

**EL DORADO CO. RECORDER-CLERK**

**RECORDING REQUESTED BY:**

Board of Supervisors

07/24/2014, 20140027966

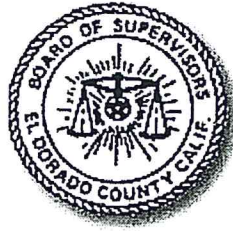
**WHEN RECORDED MAIL TO:**

Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

\*\*\*\*\*

SPACE ABOVE THIS LINE RESERVED FOR  
RECORDER'S USE

**TITLE (S)**  
**RESOLUTION 104-2014**  
**RESOLUTION TO ACCEPT**  
**IRREVOCABLE OFFERS OF DEDICATION #2014-03**  
**SERRANO ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY**  
**SIENNA RIDGE ROAD – APN 123-570-02**



**RESOLUTION NO.** 104-2014  
**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.

**NOW, THEREFORE BE IT RESOLVED**, that from and after the date this Resolution is recorded, said offer is 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 22 day of July, 2014, by the following vote of said Board:

Ayes: Veerkamp, Briggs, Mikulaco, Santiago

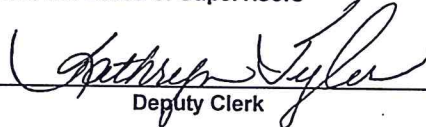
ATTEST

Clerk of the Board of Supervisors

Noes: none

Absent: none

By

  
Deputy Clerk

  
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, 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.**

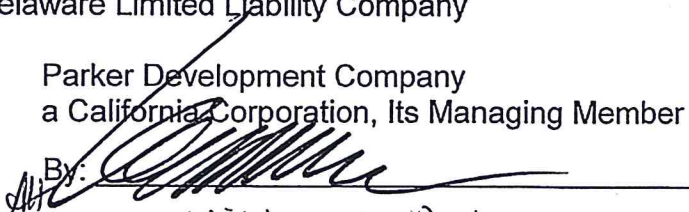
It is understood that this offer of dedication shall be binding on all successors and/or assignees and shall remain in effect and run with the land until such time as the County of El Dorado Board of Supervisors makes a finding of public necessity for public purposes and accepts said offer by resolution.

**IN WITNESS WHEREOF**, Grantor has hereunto subscribed its name this 24<sup>th</sup> 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"

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

SIENNA  
RIDGE  
ROAD

SCALE: 1"=100'



PARCEL B  
(P.M. 18-80)

REVISION 1, 2, 4, 7, 4	JOB NO. <u>2677.185</u>	TITLE: <u>IRREVOCABLE OFFER OF DEDICATION</u>	905 Sutter St. Folsom, CA 95630 (916) 366-3040 Fax (916) 366-3303 <b>R. E. Y. ENGINEERS, Inc.</b> Civil Engineers / Land Surveyors
	DATE: <u>8.9.13</u>	<u>LOT 2, 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>		DRAWING FILE NO. S: <u>2677\185\0D</u>	

# 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.

Place Notary Seal Above

Signature: Florence Tanner  
Signature of Notary Public

## 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

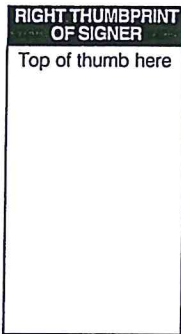
Signer(s) Other Than Named Above: none

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

Signer's Name: William R. Parker

Corporate Officer — Title(s): President

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



Signer Is Representing: Serrano Associates, LLC

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

Corporate Officer — Title(s): \_\_\_\_\_

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



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.**

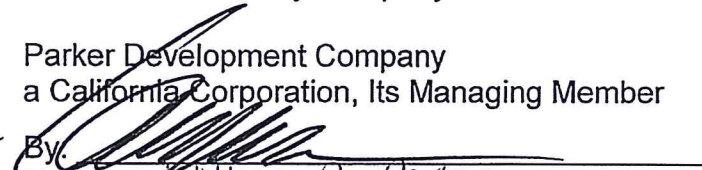
Said public utility easement shall include rights of way for water, sewer and gas, and for poles, guy wires, anchors, overhead and underground wires and conduits for electrical, telephone, and television cable services, with the right to trim and remove trees, tree limbs, and brush, together with any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

**IN WITNESS WHEREOF**, Grantor has herein subscribed its name on this 24<sup>th</sup> 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 shortened to terminate on the Southerly and Northerly boundary of said Lot 1.

End of Description



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


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

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

LOT 1  
SUB. J-118

ROAD

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 <b>R. E. Y. ENGINEERS, Inc.</b> 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	
CHECKED BY: SG	DRAWING FILE NO. S: \2677\185\PUELOT1		



# 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

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: \_\_\_\_\_

Senaro 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 24<sup>th</sup> 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

15' PUBLIC UTILITY EASEMENT

RIDGE

LOT 2  
SUB. J-118

LOT 1  
SUB. J-118

ROAD

SCALE: 1"=100'



PARCEL B  
(P.M. 18-80)

SIENNA  
RIDGE  
ROAD

REVISION 1-24-14	JOB NO. 2677.185	TITLE: 15' WIDE PUBLIC UTILITY EASEMENT	905 Sutter St. Folsom, CA 95630 (916) 366-3040 Fax (916) 366-3303 <b>R. E. Y. ENGINEERS, Inc.</b> 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\PUEL073		

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

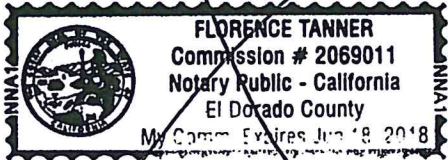
County of El Dorado

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

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

Signer(s) Other Than Named Above: none

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

Signer's Name: William R. Parker Signer's Name: \_\_\_\_\_

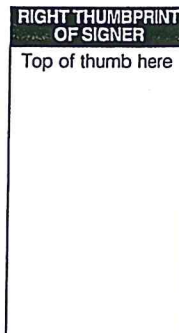
Corporate Officer — Title(s): President  Corporate Officer — Title(s): \_\_\_\_\_

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



Signer Is Representing: Serrano Associates, LLC

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



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 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.**



*Stephen 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

SCALE: 1"=100'

SIENNA

RIDGE

LOT 2  
SUB. J-118

ROAD

LOT 1  
SUB. J-118



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 <b>R. E. Y. ENGINEERS, Inc.</b> 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	
CHECKED BY: SG		DRAWING FILE NO. S:\2677\185\10D	

EXHIBIT "B"

**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 \_\_\_\_\_ 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 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 shortened 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                      Date  
P.L.S. 8277

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 7.23.14	JOB NO. 2677.185	TITLE: 15' WIDE PUBLIC UTILITY EASEMENT	905 Sutter St. Folsom, CA 95630 (916) 366-3040 Fax (916) 366-3303 <b>R. E. Y. ENGINEERS, Inc.</b> 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 CHECKED BY: SG	SCALE IN INCHES	

EXHIBIT "C"

**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 \_\_\_\_\_ 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

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 1.24.14	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 <b>R. E. Y. ENGINEERS, Inc.</b> Civil Engineers / Land Surveyors
	DATE: <u>8.9.13</u>	<u>PORTION OF LOT 3, 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		DRAWING FILE NO. S: <u>2677\185\PUELOT3</u>
CHECKED BY: <u>SG</u>			