

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

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

Name: El Dorado Hills Memory Care LLC

Project: The Pavilions at El Dorado  
A.P.N.: 124.140-33  
Date:



El Dorado, County Recorder  
Janelle K. Horne Co Recorder Office  
**DOC- 2019-0022885-00**

Acct 30-EL DORADO CO BOARD OF SUPERVISORS  
Thursday, JUN 13, 2019 15:11:57  
Ttl Pd \$0.00 Rcpt # 0002015480  
MMF/C1/1-6

Mail Tax Statement to above.  
Exempt from Documentary Tax Transfer  
Per Revenue and Taxation Code 11922

19-0852

Above section for Recorder's use

**PEDESTRIAN ACCESS EASEMENT**


**EL DORADO HILLS MEMORY CARE LLC, AN OREGON LIMITED LIABILITY COMPANY**, hereinafter called GRANTOR, owner of the real property herein described, does hereby grant to the COUNTY OF EL DORADO, a political subdivision of the State of California, a perpetual easement for constructing, reconstructing, repairing and forever maintaining thereon a public sidewalk of such dimensions as Grantee shall deem necessary for pedestrian use and access across that certain real property situate 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.**

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed (his) (her) (their) name(s) this 23<sup>rd</sup> day of April, 2018.

GRANTORS

**EL DORADO HILLS MEMORY CARE LLC  
AN OREGON LIMITED LIABILITY COMPANY**

  
\_\_\_\_\_  
Name: Gregory A. Roderick  
Title: Manager

See Notary Acknowledgement Attached

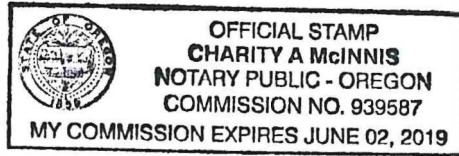
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~CALIFORNIA~~ Oregon  
COUNTY OF Washington

On April 23 2018, before me, Charity A. McInnis,  
a Notary Public, personally appeared Gregory A. Roderick,  
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~~ <sup>Oregon</sup> that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Charity A. McInnis  
Notary Public in and for said County and State

Notary Public Seal

Exhibit 'A'

The Pavilions at El Dorado Hills  
Pedestrian Access Easement

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 Southerly end of a 25.00 foot radius curve at the intersection of the Southerly line of Green Valley Road and the Westerly line of Francisco Drive as shown on said "Amended Plat of Francisco Oaks"; thence along the Westerly line of Francisco Drive, along the arc of a curve, concave to the Northeast, having a radius of 1156.60 feet, the chord of which bears South 12°10'17" East, 24.28 feet to the true **POINT OF BEGINNING**; thence continuing along the Westerly line of Francisco Drive and along the arc of a curve to the left, having a radius of 1156.60 feet, the chord of which bears South 16°26'00" East, 147.68 feet to a point hereinafter referred to as Point 'A'; thence leaving the Westerly line of Francisco Drive, North 67°28'46" West, 25.63 feet; thence along the arc of a non-tangent curve, concave to the Northwest, having a radius of 14.50 feet, the chord of which bears North 16°55'35" East, 13.56 feet; thence North 10°57'27" West, 77.10 feet; thence along the arc of a non-tangent curve, concave to the West, having a radius of 1141.28 feet, the chord of which bears North 14°52'12" West, 5.39 feet; thence South 79°02'33" West, 10.73 feet; thence North 09°14'59" West, 38.08 feet; thence North 77°14'52" East, 10.91 feet to the **POINT OF BEGINNING**.

**TOGETHER WITH** the following portion of said Lot 'A':

**COMMENCING** at the aforementioned Point 'A'; thence along the Westerly line of Francisco Drive, along the arc of a curve, concave to the Northeast, having a radius of 1156.60 feet, the chord of which bears South 20°21'08" East, 10.44 feet to the true **POINT OF BEGINNING**; thence continuing along the Westerly line of Francisco Drive the following six (6) courses:

1. along the arc of a curve, concave to the Northeast, having a radius of 1156.60 feet, the chord of which bears South 22°03'53" East, 58.68 feet to a point of reverse curvature; thence
2. along the arc of a curve to the right, having a radius of 138.48 feet, the chord of which bears South 20°21'25" East, 15.27 feet; thence
3. South 17°11'45" East, 14.07 feet; thence
4. along the arc of a curve to the left, having a radius of 161.52 feet, the chord of which bears South 22°27'35" East, 29.64 feet; thence
5. South 27°43'26" East, 57.05 feet; thence
6. along the arc of a curve to the right, having a radius of 20.00 feet, the chord of which bears South 11°25'25" East, 11.23 feet; thence

leaving the Westerly line of Francisco Drive, along the arc of a non-tangent curve, concave to the Northeast, having a radius of 1110.50 feet, the chord of which bears North 26°06'21" West, 82.78 feet; thence North 24°23'52" West, 91.35 feet; thence North 10°36'08" East, 13.79 feet to the **POINT OF BEGINNING**.

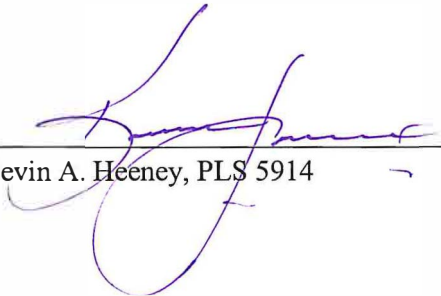
See Exhibit 'B' attached hereto and made a part of this description.


Exhibit 'A'

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**

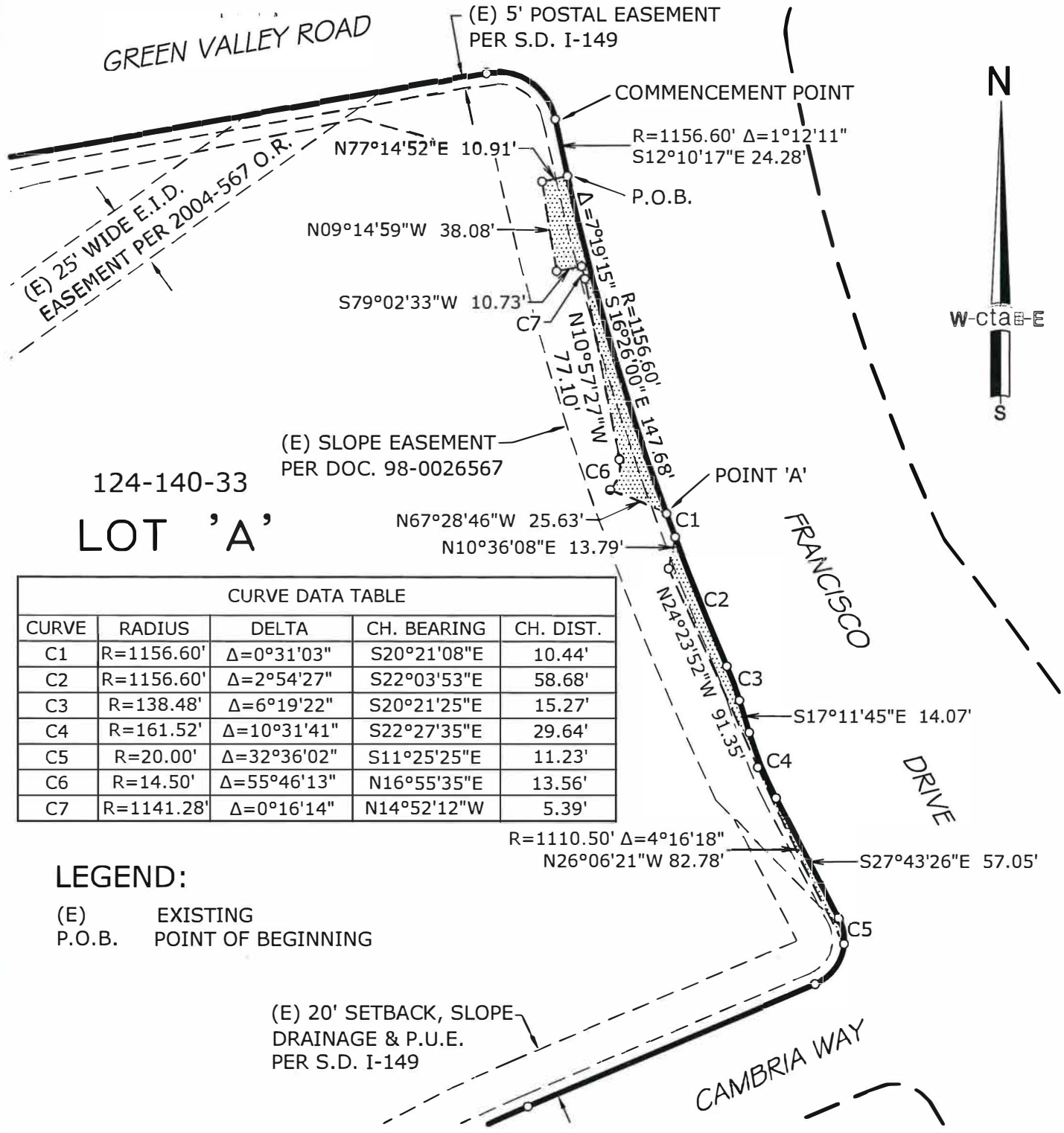
This description has been prepared by me or under my direct supervision.

  
Kevin A. Heeney, PLS 5914



*04/17/2018*  
Date

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



124-140-33  
**LOT 'A'**

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=1156.60'	$\Delta=0^{\circ}31'03''$	S20°21'08"E	10.44'
C2	R=1156.60'	$\Delta=2^{\circ}54'27''$	S22°03'53"E	58.68'
C3	R=138.48'	$\Delta=6^{\circ}19'22''$	S20°21'25"E	15.27'
C4	R=161.52'	$\Delta=10^{\circ}31'41''$	S22°27'35"E	29.64'
C5	R=20.00'	$\Delta=32^{\circ}36'02''$	S11°25'25"E	11.23'
C6	R=14.50'	$\Delta=55^{\circ}46'13''$	N16°55'35"E	13.56'
C7	R=1141.28'	$\Delta=0^{\circ}16'14''$	N14°52'12"W	5.39'

**LEGEND:**

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

(E) 20' SETBACK, SLOPE DRAINAGE & P.U.E. PER S.D. I-149



DATE: 04/17/2018

**EXHIBIT 'B'**

A.P.N.: 124-140-33

OWNER:  
 EL DORADO HILLS MEMORY CARE, LLC

**cta** Engineering & Surveying

DATE: 04/13/2018	DRAWN BY: KAH	SHEET 1 OF 1
SCALE: 1"=60'	JOB NO. 15-002-001	

**EL DORADO COUNTY  
 PEDESTRIAN ACCESS EASEMENT  
 The Pavilions at El Dorado Hills**

A PORTION OF LOT 'A', AMENDED PLAT  
 FRANCISCO OAKS, S.D. I-149  
 SEC. 22, T.10 N., R.8 E., M.D.M.  
 COUNTY OF EL DORADO STATE OF CALIFORNIA

U I F E

**CONSENT TO GRANT OF PEDESTRIAN ACCESS EASEMENT  
AND ACCEPTANCE OF OFFER**


At a regular meeting of the Board of Supervisors of the County of El Dorado held on June 11<sup>th</sup>, 2019, the County of El Dorado consented to the foregoing attached Pedestrian Access Easement dated April 23, 2018, from El Dorado Hills Memory Care LLC, an Oregon Limited Liability Company, for a perpetual easement and authorized the recording of said offer pursuant to Government Code Section 7050, and further consent to and accept this offer, subject to the condition that said Pedestrian Access Easement will not be county maintained.

Dated this 11<sup>th</sup> day of June, 2019

COUNTY OF EL DORADO

By:   
Sue Novase  
Chair, Board of Supervisors

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

By:   
Deputy Clerk