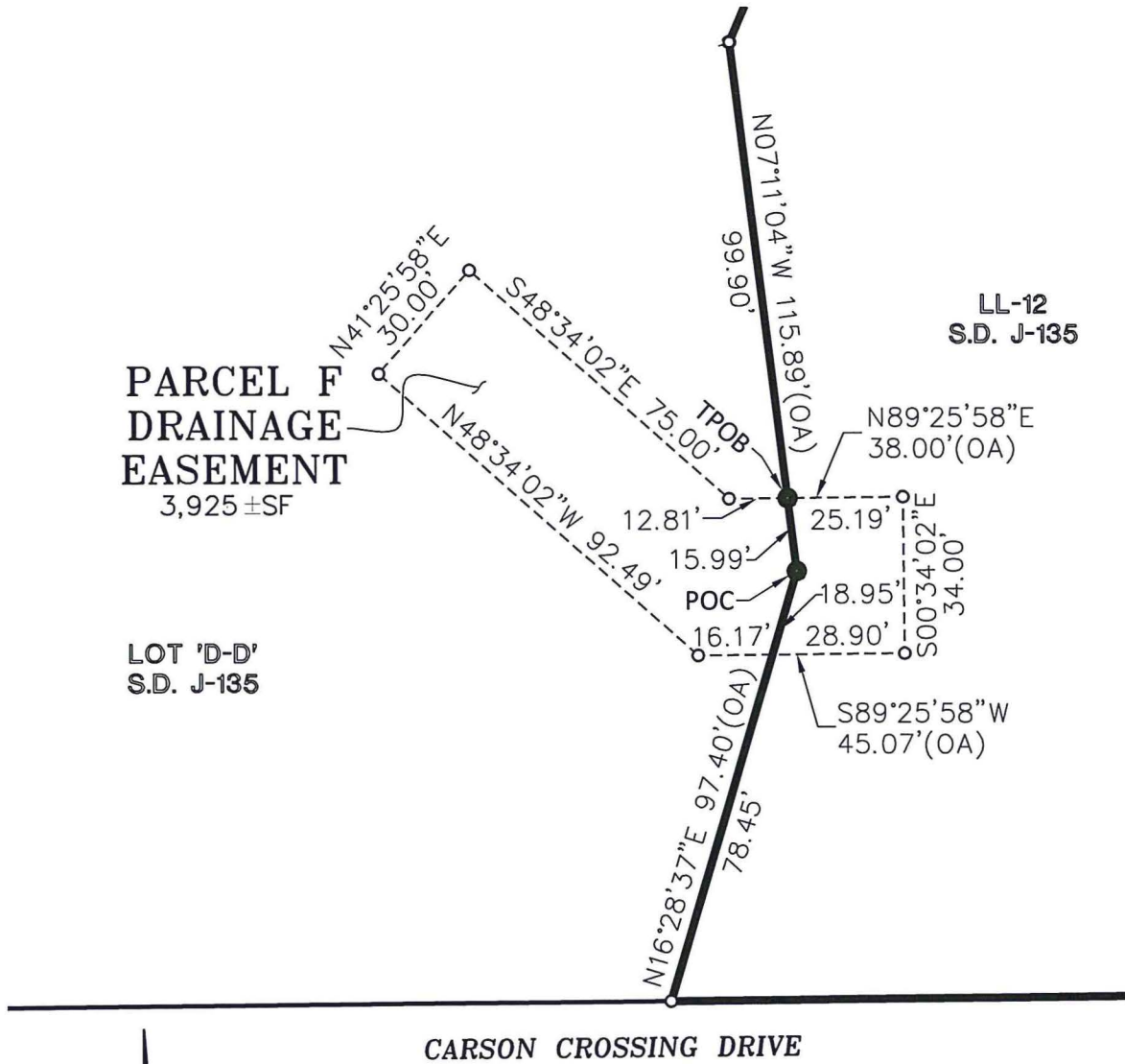
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

JULY 13, 2016 3165.001 SHEET 5 OF 6

EXHIBIT 'B'

PLAT TO ACCOMPANY
DESCRIPTION

CARSON CREEK UNIT 3
DRAINAGE EASEMENT
COUNTY OF EL DORADO STATE OF CALIFORNIA

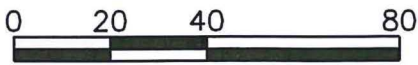


LL-12
S.D. J-135

PARCEL F
DRAINAGE
EASEMENT
3,925 ±SF

LOT 'D-D'
S.D. J-135

CARSON CROSSING DRIVE



SCALE: 1" = 40'



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Sacramento, CA 95816 Fax 916.341.7767

JULY 13, 2016 3165.001 SHEET 6 OF 6


CONSENT TO OFFER OF DEDICATION AND REJECTION OF OFFER

At a regular meeting of the Board of Supervisors of the County of El Dorado held on Aug. 30, 2016, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated, July 14, 2016, from Lennar Homes of California, Inc., a California Corporation for drainage easements 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 30 day of August, 2016

COUNTY OF EL DORADO

By: _____



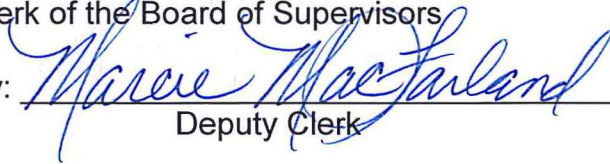
Ron Mikulaco

Chair, Board of Supervisors

Attest:

James S. Mitrison
Clerk of the Board of Supervisors

By: _____



Deputy Clerk

09/06/2016, 20160041742