

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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

Name: Mina Ravanipour & Kazem Emdadi

Project: North Silver Dove-Bass Lake North
A.P.N.: 119-100-55
Date:



El Dorado, County Recorder
Janelle K. Horne Co Recorder Office
DOC- 2019-0041004-00
Acct 30-EL DORADO CO BOARD OF SUPERVISORS
Monday, SEP 30, 2019 10:17:06
Ttl Pd \$0.00 Rcpt # 0002041735
MMF/C1/1-5

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

19-1252

Above section for Recorder's use

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

MINA RAVANIPOUR AND KAZEM EMDADI, WIFE AND HUSBAND AS JOINT TENANTS, 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, together with any and all appurtenances thereto, 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.

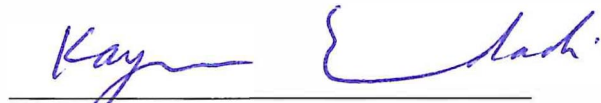
It is understood that this offer of dedication shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors makes a finding of necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed (his) (her) (their) name(s) this 29th day of January, 2019.

GRANTOR



MINA RAVANIPOUR



KAZEM EMDADI

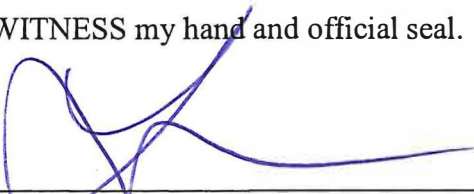
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF El Dorado

On January 29 2019, before me, L. Collins,
a Notary Public, personally appeared Mina Bavanipour + Kazem Emdadi,
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.



Notary Public in and for said County and State



Notary Public Seal

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

All that real property situated in the County of El Dorado, State of California, being a portion of the real property conveyed by deed to MINA RAVANIPOUR & KAZEM EMDADI, hereinafter referred to as "Ravanipour Property", recorded in Document No. 2011-0020076 in the Official Records of said County, lying within the North One Half of Section 6, T. 9 N., R. 9 E., M.D.M., being a portion 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 and being more particularly described as follows:

AREA 1

BEGINNING at a point on the North line of said Parcel "B", said point being the Northeast corner of the "New Road Right of Way" parcel as described in the Irrevocable Offer of Dedication dated July 15, 2004 and recorded in Document No. 2005-0006572, Official Records of El Dorado County and from which the Southwest corner of Parcel 'D' as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 18 of Parcel Maps, Page 80 bears South 89°19'40" West, 95.97 feet; thence along the North line of said Parcel "B", North 89°19'40" East, 214.88 feet to a point of cusp with a tangent curve, said point hereinafter referred to as Point 'A'; thence leaving said North line, along the arc of a curve, concave to the South, having a radius of 235.00 feet, the chord of which bears South 84°18'02" West, 41.19 feet; thence South 79°16'23" West, 102.46 feet; thence along the arc of a curve to the right, having a radius of 225.00 feet, the chord of which bears South 84°17'25" West, 39.35 feet; thence South 89°18'27" West, 14.70 feet; thence along the arc of a curve to the left, having a radius of 20.00 feet, the chord of which bears South 45°20'53" West, 27.77 feet to a point on the East line of said "New Road Right of Way" parcel; thence along said East line, along the arc of a curve, concave to the West, having a radius of 1450.00 feet, the chord of which bears North 00°30'52" East, 44.25 feet to the **POINT OF BEGINNING**, containing 3,175 square feet, more or less.

AREA 2

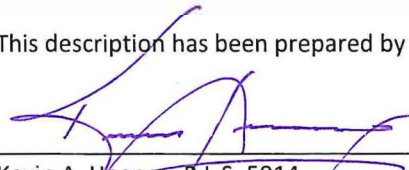
COMMENCING at the aforementioned Point 'A'; thence along the North line of said Parcel "B", North 89°19'40" East, 265.56 feet to the true **POINT OF BEGINNING**; thence continuing along said North line, North 89°19'40" East, 53.66 feet to a point on the Northwesterly line of the 60 feet wide non-exclusive road and public utility easement as shown on said Parcel Map filed in Book 18 of Parcel Maps, Page 80 (formerly known as Bass Lake Road, now Sienna Ridge Road); thence along said Northwesterly line, South 29°49'51" West, 36.27 feet; thence leaving said Northwesterly line, along the arc of a curve, concave to the Southwest, having a radius of 20.00 feet, the chord of which bears North 27°26'30" West, 34.06 feet to a point of compound curvature; thence along the arc a curve to the left, having a radius of 235.00 feet, the chord of which bears North 88°14'32" West, 19.93 feet to the **POINT OF BEGINNING**, containing 311 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.

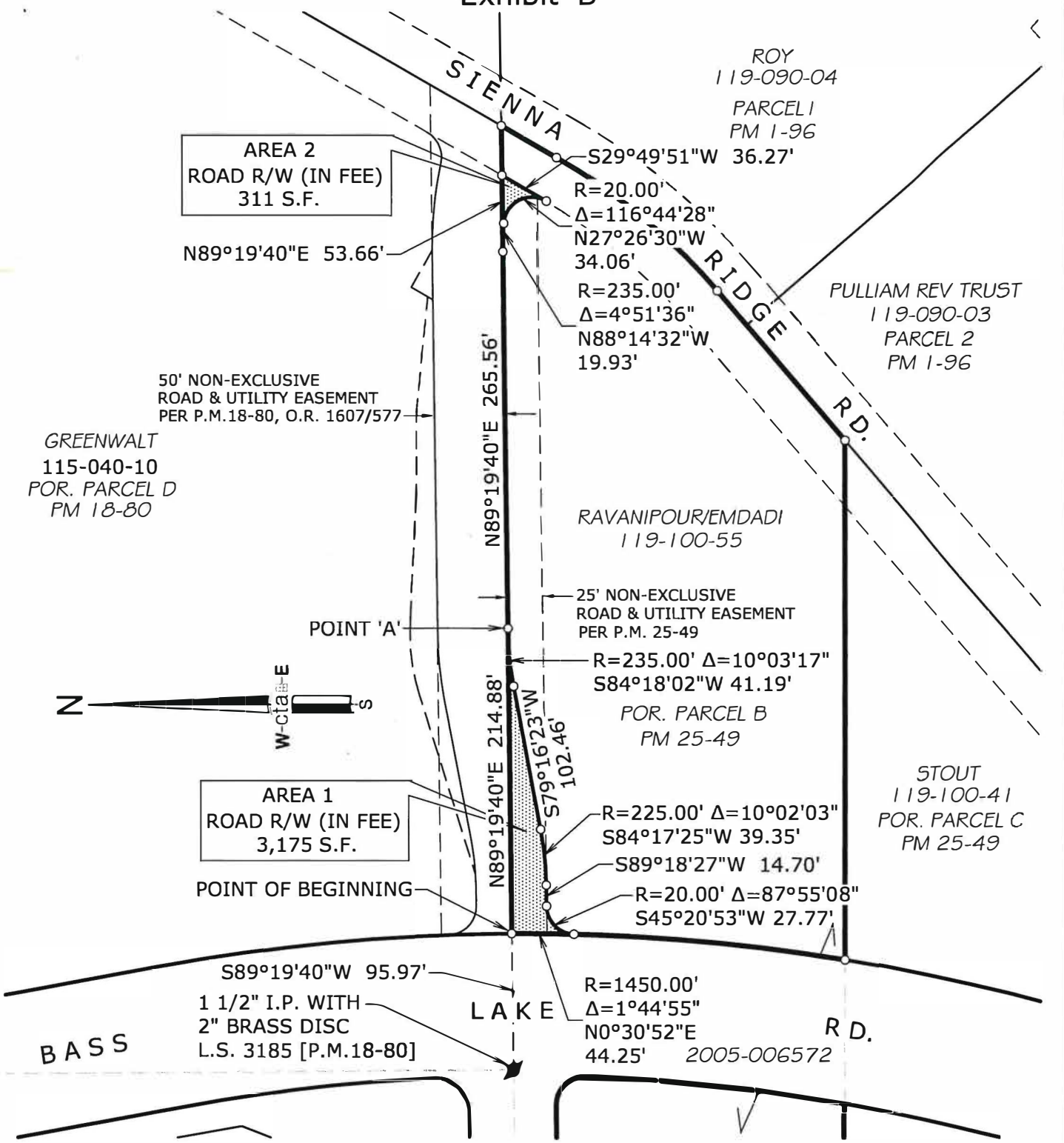
This description has been prepared by me or under my direct supervision.


Kevin A. Heeney, P.L.S. 5914
CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742



21/17/2019
Date

Exhibit 'B'



DATE: 01/17/2019

OWNER: MINA RAVANIPOUR AND KAZEM EMDADI	DATE: 01/17/2019	DRAWN BY: KAH	SHEET 1 OF 1
	SCALE: 1"=100'	JOB NO. 05-012-002	

A.P.N. 119-100-55 IRREVOCABLE OFFER OF DEDICATION

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.ctaos.net

ROAD RIGHT OF WAY
 A PORTION OF PARCEL 'B', P.M. 25-49
 IN THE NE 1/4 SECTION 6, T. 9 N., R. 9 E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA

CONSENT TO THE MAKING OF AN IRREVOCABLE OFFER OF DEDICATION

At a regular meeting of the Board of Supervisors of the County of El Dorado held on September 10, 2019, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication for Road Right of Way dated January 29, 2019, from Mina Ravanipour and Kazem Emdadi, wife and husband as joint tenants, for a drainage easement and a road right of way, including the underlying fee, 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 10th day of September, 2019

COUNTY OF EL DORADO

By: 
Sue Novasel
Chair, Board of Supervisors

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: 
Deputy Clerk