

**MEMORANDUM  
DEPARTMENT OF PUBLIC WORKS AND FACILITIES  
COUNTY OF PLACER**

To: Honorable Board of Supervisors Date: January 5, 2016  
From: Ken Grehm, Director of Public Works and Facilities  
By: Peter Kraatz, Assistant Director of Public Works  
Subject: **Engineering / Offer of Dedication Abandonment / Cherokee Estates**

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**ACTION REQUESTED**

Adopt a Resolution to abandon three Offers of Dedication for Drainage Easements being relocated in the Cherokee Estates Subdivision, Penryn.

**BACKGROUND**

Cherokee Trail, LLC, the owners of the Cherokee Estates Subdivision, a fifteen lot subdivision currently under construction on Boyington Road in Penryn, has requested the County abandon three unaccepted Irrevocable Offers of Dedication (IODs) for drainage easements which have already been relocated. The Drainage Easements were offered for dedication on the map of Cherokee Estates, filed for record in 2006 in Book BB of Maps at Page 9. The developer desired to change some features of the improvements related to the new residential housing to be offered, changes to the improvement plans were submitted, reviewed and approved by CDRA. The design changes and subsequent relocation of various physical features necessitate the relocation of various easements, along with their Offers of Dedication, if applicable.

All processing fees have been paid, the proposed easement abandonment has been distributed for comment and no objections have been received. The proposed abandonment does not require posting or scheduling of a separate public hearing.

**ENVIRONMENTAL**

This action is categorically exempt from the provisions of CEQA Section 15061(b)(3), no potential to cause significant environmental impact.

**FISCAL IMPACT**

The Irrevocable Offers of Dedication are being replaced by IODs over relocated drainage easements, so there is no fiscal impact resulting from this action.

Attachment 1 - Resolution with Exhibits  
Attachment 2 - Location Map

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**Before the Board of Supervisors  
County of Placer, State of California**

**In the matter of:** A Resolution abandoning three offers of dedication for drainage easements in the Cherokee Estates Subdivision - Penryn.

**Resol. No:**.....

The following RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held \_\_\_\_\_, by the following vote on roll call:

**Ayes:**

**Noes:**

**Absent:**

Signed and approved by me after its passage.

**Attest:**  
Clerk of said Board

\_\_\_\_\_  
**Chair, Board of Supervisors**

**WHEREAS**, an Offer of Dedication was made to the public for the Drainage Easements within the Cherokee Estates Subdivision, filed for record in Book BB of Maps at Page 9; and

**WHEREAS**, it has been determined that the Offer of Dedication for three of the Drainage Easements, not accepted at the time, and as described on the attached Exhibits "A", "B" and "C", and as shown on the attached Exhibits "A-1", "B-1" and "C-1", are no longer necessary for present or prospective public use; and

**WHEREAS**, summary vacation of the Offer of Dedication is permissible pursuant to Chapter 4 of Part 3, Division 9 of the Streets and Highways Code, commencing with Section 8330.

Resolution No. \_\_\_\_\_

Page 2

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of Placer County that from and after the date this Resolution is recorded, the Offer of Dedication for the three Drainage Easements, as described and shown on the attached Exhibits, shall be vacated and abandoned, and shall thereafter not constitute an Offer of Dedication for Drainage Easements; and

**BE IT FURTHER RESOLVED** by the Board of Supervisors of Placer County that the above described Offer of Dedication, as described and shown on the attached exhibits, is not useful as a nonmotorized transportation facility.

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**Exhibit "A"**  
**Legal Description**  
**Abandonment of an Offer of Dedication for a Drainage Easement**  
**Lot 7**

A portion of Lot 7 as shown on Tract No. 934 entitled Cherokee Estates and filed for record in Book BB of Maps at Page 9, Placer County Records, and described in the Grant Deed recorded on July 01, 2013 in Document No. 2013-0065425, Official Records of Placer County; in Section 3, Township 11 North, Range 7 East, M.D.B &M:

An existing Drainage Easement fifteen feet in width lying seven and one-half feet on each side of the following described centerline;

Beginning at a point on the North line of said Lot 7 from which the Northwest corner thereof bears, North 89° 54' 16" West 12.50 feet;

Thence, from said **Point of Beginning**, along said North line, South 89° 54' 16" East 76.33 feet to a point on the West line of an existing Drainage Easement (D.E.) as shown on said map;

Thence, along said West line, South 37° 24' 36" East 18.91;

Thence, leaving said West line North 89° 54' 16" West 87.84 feet to a point on the East line of an existing twelve and one-half foot Multipurpose Easement (M.P.E.);

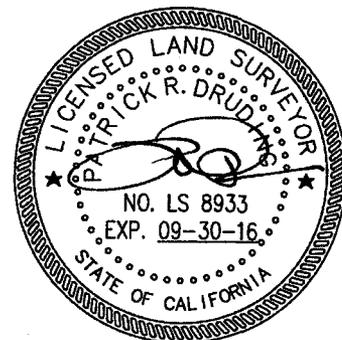
Thence, along said East line, North 00° 05' 44" East 15.00 feet to the **POINT OF BEGINNING**.

The herein described area contains 1,231 sqft, more or less.

Affecting a portion of APN 043-040-029.

The herein described area depicted graphically on Exhibit "A-1" attached hereto and made a part hereof.

END DESCRIPTION



110615



**Exhibit "B"**  
**Legal Description**  
**Abandonment of an Offer of Dedication for a Drainage Easement**  
**Lot's 9, 10, and 11**

A portion of Lot's 9, 10, and 11 as shown on Tract No. 934 entitled Cherokee Estates and filed for record in Book BB of Maps at Page 9, Placer County Records, and described in the Grant Deed recorded on July 01, 2013 in Document No. 2013-0065425, Official Records of Placer County; in Section 3, Township 11 North, Range 7 East, M.D.B &M:

An existing Drainage Easement fifteen feet in width lying seven and one-half feet on each side of the following described centerline;

Beginning at a point on the West line of said Lot 9 from which the Northwest thereof bears, North 00° 01' 52" East 25.10 feet,

Thence, from said **Point of Beginning**, along the following two courses:

1. South 54° 30' 23" East 237.92 feet;
2. South 34° 25' 50" East 182.00 feet to a point on the West line of an existing twelve and one-half foot Multipurpose Easement and the Point of Termination.

Sidelines of said strip should be prolonged or shortened so as to terminate on said West line of Lot 9 and said Multipurpose Easement.

The herein described area contains 0.15 acres, more or less.

Affecting a portion of APN 043-040-031, APN 043-040-032 and APN 043-050-0028.

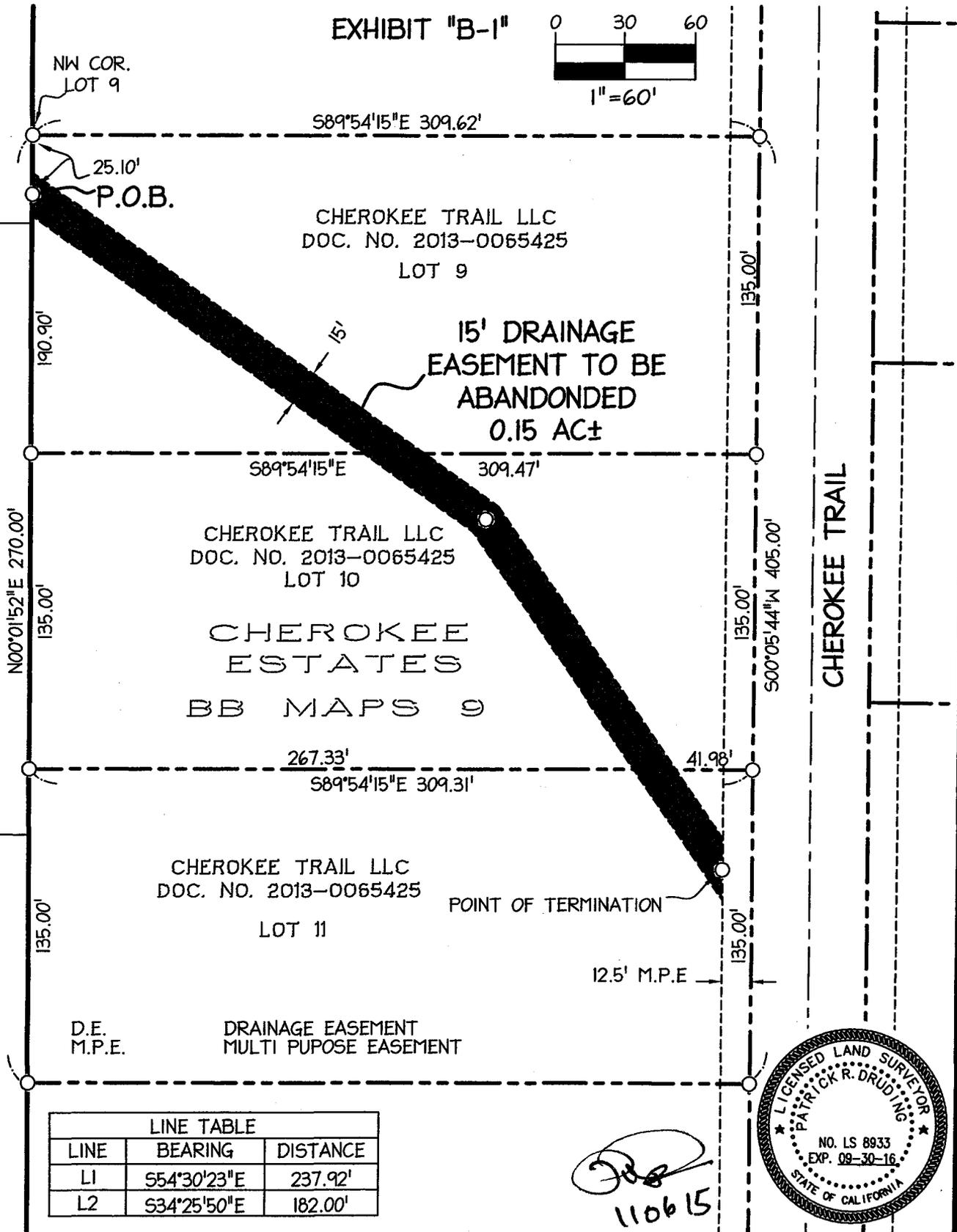
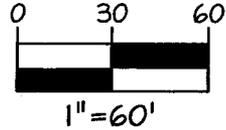
The herein described area depicted graphically on Exhibit "B-1" attached hereto and made a part hereof.

END DESCRIPTION



11 9 16

EXHIBIT "B-1"



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S54°30'23"E	237.92'
L2	S34°25'50"E	182.00'

*110615*



**GK Giuliani & Kull, Inc.**  
 Engineers • Planners • Surveyors  
 500 Wall Street, Suite A, Auburn, CA 95603  
 (530) 885-5107 Fax (530) 885-5157  
 Auburn • San Jose • Oakdale

SCALE: 1"=60"  
 DATE: 2015-05-04  
 DRAWN: PD  
 CHECKED: EG  
 DWG NO: ABN LOT9-II  
 JOB NO: 043272

**LOT'S 9, 10, & 11  
 PLAT TO ACCOMPANY  
 LEGAL DESCRIPTION  
 SEC. 3, T11N, R7E, M.D.M.15  
 PLACER COUNTY, CALIFORNIA**

**Exhibit "C"**  
**Legal Description**  
**Abandonment of an Offer of Dedication for a Drainage Easement**  
**Lot 15**

A portion of Lot 15 as shown on Tract No. 934 entitled Cherokee Estates and filed for record in Book BB of Maps at Page 9, Placer County Records, and described in the Grant Deed recorded on July 01, 2013 in Document No. 2013-0065425, Official Records of Placer County; in Section 3, Township 11 North, Range 7 East, M.D.B &M:

An existing Drainage Easement fifteen feet in width lying seven and one-half feet on each side of the following described centerline;

Beginning at a point on the West line of said Lot 15 from which the Southwest corner thereof bears South 00° 01' 52" West 213.54 feet;

Thence, from said **Point of Beginning**, along the following four courses:

1. North 81° 22' 32" East 125.08 feet,
2. North 42° 54' 39" East 80.36 feet to the Point of Termination.

Sidelines of said strip should be prolonged or shortened so as to begin on the West line of said Lot 15 and end at right angles to said last course.

The herein described area contains 3080 sqft, more or less.

Affecting a portion of APN 043-040-032.

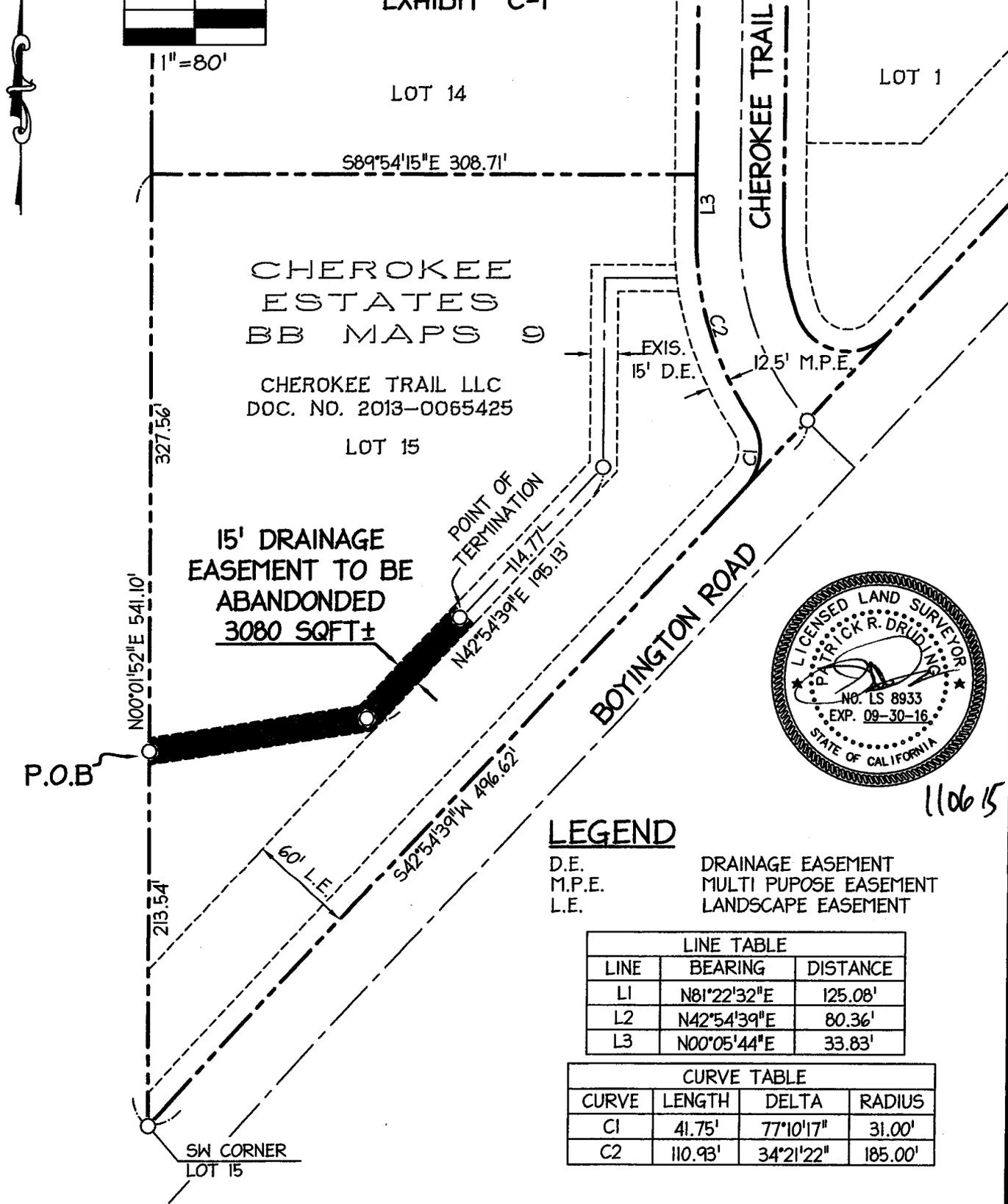
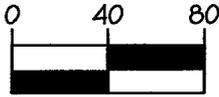
The herein described area depicted graphically on Exhibit "C-1" attached hereto and made a part hereof.

END DESCRIPTION



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EXHIBIT "C-1"



CHEROKEE  
ESTATES  
BB MAPS 9

CHEROKEE TRAIL LLC  
DOC. NO. 2013-0065425



**LEGEND**

- D.E. DRAINAGE EASEMENT
- M.P.E. MULTI PUPOSE EASEMENT
- L.E. LANDSCAPE EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N81°22'32"E	125.08'
L2	N42°54'39"E	80.36'
L3	N00°05'44"E	33.83'

CURVE TABLE			
CURVE	LENGTH	DELTA	RADIUS
C1	41.75'	77°10'17"	31.00'
C2	110.93'	34°21'22"	185.00'

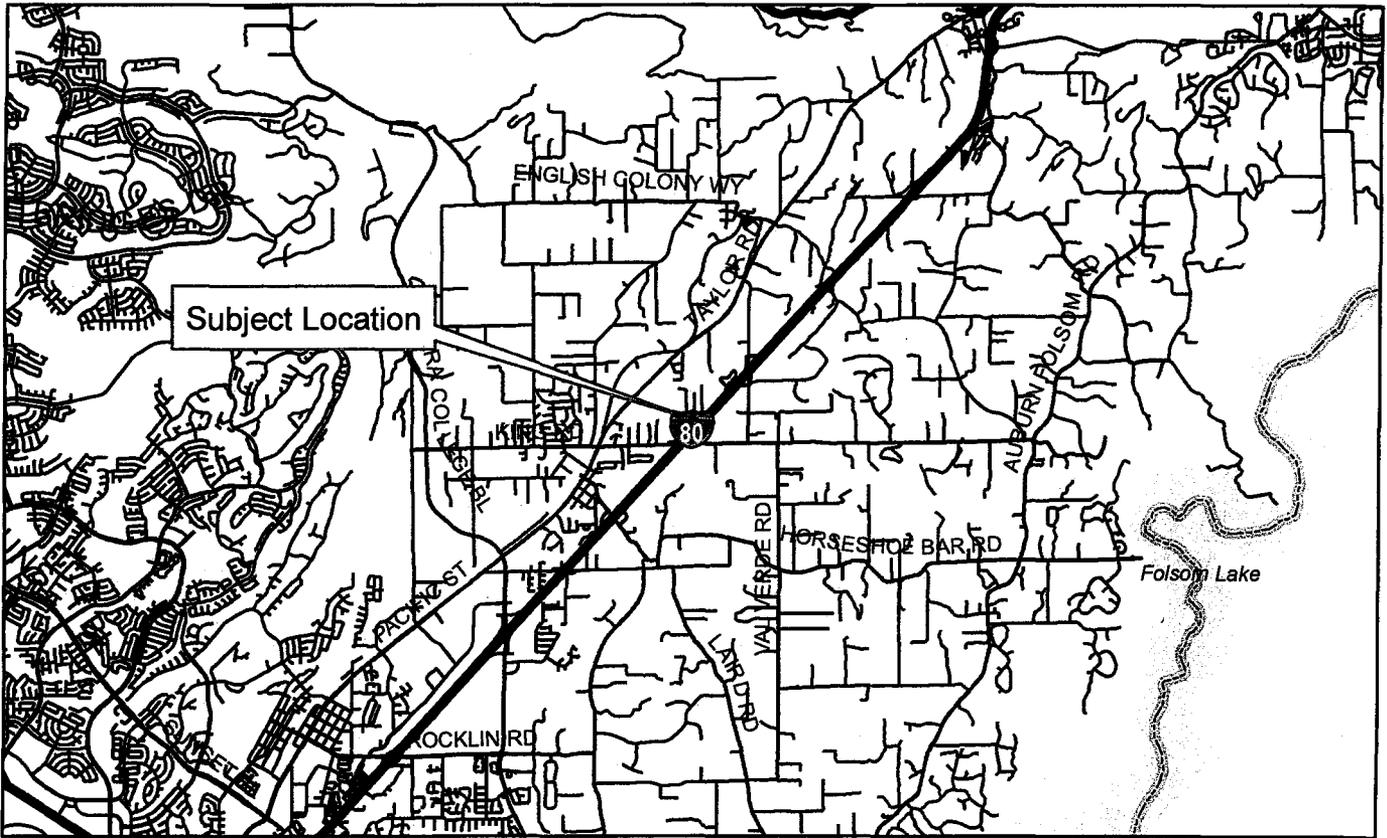
**GK Giuliani & Kull, Inc.**  
Engineers • Planners • Surveyors

500 Wall Street, Suite A, Auburn, CA 95603  
(530) 885-5107 Fax (530) 885-5157  
Auburn • San Jose • Oakdale

SCALE: 1"=80"  
DATE: 2015-05-04  
DRAWN: PD  
CHECKED: EG  
DWG NO: ABN LOT 15  
JOB NO: 043271

**LOT 15**  
**PLAT TO ACCOMPANY**  
**LEGAL DESCRIPTION**  
**SEC. 3, T11N, R7E, M.D.M. 17**  
**PLACER COUNTY, CALIFORNIA**

# Location Map



# Vicinity Map

