

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

COUNTY OF EL DORADO  
BOARD OF SUPERVISORS OFFICE  
330 FAIR LANE  
PLACERVILLE, CA 95667

Name: Stonehenge Springs, LLC

Project: Faith Lane  
A.P.N.: 054-402-18  
Date:

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

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION FOR  
ROAD RIGHT OF WAY AND PUBLIC UTILITY EASEMENT**

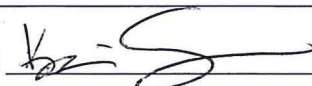
**STONEHENGE SPRINGS, A LIMITED LIABILITY COMPANY**, hereinafter called GRANTOR, owner of the real property herein described, does hereby irrevocably offer for dedication to the COUNTY OF EL DORADO, a political subdivision of the State of California, a Road Right of Way and a Public Utility Easement for any and all public purposes, to erect, install, construct, remove, repair, replace, reconstruct, maintain and use, for public service purposes, any and all materials, fixtures, appliances, equipment, pipes, pipelines, wires and cables (including fiber optics) necessary for the transmission, distribution and delivery of electricity, water, sewer, storm water, gas, cable television, communication and information service utilities, together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush, to restrict trees placed within the limits of the Public Utility Easement to a maximum height of fifteen feet (15') at maturity and prohibiting the construction of buildings, structures and wells within these areas, on, over, under and across that certain real property situate in the unincorporated area of the County of El Dorado, State of California, described as follows:

**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 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 15<sup>th</sup> day of November, 2016.

GRANTOR  
STONEHENGE SPRINGS, A LIMITED LIABILITY COMPANY

Name:  Title: Managing Member

Notary Acknowledgment Attached


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.

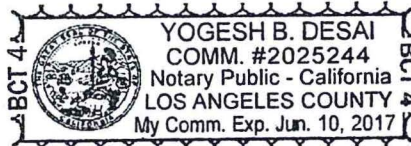
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On JANUARY 6th 2017, before me, "YOGESH B. DESAI, "NOTARY PUBLIC"  
a Notary Public, personally appeared KEVIN SWEENEY  
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.

  
\_\_\_\_\_  
Notary Public in and for said County and State



Notary Public Seal

EXHIBIT 'A'

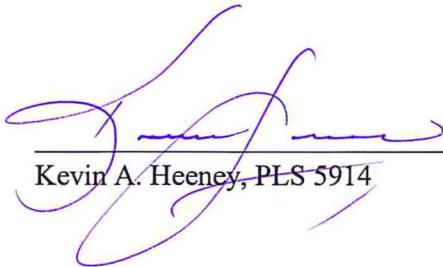
IRREVOCABLE OFFER OF DEDICATION  
ROAD AND PUBLIC UTILITY EASEMENT

All that real property situate in the County of El Dorado, State of California, lying within the Northeast One-quarter of Section 25, Township 10 North, Range 10 East, M.D.M., being a portion of Parcel Two as described in the quitclaim deed to Stonehenge Springs, a limited liability company, recorded September 18, 1998 in Document No. 98-0053979 and re-recorded April 16, 1999 in Document No. 99-0024476, and being a portion of Lot 1 as shown on the plat of Pagani Villa Subdivision, filed in the office of the County Recorder of El Dorado County in Book 'A' of Maps, Page 82 and being more particularly described as follows:

**BEGINNING** at an angle point in the East line of said Parcel Two, said point being also the Northwest corner of that certain parcel of land described in the Order of Final Distribution, recorded September 23, 1993 in Book 4110, Page 488 Official Records of El Dorado County and from which the East One-quarter corner of said Section 25, as shown on that certain Record of Survey recorded in Book 4 of Surveys, Page 90 bears South 31°24'33" East, 590.74 feet; thence along the East line of said Parcel Two, South 14°01'00" East, 165.93 feet; thence leaving said East line and along the arc of a curve, concave to the Southeast, having a radius of 25.00 feet, the chord of which bears South 28°39'56" West, 29.83 feet to a point on the East line of the Irrevocable Offer to Dedicate a public road and utility easement to El Dorado County as described in Book 3283, Page 741, Official Records of El Dorado County; thence along the East line of said Irrevocable Offer to Dedicate, North 07°57'20" West, 188.94 feet; thence leaving said East line, North 82°02'40" East, 0.27 feet to the **POINT OF BEGINNING**, containing 0.037 acres, more or less.

End of Description

This description was prepared by me or under my direct supervision.



Kevin A. Heeney, PLS 5914



08/23/2016  
Date

**CTA Engineering & Surveying**  
3233 Monier Circle  
Rancho Cordova, CA 95742  
916-638-0919



PLEASANT VALLEY ROAD



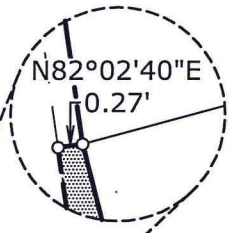
054-402-39

FAITH LANE

054-402-40

PARCEL 1  
P.M. 50-81

054-402-49



ROAD & UTILITY EASEMENT  
PER 1842 O.R. 616

40'

50'

SILVER DRIVE

PARCEL 2  
054-402-50

PARCEL 3  
054-402-51

PUBLIC ROAD & UTILITY  
EASEMENT TO EL DORADO  
COUNTY PER 3283/741 O.R.

PARCEL 4  
054-402-52

054-402-18

N14°01'00"E 155.93'  
N07°57'20"W 188.94'

FUTURE  
DRIVEWAY

R.S. 4-90

054-431-14  
WATSON

4110 O.R. 488

S31°24'33"E 590.74'

R=25.00'  
D=73°14'31"  
S28°39'56"W  
29.83'

1999-0024476

E 1/4, SEC. 25  
T.10 N., R.10 E.  
PER R.S. 4/90



EXHIBIT 'B'

DATE: 03/21/2016

DRAWN BY: KAH

SHEET  
1 OF 1

SCALE: 1"=100'

JOB NO. 05-097-001

A.P.N.: 054-402-18

IRREVOCABLE OFFER OF DEDICATION  
ROAD & PUBLIC UTILITY EASEMENT

OWNER: Stonehenge Springs, LLC

A PORTION OF LOT 1  
PAGANI VILLA SUBDIVISION, S.D. A-82  
NE 1/4, SEC. 25, T10N, R10E. M.D.M.  
COUNTY OF EL DORADO STATE OF CALIFORNIA

cta Engineering & Surveying

DATE: 08/23/2016

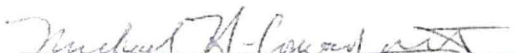
TRUSTEE/BENEFICIARY

The undersigned,

Trustee/Beneficiary under that certain Deed of Trust dated May 20, 2002,

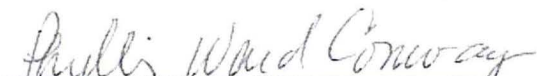
Recorded in Series No 2002-0050895-00 of Official Records of the County of El Dorado,

hereby consent to the recording of this document.



Name: MICHAEL H. CONWAY, III

Title: MEMBER



Name: PHYLLIS WARD CONWAY

Title: MEMBER

*All signatures must be acknowledged by a notary public.*

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 San Diego

On Jan 06 2017, before me, Jung Ran Choi,  
a Notary Public, personally appeared Michael H. Conway, and Phyllis Ward Conway  
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.



  
\_\_\_\_\_  
Notary Public in and for said County and State

Notary Public Seal

**CONSENT TO OFFER OF DEDICATION AND ACCEPTANCE OF OFFER**

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 November 15, 2016 from, Stonehenge Springs, a Limited Liability Company, for a Road Right of Way Easement and a Public Utilities Easement and authorized the recording of said offer and further acknowledge and accepts said easements subject to the following:

Said Road Right of Way Easement will not be County Maintained unless and until it has been accepted into the County Maintained Road system by resolution of the Board of Supervisors

Said Public Utilities Easement is accepted on behalf of those public entities that will provide services, subject to the purveyor's construction standards.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

COUNTY OF EL DORADO

By: \_\_\_\_\_

Chair, Board of Supervisors

Attest:

James S. Mitrison  
Clerk of the Board of Supervisors

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