

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

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

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

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION  
ROAD RIGHT OF WAY,  
LANDSCAPE AND PUBLIC SERVICE EASEMENTS**

**M. H. Mohanna**, a married man, as his sole and separate property, 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, landscape and public service easements, for any and all public purposes, including construction and maintenance of drainage facilities; construction and maintenance of slopes, adjacent to and outside of Bass Lake Road, to points five feet beyond top of cut slopes or toe of fill slopes; pedestrian and bicycle ingress and egress; inspecting, replacing, maintaining, and using poles, with such wires and cables, and all necessary guys, anchors, crossarms, and braces, and any and all appurtenances appertaining thereto, over, under, and 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.**

It is understood that this offer of 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.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed his name this  
30th day of OCTOBER, 2008.



GRANTOR

**M. H. Mohanna**

**(All Signatures Must Be Notarized)**

## APN 119-080-15 LEGAL DESCRIPTION

All that real property situated in the County of El Dorado, State of California, being a portion of real property conveyed by deed to M.H. Mohanna, hereinafter referred to as "MOHANNA Property", recorded in Document No. 2004-0000559-00 in the Official Records of said County, being Parcel 1 of Parcel Map 48-80 in said Official Records lying within the Southwest and Southeast One Quarter's of Section 6, T. 9 N., R. 9 E., M.D.M. and being more particularly described as follows:

### NEW ROAD RIGHT OF WAY

Commencing at a 1-1/2" capped iron pipe stamped "LS 3864" marking the Northwest corner of Parcel "B" as shown on that certain Parcel Map, filed in the office of the County Recorder in Book 25 of Parcel Maps, Page 49; thence South 15°52'12" East 3756.63 feet to the **Point of Beginning**, being the Northwest corner of said "MOHANNA Property" and being a point on the Easterly line of the land described in Parcel No. 2 in the deed to the County of El Dorado in Book 829, Page 567, said Official Records, hereinafter referred to as "County Property"; thence along the Northerly line of said "MOHANNA Property" North 86°56'56" East 18.06 feet to a point hereinafter referred to as **Point "A"**; thence leaving said Northerly line South 07°34'52" East 272.70 feet; thence along the arc of a 1350.00 foot radius curve concave Northeasterly and being subtended by a chord bearing South 11°17'45" East 174.93 feet to a point of compound curvature; thence along the arc of a curve to the left, having a radius of 20.00 feet, the chord of which bears South 61°18'12" 28.92 feet; thence North 72°24'14" East, 73.00 feet; thence South 17°35'46" East, 80.00 feet; thence South 72°24'14" West, 73.00 feet; thence along the arc of a curve to the left, having a radius of 20.00 feet, the chord of which bears South 26°06'40" West, 28.92 feet; thence along the arc of a curve, concave to the Northeast, having a radius of 1,350.00 feet, the chord of which bears South 20°40'18" East, 23.09 feet to a point on the Southerly line of said "MOHANNA Property", hereinafter referred to as **Point 'C'**; thence along the Southerly line of said "MOHANNA Property" North 88°42'03" West 41.03 feet to the Southwest corner thereof, being a point on the Easterly line of said "County Property"; thence along the Easterly line of said "County Property" the following courses: thence along the arc of a 750.00 foot radius curve concave Northeasterly and being subtended by a chord bearing North 12°12'17" West 203.92 feet; thence North 04°23'28" West 181.00 feet; thence North 10°06'06" West 201.00 feet to the **Point of Beginning**, containing an area of 20,043 square feet, more or less.

### LANDSCAPE & PUBLIC SERVICE EASEMENT PARCEL 1

Beginning at the aforementioned **Point "A"**; thence leaving the Northerly line of said "MOHANNA Property", South 07°34'52" East, 272.70 feet; thence along the arc of a 1350.00 foot radius curve concave Northeasterly and being subtended by a chord bearing South 11°17'45" East 174.93 feet to a point of compound curvature; thence along the arc of a curve to the left, having a radius of 20.00 feet, the chord of which bears South 61°18'12" 28.92 feet; thence North 72°24'14" East, 5.25 feet; thence along the arc of a curve, concave to the Northeast, having a radius of 1324.00 feet, the chord of which bears North 14°14'40" West, 74.88 feet to a point hereinafter referred to as **Point 'B'**; thence continuing along the arc of a curve to the right, having a radius of 1324.00 feet, the chord of which bears North 10°06'09" West, 116.50 feet; thence North 07°34'52" West, 90.65 feet; thence North 08°25'48" West, 180.21 feet to a point on the Northerly line of said

Exhibit 'A'

MOHANNA property; thence along said Northerly line, South 86°56'56" West, 23.40 feet to the **Point of Beginning**, containing an area of 11,765 square feet, more or less.

**LANDSCAPE AND PUBLIC SERVICE EASEMENT PARCEL 2**

Beginning at the aforementioned **Point 'C'**; thence along the South line of said "MOHANNA Property", South 88°42'03" East, 28.18 feet; thence leaving said South line and along the arc of a curve, concave to the Northeast, having a radius of 1324.00 feet, the chord of which bears North 20°28'39" West, 53.15 feet; thence South 72°24'14" West, 5.25 feet; thence along the arc of a curve to the left, having a radius of 20.00 feet, the chord of which bears South 26°06'40" West, 28.92 feet; thence along the arc of a curve to the left, having a radius of 1,350.00 feet and being subtended by a chord bearing South 20°40'18" East, 23.090 feet to the **Point of Beginning**, containing an area of 1,169 square feet, more or less.

**PUBLIC SERVICE EASEMENT 1**

Beginning at the aforementioned **Point "B"**; thence along the arc of a curve, concave to the Northeast, having a radius of 1324.00 feet, the chord of which bears North 10°06'09" West, 116.50 feet; thence North 07°34'52" West, 90.65 feet; thence North 08°25'48" West, 180.21 feet to a point on the North line of said "MOHANNA Property"; thence leaving said North line, South 13°12'09" East, 210.91 feet; thence South 08°51'46" East, 47.52 feet; thence South 03°38'51" East, 89.37 feet; thence South 03°16'24" West, 41.40 feet to the **Point of Beginning**, containing an area of 4,322 square feet, more or less.

**PUBLIC SERVICE EASEMENT 2**

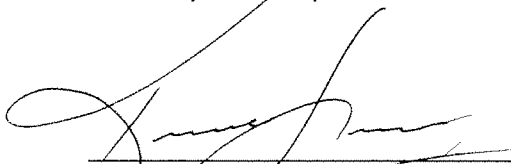
Commencing at the aforementioned **Point "B"**; thence along the arc of a curve to the left, having a radius of 1,324.00 feet and being subtended by a chord bearing South 13°43'40" East, 51.00 feet to the **Point of Beginning**; thence continuing along the arc of a curve to the left, having a radius of 1324.00 feet, the chord of which bears South 15°20'53" East, 23.88 feet; thence North 72°24'14" East, 32.69 feet; thence North 75°49'53" West, 34.29 feet; thence North 41°42'52" West, 6.37 feet to the **Point of Beginning**, containing 330 square feet, more or less.

See Exhibit B attached hereto and made a 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



**Exhibit 'B'**

APN 115-040-01 PARCEL A  
WESTERN PACIFIC HOUSING PM 18-80

PARCEL B  
PM 25-49

APN 119-080-01  
GHABI

**POINT OF COMMENCEMENT**  
FND 1 1/2" CIP LS 3864  
NW CORNER PARCEL B  
PM 25 49

S15°52'12"E  
3756.63'

N86°56'56"E  
18.06'  
**POINT "A"**

NORTHERLY LINE  
MOHANNA PROPERTY

**POINT OF BEGINNING**  
NW CORNER  
MOHANNA  
PROPERTY

EASTERLY LINE  
COUNTY OF EL DORADO  
PROPERTY

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH.DISTANCE
C1	1350.00'	7°25'46"	S11°17'45"E	174.93'
C2	20.00'	92°35'08"	S61°18'12"E	28.92'
C3	20.00'	92°35'08"	S26°06'40"W	28.92'
C4	1350.00'	0°58'47"	S20°40'18"E	23.09'

APN 119-100-15  
UCHIKURA

**BASS LAKE ROAD**  
COUNTY OF EL DORADO  
829 O.R. 567

APN 119-080-15  
MOHANNA M H  
DOC. NO. 2004-0000559-00  
PARCEL 1  
PM 48-80

I.O.D. PUBLIC SERVICE EASEMENT

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N72°24'14"E	73.00'
L2	S17°35'46"E	80.00'
L3	S72°24'14"W	73.00'



**POINT "B"**

I.O.D. ROAD RIGHT OF WAY  
**AREA=20,043 SQUARE FEET**

15' P.T. & T EASEMENT  
PER P.M. 5-11

SOUTHERLY LINE  
MOHANNA PROPERTY

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

**LEGEND:**

I.O.D. DENOTES IRREVOCABLE  
OFFER OF DEDICATION

SW CORNER  
MOHANNA  
PROPERTY

N88°42'03"W  
41.03'

**POINT "C"**

APN 119-080-16  
MOHANNA M H  
DOC. NO. 2004-0000559-00  
PARCEL 2  
PM 48-80



OWNER:  
M.H. MOHANNA

DATE:  
REV 8/18/08

DRAWN BY:  
JCC

SHEET  
1 OF  
2

A.P.N. 119-080-15  
**CTA Engineering · Surveying**  
3233 Monier Circle, Suite 1  
Rancho Cordova, CA 95742  
(916) 638-0919  
(916) 638-2479 Fax

SCALE:  
1"=100'

JOB NO.  
05-070-001

I.O.D. ROAD RIGHT OF WAY, LANDSCAPE &  
PUBLIC SERVICE EASEMENT AND  
PUBLIC SERVICE EASEMENT

A PORTION OF THE SW, NW & SE 1/4  
OF SECTION 6, T.9N., R.9E., M.D.M.

COUNTY OF EL DORADO CALIFORNIA

# Exhibit 'B'

APN 115-040-01  
WESTERN PACIFIC HOUSING

PARCEL A  
PM 18-80

PARCEL B  
PM 25-49

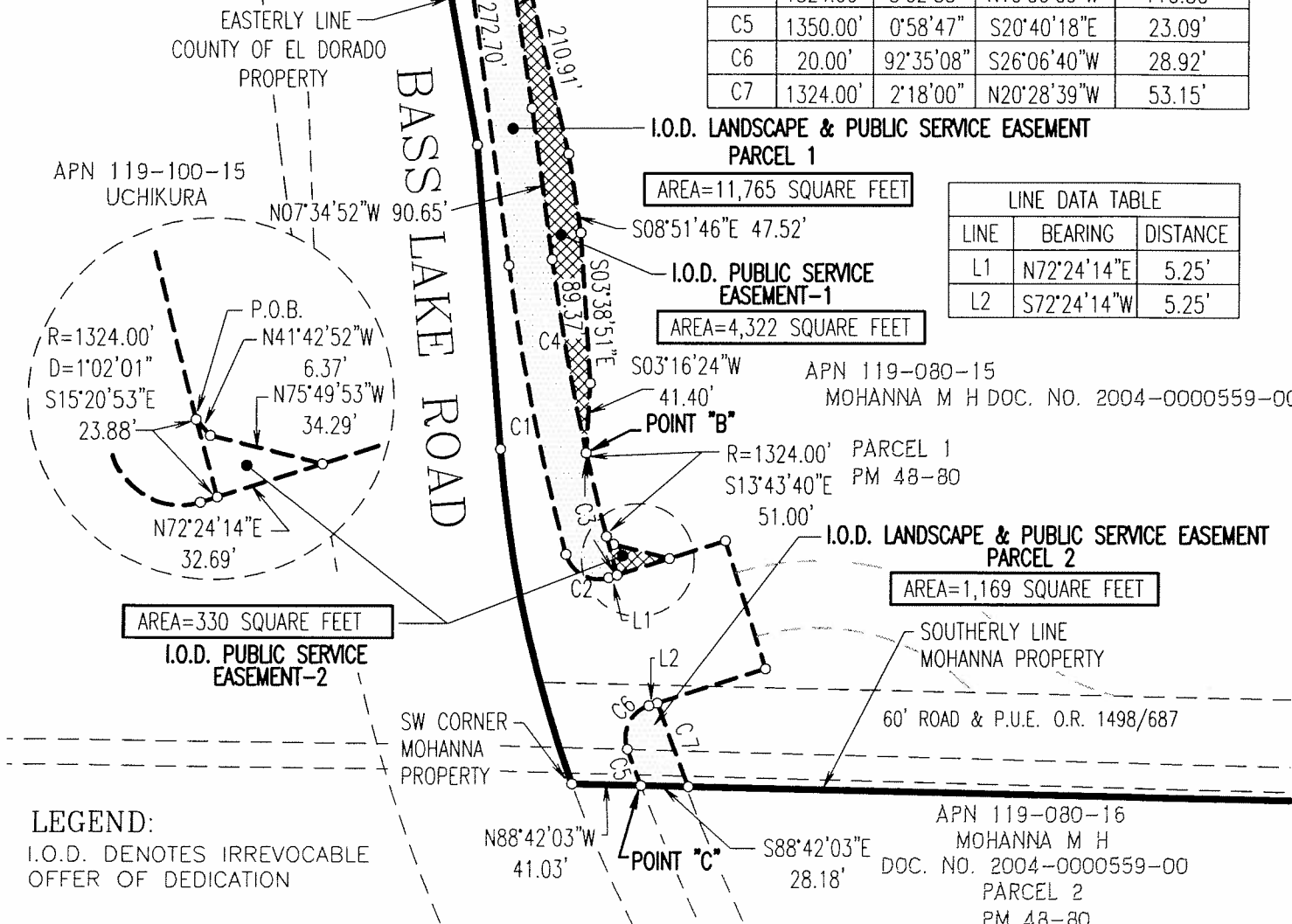
APN 119-080-01  
GHABI

**POINT OF COMMENCEMENT**  
FND 1 1/2" CIP LS 3864  
NW CORNER PARCEL B  
PM 25 49



CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH.DISTANCE
C1	1350.00'	7°25'46"	S11°17'45"E	174.93'
C2	20.00'	92°35'08"	S61°18'12"E	28.92'
C3	1324.00'	3°14'27"	N14°14'40"W	74.88'
C4	1324.00'	5°02'35"	N10°06'09"W	116.50'
C5	1350.00'	0°58'47"	S20°40'18"E	23.09'
C6	20.00'	92°35'08"	S26°06'40"W	28.92'
C7	1324.00'	2°18'00"	N20°28'39"W	53.15'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N72°24'14"E	5.25'
L2	S72°24'14"W	5.25'



AREA=330 SQUARE FEET  
I.O.D. PUBLIC SERVICE EASEMENT-2

AREA=11,765 SQUARE FEET

AREA=4,322 SQUARE FEET

AREA=1,169 SQUARE FEET

**LEGEND:**  
I.O.D. DENOTES IRREVOCABLE  
OFFER OF DEDICATION



OWNER:  
M.H. MOHANNA

DATE: REV 8/18/08  
SCALE: 1"=100'  
DRAWN BY: JCC  
JOB NO. 05-070-001  
SHEET 2 OF 2

A.P.N. 119-080-15  
**CTA Engineering • Surveying**  
3233 Monier Circle, Suite 1  
Rancho Cordova, CA 95742  
(916) 638-0919  
(916) 638-2479 Fax

I.O.D. ROAD RIGHT OF WAY, LANDSCAPE & PUBLIC SERVICE EASEMENT AND PUBLIC SERVICE EASEMENT  
A PORTION OF THE SW & SE 1/4 OF SECTION 6, T.9N., R.9E., M.D.M.  
COUNTY OF EL DORADO CALIFORNIA

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of SACRAMENTO }

On 10-30-08 before me, DORI FLOYD, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared MOE MOHANNA  
Name(s) of Signer(s)

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.



Place Notary Seal Above

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

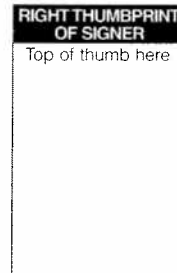
Signer Is Representing: \_\_\_\_\_



Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



**SUBSTITUTION OF TRUSTEE AND BENEFICIARY CONSENT**

WHEREAS, Inter-County Title Co. of El Dorado County, is the present Trustee of record under that certain Deed of Trust executed on May 8, 2003 by M. H. Mohanna as Trustor, to Inter-County Title Co. of El Dorado County as Trustee, recorded on May 9, 2003 as Instrument No. 2003-0046941 of Official Records of the County of El Dorado, State of California;

AND WHEREAS, the undersigned, KFRD Investments, Inc., is the present holder of the beneficial interest under said Deed of Trust, and hereby appoints itself as Trustee in place and stead of said Inter-County Title Co. of El Dorado County under said Deed of Trust;

NOW THEREFORE, KFRD Investments, Inc. as substituted Trustee and Beneficiary under said Deed of Trust, does hereby consent to the recording of the foregoing Irrevocable Offer of Dedication from M. H. Mohanna to the County of El Dorado.

*Kenneth G. Wilkinson*  
KFRD Investments, Inc.

11-12-08  
Date

By: Kenneth G. Wilkinson  
Its: President

STATE OF CALIFORNIA                 )  
   ) ss  
COUNTY OF EL DORADO

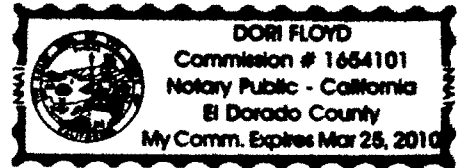
On Nov. 12, 2008, before me, Dori Floyd, a notary public, personally appeared Kenneth G. Wilkinson, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 *Dori Floyd*

(Seal)



**SUBSTITUTION OF TRUSTEE AND BENEFICIARY CONSENT**

WHEREAS, Inter-County Title Co. of El Dorado County, is the present Trustee of record under that certain Deed of Trust executed on May 8, 2003 by M. H. Mohanna as Trustor, to Inter-County Title Co. of El Dorado County as Trustee, recorded on May 9, 2003 as Instrument No. 2003-0046943 of Official Records of the County of El Dorado, State of California;

AND WHEREAS, the undersigned, KFRD Investments, Inc., is the present holder of the beneficial interest under said Deed of Trust, and hereby appoints itself as Trustee in place and stead of said Inter-County Title Co. of El Dorado County under said Deed of Trust;

NOW THEREFORE, KFRD Investments, Inc. as substituted Trustee and Beneficiary under said Deed of Trust, does hereby consent to the recording of the foregoing Irrevocable Offer of Dedication from M. H. Mohanna to the County of El Dorado.

  
KFRD Investments, Inc.

11-12-08  
Date

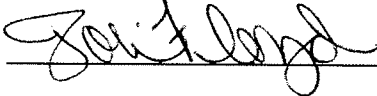
By: Kenneth G. Wilkinson  
Its: President

STATE OF CALIFORNIA                   )  
  ) ss  
COUNTY OF EL DORADO

On Nov. 12, 2008, before me, Dori Floyd, a notary public, personally appeared Kenneth G. Wilkinson, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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)

