

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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

Name: ASHA LLC

Project: Country Club Drive
A.P.N.: 119-080-17
Date:



El Dorado, County Recorder
Janelle K. Horne Co Recorder Office
DOC- 2019-0016547-00
Acct 30-EL DORADO CO BOARD OF SUPERVISORS
Thursday, MAY 02, 2019 10:21:14
Ttl Pd \$0.00 Rcpt # 0002006223
JLR/C1/1-6

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

19-0639

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION FOR
ROAD RIGHT OF WAY**

ASHA LLC, A SUSPENDED CALIFORNIA LIMITED LIABILITY COMPANY, 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 8th day of SEPTEMBER, 2017.

GRANTOR

ASHA LLC, A SUSPENDED CALIFORNIA LIMITED LIABILITY COMPANY

K. S. S.
By: KEIKHOSROW BEHZI

By: _____

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.

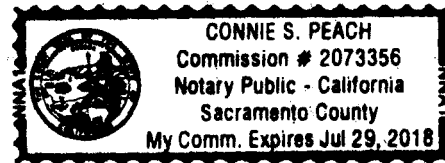
STATE OF CALIFORNIA
COUNTY OF Sacramento

On Sept. 8 2017, before me, Connie S. Peach, notary public
a Notary Public, personally appeared Keithasrow Behziz,
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.

Connie S. Peach
Notary Public in and for said County and State



Notary Public Seal

**Irrevocable Offer of Dedication
APN 119-080-17
Road Right of Way**

All that real property situated in the County of El Dorado, State of California, being a portion of Parcel 4, 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:

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 North Line of said Parcel Map, North $89^{\circ}42'41''$ East, 1232.19 feet to a $\frac{3}{4}$ " capped iron pipe, stamped "L.S. 3279", being a point on the East line of said Section 6, and marking the Northeast corner of Parcel 'D' of said Parcel Map; thence along the East line of said Section 6, South $01^{\circ}22'50''$ West, 1390.26 feet to a point on the East line of said Parcel 4 and the true **Point of Beginning**, said point also being North $01^{\circ}22'50''$ West, 639.85 feet from a 2" capped iron pipe, stamped "H.L. 1928" marking the Southeast corner of said Section 6; thence continuing along the East line of said Parcel 4, South $01^{\circ}22'50''$ East, 86.26 feet; thence leaving the East line of said Parcel 4 along the arc of a non-tangent curve, concave to the South, having a radius of 722.00 feet, the chord of which bears North $81^{\circ}32'04''$ West, 333.61 feet; thence South $85^{\circ}06'28''$ West, 190.58 feet; thence along the arc of a curve to the right, having a radius of 802.00 feet, the chord of which bears North $79^{\circ}30'14''$ West, 425.64 feet to a point on the West line of said Parcel 4; thence along the West line of said Parcel 4, North $00^{\circ}53'06''$ East, 83.29 feet to the Northwest corner of said Parcel 4; thence along the North Line of said Parcel 4, South $56^{\circ}43'33''$ East, 205.48 feet; thence along the arc of a curve to the left, having a radius of 200.00 feet, the chord of which bears North $89^{\circ}46'09''$ East, 220.81 feet; thence North $56^{\circ}15'51''$ East, 60.33 feet; thence leaving the North line of said Parcel 4, North $85^{\circ}06'28''$ East, 158.09 feet; thence along the arc of a curve to the right, having a radius of 802.00 feet, the chord of which bears South $82^{\circ}44'56''$ East, 337.41 feet to the **Point of Beginning**, containing an area of 1.356 acres, more or less.

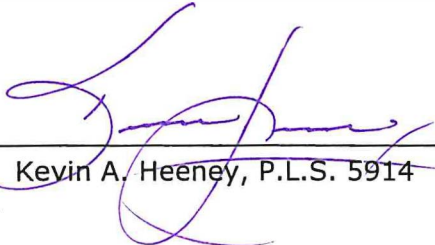
See Exhibit 'B' attached hereto and made part of this description.

End of Description

Exhibit 'A'

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



09/08/2017
Date

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

Exhibit 'B'

N89°42'41"E 1232.19'

FND 3/4" CIP
LS 3279

POINT OF COMMENCEMENT
FND 3/4" C.I.P.
L.S. 3279
NW COR PARCEL A

PARCEL C
PM 15-53

PARCEL D
PM 15-53

PARCEL B
PM 15-53

MOORHOUSE TR.
119-080-09

WYCKOFF
119-080-10

NKADI-AKINDELE
119-080-11

BL ROAD, LLC
119-020-52



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

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

N56°15'51"E 60.33'
S56°43'33"E 205.48'
R=200.00'
Δ=67°00'44"
N89°46'09"E 220.81'
N0°53'06"E 83.29'

R=802.00'
Δ=24°17'12"
S82°44'56"E 337.41'
N85°06'28"E 158.09'

S01°22'50"W

POINT OF BEGINNING

MOHANNA
119-080-12

I.O.D. (IN FEE)
ROAD RIGHT OF WAY
AREA=1.356 ACRES

R=802.00' Δ=30°46'36"
N79°30'14"W 425.64'
S85°06'28"W 190.58'
R=722.00'
Δ=26°42'55"
N81°32'04"W 333.61'

S1°22'50"E 86.26'

60' ROAD & P.U.E PER P.M.
15-54, O.R. 1448/261

ASHA LLC
119-080-17

BL ROAD, LLC
119-020-52

10' P.T. & T. EASEMENT
PER O.R. 1479/667

PARCEL 3
PM 48-80

PARCEL 4
PM 48-80

FND 2" CIP STAMPED FOR SEC.
COR. H.L. 1928 PER RS 2-84

P.G. & E. EASEMENT
PER O.R. 780/671

6 5
7 8 SHAW
119-020-22
TRACT 1
R.S. 21-55

80' P.G. & E. EASEMENT PER O.R. 633/163



DATE: 09/08/2017

OWNER:
ASHA LLC, A SUSPENDED CALIFORNIA
LIMITED LIABILITY COMPANY

A.P.N. 119-080-17

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 888-0919 • F (916) 838-2479 • www.ctaen.net

DATE: 04/06/2017

SCALE: 1"=200'

DRAWN BY: JCC

JOB NO. 16-017-018

SHEET 1 OF 1

IRREVOCABLE OFFER OF DEDICATION

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

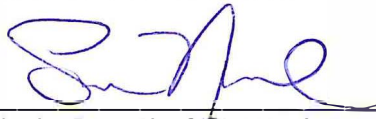
CONSENT TO OFFER OF DEDICATION

At a regular meeting of the Board of Supervisors of the County of El Dorado held on 4/30/2019, 2019, the County of El Dorado consented to the foregoing attached IRREVOCABLE OFFER OF DEDICATION FOR ROAD RIGHT OF WAY dated September 8, 2017, from ASHA LLC, a Suspended California Limited Liability Company, 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 30th day of April, 2019

COUNTY OF EL DORADO

By: 
Chair, Board of Supervisors
Sue Novasel

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

By: 
Deputy Clerk