

**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

Above section for Recorder's use


GRANT DEED

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)

Exhibit 'A'

APN 119-080-23
Fee Road Right of Way

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:

Fee

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 the true **Point of Beginning**; 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 South 86°17'45" West, 584.90 feet; thence South 62°24'14" West, 144.69 feet to a point on the East line of Bass Lake Road as described in Document 2008-60082, Official Records of El Dorado County; thence along said East line North 17°35'46" West, 55.16 feet; thence South 72°24'14" West, 73.00 feet; thence along the arc of a curve to the right, having a radius of 20.00 feet, the chord of which bears North 61°18'12" West, 28.92 feet to a point of compound curvature; thence along the arc of a curve to the right, having a radius of 1350.00 feet, the chord of which bears North 14°43'00" West, 13.85 feet; thence leaving said East line along the arc of a non-tangent curve, concave to the Northeast, having a radius of 20.00 feet, the chord of which bears South 66°00'34" East, 31.34 feet; thence North 62°24'14" East 200.49 feet; thence along the arc of a curve to the right, having a radius of 802.00 feet, the chord of which bears North 86°17'54" East, 649.70 feet; thence South 69°48'26" East, 353.69 feet; thence along the arc of a curve to the right, having a radius of 1440.00 feet, the chord of which bears South 66°12'33" East, 180.74 feet to the **Point of Beginning**, containing an area of 2.465 acres, more or less.

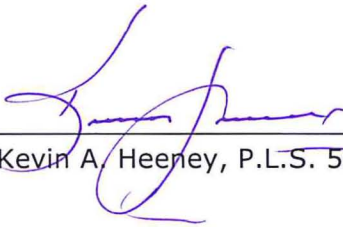
See Exhibit 'B' attached hereto and made part of this description.

End of Description

Exhibit 'A'

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. Heeneey, P.L.S. 5914



05/31/2019
Date

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

Exhibit 'B'

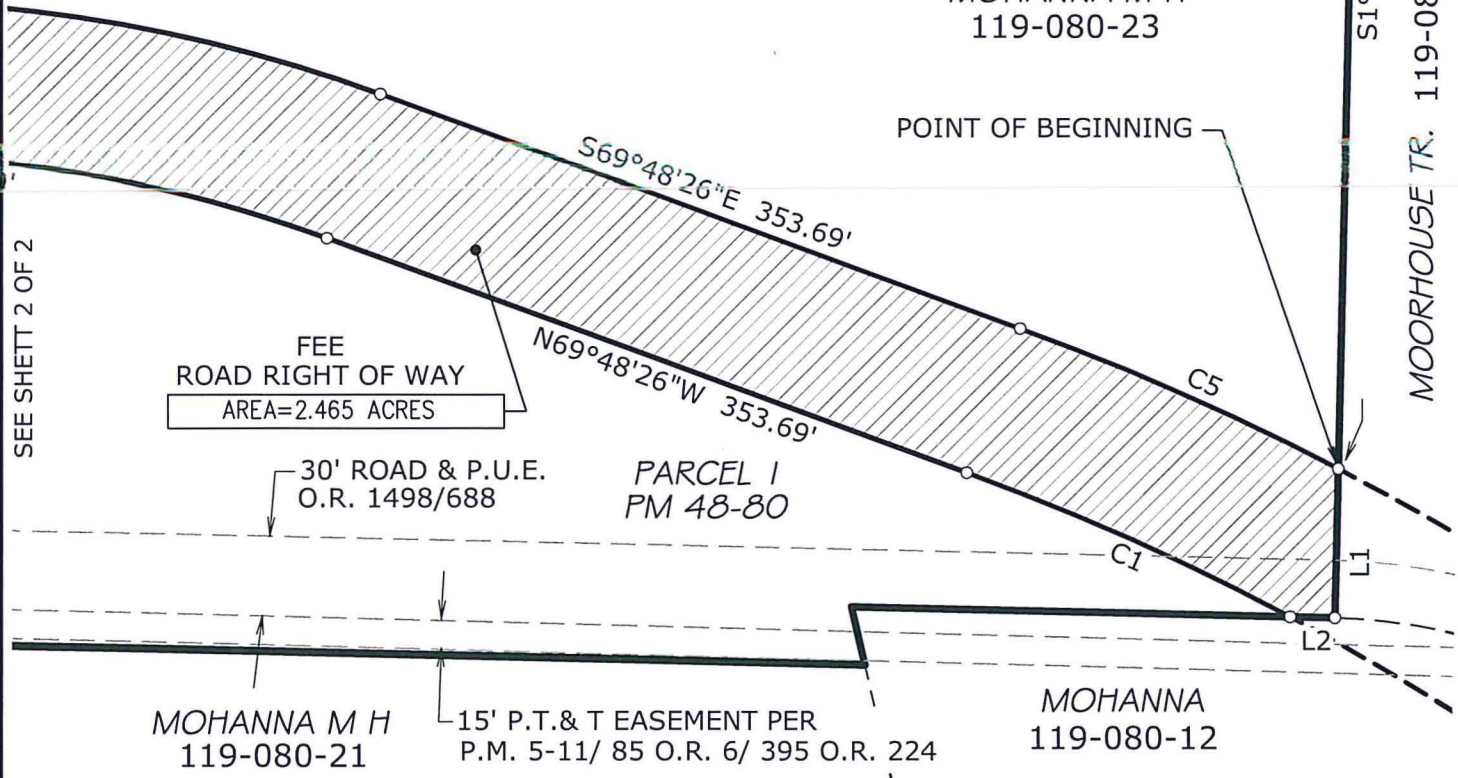
POINT OF COMMENCEMENT
 FND 3/4" C.I.P. L.S. 3279
 S01°03'22"W 224.10'
 S86°49'08"W 313.01'

GHABI
 119-080-19

| LINE DATA TABLE | | |
|-----------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S01° 17' 57"W | 77.72' |
| L2 | N88° 42' 03"W | 23.35' |
| L3 | N17° 35' 46"W | 55.16' |
| L4 | S72° 24' 14"W | 73.00' |



| CURVE DATA TABLE | | | | |
|------------------|----------|-----------------------------|-------------|--------------|
| CURVE | RADIUS | DELTA | CH. BEARING | CH. DISTANCE |
| C1 | 1360.00' | $\Delta=7^{\circ}45'09''$ | N65°55'52"W | 183.88' |
| C2 | 20.00' | $\Delta=92^{\circ}35'08''$ | N61°18'12"W | 28.92' |
| C3 | 1350.00' | $\Delta=0^{\circ}35'16''$ | N14°43'00"W | 13.85' |
| C4 | 20.00' | $\Delta=103^{\circ}10'24''$ | S66°00'34"E | 31.34' |
| C5 | 1440.00' | $\Delta=7^{\circ}11'46''$ | S66°12'33"E | 180.74' |



SEE SHEET 2 OF 2

FEE
 ROAD RIGHT OF WAY
 AREA=2.465 ACRES

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

PARCEL 1
 PM 48-80

MOHANNA M H
 119-080-21

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

MOHANNA
 119-080-12



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

SCALE: 1"=100'

DRAWN BY: KAH

JOB NO. 16-017-018

SHEET 1 OF 2

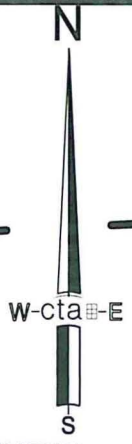
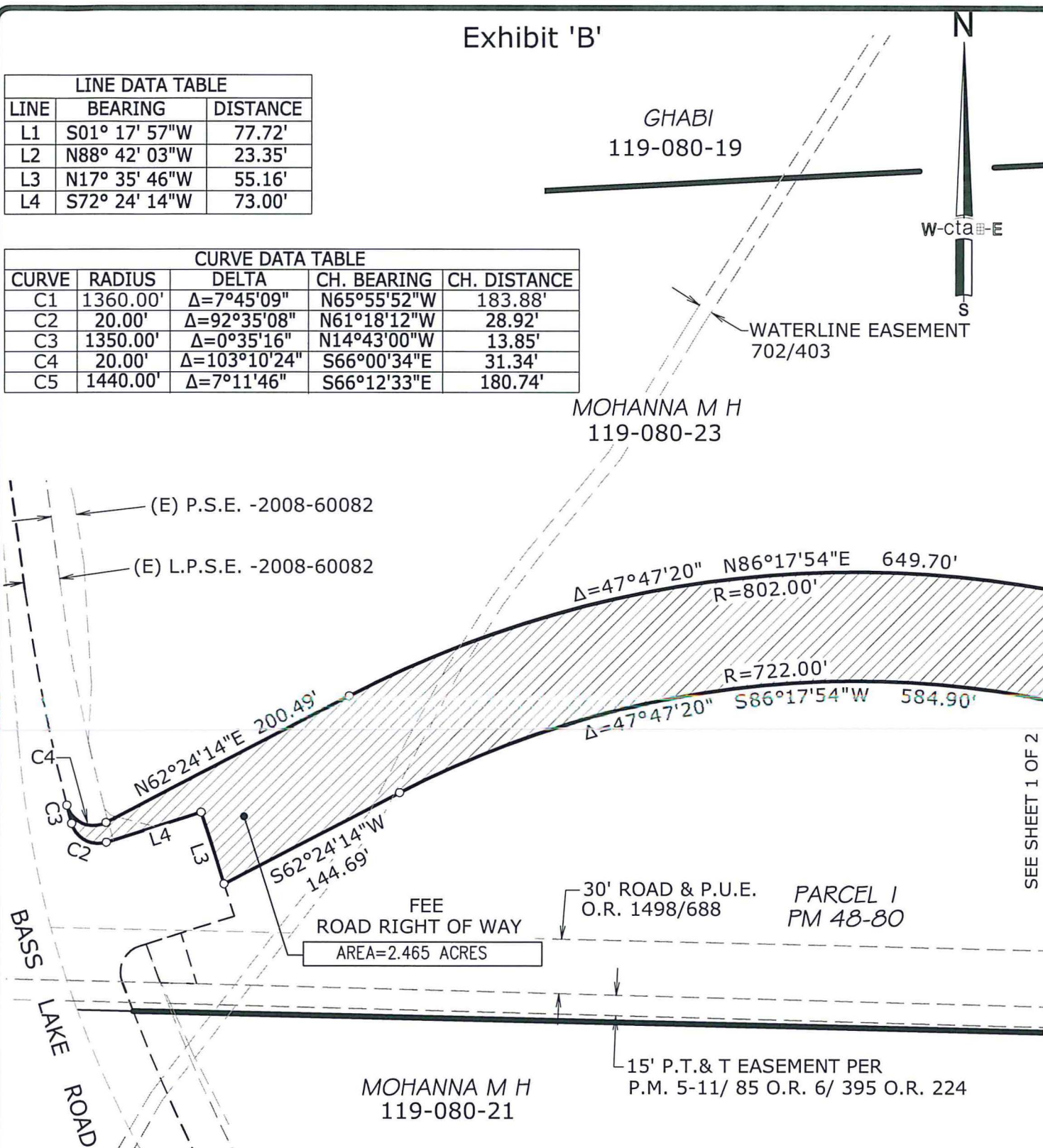
FEE ROAD RIGHT OF WAY

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'

| LINE DATA TABLE | | |
|-----------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S01° 17' 57"W | 77.72' |
| L2 | N88° 42' 03"W | 23.35' |
| L3 | N17° 35' 46"W | 55.16' |
| L4 | S72° 24' 14"W | 73.00' |

| CURVE DATA TABLE | | | | |
|------------------|----------|-----------------------------|-------------|--------------|
| CURVE | RADIUS | DELTA | CH. BEARING | CH. DISTANCE |
| C1 | 1360.00' | $\Delta=7^{\circ}45'09''$ | N65°55'52"W | 183.88' |
| C2 | 20.00' | $\Delta=92^{\circ}35'08''$ | N61°18'12"W | 28.92' |
| C3 | 1350.00' | $\Delta=0^{\circ}35'16''$ | N14°43'00"W | 13.85' |
| C4 | 20.00' | $\Delta=103^{\circ}10'24''$ | S66°00'34"E | 31.34' |
| C5 | 1440.00' | $\Delta=7^{\circ}11'46''$ | S66°12'33"E | 180.74' |



SEE SHEET 1 OF 2

LICENSED LAND SURVEYOR
 KEVIN A HEENEY
 NO. 5914
 Exp. 12-31-2020
 STATE OF CALIFORNIA

DATE: 05/31/2019

OWNER: M.H. MOHANNA

A.P.N. 119-080-23

DATE: 10/08/2018
 SCALE: 1"=100'

DRAWN BY: KAH
 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

FEE ROAD RIGHT OF WAY

A PORTION OF THE S.E. QUARTER OF SECTION 6, T.9N., R.9E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA

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)



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

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 Deed 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 _____ day of _____, 20__.

COUNTY OF EL DORADO

By: _____

Sue Novasel, Chair
Board of Supervisors

ATTEST:

James S. Mitrisin
Clerk of the Board of Supervisors

By: _____
Deputy Clerk