

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2018-0028250-00
Acct 30-EL DORADO CO BOARD OF SUPERVISORS

Monday, JUL 23, 2018 08:46:49
Ttl Pd \$0.00 Nbr - 0001949867
RAB / C1 / 1-5

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

18-1020

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 20th 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

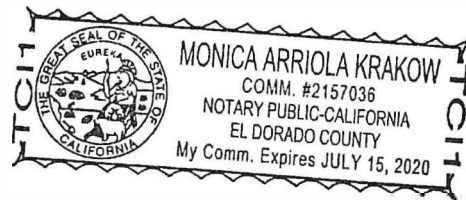
On June 28th 2019, before me, Monica Arriola Krakow Notary Public
a Notary Public, personally appeared Richard F Moorhouse Jr & Karen L Moorhouse
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me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

[Handwritten Signature]

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:

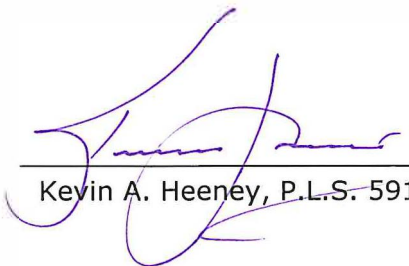
Commencing at a ¾" capped iron pipe, stamped "L.S. 3279", marking the Northwest corner of Parcel 'A'; thence along the West Line of said Parcel 'A', South 01°03'22" West, 224.10 feet; thence South 86°49'08" West, 313.01 feet; thence South 01°17'57" West, 577.12 feet to the true **Point of Beginning**; 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

S1°17'57"W 577.12'

POINT OF BEGINNING

N1°17'57"E
77.72'

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

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=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

PARCEL 3
PM 48-80

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

S54°06'50"E 340.85'
N56°43'33"W 358.76'

MOORHOUSE
119-080-09

S8°44'25"W
12.06'

PARCEL B
PM 15-53



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

DATE: 04/05/2017

DRAWN BY: JCC

SHEET 1 OF 1

SCALE: 1"=100'

JOB NO. 16-017-018

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) 638-2478 • 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

**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 7/17/2018, 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 17th day of July, 2018

COUNTY OF EL DORADO

By: 

Chair, Board of Supervisors

Attest:

James S. Mitrissin
Clerk of the Board of Supervisors

By: 

Deputy Clerk

07/23/2018,20180028250