

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
COUNTY OF EL DORADO
BOARD OF SUPERVISORS
330 FAIR LANE
PLACERVILLE CA 95667



El Dorado, County Recorder

William Schultz Co Recorder Office

DOC- 2018-0028246-00

Acct 30-EL DORADO CO BOARD OF SUPERVISORS

Monday, JUL 23, 2018 08:46:12

Ttl Pd \$0.00 Nbr- 0001949863

RAB / C1 / 1-6

Mail Tax Statements to above:

Exempt from Documentary Transfer Tax
Per Revenue & Taxation Code 11922

18-1024

GRANT OF TEMPORARY ACCESS EASEMENT

For Valuable Consideration, receipt of which is hereby acknowledged, MINA RAVANIPOUR AND KAZEM EMDADI, WIFE AND HUSBAND AS JOINT TENANTS, hereinafter referred to as "Grantor", grants to the County Of El Dorado, a political subdivision of the State of California, a temporary access easement over, upon, and across a portion of all that certain real property situate in the unincorporated area of County of El Dorado, State of California,

See Exhibits 'A' & 'B' attached hereto and made a part hereof,

Said easement is for vehicular and pedestrian access purposes to include the right of ingress and egress, until such time as North Silver Dove Way is extended Southwesterly to connect with another public roadway and a notice of completion for that construction project is filed.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this 19th day of January, 2018.

GRANTOR



MINA RAVANIPOUR



KAZEM EMDADI

(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)

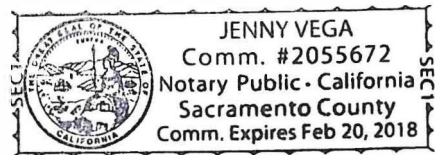
)ss.

County of Sacramento)

On January 19, 2018 before me, Jenny Vega, Notary Public, personally appeared Mina Ravanipour and 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.

Signature  (Seal)



MERS MIN#: 100603712070029045
SIS (888) 679-MERS

Consent of Lien Holder

Mortgage Electronic Registration Systems, Inc. "MERS" , is the Beneficiary of a Mortgage /Deed of Trust dated August 01, 2012 as recorded in Instrument No. 2012-003811-00, hereby consents to the grant of the Temporary Access Easement dated and signed by Mina Ravanipour and Kazem Emdadi to El Dorado and joins in the execution hereof solely as Lien Holder and hereby does agree that in the event of the foreclosure of said mortgage, or other sale of said property described in said mortgage under judicial or non-judicial proceedings, the same shall be sold and the same is hereby deemed to be sold subject to said Easement

SIGNED AND EXECUTED this 25 day of January 2018

Mortgage Electronic Registration Systems, Inc.

By: *Gwen R. Smalley*
Gwen R. Smalley, Vice President

STATE of Maryland

COUNTY of Frederick

BEFORE ME, the undersigned authority, on this day personally appeared Gwen R. Smalley, Vice President, of Mortgage Electronic Registration Systems, Inc., known to me to be the person and Officer whose name is subscribed to the foregoing instrument and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
25 day of January 2018.



Betty Early
Notary Public State of Maryland

My commission expires: 01/17/20

APN 119-100-55
Temporary Access Easement

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, 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:


COMMENCING at the Northwest corner of said Parcel "B", marked by a 1 ½" capped iron pipe stamped LS 3864; thence along the North line of said Parcel "B", North 89°18'27" East, 155.08 feet; thence leaving said North line, South 26°13'47" East, 27.71 feet to the true **POINT OF BEGINNING**; thence continuing South 26°13'47" East, 24.77 feet; thence South 63°46'13" West, 42.74 feet; thence along the arc of a curve to the right, having a radius of 120.00 feet, the chord of which bears South 76°41'27" West, 53.66 feet; thence South 89°36'41" West, 23.22 feet; thence along the arc of a curve to the left, having a radius of 40.00 feet, the chord of which bears South 51°08'11" West, 49.77 feet to a point on the East line of the 25 feet wide, non-exclusive road and utility easement as shown on said Parcel Map; thence along the East line of said non-exclusive road and utility easement, North 00°23'19" West, 60.84 feet; thence leaving said East line, along the arc of a curve, concave to the Southeast, having a radius of 80.00 feet, the chord of which bears North 75°02'12" East, 40.26 feet; thence North 89°36'41" East, 23.22 feet; thence along the arc of a curve to the left, having a radius of 80.00 feet, the chord of which bears North 76°41'27" East, 35.78 feet; thence North 63°46'13" East, 10.87 feet to a point on the South line of the 25.00 feet wide non-exclusive road and utility easement as shown on said Parcel Map; thence along said South line, North 89°18'27" East, 35.32 feet to the **POINT OF BEGINNING**, containing 0.136 acres, 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.

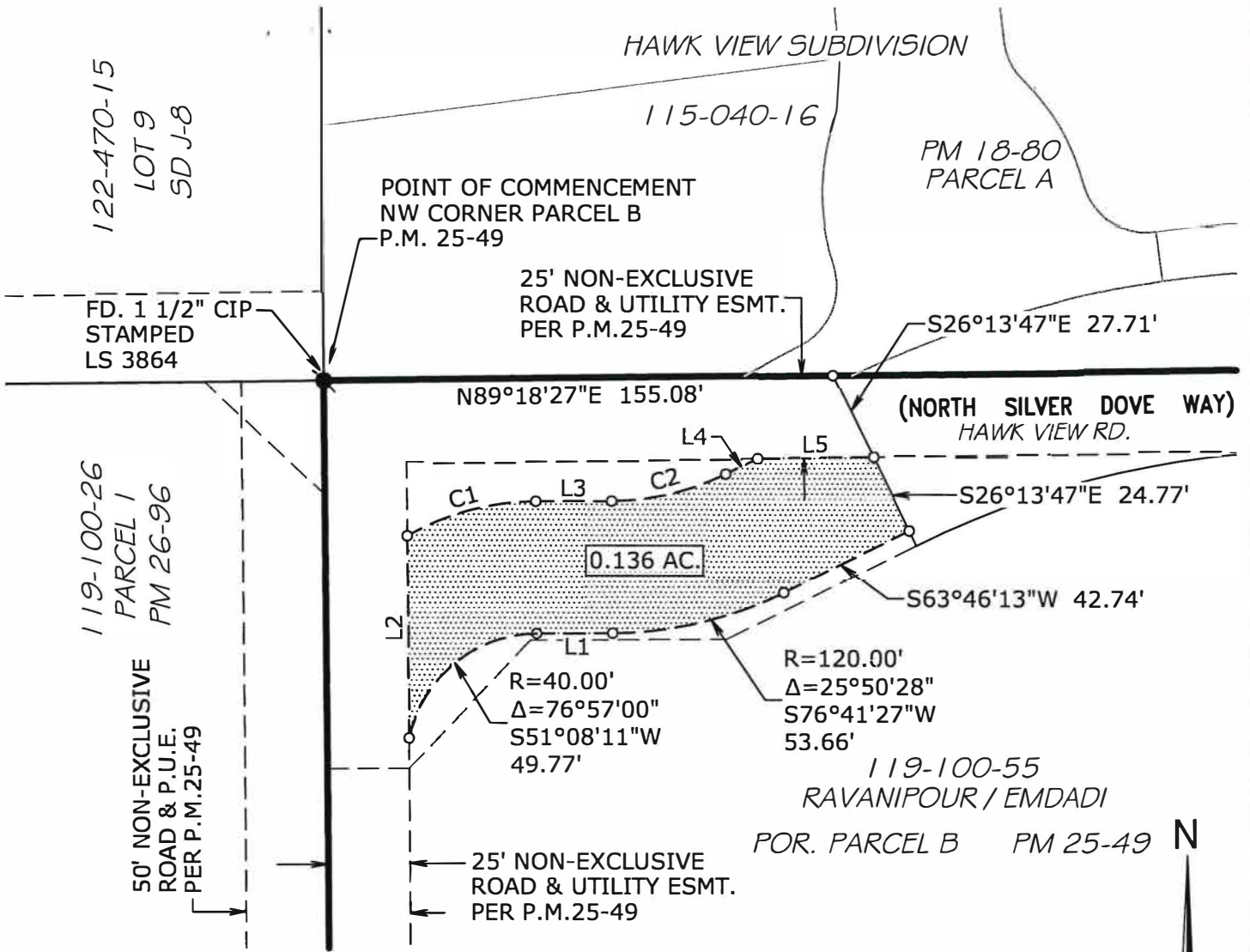


Kevin A. Heeney, P.L.S. 5914
CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742
916-638-0919



10/23/2017
Date

Exhibit 'B'



LINE	BEARING	DIST.
L1	S89°36'41"W	23.22'
L2	N00°23'19"W	60.84'
L3	N89°36'41"E	23.22'
L4	N63°46'13"E	10.87'
L5	N89°18'27"E	35.32'

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	80.00'	29°08'57"	N75°02'12"E	40.26'
C2	80.00'	25°50'28"	N76°41'27"E	35.78'



DATE: 10/23/2017

OWNER:
MINA RAVANIPOUR AND KAZEM EMDADI

A.P.N. 119-100-55

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.ctacs.net

DATE: 10/20/2017
SCALE: 1"=100'

DRAWN BY: KAH
JOB NO. 16-017-018

SHEET 1 OF 1

TEMPORARY ACCESS EASEMENT

NORTH SILVER DOVE WAY

A PORTION OF PARCEL 'B', P.M. 25-49
IN THE NW 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 A 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 GRANT OF TEMPORARY ACCESS EASEMENT dated January 19, 2018 from, *Mina Ravanipour and Kazem Emdadi, Wife and Husband as Joint Tenants*, and authorized the recording of said offer pursuant to Government Code Section 7050.

Said dedication shall be acknowledged and accepted by the County of El Dorado Board of Supervisors.

Dated this 17th 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