



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2018-0017917-00**

Acct 30-EL DORADO CO BOARD OF SUPERVISORS  
Friday, MAY 11, 2018 10:14:26  
Ttl Pd \$0.00 Rcpt # 0001934574  
JDN/C1/1-6

**Recording Requested by:**  
Board of Supervisors

**When Recorded Mail to:**  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

18-0652

**TITLE**

**RESOLUTION 085-2018  
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

Abandonment of Easement No. 18-002  
Assessor's Parcel Number 124-140-33  
El Dorado Hills Memory Care LLC, an Oregon Limited Liability Company



**RESOLUTION NO. 085-2018**

**OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

Abandonment of Easement No. 18-002  
Assessor's Parcel Number 124-140-33  
El Dorado Hills Memory Care LLC, an Oregon Limited Liability Company

**WHEREAS**, the El Dorado County Board of Supervisors exercises the authority established by Section 8333 of the Streets and Highways Code, which authorizes the Board of Supervisors to summarily vacate public service easements by Resolution adopted in accordance with Section 8335 of the Streets and Highways code; and

**WHEREAS**, on April 8, 2002, Francisco Oaks LLC, a California Limited Liability Company, irrevocably offered for dedication a sanitary sewer easement on Lot A as shown on the final map of, "Amended Plat of: FRANCISCO OAKS", recorded in Book I of Subdivisions at Page 149, in the County of El Dorado, Recorder's Office; and

**WHEREAS**, the County of El Dorado has received an application from El Dorado Hills Memory Care LLC, an Oregon Limited Liability Company, the legal owner of Lot A in "Amended Plat of: FRANCISCO OAKS", requesting that the County of El Dorado vacate a portion of the subject easement, of said property, identified as Assessor's Parcel Number 124-140-33; and

**WHEREAS**, El Dorado Irrigation District has not used said easement for the purpose for which it was dedicated and find no present or future need exists for subject easement and does not object to its vacation, and to that end, has issued a letter to that effect; and

**WHEREAS**, the Surveyor's Office has determined that the easement herein described in Exhibit A and depicted on Exhibit B and made a part thereof has not been used for the purpose for which it was dedicated and has no objection; and

**WHEREAS**, all other existing easements shall remain.

**NOW, THEREFORE, BE IT RESOLVED**, that from and after the date this Resolution is recorded, said offer for the portion of the sanitary sewer easement, described in Exhibit A and depicted on Exhibit B, is terminated and abandoned and no longer constitutes an offer for easement. In addition, a *Certificate Of Correction, Modification Or Amendment* is hereby authorized to be signed and recorded.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 8th day of May, 2018, by the following vote of said Board:

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

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

Ayes: Veerkamp, Novasel, Frentzen, Ranalli  
Noes: None  
Absent: Hidahl

 \_\_\_\_\_  
Chair, Board of Supervisors  
Michael Ranalli

Exhibit 'A'

The Pavilions at El Dorado  
Sewer Easement Abandonment

All that real property situate in the County of El Dorado, State of California, lying within Section 22, Township 10 North, Range 8 East, M.D.M., being a portion of Lot 'A' as shown on the "Amended Plat of Francisco Oaks", filed in the office of the County Recorder of El Dorado County in Book I of Maps, Page 149, and being more particularly described as follows:

**COMMENCING** at the Northeast corner of Lot 67 as shown on said "Amended Plat of Francisco Oaks"; thence along the North line of said Lot 67, being also the South line of said Lot 'A', South 42°46'20" West, 13.86 feet to the intersection of said South line and the Northerly line of a 20.00 foot wide Sanitary Sewer Easement as shown on said "Amended Plat of Francisco Oaks"; thence along said Northerly line and the arc of a curve, concave to the Southwest, having a radius of 315.00 feet, the chord of which bears North 57°24'59" West, 88.67 feet to an angle point in said Sanitary Sewer Easement and the true **POINT OF BEGINNING**; thence continuing along the arc of a curve to the left, having a radius of 315.00 feet, the chord of which bears North 67°02'21" West, 16.84 feet; thence North 04°07'00" East, 7.78 feet to a point on the Northerly line of said Sanitary Sewer Easement; thence along the Northerly line of said Sanitary Sewer Easement the following four (4) courses:

1. along the arc of a curve, concave to the Northwest, having a radius of 40.00 feet, the chord of which bears North 38°24'49" East, 32.21 feet; thence
2. North 14°40'12" East, 70.56 feet; thence
3. along the arc of a curve to the right, having a radius of 60.00 feet, the chord of which bears North 79°25'12" East, 108.53 feet; thence
4. South 35°49'48" East, 106.63 feet to a point on the South line of said Lot 'A', being also the Northerly line of Cambria Way;

thence along the South line of said Lot 'A' and the arc of a curve, concave to the Southeast, having a radius of 525.00 feet, the chord of which bears South 60°04'12" West, 20.11 feet; thence leaving the South line of said Lot 'A' and the Northerly line of Cambria Way, along the Southerly line of said Sanitary Sewer Easement the following four (4) courses:

1. North 35°49'48" West, 104.56 feet; thence
2. along the arc of a curve to the left, having a radius of 40.00 feet, the chord of which bears South 79°25'12" West, 72.36 feet; thence
3. South 14°40'12" West, 70.56 feet; thence
4. along the arc of a curve to the right, having a radius of 60.00 feet, the chord of which bears South 35°17'33" West, 42.27 feet to the **POINT OF BEGINNING**.

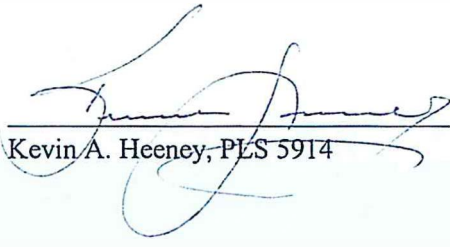
See Exhibit 'B' attached hereto and made a part of this description.


The Basis of Bearings for this description is identical with that of the "Amended Plat of Francisco Oaks", filed in the office of the County Recorder of El Dorado County in Book I of Maps, Page 149.

**End of Description**

Exhibit 'A'

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

  
Kevin A. Heeney, PLS 5914



04/17/2013  
Date

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

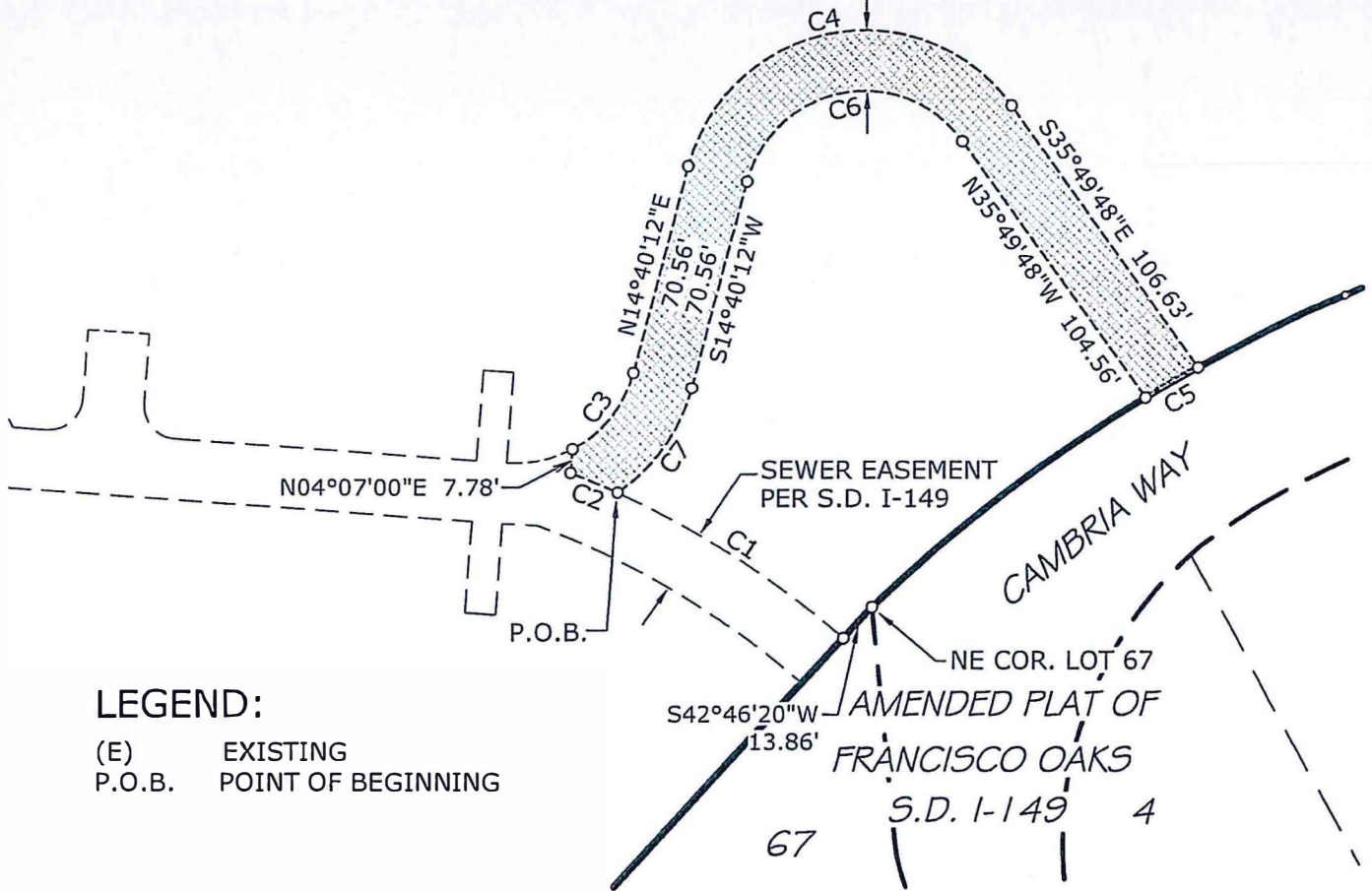


| CURVE DATA TABLE |           |                             |             |           |
|------------------|-----------|-----------------------------|-------------|-----------|
| CURVE            | RADIUS    | DELTA                       | CH. BEARING | CH. DIST. |
| C1               | R=315.00' | $\Delta=16^{\circ}10'58''$  | N57°24'59"W | 88.67'    |
| C2               | R=315.00' | $\Delta=3^{\circ}03'45''$   | N67°02'21"W | 16.84'    |
| C3               | R=40.00'  | $\Delta=47^{\circ}29'15''$  | N38°24'49"E | 32.21'    |
| C4               | R=60.00'  | $\Delta=129^{\circ}30'00''$ | N79°25'12"E | 108.53'   |
| C5               | R=525.00' | $\Delta=2^{\circ}11'40''$   | S60°04'12"W | 20.11'    |
| C6               | R=40.00'  | $\Delta=129^{\circ}30'00''$ | S79°25'12"W | 72.36'    |
| C7               | R=60.00'  | $\Delta=41^{\circ}14'43''$  | S35°17'33"W | 42.27'    |



124-140-33  
LOT 'A'

(E) 20' SEWER EASEMENT  
PER S.D. I-149 TO BE ABANDONED



**LEGEND:**

- (E) EXISTING
- P.O.B. POINT OF BEGINNING



DATE: 04/17/2018

|   |   |               |                 |
|---|---|---------------|-----------------|
| EXHIBIT 'B'                               | DATE: 04/13/2018  | DRAWN BY: KAH | SHEET<br>1 OF 1 |
|   | SCALE: 1"=60'   |               |                 |
| A.P.N.: 124-140-33                        | EL DORADO IRRIGATION DISTRICT<br>SEWER EASEMENT ABANDONMENT<br>The Pavilions at El Dorado Hills   |               |                 |
| OWNER:<br>EL DORADO HILLS MEMORY CARE LLC |   |               |                 |
| Engineering & Surveying                   | A PORTION OF LOT 'A', AMENDED PLAT<br>FRANCISCO OAKS, S.D. I-149<br>SEC. 22, T.10 N., R.8 E., M.D.M.<br>COUNTY OF EL DORADO, CALIFORNIA |               |                 |