

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

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

Name: Richard & Karen Moorhouse

Project: Country Club Drive  
A.P.N.: 119-080-08  
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**

**RICHARD F. MOORHOUSE JR. AND KAREN L. MOORHOUSE, AS CO-TRUSTEES OF THE RICHARD F. AND KAREN L. MOORHOUSE FAMILY TRUST, ESTABLISHED SEPTEMBER 30, 1999**, 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, for any and all public purposes, 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 21<sup>th</sup> day of June, 2017.

GRANTOR

**RICHARD F. MOORHOUSE JR. AND KAREN L. MOORHOUSE, AS CO-TRUSTEES OF THE RICHARD F. AND KAREN L. MOORHOUSE FAMILY TRUST, ESTABLISHED SEPTEMBER 30, 1999**

  
Richard F. Moorhouse Jr., Trustee

  
Karen L. Moorhouse, Trustee

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

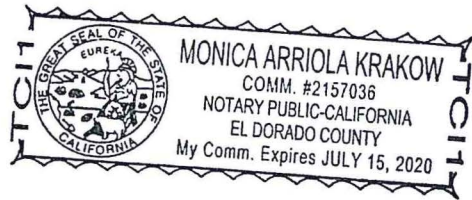
On June 28<sup>th</sup> 2019, before me, Monica Arriola Krakow, Notary Public  
a Notary Public, personally appeared Richard F Moorhouse Jr & Karen L Moorhouse,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and 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.

Monica Arriola Krakow

Notary Public in and for said County and State



Notary Public Seal

**Irrevocable Offer of Dedication  
APN 119-080-08  
Road Right of Way**

All that real property situated in the County of El Dorado, State of California, being a portion of Parcel 'A', as shown on that certain Parcel Map filed in the office of the County Recorder of said County in Book 15 of Parcel Maps at page 53, lying within the Southeast One-Quarter of Section 6, T. 9 N., R. 9 E., M.D.M. and being more particularly described as follows:

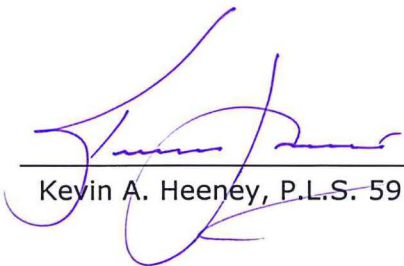
Commencing at a ¾" capped iron pipe, stamped "L.S. 3279", marking the Northwest corner of Parcel 'A'; thence along the West Line of said Parcel 'A', South 01°03'22" West, 224.10 feet; thence South 86°49'08" West, 313.01 feet; thence South 01°17'57" West, 577.12 feet to the true **Point of Beginning**; thence leaving said West line along the arc of a non-tangent curve, concave to the Southwest, having a radius of 1440.00 feet, the chord of which bears South 58°21'45" East, 213.37 feet; thence South 54°06'50" East, 340.85 feet to a point on the East line of said Parcel 'A'; thence along said East line South 08°44'25" West, 12.06 feet to the Southeast corner of said Parcel 'A'; thence along the South line of said Parcel 'A', North 56°43'33" West, 358.76 feet; thence along the arc of a curve to left, having a radius of 300.00 feet, the chord of which bears North 72°42'48" West, 165.26 feet to the Southwest corner of said Parcel 'A'; thence along the West line of said Parcel 'A', North 01°17'57" West, 77.72 feet to the Point of Beginning, containing an area of 0.340 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



06/08/2017  
Date

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



# Exhibit 'B'

S01°03'22"W 224.10'  
S86°49'08"W 313.01'

POINT OF COMMENCEMENT  
FND 3/4" C.I.P. L.S. 3279



MOHANNA  
119-080-23

PARCEL A  
PM 15-53

PARCEL 1  
POR. PM 48-80

MOORHOUSE  
119-080-08

PARCEL B  
PM 15-53

S1°17'57"W 577.12'

POINT OF BEGINNING

15' P.T. & T EASEMENT PER P.M.  
5-11/ 85 O.R. 6/ 395 O.R. 224

I.O.D. (IN FEE)  
ROAD RIGHT OF WAY  
AREA=0.340 ACRES

R=1440.00' Δ=8°29'51"  
S58°21'45"E 213.37'

R=300.00' Δ=31°58'32"  
N72°42'48"W 165.26'

30' ROAD & P.U.E.  
O.R. 1498/688

MOHANNA  
119-080-12

MOORHOUSE  
119-080-09

PARCEL 3  
PM 48-80

30' ROAD & P.U.E.  
O.R. 1498/687

S8°44'25"W  
12.06'



OWNER:  
RICHARD & KAREN MOORHOUSE,  
RICHARD F. & KAREN L. MOORHOUSE  
FAMILY TRUST

DATE:  
04/05/2017

SCALE:  
1"=100'

DRAWN BY:  
JCC

JOB NO.  
16-017-018

SHEET  
1 OF  
1

A.P.N. 119-080-08

IRREVOCABLE OFFER OF DEDICATION

**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

ROAD RIGHT OF WAY  
A PORTION OF THE S.E QUARTER  
OF SECTION 6, T.9N., R.9E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA

DATE: 04/08/2017

**CONSENT TO THE MAKING OF AN  
IRREVOCABLE OFFER OF DEDICATION**

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 FOR ROAD RIGHT OF WAY dated June 29, 2018 from, Richard F. Moorhouse Jr. and Karen L. Moorhouse, as Co-Trustees of the Richard F. and Karen L. Moorhouse Family Trust, for a Road Right of Way, including the underlying fee, and authorized the recording of said offer pursuant to Government Code Section 7050.

Said dedication 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 necessity for public purposes and accepts said offer by resolution.

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