

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

County of El Dorado  
Community Development Services  
Department of Transportation  
Attn: ROW Unit  
2850 Fairlane Ct.  
Placerville, CA 95667

**APN: 119-080-23  
Seller: Mohanna  
Project: #71360**

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

Above section for Recorder's use

**GRANT OF PUBLIC SERVICE EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **M.H. Mohanna a married man, as his sole and separate property**, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, in fee, all that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

~~Described in Exhibit 'A' and depicted in Exhibit 'B' attached hereto and made a part hereof, which description is by this reference incorporated herein.~~

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this 4 day of June, 2019

GRANTOR: M.H. Mohanna a married man, as his sole and separate property



M.H. Mohanna

(All signatures must be acknowledged by a Notary Public)

**APN 119-080-23**  
**Public Service Easement**

All that real property situated in the County of El Dorado, State of California, being a portion of Parcel 1, as shown on that certain Parcel Map filed in the office of the County Recorder of said County in Book 48 of Parcel Maps at page 80, 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:

**Public Service Easement-1**

COMMENCING at a  $\frac{3}{4}$ " capped iron pipe, stamped "L.S. 3279", marking the Northwest corner 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; 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 to the Northeast corner of said Parcel 1; thence along the East line of said Parcel 1, South 01°17'57" West, 577.12 feet to a point hereinafter referred to as Point 'A'; thence continuing along the East line of said Parcel 1, South 01°17'57" West, 77.72 feet to the Southeast corner of said Parcel 1; thence along the South line of said Parcel 1, North 88°42'03" West, 23.35 feet; thence leaving said South line along the arc of a non-tangent curve, concave to the Southwest, having a radius of 1360.00 feet, the chord of which bears North 65°55'52" West, 183.88 feet; thence North 69°48'26" West, 353.69 feet; thence along the arc of a curve to the left, having a radius of 722.00 feet, the chord of which bears North 74°49'29" West, 126.29 feet to the true POINT OF BEGINNING; thence continuing along the arc of a curve to the left, having a radius of 722.00 feet, the chord of which bears South 81°16'51" West, 467.19 feet; thence South 62°24'14" West, 78.79 feet; thence North 71°23'20" East, 124.93 feet; thence North 74°49'06" East, 110.29 feet; thence North 77°48'27" East, 135.52 feet; thence North 80°59'42" East, 44.16 feet; thence North 86°40'55" East, 60.98 feet; thence South 89°35'27" East, 69.82 feet to the POINT OF BEGINNING, containing 0.210 acres, more or less.

**Public Service Easement-2**

COMMENCING at the aforementioned Point 'A'; thence leaving the East line of said Parcel 1, along the arc of a non-tangent curve, concave to the Southwest, having a radius of 1440.00 feet, the chord of which bears North 66°12'33" West, 180.74 feet; thence North 69°48'26" West, 341.48 feet to the true POINT OF BEGINNING; thence continuing North 69°48'26" West, 12.21 feet; thence along the arc of a curve to the left, having a radius of 802.00 feet, the chord of which bears North 74°05'30" West, 119.83 feet to a point hereinafter referred to as Point 'B'; thence South 84°17'44" East, 38.11 feet; thence South 76°08'30" East, 73.30 feet; thence North 08°47'36" West, 52.24 feet; thence North 81°12'24" East, 15.00 feet; thence South 08°47'36" East, 70.46 feet to the POINT OF BEGINNING, containing 1,554 square feet, more or less.

Exhibit 'A'

**Public Service Easement-3**

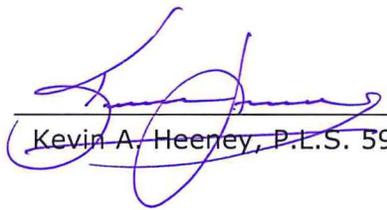
COMMENCING at the aforementioned Point 'B'; thence along the arc of a curve, concave to the Southwest, having a radius of 802.00 feet, the chord of which bears North 85°07'49" West, 188.64 feet to the true POINT OF BEGINNING; thence North 89°08'38" West, 91.66 feet; thence South 84°43'12" West, 67.35 feet; thence South 67°21'58" West, 55.63 feet ; thence South 73°05'47" West, 131.04 feet; thence South 60°23'16" West, 59.26 feet; thence South 64°57'14" West, 155.23 feet to a point on the East line of an existing Public Service Easement as described in Document 2008-60082, Official Records of El Dorado County; thence along said East line, South 14°30'45" East, 14.73 feet; thence South 41°42'52" East, 6.37 feet; thence South 75°49'53" East, 4.89 feet; thence leaving said East line, North 62°24'14" East, 191.57 feet; thence along the arc of a curve to the right, having a radius of 802.00 feet, the chord of which bears North 75°15'35" East, 356.89 feet to the Point of Beginning, containing an area of 0.176 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



05/21/2019  
\_\_\_\_\_  
Date

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

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S01° 17' 57"W	77.72'
L2	N88° 42' 03"W	23.35'
L3	S62° 24' 14"W	78.79'
L4	N80° 59' 42"E	44.16'
L5	N86° 40' 55"E	60.98'
L6	S89° 35' 27"E	69.82'
L7	N69° 48' 26"W	12.21'
L8	S84° 17' 44"E	38.11'
L9	S76° 08' 30"E	73.30'
L10	N08° 47' 36"W	52.24'
L11	N81° 12' 24"E	15.00'
L12	S08° 47' 36"E	70.46'
L13	N89° 08' 38"W	91.66'
L14	S84° 43' 12"W	67.35'
L15	S67° 21' 58"W	55.63'



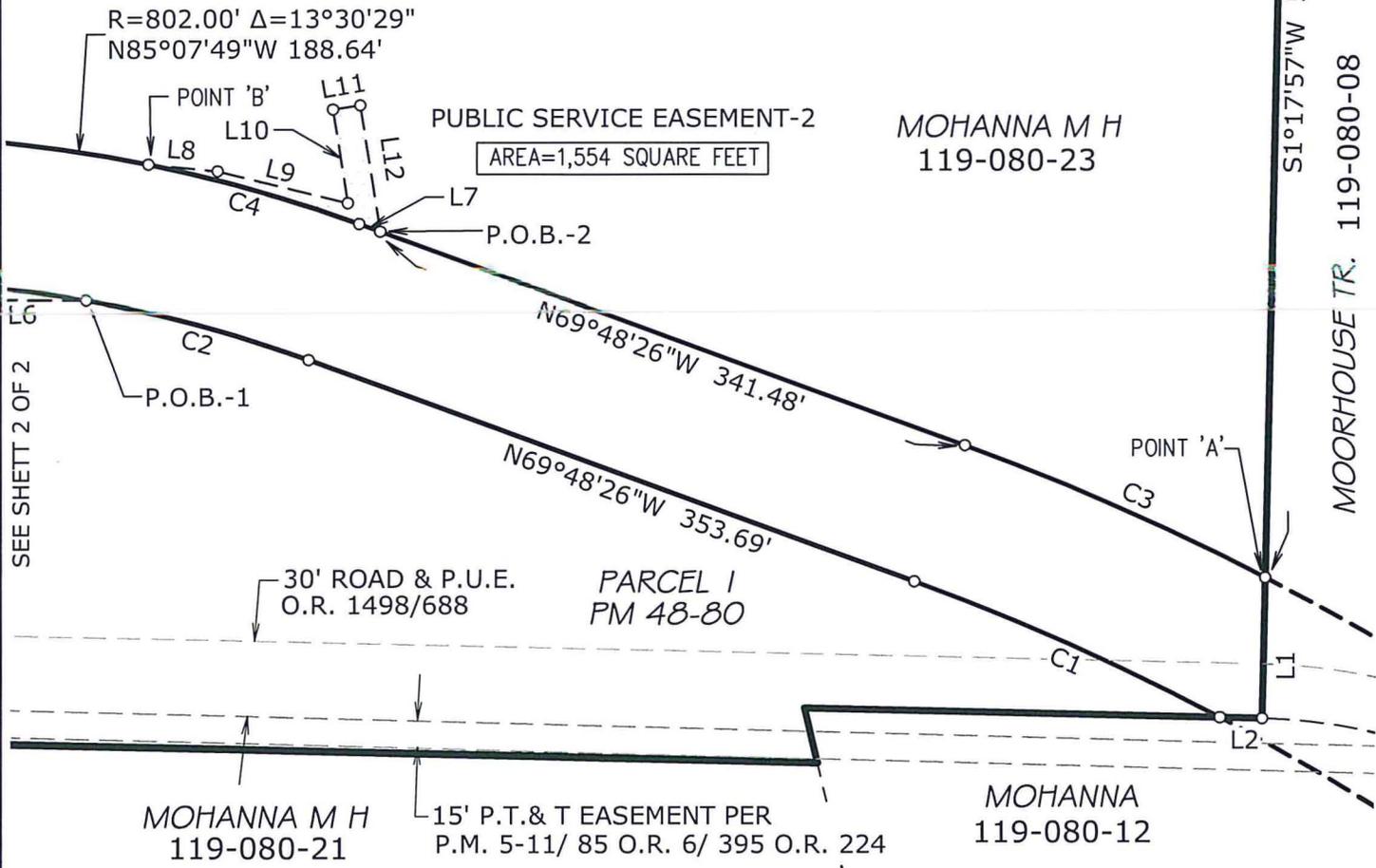
# Exhibit 'B'

POINT OF COMMENCEMENT

GHABI  
119-080-19

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

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	1360.00'	$\Delta=7^{\circ}45'09''$	N65°55'52"W	183.88'
C2	722.00'	$\Delta=10^{\circ}02'06''$	N74°49'29"W	126.29'
C3	1440.00'	$\Delta=7^{\circ}11'46''$	N66°12'33"W	180.74'
C4	802.00'	$\Delta=8^{\circ}34'07''$	N74°05'30"W	119.83'
C5	802.00'	$\Delta=25^{\circ}42'43''$	N75°15'35"E	356.89'



SEE SHEET 2 OF 2



OWNER:  
M.H. MOHANNA

DATE:  
10/08/2018

DRAWN BY:  
JCC

SHEET  
1 OF  
2

A.P.N. 119-080-23

PUBLIC SERVICE EASEMENT

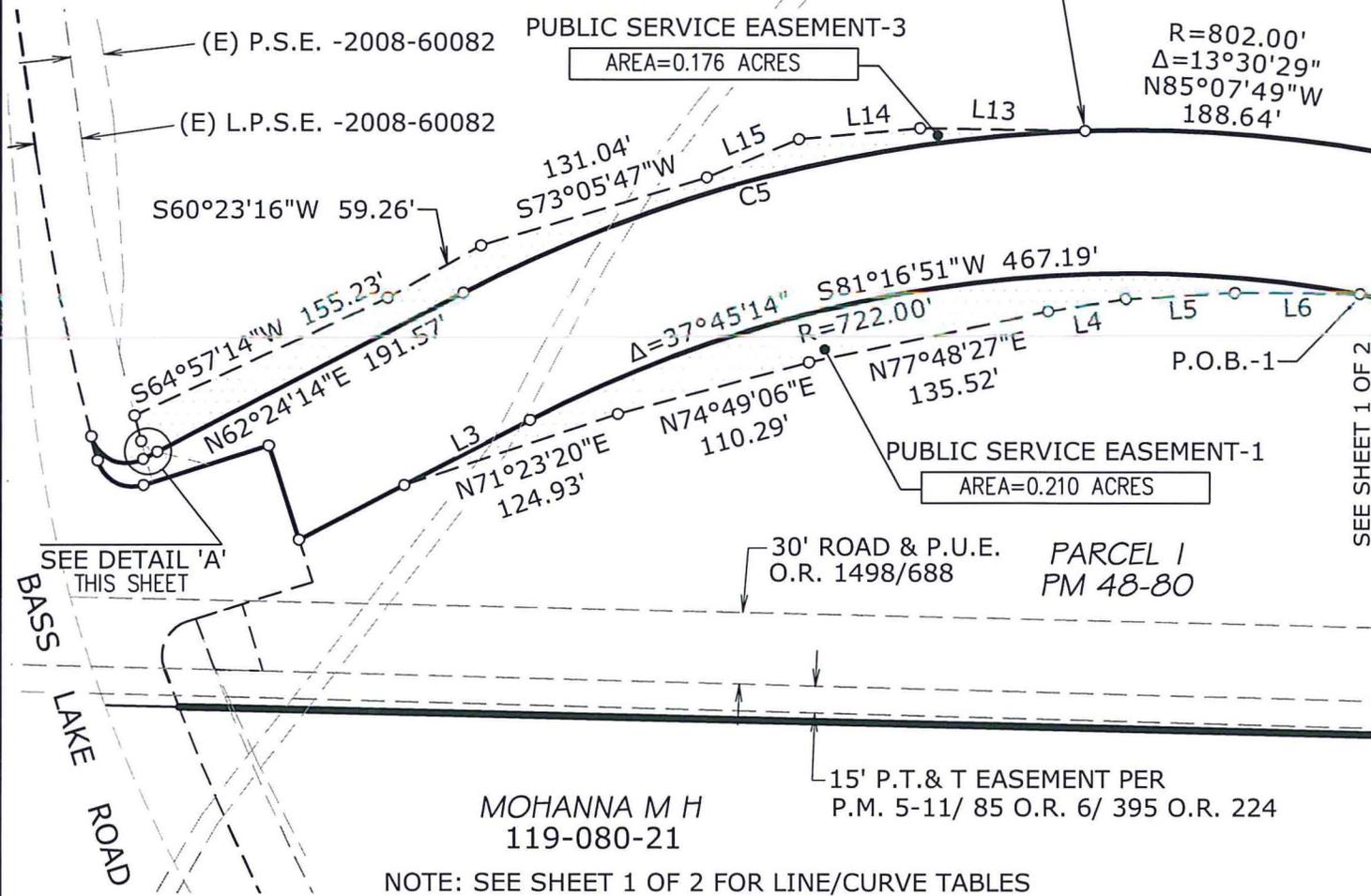
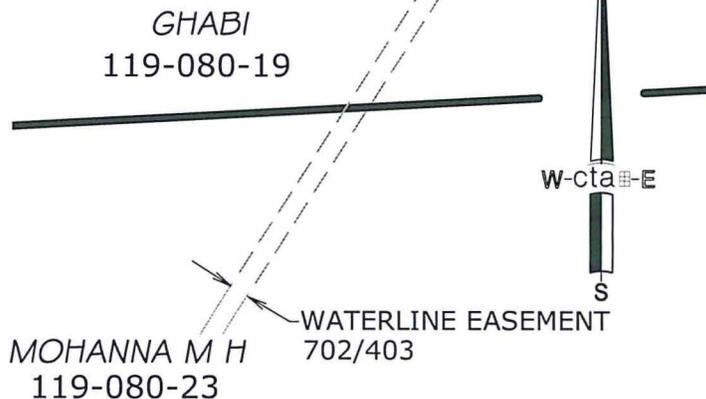
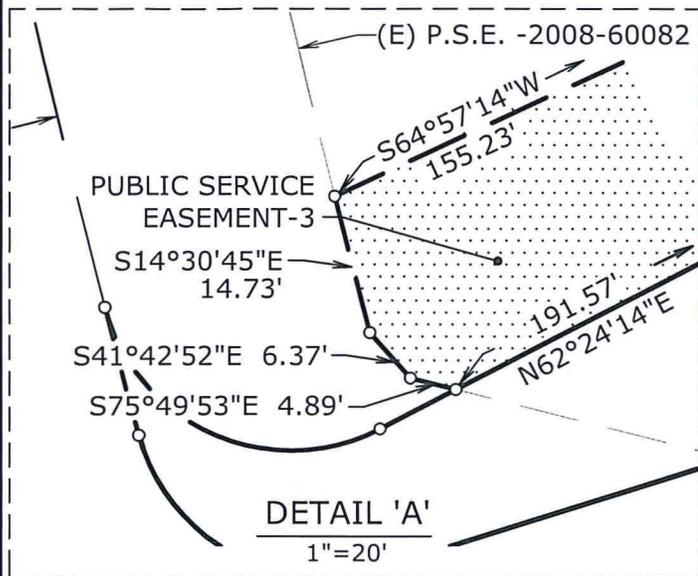
**cta** Engineering & Surveying  
Civil Engineering • Land Surveying • Land Planning  
3233 Monier Circle, Rancho Cordova, CA 95742  
T (916) 638-0919 • F (916) 638-2479 • www.ctaes.net

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: 05/31/2019

10-1008-E-1 of 7

Exhibit 'B'



OWNER:  
M.H. MOHANNA

DATE:  
10/08/2018

SCALE:  
1"=100'

DRAWN BY:  
JCC

JOB NO.  
16-017-018

SHEET  
2 OF  
2

A.P.N. 119-080-23

PUBLIC SERVICE EASEMENT

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DATE: 05/31/2019

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

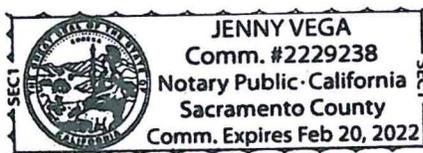
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

State of California )  
 )ss.  
County of Sacramento )

On June 4, 2019 before me, Jenny Vega, Notary Public, personally appeared M.H. Mohanna, 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.

Signature \_\_\_\_\_ (Seal)



**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

**APN: 119-080-23**  
**Seller: Mohanna**  
**Project #: 71360**

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Grant of Public Service Easement dated June 4, 2019, from **M.H. Mohanna a married man, as his sole and separate property**, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

APN: 119-080-23

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**COUNTY OF EL DORADO**

By: \_\_\_\_\_  
Sue Novasel, Chair  
Board of Supervisors

ATTEST:

James S. Mitrisin  
Clerk of the Board of Supervisors

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