



COMMUNITY DEVELOPMENT SERVICES

DEPARTMENT OF TRANSPORTATION

<http://www.edcgov.us/DOT/>

PLACERVILLE OFFICES:

MAIN OFFICE:

2850 Fairlane Court, Placerville, CA 95667
(530) 621-5900 / (530) 626-0387 Fax

CONSTRUCTION & MAINTENANCE:

2441 Headington Road, Placerville, CA 95667
(530) 642-4909 / (530) 642-0508 Fax

LAKE TAHOE OFFICES:

ENGINEERING:

924 B Emerald Bay Road, South Lake Tahoe, CA 96150
(530) 573-7900 / (530) 541-7049 Fax

MAINTENANCE:

1121 Shakori Drive, South Lake Tahoe, CA 96150
(530) 573-3180 / (530) 577-8402 Fax

March 9, 2018

via Certified Mail

Martin Szegedy
2880 Bass Lake Rd.
Rescue, CA 95672

Re: Notice of Intent to Adopt Resolution of Necessity

Silver Springs Parkway to Bass Lake Road (south segment) Project CIP No. 76108

Assessor's Parcel No.: 115-030-03

Owner: Martin Szegedy a married man, as his sole and separate property

Dear Mr. Szegedy,

As you know, the El Dorado County, Community Development Services, Department of Transportation is in the process of acquiring right of way for the Silver Springs Parkway to Bass Lake Road (south segment) Project CIP No. 76108. The law provides procedures for public agencies to acquire private property for public use. It requires that every agency which intends to condemn property notify the owners of its intention to condemn. California Code of Civil Procedure (CCP) Section 1240.030 provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following three conditions are established:

- (A) The public interest and necessity require the project.
- (B) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
- (C) The property sought to be acquired is necessary for the project.

Also, CCP Section 1245.230 requires that the offer required by Section 7267.2 of the Government Code has been made to the owner of record. That offer was previously mailed to you on January 8, 2018.

You are hereby notified that the County of El Dorado Board of Supervisors, at its meeting to be held on April 24, 2018 at 8:00 a.m., at 330 Fair Lane, Building A, Placerville, California, will be asked to decide if the above conditions have been met concerning your property and, if so, to adopt a Resolution of Necessity ("Resolution"). Questions regarding the amount of compensation to be paid or the value of the property to be acquired are not part of this proceeding and the Board of Supervisors will not consider such in determining whether a Resolution should be adopted.

The Board of Supervisors' adoption of the Resolution authorizes the County of El Dorado (the "County") to acquire the property by eminent domain. Within six months of the adoption of the

Resolution, the County will prepare and file a complaint in Superior Court commencing the eminent domain proceeding. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in this court proceeding. A description of the required property is attached to this notice.

The law provides you an opportunity to appear before the Board of Supervisors and raise questions concerning the three conditions referred to in CCP 1240.030 as cited above. You are entitled to appear and object to the adoption of the Resolution. If you intend to appear, please provide a written request to appear before the Board no later than 15 days from the mailing of this notice and include a statement indicating which of the three conditions listed in the first paragraph above you contend have not been met. By designating which of the conditions form the basis of your challenge and explaining why you believe they have not been met, you will enable the Board of Supervisors to conduct a full and expeditious review of the project's effect on your property. The request to appear should be sent to: Clerk of the Board of Supervisors, County of El Dorado, 330 Fair Lane, Placerville, CA 95667.

Your written request to appear must actually be on file with the Clerk of the Board of Supervisors within the 15-day period set forth above. Failure to timely file a written request to appear will result in a waiver of your right to appear and be heard by the Board of Supervisors.

For your convenience, if you are unable to personally appear or choose to submit written objections in place of a personal appearance, the Board of Supervisors will consider any written objections so long as they are received by the Clerk of the Board of Supervisors prior to the meeting date. All written objections filed with the Board of Supervisors will become part of the official record of the meeting at which the Board of Supervisors hears the Resolution.

If you have any questions, please call me at (530) 621-5316.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kyle Lassner', with a stylized flourish at the end.

Kyle Lassner, RWP
Right of Way Supervisor

Attachments:
Property Description

Exhibit A
APN 115-030-03 Fee Right of Way

AREA 1

All that portion of Parcel 3 of that certain Parcel Map filed in Book 6 of Parcel Maps, at Page 127, records of El Dorado County, California as said Parcel 3 is shown on that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California more particularly described as follows:

Beginning the southeast corner of said Parcel 3;

Thence from said Point of Beginning along the southerly boundary of Parcel 3 as shown on said Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California South 89°31'54" West 327.80 feet;

Thence leaving said southerly boundary North 68°33'48" East 256.02 feet;

Thence along the arc of a tangent curve to the left having a radius of 1958.00 feet; through a central angle of 02°03'27", for an arc length of 70.31 feet (Chord: North 67°32'05" East 70.31 feet) to the easterly boundary of said Parcel 3;

Thence along the easterly boundary of said Parcel 3 South 11°45'25" East 120.28 feet to the Point of Beginning containing 19,156 square feet more or less.

The Basis of Bearings for this legal description is that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California.

AREA 2

All that portion of Parcel 3 of that certain Parcel Map filed in Book 6 of Parcel Maps, at Page 127, records of El Dorado County, California as said Parcel 3 is shown on that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California more particularly described as follows:

Beginning at the northwest corner of said Parcel 3;

Thence from said Point of Beginning along the northerly boundary of said Parcel 3 North 89°26'18" East 1.58 feet;

Thence leaving said northerly boundary along the arc of a curve to the left having a radius of 1350.00 feet, from a radial bearing South 89°53'55" West, through a central angle of 09°47'24", for an arc length of 230.67 feet (Chord: South 04°59'47" East 230.39 feet) to a point in the westerly boundary of said Parcel 3;

Thence along the westerly boundary of said Parcel 3 the following two (2) courses:

- (1) North 23°22'59" West 34.75 feet, and
- (2) North 02°16'32" West 197.76 feet to the Point of Beginning containing 662 square feet, more or less.

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

The Basis of Bearings for this legal description is that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California.

- END OF DESCRIPTION-

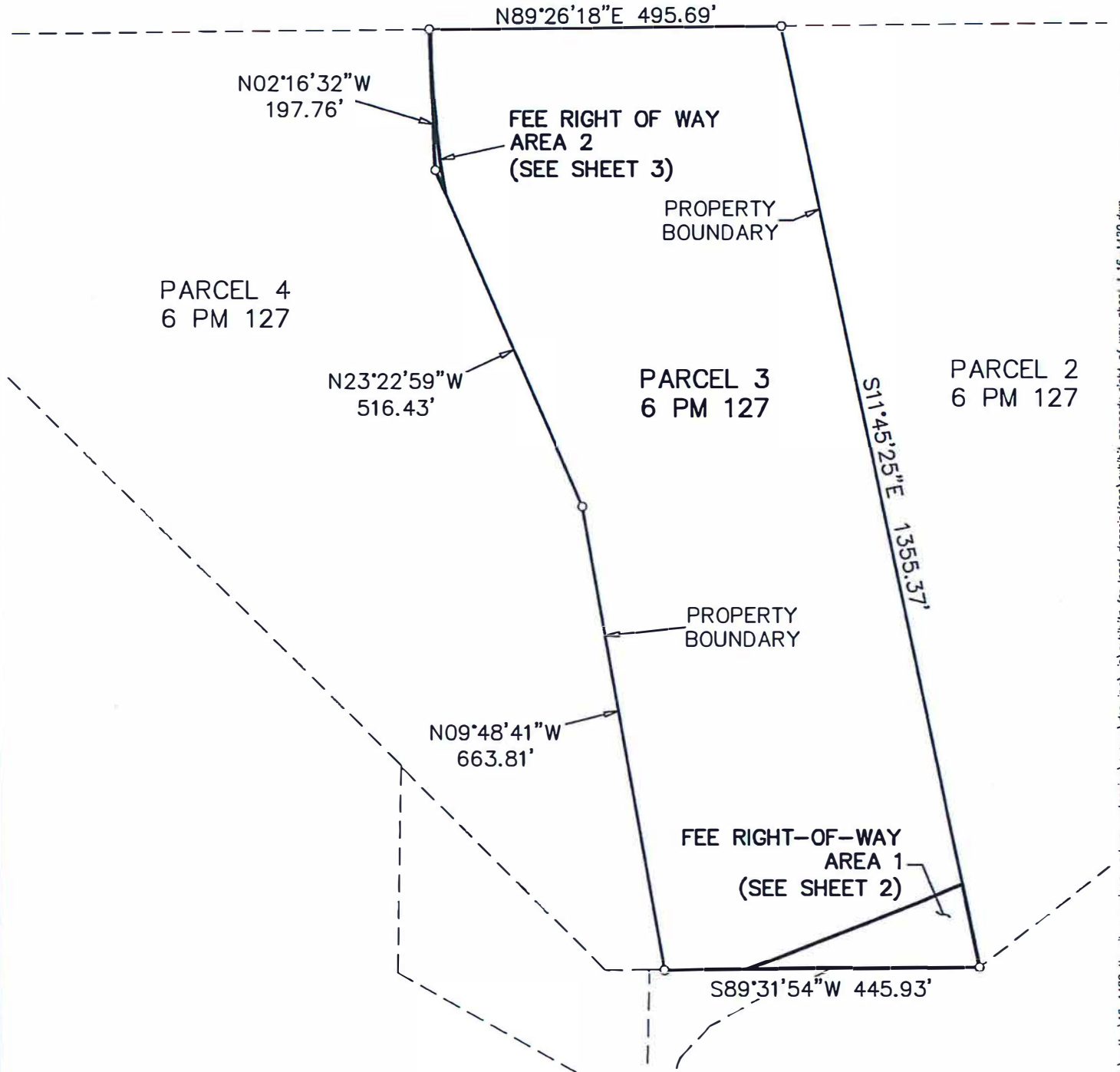

Michael R. Dequine L.S. 5614
License expires: 9/30/2018

Sept. 13, 2017
Date





1"=200' 0 200'



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**Michael Dequigne
and Associates, Inc.**
2295 Gateway Oaks Drive, Suite 140
Sacramento, Ca 95833
Phone: (916) 923-5820
Fax: (916) 923-1626

EXHIBIT B
**APN 115-030-03
FEE RIGHT OF WAY**
A PORTION OF PARCEL 3, 6 P.M. 127
COUNTY OF EL DORADO, CALIFORNIA

Checked by: MRD

Drawn By: KS

Job# 16-1429

Scale: 1"=200'

Date: 8/21/2017

Sheet 1 of 3

18-0606 F 5 of 12



1"=100' 0 100'

PROPERTY
BOUNDARY

PROPERTY
BOUNDARY

PARCEL 3
6 PM 127

PARCEL 2
6 PM 127

PARCEL 4
6 PM 127

$R=1958.00'$
 $\Delta=2^{\circ}03'27''$
 $L=70.31'$
 $CH=N67^{\circ}32'05''E$
 $CHL=70.31'$

FEE RIGHT OF WAY AREA 1
19,156± S.F.

N68°33'48"E
256.02'
BASS LAKE ROAD

S11°45'25"E
120.28'

S89°31'54"W 327.80'

POB - SOUTHEAST
CORNER PARCEL 3
6 PM 127 AS SHOWN
PER 35 RS 138

POB = POINT OF BEGINNING
S.F. = SQUARE FEET



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and Associates, Inc.**

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EXHIBIT B

APN 115-030-03

FEE RIGHT OF WAY AREA 1

A PORTION OF PARCEL 3, 6 P.M. 127

COUNTY OF EL DORADO, CALIFORNIA

Checked by: MRD

Drawn By: KS

Job# 16-1429

Scale: 1"=40'

Date: 8/21/2017

Sheet 2 of 3

18-0606 F-6 of 12

I:\active\16-1429 (to silver springs parkway extension)\survey\drawing\wip\exhibits for legal descriptions\exhibit szegedy right of way sheet 2 16-1429.dwg



0 40'
1"=40'

NORTHWEST CORNER OF
PARCEL 3, 6 PM 127
POB

N89°26'18"E

1.58'

SEE DETAIL

S89°53'55"W (RADIAL)

PROPERTY
BOUNDARY

PARCEL 4
6 PM 127

N02°16'32"W 197.76'

R=1350.00'
 Δ =9°47'24"
L=230.67'
CH=S04°59'47"E
CHL=230.39'

PROPERTY BOUNDARY

PARCEL 3
6 PM 127

NORTHWEST
CORNER OF
PARCEL 3
6 PM 127

N89°26'18"E

1.58'

R=1350.00'

Δ =9°47'24"

L=230.67'

CH=S04°59'47"E

CHL=230.39'

N02°16'32"W
197.76'

RIGHT OF WAY AREA 2
662± SQUARE FEET

N23°22'59"W
34.75'

DETAIL
NOT TO SCALE



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and Associates, Inc.**

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EXHIBIT B

APN 115-030-03

FEE RIGHT OF WAY AREA 2

A PORTION OF PARCEL 3, 6 P.M. 127

COUNTY OF EL DORADO, CALIFORNIA

Checked by: MRD

Drawn By: KS

Job# 16-1429

Scale: 1"=40'

Date: 8/21/2017

Sheet 3 of 3

18-0606 F 7 of 12

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Exhibit A
APN 115-030-03 Slope and Drainage Easement

All that portion of Parcel 3 of that certain Parcel Map filed in Book 6 of Parcel Maps, at Page 127, records of El Dorado County, California as said Parcel 3 is shown on that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California more particularly described as follows:

Beginning at a point on the southerly boundary of said Parcel 3, from which the southeast corner thereof bears North 89°31'54" East 327.80 feet;

Thence from said Point of Beginning, along the southerly boundary of said Parcel 3 South 89°31'54" West 118.13 feet to the southwest corner of said Parcel 3;

Thence along the westerly boundary of said Parcel 3 North 09°48'41" West 240.05';

Thence leaving the westerly boundary of said Parcel 3 South 37°22'14" East 95.80 feet;

Thence South 62°53'57" East 46.69 feet;

Thence South 46°59'35" East 32.27 feet;

Thence South 43°32'16" East 47.70 feet;

Thence South 25°30'56" East 55.01 feet;

Thence North 81°04'02" East 102.08 feet;

Thence South 68°33'48" West 130.73 feet to the Point of Beginning containing 21,634 square feet more or less. See Exhibit 'B', attached hereto and made a part hereof.

The Basis of Bearings for this legal description is that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California.

- END OF DESCRIPTION-


Michael R. Dequino L.S. 5614
License expires: 9/30/2018

Sept. 13, 2017
Date



PROPERTY
BOUNDARY



0 100'
1"=100'

LINE	BEARING	DISTANCE
L1	S37°22'14"E	95.80'
L2	S62°53'57"E	46.69'
L3	S46°59'35"E	32.27'
L4	S43°32'16"E	47.70'
L5	S25°30'56"E	55.01'
L6	N81°04'02"E	102.08'
L7	S68°33'48"W	130.73'

PARCEL 3
6 PM 127

PARCEL 2
6 PM 127

PARCEL 4
6 PM 127

SLOPE AND DRAINAGE EASEMENT
21,634± S.F.

BASS LAKE ROAD

S89°31'54"W
118.13'

N89°31'54"E 327.80'

SOUTHEAST CORNER OF
PARCEL 3, (6 P.M. 127)
PER 35 RS 138

POB

POB = POINT OF BEGINNING
S.F. = SQUARE FEET



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and Associates, Inc.**

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EXHIBIT B

APN 115-030-03

SLOPE AND DRAINAGE EASEMENT

A PORTION OF PARCEL 3, 6 P.M. 127

COUNTY OF EL DORADO, CALIFORNIA

Checked by: MRD

Drawn By: KS

Job# 16-1429

Scale: 1"=100'

Date: 8/17/2017

Sheet 1 of 1

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Exhibit A
APN 115-030-03 Temporary Construction Easement

AREA 1

All that portion of Parcel 3 of that certain Parcel Map filed in Book 6 of Parcel Maps, at Page 127, records of El Dorado County, California as said Parcel 3 is shown on that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California more particularly described as follows:

Beginning at a point on the easterly boundary of said Parcel 3 from which the southeast corner thereof bears South 11°45'25" East 120.28 feet;

Thence from said Point of Beginning along the arc of a non-tangent curve to the right having a radius of 1958.00 feet, from a radial bearing South 23°29'40" East, through a central angle of 02°03'28", for an arc length of 70.32 feet (Chord: South 67°32'04" West 70.32 feet;

Thence South 68°33'48" West 125.29 feet;

Thence South 81°04'02" West 102.08 feet;

Thence North 25°30'56" West 31.30 feet;

Thence North 81°03'56" East 107.73 feet;

Thence North 68°33'48" East 122.01 feet;

Thence along the arc of a tangent curve to the left having a radius of 1928.00 feet, through a central angle of 02°14'34", for an arc length of 75.47 feet (Chord: North 67°26'31" East 75.47 feet) to the easterly boundary of said Parcel 3;

Thence along said easterly boundary South 11°45'25" East 30.65 feet to the Point of Beginning containing 9,044 square feet more or less.

The Basis of Bearings for this legal description is that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California.

AREA 2

All that portion of Parcel 3 of that certain Parcel Map filed in Book 6 of Parcel Maps, at Page 127, records of El Dorado County, California as said Parcel 3 is shown on that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California more particularly described as follows:

Beginning at a point on the northerly boundary of said Parcel 3 from which the northwest corner thereof bears South 89°26'18" West 1.58 feet;

Thence from said Point of Beginning along said northerly boundary North 89°26'18" East 28.43 feet;

Thence leaving said northerly boundary South 02°16'32" East 191.27 feet;

Thence South 23°22'59" East 514.41 feet;

Thence South 09°48'41" East 355.10 feet;

Thence along the arc of a tangent curve to the left having a radius of 20.00 feet, through a central angle of 123°14'22", for an arc length of 43.02 feet (Chord South 71°25'52" East 35.19 feet);

Thence North 46°56'57" East 34.35 feet;

Thence South 43°03'03" East 60.00 feet;

Thence South 46°56'57" West 35.00 feet;

Thence along the arc of a tangent curve to the right having a radius of 80.00 feet, through a central angle of 36°28'19", for an arc length of 50.92 feet (Chord: South 65°11'06" West 50.07 feet);

Thence South 09°48'41" East 77.40 feet;

Thence North 62°53'57" West 0.78 feet

Thence North 37°22'14" West 95.80 feet to the westerly boundary of said Parcel 3;

Thence along said westerly boundary the following two (2) courses:

(1) North 09°48'41" West 423.76 feet, and

(2) North 23°22'59" West 481.68 feet;

Thence leaving said westerly boundary, along the arc of a non-tangent curve to the right having a radius of 1350.00 feet, from a radial bearing South 80°06'31" West, through a central angle of 09°47'24", for an arc length of 230.67 feet (Chord: North 04°59'47" West 230.39 feet) to the Point of Beginning containing 40,321 square feet more or less. See Exhibit 'B', attached hereto and made a part hereof.

The Basis of Bearings for this legal description is that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California.

- END OF DESCRIPTION-

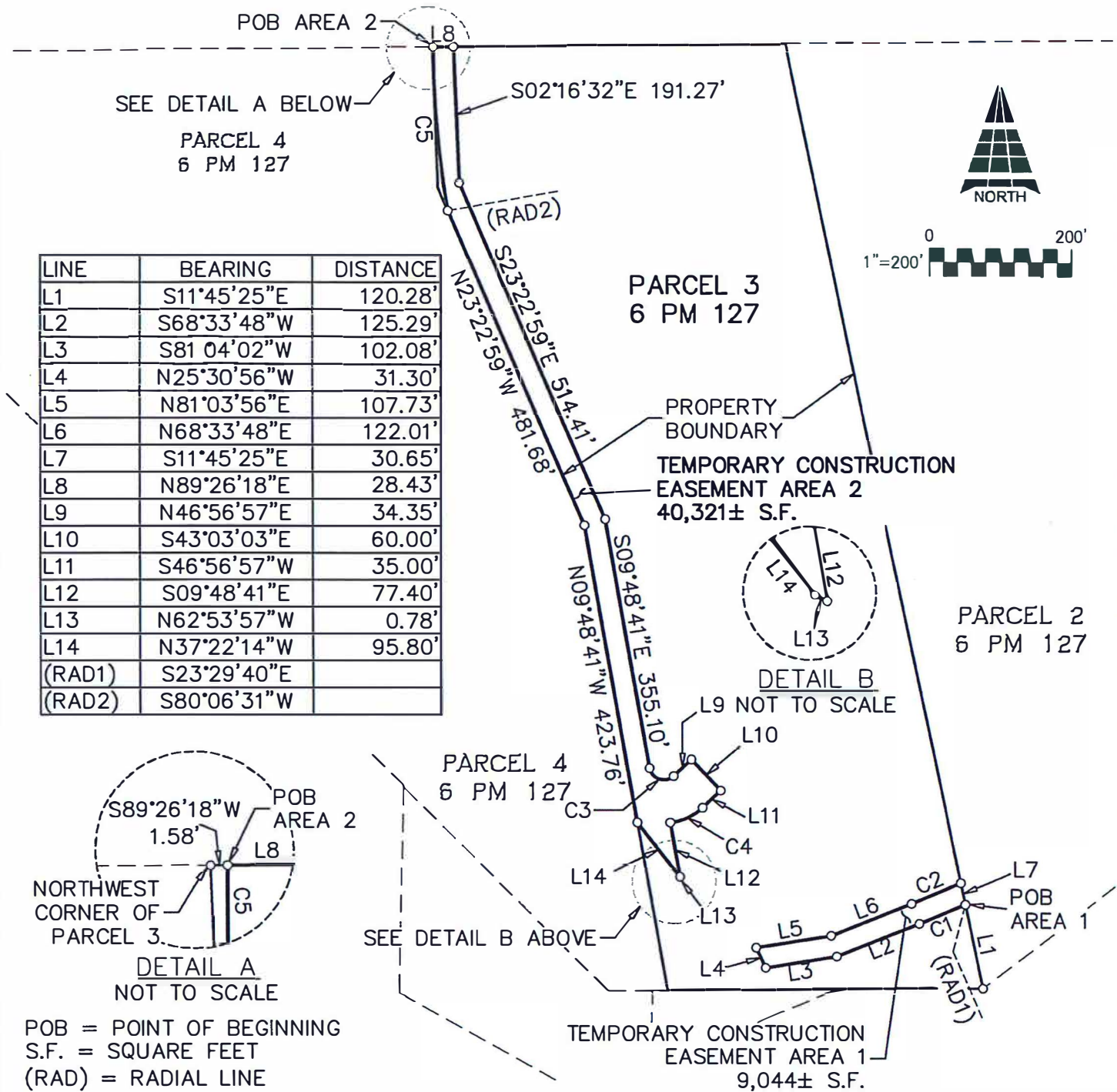


Michael R. Dequiere L.S. 5614
License expires: 9/30/2018

Sept. 13, 2017
Date



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1958.00'	2°03'28"	70.32'	S67°32'04"W	70.32'
C2	1928.00'	2°14'34"	75.47'	N67°26'31"E	75.47'
C3	20.00'	123°14'22"	43.02'	S71°25'52"E	35.19'
C4	80.00'	36°28'19"	50.92'	S65°11'06"W	50.07'
C5	1350.00'	9°47'24"	230.67'	N04°59'47"W	230.39'



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EXHIBIT B
APN 115-030-03
TEMPORARY CONSTRUCTION EASEMENT
A PORTION OF PARCEL 3, 6 P.M. 127
COUNTY OF EL DORADO, CALIFORNIA

Checked by: MRD

Drawn By: KS

Job# 16-1429

Scale: 1"=200'

Date: 8/17/2017

Sheet 1 of 1

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