



El Dorado, County Recorder  
Janelle K. Horne Co Recorder Office

**DOC- 2019-0050963-00**

Acct 6-PLACER TITLE CO

Tuesday, NOV 26, 2019 15:10:22

**Ttl Pd \$0.00 Nbr - 0002056040**

JLR / C1 / 1-8

**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

19-1008

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)

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)

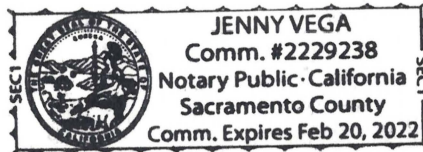


Exhibit 'A'

**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.

**Public Service Easement-3**

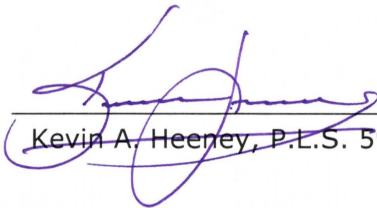
COMMENCING at the aforementioned Point 'B'; thence along the arc of a curve, concave to the Southwest, having a radius of 802.00 feet, the chord of which bears North 85°07'49" West, 188.64 feet to the true POINT OF BEGINNING; thence North 89°08'38" West, 91.66 feet; thence South 84°43'12" West, 67.35 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'



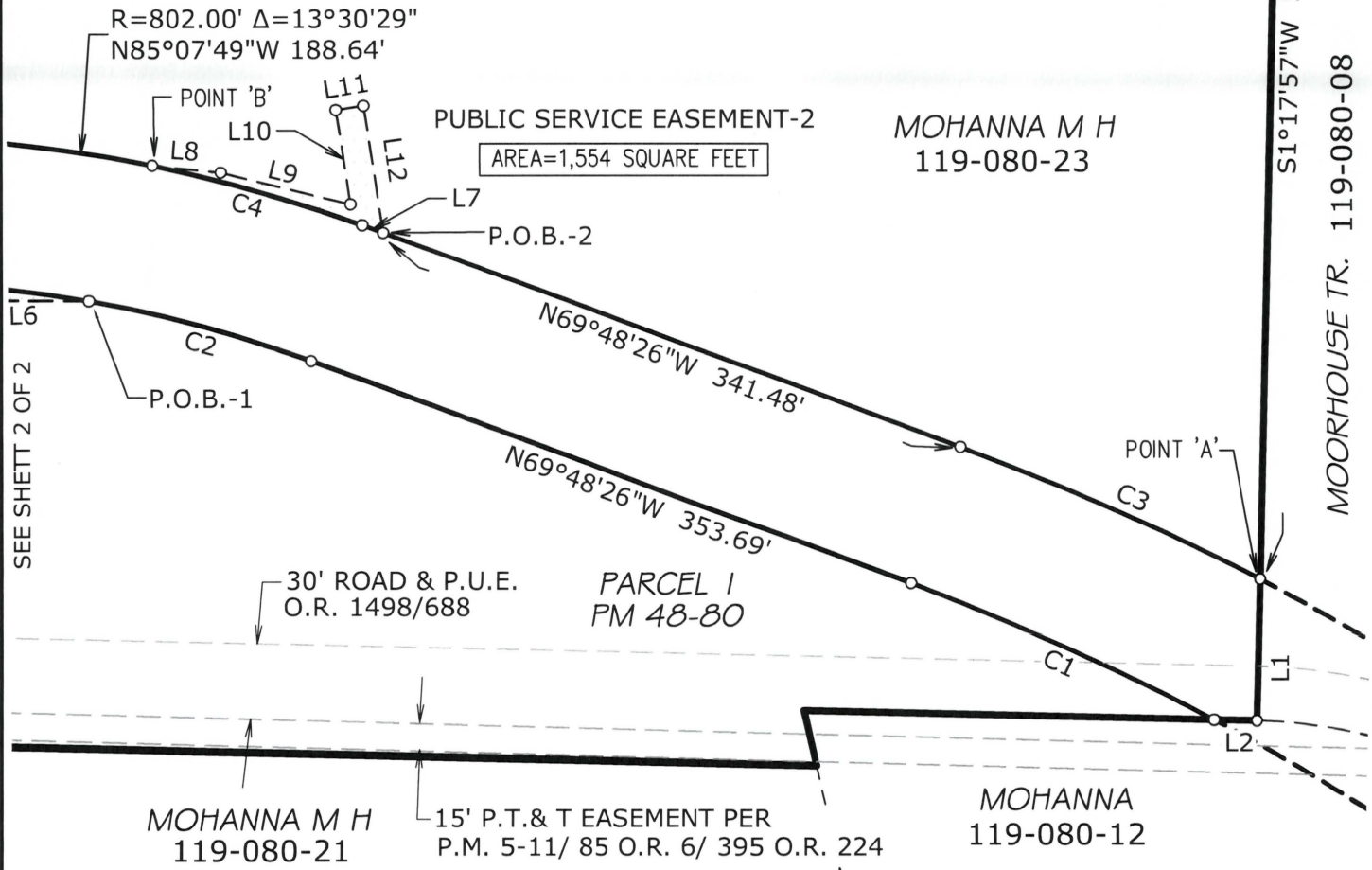
Exhibit 'B'

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'	Δ=7°45'09"	N65°55'52"W	183.88'
C2	722.00'	Δ=10°02'06"	N74°49'29"W	126.29'
C3	1440.00'	Δ=7°11'46"	N66°12'33"W	180.74'
C4	802.00'	Δ=8°34'07"	N74°05'30"W	119.83'
C5	802.00'	Δ=25°42'43"	N75°15'35"E	356.89'



SEE SHEET 2 OF 2

DATE: 05/31/2019

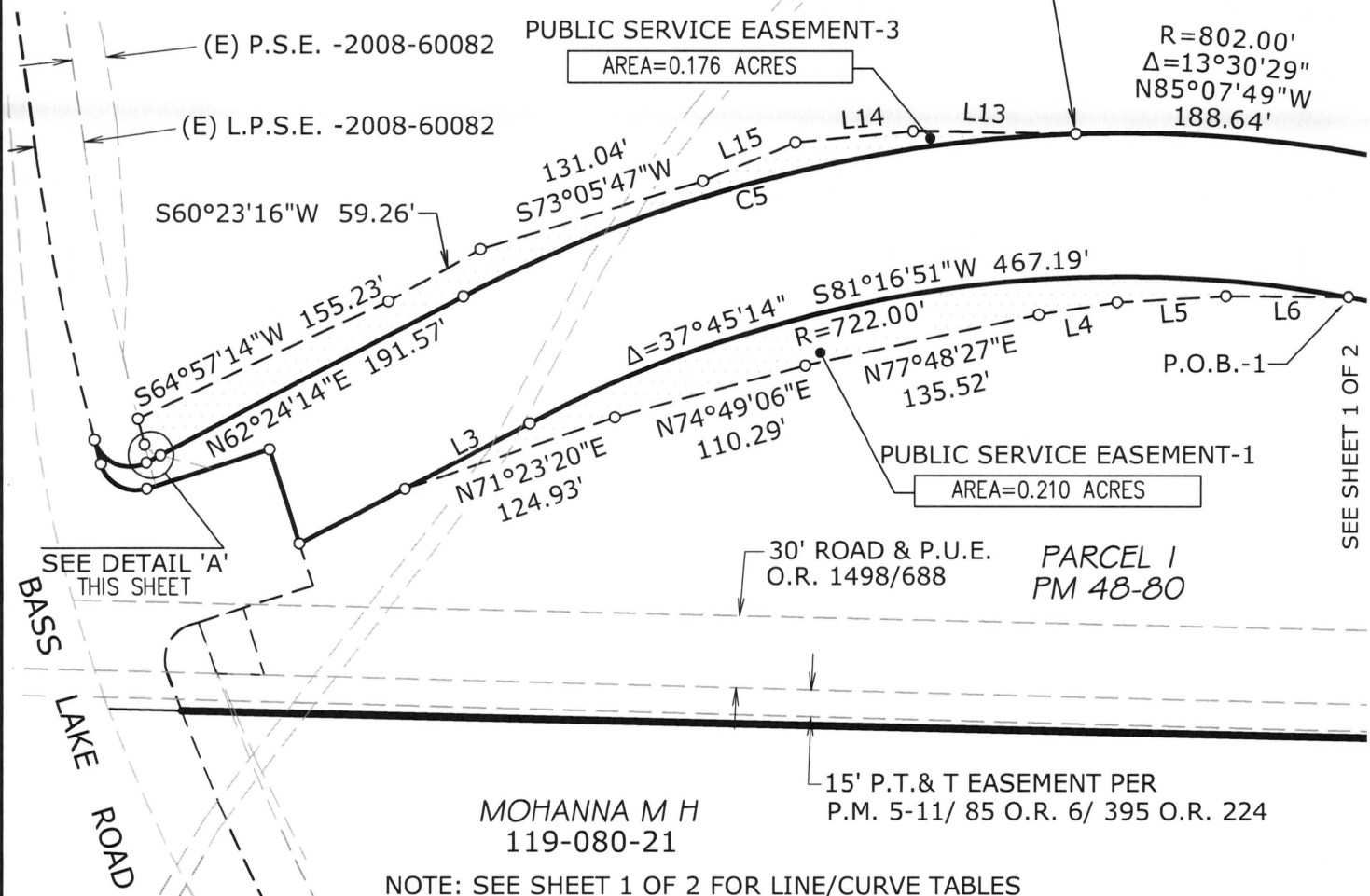
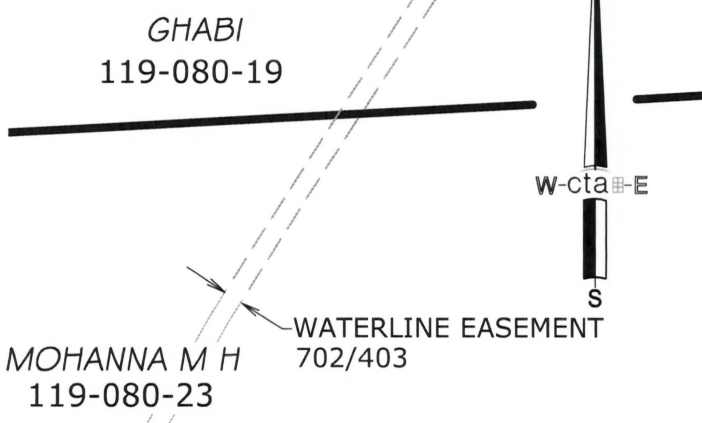
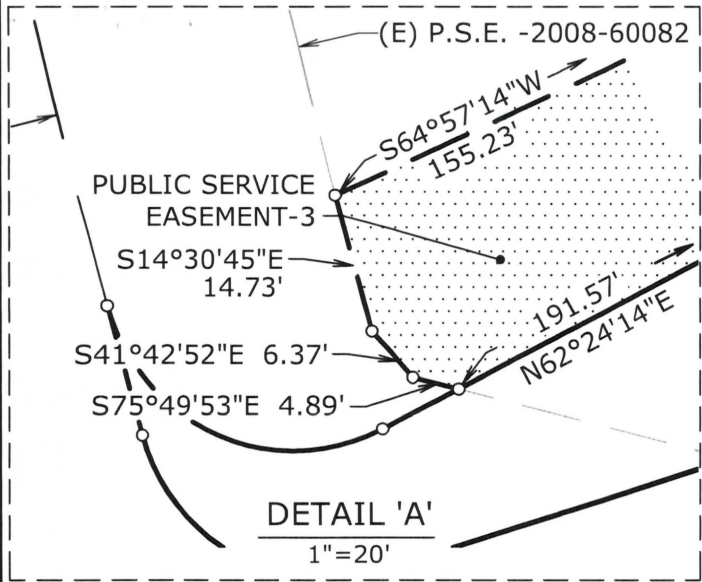
OWNER: M.H. MOHANNA

A.P.N. 119-080-23

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

DATE: 10/08/2018	DRAWN BY: JCC	SHEET 1 OF 2
SCALE: 1"=100'	JOB NO. 16-017-018	
PUBLIC SERVICE EASEMENT		
A PORTION OF THE S.E. QUARTER OF SECTION 6, T.9N., R.9E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA		

Exhibit 'B'



SEE SHEET 1 OF 2

NOTE: SEE SHEET 1 OF 2 FOR LINE/CURVE TABLES

LICENSED LAND SURVEYOR  
 KEVIN A HEENEY  
 NO. 5914  
 Exp. 12-31-2020  
 DATE: 05/31/2019

OWNER: M.H. MOHANNA  
 A.P.N. 119-080-23

DATE: 10/08/2018  
 SCALE: 1"=100'  
 DRAWN BY: JCC  
 JOB NO. 16-017-018  
 SHEET 2 OF 2

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

PUBLIC SERVICE EASEMENT  
 A PORTION OF THE S.E. QUARTER OF SECTION 6, T.9N., R.9E., M.D.M.  
 COUNTY OF EL DORADO STATE OF CALIFORNIA  
 24-1558 E 6 of 16

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 16<sup>th</sup> day of July, 2019.

COUNTY OF EL DORADO

By:

  
Sue Novasel, Chair  
Board of Supervisors

ATTEST:

James S. Mitrising  
Clerk of the Board of Supervisors

By:   
Deputy Clerk

**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  
County of El Dorado )

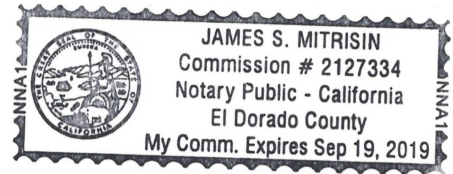
On July 16, 2019 before me, James S. Mitrison, Notary Public  
(insert name and title of the officer)

personally appeared SUE NOVASEL,  
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)



11/26/2019, 20190050963





RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2018-0028249-00**  
Acct 30-EL DORADO CO BOARD OF SUPERVISORS  
Monday, JUL 23, 2018 08:46:39  
Ttl Pd \$0.00 Nbr - 0001949866  
RAB / C1 / 1-5

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

Name: Richard & Karen Moorhouse

Project: Country Club Drive  
A.P.N.: 119-080-09  
Date:

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

18-1026

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION FOR  
A DRAINAGE EASEMENT**

**RICHARD F. MOORHOUSE JR. AND KAREN L. MOORHOUSE, AS CO-TRUSTEES OF THE RICHARD F. AND KAREN L. MOORHOUSE FAMILY TRUST, ESTABLISHED SEPTEMBER 30, 1999**, 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, an easement for drainage purposes, 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 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 29<sup>th</sup> day of June, 2017.

GRANTORS

**RICHARD F. MOORHOUSE JR. AND KAREN L. MOORHOUSE, AS CO-TRUSTEES OF THE RICHARD F. AND KAREN L. MOORHOUSE FAMILY TRUST, ESTABLISHED SEPTEMBER 30, 1999**

Richard F. Moorhouse Jr., Trustee

Karen L. Moorhouse, 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 El Dorado

On June 29 2017, before me, Monica Arriola Krakow, Notary Public  
a Notary Public, personally appeared Richard F Moorhouse, Jr + Karen L Moorhouse  
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]  
Notary Public in and for said County and State



Notary Public Seal

**APN 119-080-09  
Storm Drain Easement**

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

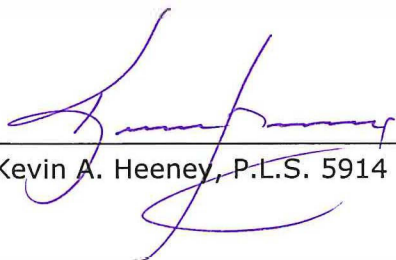
Commencing at a ¾" capped iron pipe, stamped "L.S. 3279", also being the Northwest corner of Parcel 'A', as shown on said Parcel Map; thence along the North Line of said parcel map, North 89°42'41" East, 602.50 feet to the Northeast corner of said Parcel 'B'; thence along the East line of said Parcel 'B', South 04°05'32" West, 1205.26 feet to the true **Point of Beginning**; thence continuing along the East line of said Parcel 'B', South 04°05'32" West, 140.00 feet; thence along the arc of a non-tangent curve, concave to the North, having a radius of 722.00 feet, the chord of which bears North 75°29'39" West, 15.25 feet; thence North 04°05'32" East, 137.24 feet; thence South 85°54'28" East, 15.00 feet to the Point of Beginning, containing an area of 2080 square feet, 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



06/08/2017  
Date

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

# Exhibit 'B'

N89°42'41"E 602.05'

POINT OF COMMENCEMENT  
FND 3/4" C.I.P.  
L.S. 3279

PARCEL A  
PM 15-53

15' P.T.& T EASEMENT PER P.M.  
5-11/ 85 O.R. 6/ 395 O.R. 224

PARCEL B  
PM 15-53



MOORHOUSE TR.  
119-080-08

MOORHOUSE TR.  
119-080-09

PARCEL C  
PM 15-53

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

S85°54'28"E 15.00'

STORM DRAIN EASEMENT  
AREA=2,080 SQUARE FEET

POINT OF BEGINNING

MOHANNA  
119-080-12

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

WYCKOFF  
119-080-10

PARCEL 3  
PM 48-80

N4°05'32"E  
137.24'

S4°05'32"W  
140.00'

R=722.00' Δ=1°12'37"  
N75°29'39"W 15.25'

ASHA LLC  
119-080-17

PARCEL 4  
PM 48-80



OWNER:  
RICHARD & KAREN MOORHOUSE,  
RICHARD F. & KAREN L. MOORHOUSE  
FAMILY TRUST

DATE:  
04/06/2017

DRAWN BY:  
JCC

SHEET  
1 OF  
1

SCALE:  
1"=100'

JOB NO.  
16-017-018

A.P.N. 119-080-09

IRREVOCABLE OFFER OF DEDICATION

**cta** Engineering & Surveying

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

STORM DRAIN EASEMENT

A PORTION OF THE S.E QUARTER  
OF SECTION 6, T.9N., R.9E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA

24-1558 E 12 OF 16

DATE: 04/08/2017

**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 7/17/2018, the County of El Dorado consented to the foregoing attached IRREVOCABLE OFFER OF DEDICATION FOR A DRAINAGE EASEMENT dated June 29, 2018 from, Richard F. Moorhouse Jr. and Karen L. Moorhouse, as Co-Trustees of the Richard F. and Karen L. Moorhouse Family Trust, for a Drainage Easement 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 17<sup>th</sup> day of July, 20 18

COUNTY OF EL DORADO

By: 

Chair, Board of Supervisors

Attest:

James S. Mitrison  
Clerk of the Board of Supervisors

By: 

Deputy Clerk

07/23/2018,20180028249

**RECORDING REQUESTED BY:**

**Board of Supervisors**

**WHEN RECORDED SEND TO:**

**Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667**

**2024-0027306**

**El Dorado**

**Janelle K. Horne  
Recorder-Clerk**

**09/25/2024 10:11:04 AM**

**CONFORMED COPY**

**Copy of document recorded.  
Has not been compared with original.**

\*\*\*\*\*

Exempt from Documentary Tax Transfer  
Per Revenue and Taxation Code 27383

SPACE ABOVE THIS LINE RESERVED FOR  
RECORDER'S USE

**TITLE (S)**

**RESOLUTION 155 – 2024  
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

**Resolution to Accept  
Irrevocable Offer of Dedication  
Acceptance of a Drainage Easement of Assessor's Parcel Number 119-080-009-000**



**RESOLUTION NO. 155-2024**

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION TO ACCEPT IRREVOCABLE OFFER OF DEDICATION

Portion of Assessor's Parcel Number 119-080-009-000

**WHEREAS**, Sections 7050 and 66477.1 of the California Government Code establishes a process for a property owner to make an irrevocable offer of dedication of real property to a city or county for any public purpose, including streets, highways, drainage, or public utility purposes; and

**WHEREAS**, an offer for dedication is irrevocable once made and the County may accept all, or a portion of, that offer at any time; and

**WHEREAS**, Richard F. Moorhouse Jr. and Karen L. Moorhouse, as Co-Trustees of The Richard F. and Karen L. Moorhouse Family Trust, Established September 30, 1999 are the legal owners of the property identified as Assessor's Parcel Number ("APN") 119-080-009-000; and

**WHEREAS**, on July 17, 2018, the County of El Dorado Board of Supervisors ("Board of Supervisors") consented to an Offer of Dedication for a Drainage Easement dated June 29, 2017, on a portion of APN 119-080-009-000, recorded as Document #2018-0028249; and

**WHEREAS**, the Board of Supervisors has determined that it is in the public's best interest to accept said Offer at this time;

**NOW, THEREFORE, BE IT RESOLVED**, that the County of El Dorado Board of Supervisors does hereby find that the Drainage Easement described herein is necessary for public purposes; and

**BE IT FURTHER RESOLVED** that the County of El Dorado Board of Supervisors does hereby accept the Irrevocable Offer of Dedication recorded as Document #2018-0028249 and further consents to the recordation of this Resolution and Certificate of Acceptance.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 24th day of September, 2024, by the following vote of said Board:

Attest:

Kim Dawson

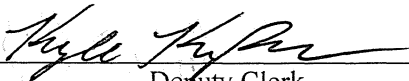
Clerk of the Board of Supervisors

Ayes: Thomas, Hidahl, Turnboo, Parlin, Laine

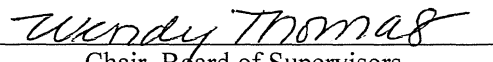
Noes: None

Absent: None

By:



Deputy Clerk



Chair, Board of Supervisors

Wendy Thomas

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

County of El Dorado  
Department of Transportation  
2850 Fairlane Court  
Placerville, CA 95667

Richard F. Moorhouse Jr. and Karen L.  
Moorhouse  
APN: Por. 119-080-009-000  
Street Address: 1191 Lakehills CT,  
El Dorado Hills, CA 95762

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Irrevocable Offer of Dedication, dated June 29, 2017, to the County of El Dorado, a political subdivision of the State of California, from Richard F. Moorhouse Jr. and Karen L. Moorhouse, as Co-Trustees of The Richard F. and Karen L. Moorhouse Family Trust, Established September 30, 1999, recorded as Document #2018-0028249 is hereby accepted by resolution of the Board of Supervisors of the County of El Dorado on September 24, 2024, and the grantees consent to the recordation thereof by its duly authorized officer.

**APN: 119-080-009-000**

Dated this 24th day of September, 2024.

**COUNTY OF EL DORADO**

By: Wendy Thomas  
Wendy Thomas, Chair  
Board of Supervisors

ATTEST:

Kim Dawson  
Clerk of the Board of Supervisors

By: [Signature]  
Deputy Clerk