

EL DORADO CO. RECORDER-CLERK  
08/06/2014, 20140031075

**RECORDING REQUESTED BY:**

Board of Supervisors

**WHEN RECORDED MAIL TO:**

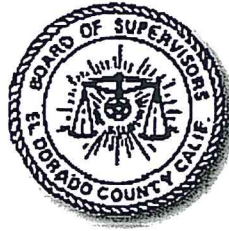
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

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}  
}  
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}  
}  
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}  
}  
}

\*\*\*\*\*

SPACE ABOVE THIS LINE RESERVED FOR  
RECORDER'S USE

**TITLE (S)**  
**RESOLUTION 054-2014**  
**RESOLUTION TO ACCEPT**  
**IRREVOCABLE OFFERS OF DEDICATION #2014-001**  
**MERCY HOUSING CA 55 A CA LP / TRAILSIDE TERRACE APARTMENTS**  
**SUNSET LANE – APN 090-430-62**



**RESOLUTION NO. 054-2014**  
**OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

**Resolution to Accept  
Irrevocable Offers Of Dedication #2014-001  
Mercy Housing CA 55 A CA LP / Trailside Terrace Apartments  
Sunset Lane - APN# 090-430-62**

**WHEREAS**, the authority to invoke the process of dedicating an easement over, under and/or across property by the County is established under Section 7050 of the California Government Code and Section 66475 of the Subdivision Map Act; and

**WHEREAS**, the authority to accept right of way, road, slope, drainage and public utilities easements by the County, at its discretion, is established under Section 7050 of the California Government Code and Section 66477.1 of the Subdivision Map Act; and

**WHEREAS**, Mercy Housing CA 55 A CA LP, has executed an Irrevocable Offer of Dedication to the County of El Dorado for Road Right of Way, including the underlying fee, located alongside the western portion of the parcel encompassing 3,632SF of Sunset Lane, in Shingle Springs, on the property identified as Assessor's Parcel Number 090-430-62; and

**WHEREAS**, said Sunset Lane Road Right of Way Dedication is described in Exhibit A, and depicted in Exhibit B, attached to said offer; and

**WHEREAS**, Mercy Housing CA 55 A CA LP, has executed an Irrevocable Offer of Dedication to the County of El Dorado for a Public Service Easement, located alongside the western portion of the parcel encompassing 361SF adjacent to Sunset Lane, in Shingle Springs, on the property identified as Assessor's Parcel Number 090-430-62; and

**WHEREAS**, said Public Service Easement Dedication alongside Sunset Lane is described in Exhibit A, and depicted in Exhibit B, attached to said offer; and

**WHEREAS**, said offers are binding on all successors and/or assignees and shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors accepts said offers by Resolution; and

WHEREAS, the County of El Dorado Board of Supervisors has determined that it is in the public's best interest to accept said offers, at this time.

NOW, THEREFORE BE IT RESOLVED, that from and after the date this Resolution is recorded, said offers are hereby accepted, at this time, by the County of El Dorado Board of Supervisors.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 15 day of July, 2014, by the following vote of said Board:

ATTEST *James S. Mitrison*  
Clerk of the Board of Supervisors

Ayes: Veerkamp, Briggs, Mikulaco, Santiago  
Noes: none  
Absent: none

By *Debra Tyler*  
Deputy Clerk

*Norma Santiago*  
Chairman of the Board, Board of Supervisors

**Norma Santiago**

I CERTIFY THAT:  
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE \_\_\_\_\_

ATTEST: Clerk of the Board of Supervisors of the County of El Dorado, State of California

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



**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

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

APN: 090-430-62  
MERCY HOUSING CA 55 A CA LP

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 OF  
ROAD RIGHT OF WAY AND PUBLIC SERVICE EASEMENT**

**MERCY HOUSING CA 55 A CA LP**, 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, in fee, and a public service easement, for any and all public purposes, over, under, and across a portion of all that certain real property situate in the unincorporated area of the County of El Dorado, State of California, described as:

**See Exhibits A and B, attached hereto and made a part hereof.**

It is understood that this offer of dedication shall be binding on all successors and/or assignees and 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 public necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed his name this  
24<sup>th</sup> day of April, 2014.

GRANTOR, the undersigned, holder of the specified interest(s) in the above described real property, hereby consents to the offer of dedication set forth and described above.

  
\_\_\_\_\_  
Mercy Housing CA 55 A CA LP

**(All signatures must be acknowledged by a Notary Public)**

**EXHIBIT A**

**LEGAL DESCRIPTION  
RIGHT-OF-WAY DEDICATION**

Being a portion of Parcels A and B as shown on the Parcel Map filed in Book 25 of Parcel Maps, at Page 32, Official Records of the County of El Dorado, and subsequently merged by Certificate of Merger, recorded March 16, 2012, as Document No. 2012-0012721, lying in a portion of the Southeast 1/4 of Section 1, Township 9 North, Range 9 East, Mount Diablo Base and Meridian, in the Unincorporated Area of El Dorado County, State of California, being more particularly described as follows:

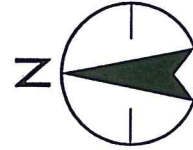
**BEGINNING** at the northwest corner of said Parcel A, thence, along the north line of said Parcel A, North 89°50'46" East 15.10 feet, to the beginning of a non-tangent curve, concave to the west, from which a radial line bears North 84°22'48" West, having a radius of 940.94 feet and a central angle of 10°59'12"; thence, along the arc of said curve, 180.43 feet; thence South 8°13'01" East 10.39 feet, to the beginning of a non-tangent curve, concave to the west, from which a radial line bears North 72°49'18" West, having a radius of 945.35 feet and a central angle of 2°34'51"; thence, along the arc of said curve, 42.58 feet,, to a point on the south line of said Parcel A; thence, along the south line of said Parcel A, South 89°50'46" West 20.60 feet, to the southwest corner of said Parcel A; thence, along the westerly line of said Parcel A, North 21°25'56" East 34.56 feet; thence, continuing along the westerly line of said Parcel A, North 14°46'56" East 110.09 feet; thence, continuing along the westerly line of said Parcel A, North 7°22'56" East 89.59 feet, to the point of beginning.

Containing 3,632 square feet, more or less.

See Exhibit B, attached hereto and made a part hereof.



*Michael Halterman*  
12 MAR 14



SCALE: 1" = 80'

APN 090-430-62-100  
D.N. 2012-0012721

**LEGEND:**



RIGHT-OF-WAY DEDICATION  
(IN FEE): 3,632 SQ. FT.

P.O.B.

POINT OF BEGINNING

R/W

RIGHT-OF-WAY

D.N.

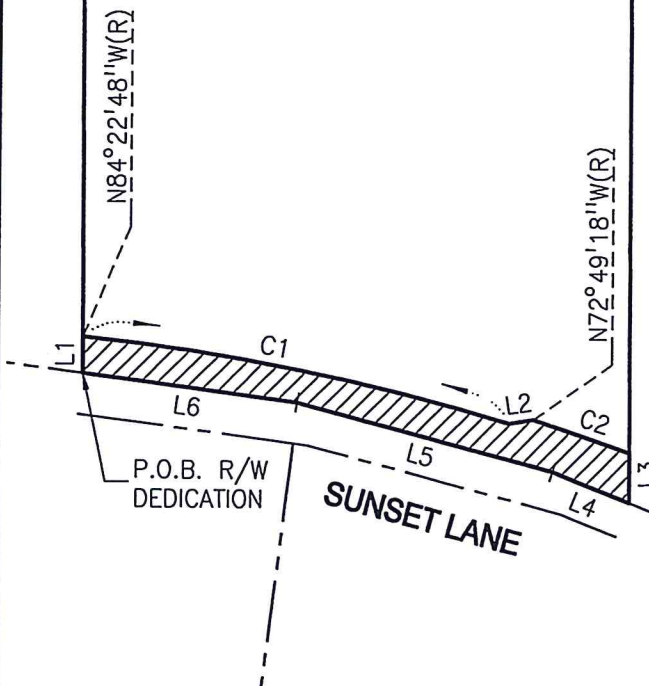
DOCUMENT NUMBER,  
EL DORADO COUNTY RECORDS

APN

ASSESSOR'S PARCEL NUMBER

**NOTES:**

- 1. SEE SHEET 2 FOR LINE AND CURVE DATA TABLES.



**SHEET 1 OF 2**



Stanlec Consulting Services Inc.  
1016 12th Street  
Modesto, CA U.S.A.  
95354  
Tel. 209.521.8986  
Fax. 209.521.9045  
www.stanlec.com

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Syd

Feb 2014

Dedication Exhibit

Unincorporated Area  
El Dorado County, California

Sunset Lane  
Right-of-Way  
Dedication

EXHIBIT

**B**



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N89°50'46"E	15.10'
L2	S8°13'01"E	10.39'
L3	S89°50'46"W	20.60'
L4	N21°25'56"E	34.56'
L5	N14°46'56"E	110.09'
L6	N7°22'56"E	89.59'

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	10°59'12"	940.94'	180.43'
C2	2°34'51"	945.35'	42.58'



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

State of California

County of Yolo

On April 24, 2014 before me, Maria J. Acuna-Feldman, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Stephan Daves

Name(s) of Signer(s)

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: Maria J. Acuna-Feldman

Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Grant of Public Service Easement

Document Date: April 24, 2014 Number of Pages: 4

Signer(s) Other Than Named Above: —

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Stephan Daves

Signer's Name: —

Corporate Officer — Title(s): VP

Corporate Officer — Title(s): —

Individual

Individual

Partner —  Limited  General

Partner —  Limited  General

Attorney in Fact

Attorney in Fact

Trustee

Trustee

Guardian or Conservator

Guardian or Conservator

Other: —

Other: —

Signer Is Representing: MHC 55

Signer Is Representing: —

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

RIGHT THUMBPRINT OF SIGNER

Top of thumb here



**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

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

**APN: 090-430-62  
MERCY HOUSING CA 55 A CA LP**

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

Above section for Recorder's use.

**GRANT OF PUBLIC SERVICE EASEMENT**

**For Valuable Consideration**, receipt of which is hereby acknowledged, **MERCY HOUSING CA 55 A CA LP**, 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 public service easement, for any and all public purposes, over, under, and across a portion of all that certain real property situate in the unincorporated area of the County of El Dorado, State of California, described as:

**See Exhibits A and B, attached hereto and made a part hereof.**

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed his name this  
24<sup>th</sup> day of April, 2014.

GRANTOR

  
\_\_\_\_\_  
Mercy Housing CA 55 A CA LP

**(All signatures must be acknowledged by a Notary Public)**

**EXHIBIT A**

**LEGAL DESCRIPTION  
PUBLIC SERVICE EASEMENT DEDICATION**

Being a portion of Parcel A as shown on the Parcel Map filed in Book 25 of Parcel Maps, at Page 32, Official Records of the County of El Dorado, and subsequently merged by Certificate of Merger, recorded March 16, 2012, as Document No. 2012-0012721, lying in a portion of the Southeast 1/4 of Section 1, Township 9 North, Range 9 East, Mount Diablo Base and Meridian, in the Unincorporated Area of El Dorado County, State of California, being more particularly described as follows:

**COMMENCING** at the northwest corner of said Parcel A, thence, along the north line of said Parcel A, North 89°50'46" East 15.10 feet, to the beginning of a non-tangent curve, concave to the west, from which a radial line bears North 84°22'48" West, having a radius of 940.94 feet and a central angle of 4°37'31"; thence, along the arc of said curve, 75.96 feet to the **POINT OF BEGINNING** of this description; thence, South 7°32'30" East 1.81 feet, to the beginning of a curve, concave to the west, having a radius of 46.50 feet and a central angle of 17°36'06"; thence, along the arc of said curve, 14.29 feet; thence South 79°00'58" East 7.65 feet; thence South 11°21'24" West 10.00 feet; thence South 79°00'58" East 3.01 feet; thence South 12°03'39" West 10.34 feet; thence North 79°00'58" West 10.65 feet, to the beginning of a non-tangent curve, concave to the west, from which a radial line bears North 77°32'09" West, having a radius of 761.50 feet and a central angle of 1°22'06"; thence, along the arc of said curve, 18.19 feet, to the beginning of a compound curve, concave to the west, having a radius of 46.50 feet and a central angle of 18°28'13"; thence, along the arc of said curve, 14.99 feet; thence South 32°18'10" West 1.80 feet, to the beginning of a non-tangent curve, concave to the west, from which a radial line bears North 75°27'28" West, having a radius of 940.94 feet and a central angle of 4°17'49"; thence, along the arc of said curve, 70.57 feet, to the point of beginning.

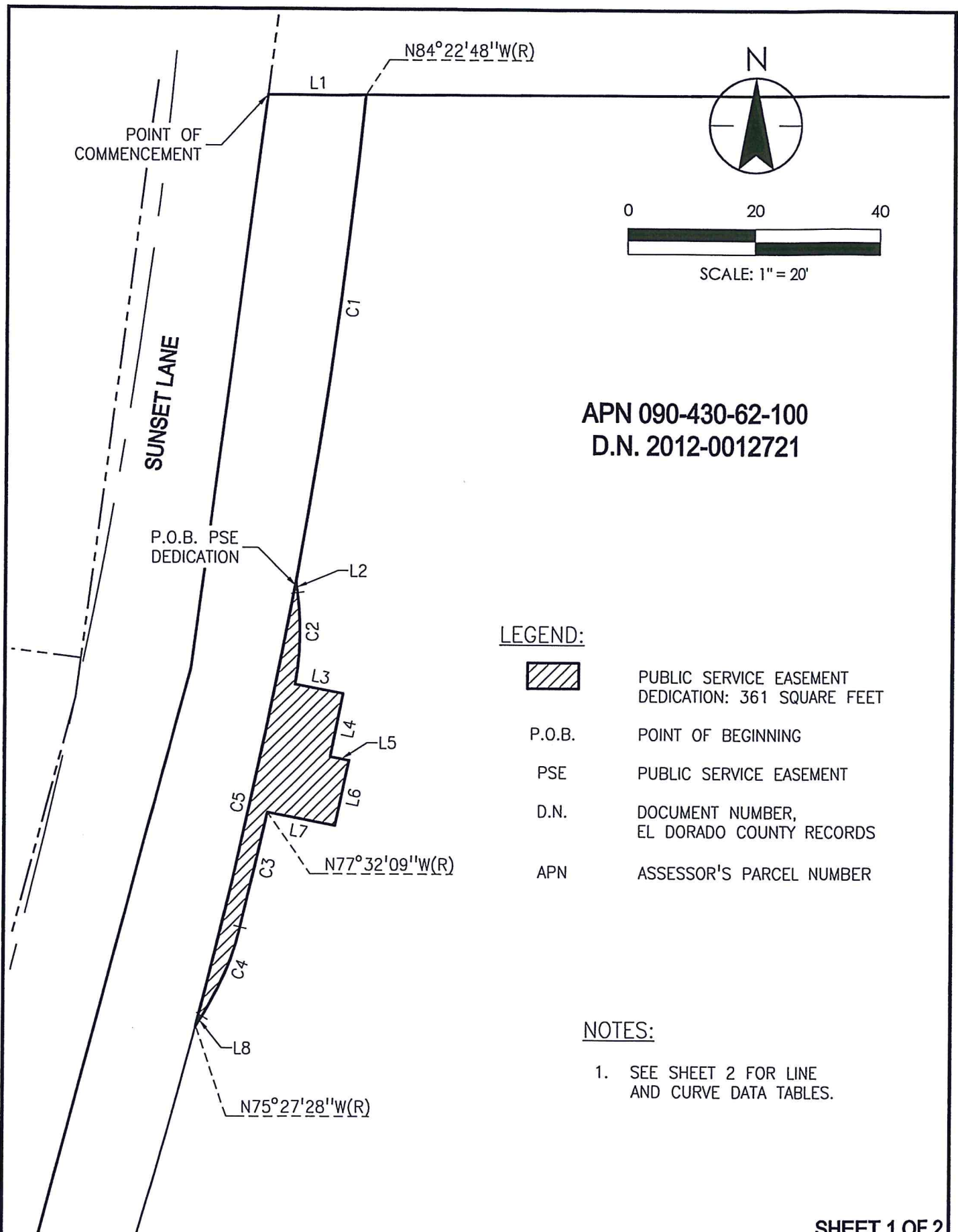
Containing 361 square feet, more or less.

See Exhibit B, attached hereto and made a part hereof.



*Michael Halterman*

12 MAR 14



SCALE: 1" = 20'

APN 090-430-62-100  
D.N. 2012-0012721

**LEGEND:**



PUBLIC SERVICE EASEMENT DEDICATION: 361 SQUARE FEET

P.O.B.

POINT OF BEGINNING

PSE

PUBLIC SERVICE EASEMENT

D.N.


DOCUMENT NUMBER, EL DORADO COUNTY RECORDS

APN

ASSESSOR'S PARCEL NUMBER

**NOTES:**

1. SEE SHEET 2 FOR LINE AND CURVE DATA TABLES.

 <p>Stanlec Consulting Services Inc. 1016 12th Street Modesto, CA U.S.A. 95354 Tel. 209.521.8986 Fax. 209.521.9045 www.stanlec.com</p>	<p>V:\1847\active\184710177\dwg\RW_PSE_dedications\PSEded.dwg shallerman 3/11/14. 14:43</p>		<p>Syd</p>	<p>Feb 2014</p>
	<p>Dedication Exhibit</p> <p>Unincorporated Area El Dorado County, California</p>	<p>Sunset Lane Public Service Easement Dedication</p>	<p>EXHIBIT</p> <p><b>B</b></p>	



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N89°50'46"E	15.10'
L2	S7°32'30"E	1.81'
L3	S79°00'58"E	7.65'
L4	S11°21'24"W	10.00'
L5	S79°00'58"E	3.01'
L6	S12°03'39"W	10.34'
L7	N79°00'58"W	10.65'
L8	S32°18'10"W	1.80'

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	4°37'31"	940.94'	75.96'
C2	17°36'06"	46.50'	14.29'
C3	1°22'06"	761.50'	18.19'
C4	18°28'13"	46.50'	14.99'
C5	4°17'49"	940.94'	70.57'



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

State of California

County of Yolo }

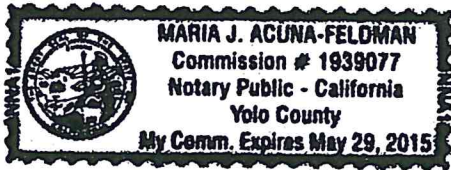
On April 24, 2014 before me, Maria J. Acuna-Feldman, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Stephan Daves  
Name(s) of Signer(s)

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: Maria J. Acuna-Feldman  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

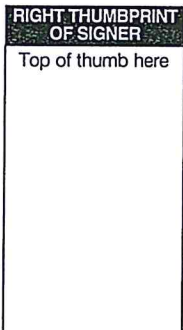
Title or Type of Document: Irrevocable offer of Dedication of Road Right of way + Public Service Easement  
Document Date: April 24, 2014 Number of Pages: 4

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: STEPHAN DAVES

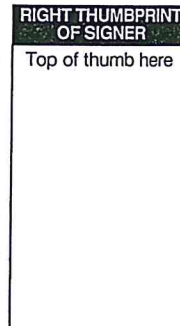
- Corporate Officer — Title(s): VP
- Individual
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: MHC 55

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Individual
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_