



RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

Resolution to Accept Irrevocable Offers Of Dedication #2014-03 SERRANO ASSOCIATES, LLC, a Delaware Limited Liability Company Sienna Ridge Road - APN# 123-570-02

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, SERRANO ASSOCIATES, LLC, a Delaware Limited Liability Company, has executed an Irrevocable Offer of Dedication to the County of El Dorado for a road right of way, including the underlying fee, and public service easement located within Lot 2, aka SIENNA RIDGE ROAD in El Dorado Hills, on the property identified as Assessor's Parcel Number 123-570-02; and

WHEREAS, said road right of way is described in Exhibit A, and depicted in Exhibit B, attached to said offer; and

WHEREAS, SERRANO ASSOCIATES, LLC, a Delaware Limited Liability Company, has additionally executed an Irrevocable Offer of Dedication to the County of El Dorado for a Grant of Public Utility Easement, located within 15' of the northerly and easterly portions of Lot 1, adjacent to SIENNA RIDGE ROAD in El Dorado Hills, on the property identified as Assessor's Parcel Number 123-570-01; and

WHEREAS, said Public Utility Easement is described in Exhibit A, and depicted in Exhibit B, attached to said offer; and

WHEREAS, SERRANO ASSOCIATES, LLC, a Delaware Limited Liability Company, has additionally executed an Irrevocable Offer of Dedication to the County of El Dorado for a Grant of Public Utility Easement, located within 15' of the southerly and westerly portions of Lot 3, adjacent to SIENNA RIDGE ROAD in El Dorado Hills, on the property identified as Assessor's Parcel Number 123-570-03; and

WHEREAS, said Public Utility Easement is described in Exhibit A, and depicted in Exhibit B, attached to said offer; and

WHEREAS, said offers are binding on all successor 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.

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

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, California 95667

APN: 123-570-02
SERRANO ASSOCIATES LLC

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**IRREVOCABLE OFFER OF DEDICATION IN FEE OF
ROAD RIGHT OF WAY AND PUBLIC SERVICE EASEMENT**

SERRANO ASSOCIATES LLC, A DELWARE LIMITED LIABILITY COMPANY, 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, upon, and across that certain real property situated 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 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 its name this 24th day of June, 2014.

GRANTOR:

SERRANO ASSOCIATES, LLC
a Delaware Limited Liability Company

By: Parker Development Company
a California Corporation, Its Managing Member

By: 

Name: William R. Parker

Title: President

(All signatures must be acknowledged by a Notary Public)

Exhibit A
Irrevocable Offer of Dedication
Road Right-of-Way in Fee

All that real property situate in the County of El Dorado, State of California lying within Section 31, Township 10 North, Range 9 East, M.D.M., being Lot 2 as shown on the plat entitled "Plat of Serrano Villages J5 and J6", filed in the Recorder's office of said County in Book J of Maps at Page 118.

End of Description

Prepared by:
R.E.Y. Engineers, Inc.



Steph Guay 3/31/14

Stephen Guay Date
P.L.S. 8277

EXHIBIT "B"

LOT MM
SUB. H-81
BASS LAKE ROAD

LOT 3
SUB. J-118

SIENNA

RIDGE

LOT 2
SUB. J-118

ROAD

LOT 1
SUB. J-118

SCALE: 1"=100'



PARCEL B
(P.M. 18-80)

SIENNA
RIDGE
ROAD

REVISION 1.24.14	JOB NO. 2677.185	TITLE: IRREVOCABLE OFFER OF DEDICATION	905 Sutter St. Folsom, CA 95630 (916) 366-3040 Fax (916) 366-3303 R. E. Y. ENGINEERS, Inc. Civil Engineers / Land Surveyors
	DATE: 8.9.13	LOT 2, SUB. J-118	
	F.B. PAGE:	COUNTY OF EL DORADO, CALIFORNIA	
	SCALE: 1"=100'	CLIENT: SERRANO ASSOC.	
	DRAWN BY: DG	SCALE IN INCHES	DRAWING FILE NO. S:\2677\185\10D
	CHECKED BY: SG		

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of El Dorado

On 6-24-14 before me, Florence Tanner, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared William R. Parker
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: Florence Tanner
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 in Fee of Right of Way and Public Service Easement

Document Date: 6-24-14 Number of Pages: one

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: William R. Parker

Signer's Name: _____

Corporate Officer — Title(s): President

Corporate Officer — Title(s): _____

- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: Serrano Associates, LLC

Signer Is Representing: _____

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

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

APN: 123-570-01
Project #: Serrano Associates LLC

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
GRANT OF PUBLIC UTILITIES EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SERRANO ASSOCIATES, LLC., a Delaware Limited Liability Company**, hereinafter referred to as "**Grantor**", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a public utilities easement, for all public purposes, over, under, and across that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

Described in Exhibit 'A' and depicted in Exhibit 'B' attached hereto and made a part hereof, which description is by this reference incorporated herein.


Said public utility easement shall include rights of way for water, sewer and gas, and for poles, guy wires, anchors, overhead and underground wires and conduits for electrical, telephone, and television cable services, with the right to trim and remove trees, tree limbs, and brush, together with any and all appurtenances appertaining thereto, over, under and across said parcel.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this 24th day of June, 2014.

GRANTOR:

SERRANO ASSOCIATES, LLC
a Delaware Limited Liability Company

By: Parker Development Company
a California Corporation, Its Managing Member

AA By: 
Name: William R. Parker
Title: President

(All signatures must be acknowledged by a Notary Public)

Exhibit A
Public Utility Easement


All that real property situate in the County of El Dorado, State of California lying within the Section 31, Township 10 North, Range 9 East, M.D.M., being a portion of Lot 1 as shown on the plat entitled "Plat of Serrano Villages J5 and J6", filed in the Recorder's office of said County in Book J of Maps at Page 118, more particularly described as follows:

The Northerly and Easterly 15 feet of said Lot 1 lying contiguous to the line common to said Lots 1 and 2. The sidelines are to be lengthened or shorten to terminate on the Southerly and Northerly boundary of said Lot 1.

End of Description



Prepared by:
R.E.Y. Engineers, Inc.



Stephen Guay 1/24/14
P.L.S. 8277 Date

EXHIBIT "B"

BASS LAKE ROAD
LOT MM
SUB. H-81

LOT 3
SUB. J-118

SIENNA

RIDGE

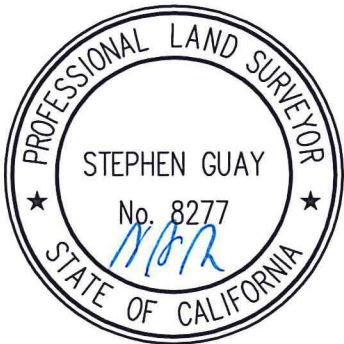
LOT 2
SUB. J-118

15' PUBLIC UTILITY EASEMENT

ROAD

LOT 1
SUB. J-118

SCALE: 1"=100'



PARCEL B
(P.M. 18-80)

REVISION 1, 24, 14	JOB NO. 2677.185	TITLE: 15' WIDE PUBLIC UTILITY EASEMENT	905 Sutter St. Folsom, CA 95630 (916) 366-3040 Fax (916) 366-3303 R. E. Y. ENGINEERS, Inc. Civil Engineers / Land Surveyors
	DATE: 8.9.13	PORTION OF LOT 1, SUB. J-118	
	F.B. PAGE:	COUNTY OF EL DORADO, CALIFORNIA	
	SCALE: 1"=100'	CLIENT: SERRANO ASSOC.	
DRAWN BY: DG	SCALE IN INCHES		DRAWING FILE NO. S:\2677\185\PUELOT1
CHECKED BY: SG			

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of El Dorado

On 6-24-14 before me, Florence Tanner, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared William R. Parker
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: Florence Tanner
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 Grant of Public Utilities Easement

Document Date: 6-24-14 Number of Pages: one

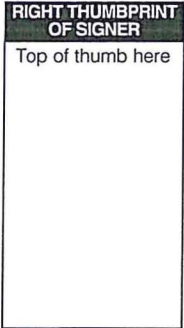
Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: William R. Parker Signer's Name: _____

Corporate Officer — Title(s): President Corporate Officer — Title(s): _____

- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: Servpro Associates, LLC

Signer Is Representing: _____

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

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

**APN: 123-570-03
Project #: Serrano Associates LLC**

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
GRANT OF PUBLIC UTILITIES EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SERRANO ASSOCIATES, LLC., a Delaware Limited Liability Company**, hereinafter referred to as "**Grantor**", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a public utilities easement, for all public purposes, over, under, and across that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

Described in Exhibit 'A' and depicted in Exhibit 'B' attached hereto and made a part hereof, which description is by this reference incorporated herein.


Said public utility easement shall include rights of way for water, sewer and gas, and for poles, guy wires, anchors, overhead and underground wires and conduits for electrical, telephone, and television cable services, with the right to trim and remove trees, tree limbs, and brush, together with any and all appurtenances appertaining thereto, over, under and across said parcel.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this 24th day of June, 2014.

GRANTOR:

SERRANO ASSOCIATES, LLC
a Delaware Limited Liability Company

By: Parker Development Company
A California Corporation, Its Managing Member

By: 
Name: William R. Parker
Title: President

(All signatures must be acknowledged by a Notary Public)

EXHIBIT "B"

BASS LAKE ROAD
LOT MM
SUB. H-81

LOT 3
SUB. J-118

SIENNA

RIDGE

15' PUBLIC UTILITY EASEMENT

LOT 2
SUB. J-118

LOT 1
SUB. J-118

ROAD

SCALE: 1"=100'



PARCEL B
(P.M. 18-80)

SIENNA
RIDGE
ROAD

REVISION 1, 2, 4, 7, 4	JOB NO. 2677.185	TITLE: 15' WIDE PUBLIC UTILITY EASEMENT	905 Sutter St. Folsom, CA 95630 (916) 366-3040 Fax (916) 366-3303 R. E. Y. ENGINEERS, Inc. Civil Engineers / Land Surveyors
	DATE: 8.9.13	PORTION OF LOT 3, SUB. J-118	
	F.B. PAGE:	COUNTY OF EL DORADO, CALIFORNIA	
	SCALE: 1"=100'	CLIENT: SERRANO ASSOC.	
	DRAWN BY: DG	SCALE IN INCHES	
CHECKED BY: SG	DRAWING FILE NO. S:\2677\185\PUELOT3		

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

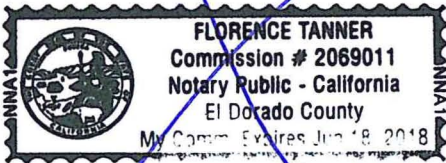
County of El Dorado

On 6-24-14 before me, Florence Tanner, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared William R. Parker
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: Florence Tanner
Signature of Notary Public

Place Notary Seal Above

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Capacity(ies) Claimed by Signer(s)

Signer's Name: William R. Parker Signer's Name: _____

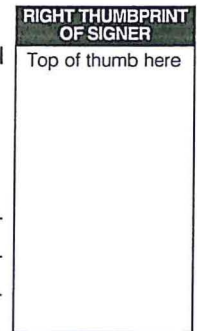
Corporate Officer — Title(s): President

Corporate Officer — Title(s): _____

- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: Serrano Associates, LLC

Signer Is Representing: _____

EXHIBIT "A"

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

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, California 95667

APN: 123-570-02
SERRANO ASSOCIATES LLC

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**IRREVOCABLE OFFER OF DEDICATION IN FEE OF
ROAD RIGHT OF WAY AND PUBLIC SERVICE EASEMENT**

SERRANO ASSOCIATES LLC, A DELWARE LIMITED LIABILITY COMPANY, 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, upon, and across that certain real property situated 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 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 its name this _____ day of _____, 2014.

GRANTOR:

SERRANO ASSOCIATES, LLC
a Delaware Limited Liability Company

By: Parker Development Company
a California Corporation, Its Managing Member

By: _____

Name: _____

Title: _____

(All signatures must be acknowledged by a Notary Public)

EXHIBIT "B"

LOT MM
SUB. H-81
BASS LAKE ROAD

LOT 3
SUB. J-118

SIENNA

RIDGE

LOT 2
SUB. J-118

ROAD

LOT 1
SUB. J-118

SCALE: 1"=100'



PARCEL B
(P.M. 18-80)

SIENNA
RIDGE
ROAD

REVISION 1.24.14	JOB NO. 2677.185	TITLE: IRREVOCABLE OFFER OF DEDICATION	905 Sutter St. Folsom, CA 95630 (916) 366-3040 Fax (916) 366-3303 R. E. Y. ENGINEERS, Inc. Civil Engineers / Land Surveyors
	DATE: 8.9.13	LOT 2, SUB. J-118	
	F.B. PAGE:	COUNTY OF EL DORADO, CALIFORNIA	
	SCALE: 1"=100'	CLIENT: SERRANO ASSOC.	
DRAWN BY: DG	SCALE IN INCHES		DRAWING FILE NO. S:\2677\185\10D
CHECKED BY: SG			

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

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

APN: 123-570-01
Project #: Serrano Associates LLC

Mail Tax Statements to above.
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Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION
GRANT OF PUBLIC UTILITIES EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SERRANO ASSOCIATES, LLC., a Delaware Limited Liability Company**, hereinafter referred to as "**Grantor**", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a public utilities easement, for all public purposes, over, under, and across that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

Described in Exhibit 'A' and depicted in Exhibit 'B' attached hereto and made a part hereof, which description is by this reference incorporated herein.

Said public utility easement shall include rights of way for water, sewer and gas, and for poles, guy wires, anchors, overhead and underground wires and conduits for electrical, telephone, and television cable services, with the right to trim and remove trees, tree limbs, and brush, together with any and all appurtenances appertaining thereto, over, under and across said parcel.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this _____ day of _____, 20__.

GRANTOR:

SERRANO ASSOCIATES, LLC
a Delaware Limited Liability Company

By: Parker Development Company
a California Corporation, Its Managing Member

By: _____
Name: _____
Title: _____

(All signatures must be acknowledged by a Notary Public)

EXHIBIT "B"

BASS LAKE ROAD
LOT MM
SUB. H-81

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SIENNA

RIDGE

LOT 2
SUB. J-118

15' PUBLIC UTILITY EASEMENT

ROAD

LOT 1
SUB. J-118

SCALE: 1"=100'



PARCEL B
(P.M. 18-80)

REVISION 1, 2, 4, 14	JOB NO. <u>2677.185</u>	TITLE: <u>15' WIDE PUBLIC UTILITY EASEMENT</u>	905 Sutter St Folsom, CA 95630 (916) 366-3040 Fax (916) 366-3303 R. E. Y. ENGINEERS, Inc. Civil Engineers / Land Surveyors
	DATE: <u>8.9.13</u>	<u>PORTION OF LOT 1, SUB. J-118</u>	
	F.B. PAGE:	<u>COUNTY OF EL DORADO, CALIFORNIA</u>	
	SCALE: <u>1"=100'</u>	CLIENT: <u>SERRANO ASSOC.</u>	
	DRAWN BY: <u>DG</u>	SCALE IN INCHES	
CHECKED BY: <u>SG</u>			

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

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

APN: 123-570-03
Project #: Serrano Associates LLC

Mail Tax Statements to above.
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**IRREVOCABLE OFFER OF DEDICATION
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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SERRANO ASSOCIATES, LLC., a Delaware Limited Liability Company**, hereinafter referred to as "**Grantor**", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a public utilities easement, for all public purposes, over, under, and across that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

Described in Exhibit 'A' and depicted in Exhibit 'B' attached hereto and made a part hereof, which description is by this reference incorporated herein.

Said public utility easement shall include rights of way for water, sewer and gas, and for poles, guy wires, anchors, overhead and underground wires and conduits for electrical, telephone, and television cable services, with the right to trim and remove trees, tree limbs, and brush, together with any and all appurtenances appertaining thereto, over, under and across said parcel.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this _____ day of _____, 20__.

GRANTOR:

SERRANO ASSOCIATES, LLC
a Delaware Limited Liability Company

By: Parker Development Company
A California Corporation, Its Managing Member

By: _____
Name: _____
Title: _____

(All signatures must be acknowledged by a Notary Public)

EXHIBIT "B"

BASS LAKE ROAD
LOT MM
SUB. H-81

LOT 3
SUB. J-118

SCALE: 1"=100'

SIENNA

15' PUBLIC UTILITY EASEMENT

RIDGE

LOT 2
SUB. J-118

LOT 1
SUB. J-118

ROAD



PARCEL B
(P.M. 18-80)

SIENNA
RIDGE
ROAD

REVISION 1.24.14	JOB NO. 2677.185	TITLE: 15' WIDE PUBLIC UTILITY EASEMENT	905 Sutter St. Folsom, CA 95630 (916) 366-3040 Fax (916) 366-3303 R. E. Y. ENGINEERS, Inc. Civil Engineers / Land Surveyors
	DATE: 8.9.13	PORTION OF LOT 3, SUB. J-118	
	F.B. PAGE:	COUNTY OF EL DORADO, CALIFORNIA	
	SCALE: 1"=100'	CLIENT: SERRANO ASSOC.	
	DRAWN BY: DG	SCALE IN INCHES	
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