

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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

Name: Welsh, Kenneth D.

Project: Morrison Road
A.P.N.: 119-090-59
Date:



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2018-0044039-00

Acct 30-EL DORADO CO BOARD OF SUPERVISORS
Friday, NOV 16, 2018 08:15:23
Ttl Pd \$0.00 Rcpt # 0001974000
MMP/C1/1-9

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

18-1715

Above section for Recorder's use

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

KENNETH D. WELSH, AS SURVIVING JOINT TENANT, 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, including the underlying fee, and a Public Service 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 Service 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 14 day of February, 2018.

GRANTOR



KENNETH D. WELSH

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 EL DORADO

On FEBRUARY 14 2018, before me, M. CARROLL,
a Notary Public, personally appeared KENNETH D. WELSH,
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.

M. Carroll

Notary Public in and for said County and State



Notary Public Seal

TRUSTEE/BENEFICIARY

The undersigned, EL DORADO SAVINGS BANK, Beneficiary under that certain Deed of Trust dated January 10, 2012, recorded January 19, 2012, Instrument No. 2012-002518, Official Records of El Dorado County, hereby consent to the recording of this document.



Name: Sandy Rushforth

Title: Sr. Vice President



Name: Kathie Pacileo-Jenkins

Title: Sr. Vice President

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.

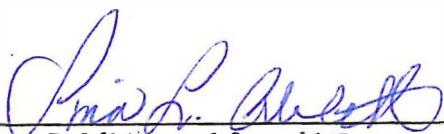
STATE OF CALIFORNIA

COUNTY OF EL DORADO

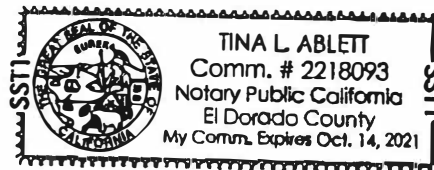
On APRIL 23 2018, before me, TINA L. ABLETT,
a Notary Public, personally appeared Sandy Rushforth and Kathie Pacileo-Jenkins,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she~~/they 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

**Irrevocable Offer of Dedication
APN 119-090-59
Road Right of Way and Public Service Easements**

All that real property situated in the County of El Dorado, State of California, being a portion of Parcel 'D', as shown on that certain Parcel Map filed in the office of the County Recorder of said County in Book 4 of Parcel Maps at Page 143, lying within the Northeast One-Quarter of Section 6, T. 9 N., R. 9 E., M.D.M. and being more particularly described as follows:

Road Right of Way (In Fee)

BEGINNING at a point on the South line of said Parcel 'D', from which a $\frac{3}{4}$ " capped iron pipe, stamped "L.S. 3279", marking the Southeast corner of said Parcel 'D' bears South $82^{\circ}26'31"$ East, 505.05 feet; thence along the South line of said Parcel 'D', North $82^{\circ}26'31"$ West, 27.47 feet to an angle point in said South line; thence continuing along said South line, North $75^{\circ}46'15"$ West, 112.94 feet; thence leaving said South line, North $56^{\circ}07'02"$ West, 287.45 feet; thence along the arc of a curve to the right, having a radius of 780.00 feet, the chord of which bears North $52^{\circ}14'43"$ West, 105.34 feet; thence North $48^{\circ}22'24"$ West, 48.76 feet; thence along the arc of a curve to the left, having a radius of 20.00 feet, the chord of which bears South $86^{\circ}41'58"$ West, 28.25 feet to a point on the Southeasterly line of Hollow Oak Road as described in the Irrevocable Offer of Dedication to El Dorado County, recorded in Document No. 2005-0057307, Official Records of El Dorado County; thence along the Southeasterly line of said Hollow Oak Road, North $41^{\circ}46'20"$ East, 100.00 feet; thence leaving said Southeasterly line, along the arc of a curve, concave to the East, having a radius of 20.00 feet, the chord of which bears South $03^{\circ}18'02"$ East, 28.32 feet; thence South $48^{\circ}22'24"$ East, 48.50 feet; thence along the arc of a curve to the left, having a radius of 720.00 feet, the chord of which bears South $52^{\circ}14'43"$ East, 97.24 feet; thence South $56^{\circ}07'02"$ East, 332.54 feet; thence along the arc of a curve to the right, having a radius of 380.00 feet, the chord of which bears South $49^{\circ}35'09"$ East, 86.45 feet to the **Point of Beginning**, containing an area of 0.737 acres, more or less.

Public Service Easement -1 (P.S.E.-1)

COMMENCING at an angle point in the South line of said Parcel 'D', from which a $\frac{3}{4}$ " capped iron pipe, stamped "L.S. 3279", marking the Southeast corner of said Parcel 'D' bears South $82^{\circ}26'31"$ East, 532.52 feet; thence along the South line of said Parcel 'D', North $75^{\circ}46'15"$ West, 112.94 feet to the true **POINT OF BEGINNING**; thence leaving said South line, North $56^{\circ}07'02"$ West, 287.45 feet; thence along the arc of a curve to the right, having a radius of 780.00 feet, the chord of which bears North $52^{\circ}14'43"$ West, 105.34 feet; thence North $48^{\circ}22'24"$ West, 48.76 feet; thence along the arc of a curve to the left, having a radius of 20.00 feet, the chord of which bears North $81^{\circ}49'54"$ West, 22.05 feet; thence along the arc of a non-tangent curve, concave to the Northeast, having a radius of 795.00 feet, the chord of which bears South $52^{\circ}50'10"$ East, 257.18 feet; thence South $62^{\circ}08'40"$ East, 91.19 feet; thence South $51^{\circ}08'04"$ East, 89.08 feet to a point on the

Exhibit 'A'

South line of said Parcel 'D'; thence along said South line, South 75°46'15" East, 26.07 feet to the **POINT OF BEGINNING**, containing 0.107 acres, more or less.

Public Service Easement – 2 (P.S.E.-2)

COMMENCING at a point on the South line of said Parcel 'D', from which a ¾" capped iron pipe, stamped "L.S. 3279", marking the Southeast corner of said Parcel 'D' bears South 82°26'31" East, 505.05 feet; thence leaving the South line of said Parcel 'D', along the arc of a non-tangent curve, concave to the Southwest, having a radius of 380.00 feet, the chord of which bears North 43°56'54" West, 11.86 feet to the true **POINT OF BEGINNING**, thence continuing along the arc of a curve to the left, having a radius of 380.00 feet, the chord of which bears North 50°28'47" West, 74.66 feet; thence North 56°07'02" West, 74.59 feet to a point hereinafter referred to as Point 'A'; thence South 58°48'01" East, 44.74 feet; thence along the arc of a non-tangent curve, concave to the Southwest, having a radius of 400.00 feet, the chord of which bears South 53°35'47" East, 72.56 feet; thence South 48°23'33" East, 19.02 feet; thence South 40°08'41" East, 13.38 feet to the **POINT OF BEGINNING**, containing 0.005 acres, more or less.

Public Service Easement – 3 (P.S.E.-3)

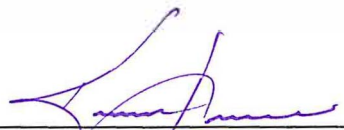
COMMENCING at the aforementioned Point 'A'; thence North 56°07'02" West, 53.06 feet to the true **POINT OF BEGINNING**; thence continuing North 56°07'02" West, 204.89 feet; thence along the arc of a curve to the right, having a radius of 720.00 feet, the chord of which bears North 52°14'43" West, 97.24 feet; thence North 48°22'24" West, 48.50 feet; thence along the arc of a curve to the right, having a radius of 20.00 feet, the chord of which bears North 13°55'18" West, 22.63 feet; thence South 51°57'46" East, 255.35 feet; thence South 51°07'07" East, 112.48 feet to the **POINT OF BEGINNING**, containing 0.102 acres, more or less.

See Exhibit 'B' attached hereto and made part of this description.

End of Description

The Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, NAD 83.

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



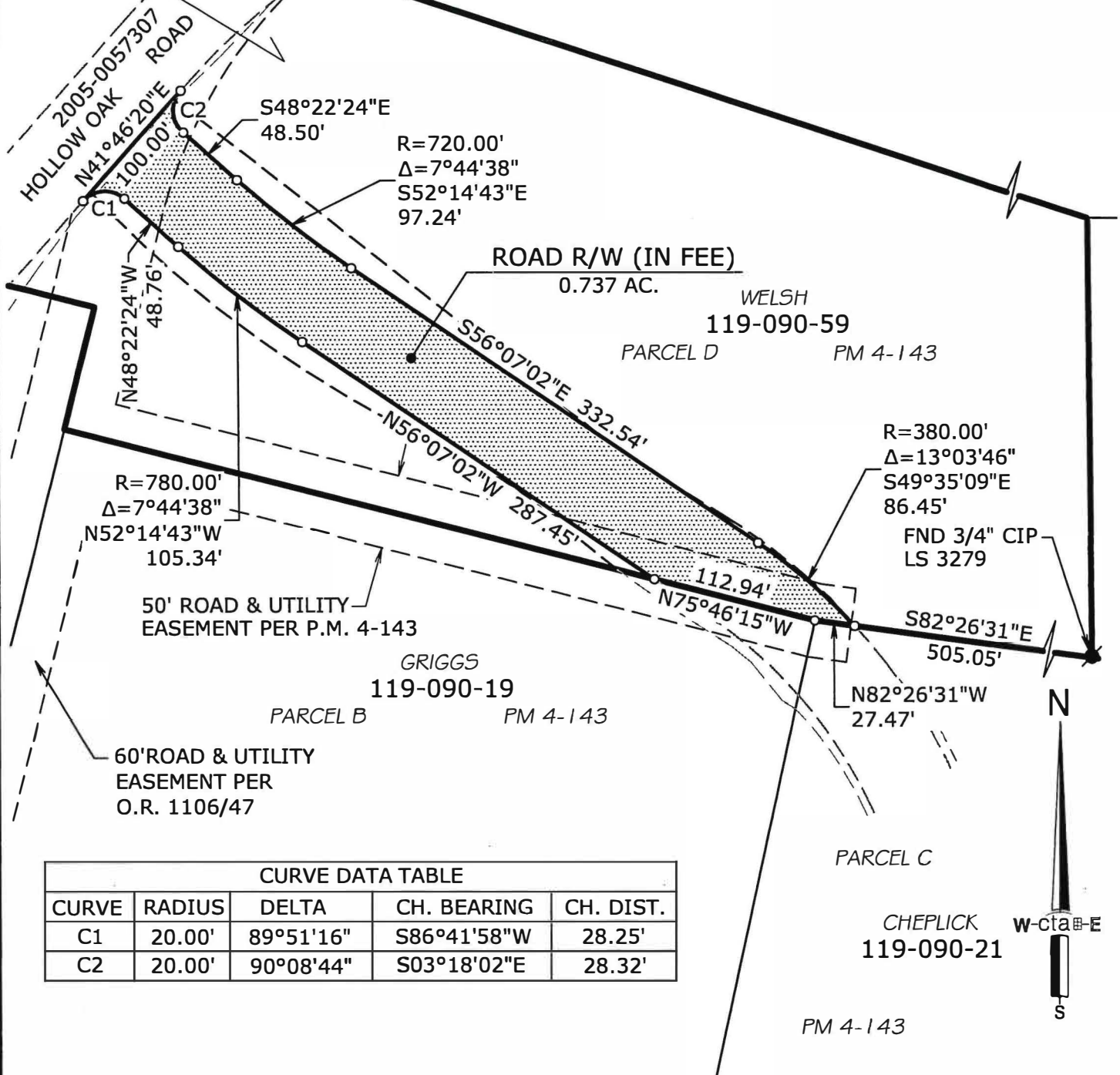
Kevin A. Heeney, P.L.S. 5914
CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742
916-638-0919



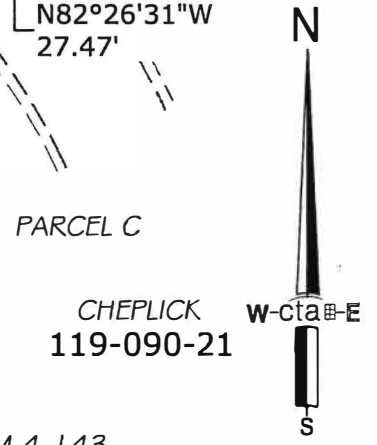
02/08/2018
Date

Exhibit 'B'

FRANKLIN CARL GASSAWAY
 119-090-57
 PARCEL D PM 13-22



CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	20.00'	89°51'16"	S86°41'58"W	28.25'
C2	20.00'	90°08'44"	S03°18'02"E	28.32'



OWNER:
 WELSH, KENNETH D.
 2554 O.R. 368

A.P.N. 119-090-59

DATE: 02/08/2018
 SCALE: 1"=100'

DRAWN BY: KAH
 JOB NO. 16-017-018

SHEET 1 OF 2

cta Engineering & Surveying
 Civil Engineering ■ Land Surveying ■ Land Planning
 3233 Monier Circle, Rancho Cordova, CA 95742
 T (916) 638-0919 • F (916) 638-2479 • www.ctaes.net

IRREVOCABLE OFFER OF DEDICATION

ROAD RIGHT OF WAY & PUBLIC SERVICE EASEMENT
 A PORTION OF PARCEL 'D', P.M. 4-143
 IN NE1/4 SECTION 6, T.9N., R.9E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA

DATE: 02/08/2018

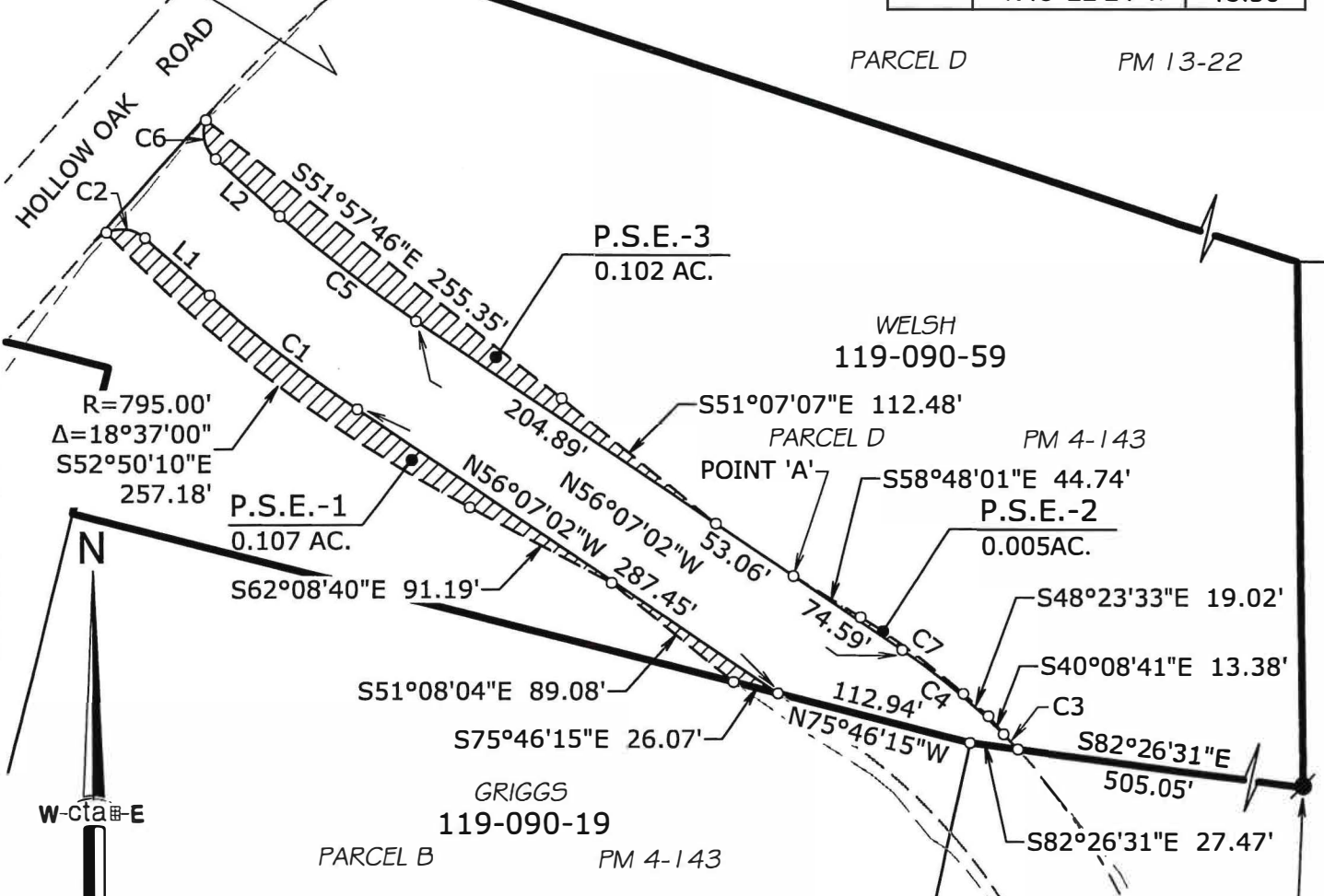
Exhibit 'B'

FRANKLIN CARL GASSAWAY
119-090-57

LINE DATA TABLE		
LINE	BEARING	DIST.
L1	N48°22'24"W	48.76'
L2	N48°22'24"W	48.50'

PARCEL D

PM 13-22



CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	780.00'	07°44'38"	N52°14'43"W	105.34'
C2	20.00'	66°55'00"	N81°49'54"W	22.05'
C3	380.00'	01°47'16"	N43°56'54"W	11.86'
C4	380.00'	11°16'30"	N50°28'47"W	74.66'
C5	720.00'	07°44'38"	N52°14'43"W	97.24'
C6	20.00'	68°54'12"	N13°55'18"W	22.63'
C7	400.00'	10°24'28"	S53°35'47"E	72.56'

P.S.E. = PUBLIC SERVICE EASEMENT



OWNER:
WELSH, KENNETH D.
2554 O.R. 368

A.P.N. 119-090-59

DATE: 02/08/2018
DRAWN BY: KAH
SCALE: 1"=100'
JOB NO. 16-017-018
SHEET 2 OF 2

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IRREVOCABLE OFFER OF DEDICATION

ROAD RIGHT OF WAY & PUBLIC SERVICE EASEMENT
A PORTION OF PARCEL 'D', P.M. 4-143
IN NE1/4 SECTION 6, T.9N., R.9E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA

DATE: 02/08/2018

3 2 2 8

CONSENT TO OFFER OF DEDICATION

At a regular meeting of the Board of Supervisors of the County of El Dorado held on 11/13/2018, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated February 14, 2018 from Kenneth D. Welsh for a Road Right of Way and Public Service Easement 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.

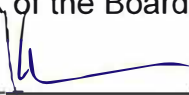
Dated this 13th day of November, 2018

COUNTY OF EL DORADO

By: 

Chair, Board of Supervisors

Attest:
James S. Mitrisin
Clerk of the Board of Supervisors

By: 

Deputy Clerk

11/16/2018, 20180044039