

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville CA 95667

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

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION  
ROAD RIGHT OF WAY,  
LANDSCAPE AND PUBLIC SERVICE EASEMENTS**


**M. H. Mohanna**, a married man, as his sole and separate property, 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, landscape and public service easements, for any and all public purposes, including construction and maintenance of drainage facilities; construction and maintenance of slopes, adjacent to and outside of Bass Lake Road, to points five feet beyond top of cut slopes or toe of fill slopes; pedestrian and bicycle ingress and egress; inspecting, replacing, maintaining, and using poles, with such wires and cables, and all necessary guys, anchors, crossarms, and braces, and any and all appurtenances appertaining thereto, 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 as 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 name this  
30th day of OCTOBER, 2008.

GRANTOR

  
M. H. Mohanna

**(All Signatures Must Be Notarized)**

## **APN 119-080-16 LEGAL DESCRIPTION**

All that real property situated in the County of El Dorado, State of California, being a portion of real property conveyed by deed to M.H. Mohanna, hereinafter referred to as "MOHANNA Property", recorded in Document No. 2004-0000559-00 in the Official Records of said County, being a portion of Parcel '2', as shown on that certain parcel map filed in the office of the County Recorder of El Dorado County in Book 48 of Parcel Maps, Page 80 and lying within the Southwest one-quarter and the Southeast one-quarter of Section 6, T. 9 N., R. 9 E., M.D.M., and being more particularly described as follows:

### **NEW ROAD RIGHT OF WAY**

Commencing at a 1-1/2" capped iron pipe stamped "LS 3864" marking the Northwest corner of Parcel 'B' as shown on that certain Parcel Map, filed in the office of the County Recorder in Book 25 of Parcel Maps, at Page 49; thence South 14°57'19" East, 4338.05 feet to the Point of Beginning, being the Northwest corner of said "MOHANNA Property" and being a point on the Easterly line of the land described in the deed to the County of El Dorado in Book 829, at page 567, said Official Records hereinafter referred to as "COUNTY Property"; thence along said Easterly line along the arc of a curve, concave to the East, having a radius of 750.00 feet and being subtended by a chord bearing South 30°05'54" East, 262.54 feet; thence South 40°10'44" East, 496.73 feet to a point of cusp; thence leaving the Easterly line of said "COUNTY Property" along the arc of a non-tangent curve concave to the Southwest, having a radius of 1050.00 feet, the chord of which bears North 38°38'18" West, 40.48 feet; thence North 39°44'34" West, 257.97 feet; thence along the arc of a curve to the right, having a radius of 1350.00 feet and being subtended by a chord bearing North 30°27'08" West, 435.89 feet to a point on the Northerly line of said "MOHANNA Property", hereinafter referred to as **Point "A"**; thence along said Northerly line North 88°42'03" West, 41.03 feet to the Point of Beginning, containing an area of 10,296 square feet more or less.

### **LANDSCAPE & PUBLIC SERVICE EASEMENT**

Beginning at the aforementioned **Point "A"**; thence along the Northerly line of said "MOHANNA Property" South 88°42'03" East, 28.18 feet to a point hereinafter referred to as **Point "B"**; thence leaving said Northerly line along arc of a curve concave to the Northeast, having a radius of 1324.00 feet, the chord of which bears South 30°41'06" East, 416.87 feet; thence South 39°44'34" East, 257.97 feet; thence along the arc of a curve to the right, having a radius of 1076.00 feet and being subtended by a chord bearing South 33°00'22" East, 252.44 feet to a point on the Easterly line of said "COUNTY Property"; thence along said Easterly line, along the arc of a non-tangent curve concave to the Southwest, having a radius of 1200.00 feet, the chord of which bears North 36°34'54" West, 70.66 feet; thence North 40°10'44" West, 139.68 feet; thence along the arc of a curve concave to the Southwest, having a radius of 1050.00 feet and being subtended by a chord bearing North 38°38'18" West, 40.48 feet; thence North 39°44'34" West, 257.97 feet; thence along the arc of a curve to the right, having a radius of 1350.00 feet and being subtended by a chord bearing North 30°27'08" West, 435.89 feet to the Point of Beginning, containing an area of 22,036 square feet, more or less.

### **PUBLIC SERVICE EASEMENT**

Exhibit 'A'

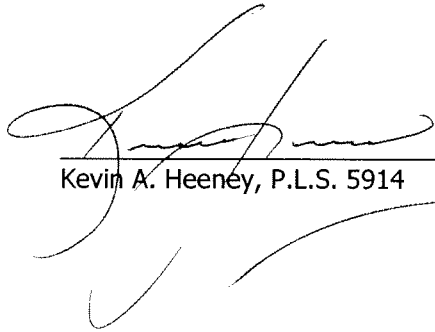
Beginning at the aforementioned Point "B"; thence leaving the Northerly line of said "MOHANNA Property", along the arc of a curve concave to the Northeast, having a radius of 1324.00 feet, the chord of which bears South 30°41'06" East, 416.87 feet; thence South 39°44'34" East, 257.97 feet; thence along the arc of a curve to the right, having a radius of 1076.00 feet and being subtended by a chord bearing South 33°00'22" East, 252.44 feet to a Point on the Easterly line of said "COUNTY Property"; thence along said Easterly line, along the arc of a non-tangent curve concave to the Southwest, having a radius of 1200.00 feet, the chord of which bears South 32°46'53" East, 88.49 feet; thence leaving said Easterly line North 04°07'04" East, 15.07 feet; thence North 18°22'41" West, 81.77 feet; thence North 22°40'24" West, 81.93 feet; thence North 38°31'24" West, 70.94 feet; thence North 77°19'41" East, 97.90 feet; thence North 13°27'57" West, 28.57 feet; thence South 80°15'02" West, 50.95 feet; thence along the arc of a curve concave to the Northeast, having a radius of 50.00 feet, the chord of which bears North 66°47'52" West, 54.39 feet; thence North 33°50'46" West, 171.18 feet; thence North 46°50'07" West, 67.05 feet; thence North 51°50'01" West, 54.02 feet; thence North 39°46'47" West, 110.92 feet; thence North 36°11'14" West, 120.97 feet; thence North 48°40'56" West, 106.39 feet; thence North 26°43'38" West, 59.68 feet thence North 24°21'57" West, 32.13 feet to a point on the North line of said "MOHANNA Property"; thence along said North line, North 88°42'02" West, 2.16 feet to the Point of Beginning, containing an area of 46,028 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



# Exhibit 'B'



APN 115-040-01  
 WESTERN PACIFIC HOUSING  
 PARCEL A PM 18-80  
 PARCEL B PM 25-49

**POINT OF COMMENCEMENT**  
 FND 1 1/2" CIP LS 3864  
 NW CORNER PARCEL B  
 PM 25 49

**POINT OF BEGINNING**  
 NW CORNER MOHANNA  
 PROPERTY

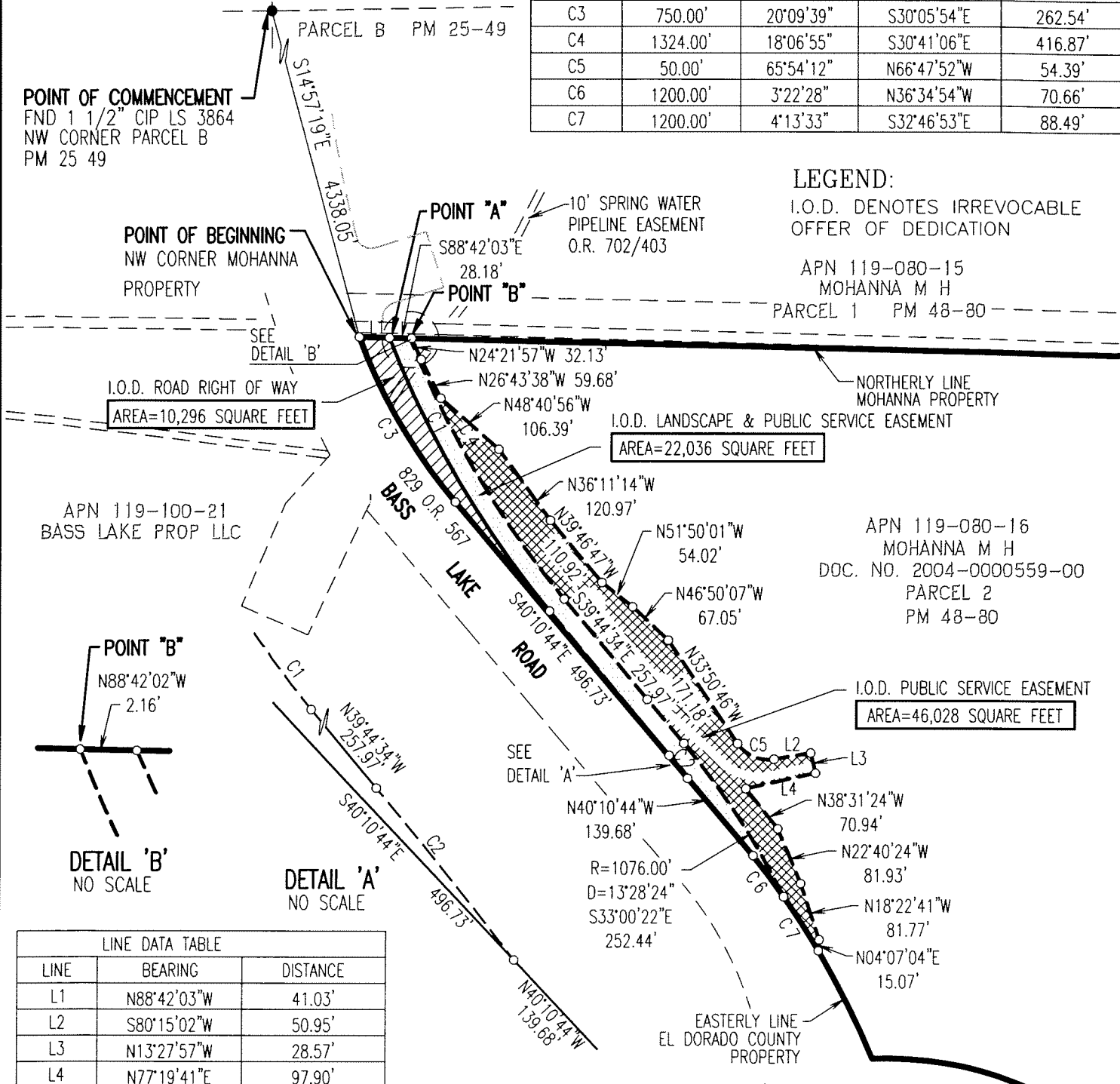
CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	1350.00'	18°34'52"	N30°27'08"W	435.89'
C2	1050.00'	2°12'32"	N38°38'18"W	40.48'
C3	750.00'	20°09'39"	S30°05'54"E	262.54'
C4	1324.00'	18°06'55"	S30°41'06"E	416.87'
C5	50.00'	65°54'12"	N66°47'52"W	54.39'
C6	1200.00'	3°22'28"	N36°34'54"W	70.66'
C7	1200.00'	4°13'33"	S32°46'53"E	88.49'

## LEGEND:

I.O.D. DENOTES IRREVOCABLE  
 OFFER OF DEDICATION

APN 119-080-15  
 MOHANNA M H  
 PARCEL 1 PM 48-80

APN 119-080-16  
 MOHANNA M H  
 DOC. NO. 2004-0000559-00  
 PARCEL 2  
 PM 48-80

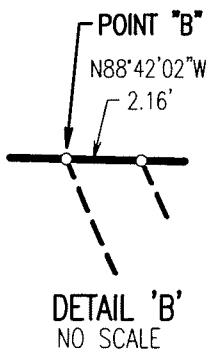


SEE  
 DETAIL 'B'

I.O.D. LANDSCAPE & PUBLIC SERVICE EASEMENT  
 AREA=22,036 SQUARE FEET

I.O.D. PUBLIC SERVICE EASEMENT  
 AREA=46,028 SQUARE FEET

APN 119-100-21  
 BASS LAKE PROP LLC



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N88°42'03"W	41.03'
L2	S80°15'02"W	50.95'
L3	N13°27'57"W	28.57'
L4	N77°19'41"E	97.90'



OWNER:  
 M.H. MOHANNA

DATE:  
 REV 8/18/08

SCALE:  
 1"=200'

DRAWN BY:  
 JCC

JOB NO.  
 05-070-001

SHEET  
 1 OF 1

A.P.N. 119-080-16

**CTA Engineering • Surveying**

3233 Monier Circle, Suite 1  
 Rancho Cordova, CA 95742  
 (916) 638-0919  
 (916) 638-2479 Fax

I.O.D. ROAD RIGHT OF WAY,  
 LANDSCAPE & PUBLIC SERVICE EASEMENTS,  
 AND PUBLIC SERVICE EASEMENT

A PORTION OF THE SW & SE 1/4 OF  
 SECTION 6, T.9N., R.9E., M.D.M.

COUNTY OF EL DORADO CALIFORNIA

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of SACRAMENTO }

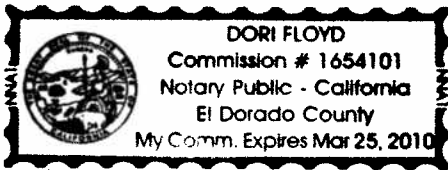
On 10-30-08 before me, DORI FLOYD, NOTARY PUBLIC,  
Date Here Insert Name and Title of the Officer

personally appeared MOE MOHANNA  
Name(s) of Signer(s)

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.



Place Notary Seal Above

Signature *[Handwritten Signature]*  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

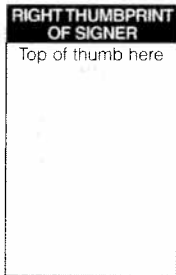
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

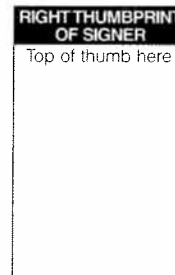
- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_




Signer Is Representing: \_\_\_\_\_

**SUBSTITUTION OF TRUSTEE AND BENEFICIARY CONSENT**

WHEREAS, Inter-County Title Co. of El Dorado County, is the present Trustee of record under that certain Deed of Trust executed on May 8, 2003 by M. H. Mohanna as Trutor, to Inter-County Title Co. of El Dorado County as Trustee, recorded on May 9, 2003 as Instrument No. 2003-0046941 of Official Records of the County of El Dorado, State of California;

AND WHEREAS, the undersigned, KFRD Investments, Inc., is the present holder of the beneficial interest under said Deed of Trust, and hereby appoints itself as Trustee in place and stead of said Inter-County Title Co. of El Dorado County under said Deed of Trust;

NOW THEREFORE, KFRD Investments, Inc. as substituted Trustee and Beneficiary under said Deed of Trust, does hereby consent to the recording of the foregoing Irrevocable Offer of Dedication from M. H. Mohanna to the County of El Dorado.

  
KFRD Investments, Inc. 11-12-08  
Date

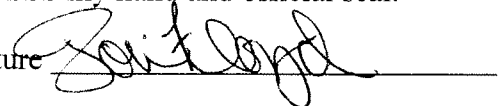
By: Kenneth G. Wilkinson  
Its: President

STATE OF CALIFORNIA                    )  
  )  
COUNTY OF EL DORADO                 ) ss

On Nov. 12, 2008 before me, Dori Floyd, a notary public, personally appeared Kenneth G. Wilkinson, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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)



**SUBSTITUTION OF TRUSTEE AND BENEFICIARY CONSENT**

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AND WHEREAS, the undersigned, KFRD Investments, Inc., is the present holder of the beneficial interest under said Deed of Trust, and hereby appoints itself as Trustee in place and stead of said Inter-County Title Co. of El Dorado County under said Deed of Trust;

NOW THEREFORE, KFRD Investments, Inc. as substituted Trustee and Beneficiary under said Deed of Trust, does hereby consent to the recording of the foregoing Irrevocable Offer of Dedication from M. H. Mohanna to the County of El Dorado.

*Kenneth G. Wilkinson*  
KFRD Investments, Inc.

11-12-08  
Date

By: Kenneth G. Wilkinson  
Its: President

STATE OF CALIFORNIA )  
 ) ss  
COUNTY OF EL DORADO

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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 *Dori Floyd*

(Seal)

