

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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

Name: Chaudhary Revocable Trust

Project: Bass Lake Road
A.P.N.: 119-100-47
Date:

Above section for Recorder's use

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

IRREVOCABLE OFFER OF DEDICATION FOR ROAD RIGHT OF WAY

KAILASH C. CHAUDHARY, TRUSTEE AND GISELA D. M. CHAUDHARY, TRUSTEE OF THE KAILASH AND GISELA CHAUDHARY REVOCABLE TRUST UTD AUGUST 25, 2004, 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, to erect, install, construct, remove, repair, replace, reconstruct, maintain and use, for public service purposes, any and all materials, fixtures, appliances, equipment, pipes, pipelines, wires and cables (including fiber optics) necessary for the transmission, distribution and delivery of electricity, water, sewer, storm water, gas, cable television, communication and information service utilities, together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush, to restrict trees placed within the limits of the Right of Way to a maximum height of fifteen feet (15') at maturity and prohibiting the construction of buildings, structures and wells within these areas, 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 30th day of September, 2019.

July 

GRANTOR


Kailash C. Chaudhary, Trustee


Gisela D.M. Chaudhary, Trustee

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 Napa

On July 30 2019, before me, Susan M. Needleman, Notary Public,
a Notary Public, personally appeared Kailash Chaudhary & Gisela Chaudhary,
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.

Susan M. Needleman
Notary Public in and for said County and State



Notary Public Seal

Exhibit 'A'

**APN 119-100-47
Road Right of Way – Bass Lake Road**

All that real property situated in the County of El Dorado, State of California, being a portion of real property conveyed by deed to Kailash and Gisela Chaudhary Revocable Trust, hereinafter referred to as "Chaudhary Property", recorded in Document No. 2005-0063968-00 in the Official Records of said County, lying within the Southwest One Quarter of Section 6, T. 9N., R. 9 E., M.D.M. and being more particularly described as follows:

Road Right of Way (in fee)

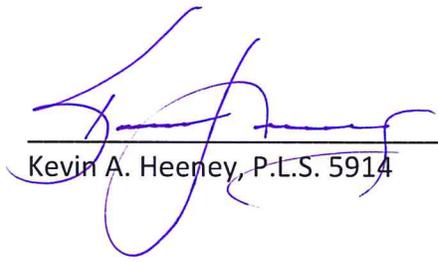
Commencing at the Northeast corner of said "Chaudhary Property", from which a 1-1/2" capped iron pipe, marking the Northwest corner of Parcel 'B' as shown on that certain Parcel Map filed in the Office of the County Recorder of El Dorado County in Book 25 of Parcel Maps at Page 49, bears North 16°46'18" West, 3,113.38 feet; thence along the East line of said "Chaudhary Property", also being the West line of Bass Lake Road as described in Document No. 2005-06570, filed in said Office of the County Recorder, South 07°12'23" East, 396.11 feet to the **POINT OF BEGINNING**; thence continuing along said East line and the West line of Bass Lake Road, South 07°12'23" East, 19.38 feet and South 04°18'26" East, 225.53 feet to the Southeast corner of said "Chaudhary Property"; thence along the South line of said "Chaudhary Property", South 87°07'09" West, 52.11 feet; thence leaving said South line, North 02°54'17" West, 219.08 feet; thence North 57°27'31" East, 51.93 feet to the **POINT OF BEGINNING**, containing an area of 11,432 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



06/28/2019
Date

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

FND 1 1/2" CIP LS 3864
NW CORNER PARCEL B PM 25 49

HAWK VIEW UNIT I
S.D. K-24

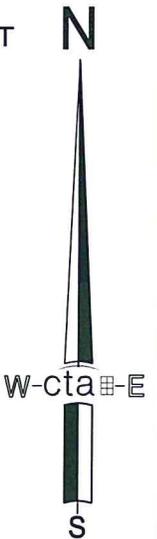
PARCEL B PM 25-49

N16°46'18"W 3113.38'

CHAUDHARY 119-100-45

POINT OF COMMENCEMENT
NORTHEAST CORNER
CHAUDHARY PROPERTY

NORTHERLY LINE
CHAUDHARY PROPERTY



EXISTING SLOPE EASEMENT
INSTRUMENT NO. 2005-0006570

CHAUDHARY
DOC. NO. 2005-0063968
119-100-47
RS 29-82

GHABI
119-080-19

BASS LAKE RD.

POINT OF BEGINNING

N57°27'31"E 51.93'

S07°12'23"E 19.38'

ROAD RIGHT OF WAY (IN FEE)

AREA=11,432 SQUARE FEET

EXISTING SLOPE EASEMENT PER
INSTRUMENT NO. 2005-0006570

DOC. NO. 2005-06570

N02°54'17"W 219.08'

S87°07'09"W 52.11'

SOUTHERLY LINE
CHAUDHARY PROPERTY

UCHIKURA 119-100-57

SOUTHEAST CORNER
CHAUDHARY PROPERTY



DATE: 06/28/2019

Exhibit 'B'
PLAT TO ACCOMPANY LEGAL DESCRIPTION
OWNER:
THE KAILASH AND GISELA
CHAUDHARY REVOCABLE TRUST
A.P.N. 119-100-47

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning

DATE: 07/28/2019	DRAWN BY: KAH	SHEET 1 OF 1
SCALE: 1"=100'	JOB NO. 16-017-006	

IRREVOCABLE OFFER OF DEDICATION

ROAD RIGHT OF WAY
A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 6, T.9N., R.9E., M.D.M.

COUNTY OF EL DORADO 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 _____, the County of El Dorado consented to the foregoing attached IRREVOCABLE OFFER OF DEDICATION FOR ROAD RIGHT OF WAY (IN FEE) dated July 30, 2019, from Kailash C. Chaudhary, Trustee and Gisela D. M. Chaudhary, Trustee of the Kailash and Gisela Chaudhary Revocable Trust UTD August 25, 2004, for a Road Right of Way Easement (In 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 _____ day of _____, 20_____

COUNTY OF EL DORADO

By: _____

Brian Veerkamp
Chair, Board of Supervisors

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: _____
Deputy Clerk