

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

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

Name: Mina Ravanipour & Kazem Emdadi

Project: North Silver Dove Way  
A.P.N.: 119-100-55  
Date:

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

Above section for Recorder's use

### IRREVOCABLE OFFER OF DEDICATION FOR ROAD RIGHT OF WAY AND PUBLIC SERVICE EASEMENT

**MINA RAVANIPOUR AND KAZEM EMDADI, WIFE AND HUSBAND AS JOINT TENANTS**, 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, and a Public Service Easement 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 Public Service Easement 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 19<sup>th</sup> day of January, 2018.

GRANTOR

  
\_\_\_\_\_  
MINA RAVANIPOUR

  
\_\_\_\_\_  
KAZEM EMDADI

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 Public Service 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: 12/17/20

**IRREVOCABLE OFFER OF DEDICATION**  
**APN 119-100-55**  
**Road Right Of Way and Public Service Easements**

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:

**Road Right Of Way (in fee)**

**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 to the true **POINT OF BEGINNING**; thence continuing along said North line, North 89°18'27" East, 1016.26 feet to the Northwest corner of the New Road Right of Way parcel as described in the Irrevocable Offer of Dedication to El Dorado County recorded in Document No. 2005-006572; thence along the West line of said New Road Right of Way parcel, South 00°41'33" East, 25.00 feet to a point hereinafter referred to as Point 'A', being a point on the South line of the existing non-exclusive road and public utility easement as shown on said Parcel Map; thence along the South line of said easement, South 89°18'27" West, 872.93 feet; thence along the arc of a curve to the left, having a radius of 275.00 feet, the chord of which bears South 76°32'20" West, 121.56 feet; thence North 26°13'47" West, 57.48 feet to the **POINT OF BEGINNING**, containing 0.608 acres, more or less.

**Public Service Easement Area 1 (P.S.E.-1)**

**BEGINNING** 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, 57.48 feet; thence South 63°46'13" West, 64.53 feet; thence South 89°36'41" West, 60.01 feet; thence South 43°30'48" West, 53.50 feet; thence South 89°36'41" West, 24.94 feet to a point on the West line of said Parcel "B"; thence along said West line, North 00°23'19" West, 117.59 feet to the **POINT OF BEGINNING**, containing 0.334 acres, more or less.

**Public Service Easement Area 2 (P.S.E.-2)**

**BEGINNING** at the aforementioned Point 'A'; thence along the West line of the New Road Right of Way parcel as described in the Irrevocable Offer of Dedication to El Dorado County recorded in Document No. 2005-006572, South 00°41'33" East, 5.00 feet; thence leaving said West line, South 86°59'52" West, 79.53 feet; thence South 89°18'27" West, 181.89 feet; thence South 66°49'21" West, 18.16 feet; thence South 85°49'34" West, 9.59 feet; thence North 71°14'39" West, 17.94 feet; thence South 88°02'30" West, 67.63 feet; thence North 87°39'25" West, 212.51 feet to a point on the South line of the existing non-exclusive road and public utility easement as shown on

Exhibit 'A'

said Parcel Map; thence along said South line, North 89°18'27" East, 584.45 feet to the POINT OF BEGINNING, containing 0.103 acres, more or less.

**Public Service Easement Area 3 (P.S.E.-3)**

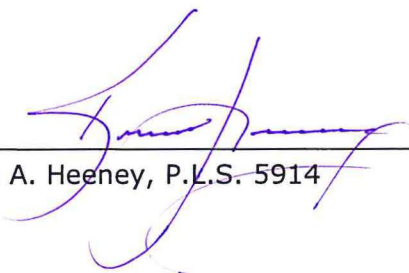
COMMENCING at the aforementioned Point 'A'; thence along the South line of the New Right of Way parcel, as described in the Irrevocable Offer of Dedication to El Dorado County recorded in Document No. 2005-006572, North 89°18'27" East, 108.66 feet to the true POINT OF BEGINNING; thence continuing along said South line, North 89°18'27" East, 18.81 feet to a point on the West line of Landscape Easement No. 1 as described in said Irrevocable Offer of Dedication; thence along said West line and the arc of a curve, concave to the West, having a radius of 1328.00 feet, the chord of which bears South 01°18'26" West, 15.92 feet; thence leaving said West line, North 49°37'04" West, 24.22 feet to the POINT OF BEGINNING, containing 0.003 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.

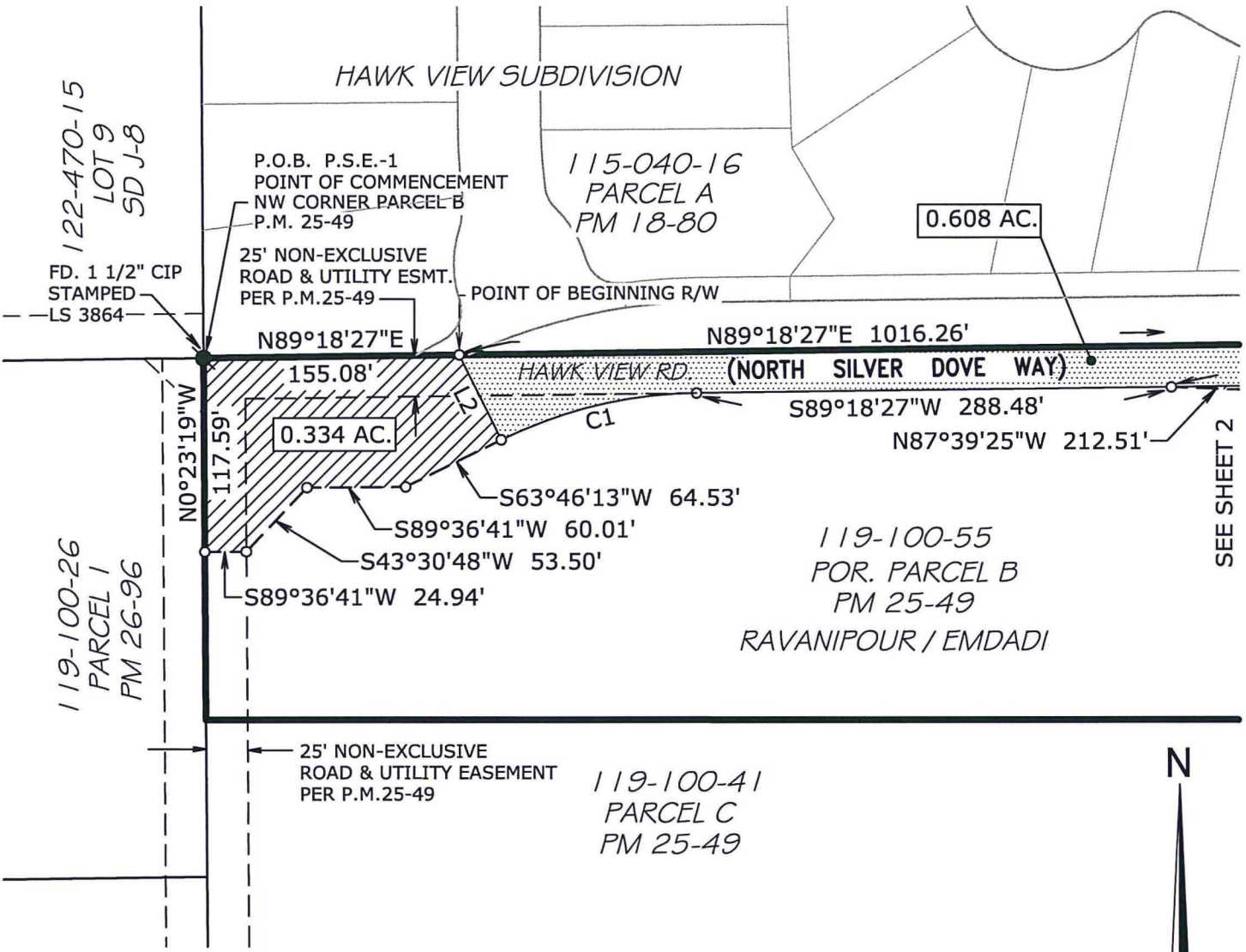
  
\_\_\_\_\_  
Kevin A. Heeney, P.L.S. 5914



10/23/2017  
Date

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

# Exhibit 'B'



LINE	BEARING	DIST.
L1	N00°41'33"W	25.00'
L2	N26°13'47"W	57.48'
L3	S00°41'33"E	5.00'
L4	S86°59'52"W	79.53'
L5	N89°18'27"E	108.66'
L6	N89°18'27"E	18.81'
L7	N49°37'04"W	24.22'

- ROAD RIGHT OF WAY (IN FEE)
- PUBLIC SERVICE EASEMENT

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	275.00'	25°32'14"	S76°32'20"W	121.56'
C2	1328.00'	00°41'13"	S01°18'26"W	15.92'



OWNER:  
MINA RAVANIPOUR AND KAZEM EMDADI

DATE:  
10/20/2017

SCALE:  
1"=100'

DRAWN BY:  
KAH

JOB NO.  
16-017-018

SHEET  
1 OF  
2

A.P.N. 119-100-55

**cta** Engineering & Surveying

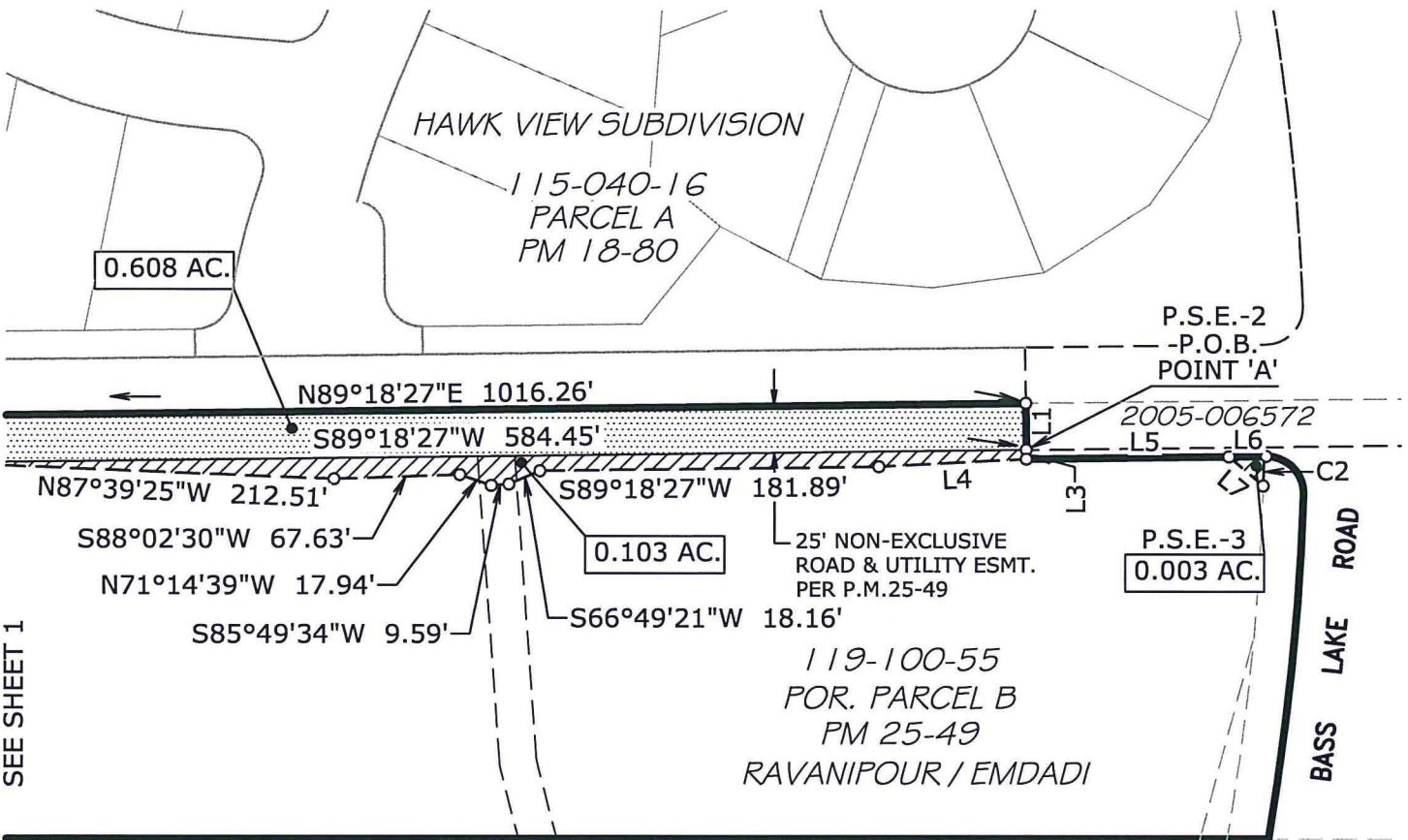
Civil Engineering ■ Land Surveying ■ Land Planning

3233 Monier Circle, Rancho Cordova, CA 95742  
T (916) 638-0919 • F (916) 638-2479 • www.ctaes.net

**IRREVOCABLE OFFER OF DEDICATION**

ROAD RIGHT OF WAY AND  
PUBLIC SERVICE EASEMENT  
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

# Exhibit 'B'



SEE SHEET 1

- ROAD RIGHT OF WAY (IN FEE)
- PUBLIC SERVICE EASEMENT



LINE	BEARING	DIST.
L1	N00°41'33"W	25.00'
L2	N26°13'47"W	57.48'
L3	S00°41'33"E	5.00'
L4	S86°59'52"W	79.53'
L5	N89°18'27"E	108.66'
L6	N89°18'27"E	18.81'
L7	N49°37'04"W	24.22'

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	275.00'	25°32'14"	S76°32'20"W	121.56'
C2	1328.00'	00°41'13"	S01°18'26"W	15.92'

DATE: 10/23/2017

MINA RAVANIPOUR AND KAZEM EMDADI

A.P.N. 119-100-55

cta Engineering & Surveying

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10/20/2017 KAH 2 OF 2

SCALE: 1"=100' JOB NO. 16-017-018

IRREVOCABLE OFFER OF DEDICATION

ROAD RIGHT OF WAY AND PUBLIC SERVICE EASEMENT  
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 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 AND PUBLIC SERVICE EASEMENT dated January 19, 2018 from, *Mina Ravanipour and Kazem Emdadi, Wife and Husband as Joint Tenants*, for a Road Right of Way Easement, including the underlying fee, and a Public Service 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

COUNTY OF EL DORADO

By: \_\_\_\_\_

Chair, Board of Supervisors

Attest:  
James S. Mitrisin  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk