

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  
A.P.N.: 119-100-55  
Date:



El Dorado, County Recorder  
William Schultz Co Recorder Office

DOC- 2018-0028245-00

Acct 30-EL DORADO CO BOARD OF SUPERVISORS

Monday, JUL 23, 2018 08:45:55

Ttl Pd \$0.00 Nbr - 0001949862

RAB / C1 / 1-6

Mail Tax Statement to above.

Exempt from Documentary Tax Transfer  
Per Revenue and Taxation Code 11922

18-1024

Above section for Recorder's use

### IRREVOCABLE OFFER OF DEDICATION FOR A DRAINAGE EASEMENT

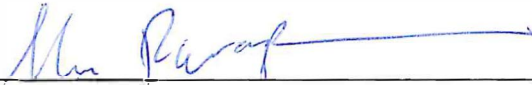
**MINA RAVANIPOUR AND KAZEM EMDADI, WIFE AND HUSBAND AS JOINT TENANTS,** hereinafter called GRANTOR, owner of the real property herein described, does hereby irrevocably offer for dedication to the COUNTY OF EL DORADO, a political subdivision of the State of California, an easement for drainage purposes, over, under, and across that certain real property situate in the unincorporated area of the County of El Dorado, State of California, described as:

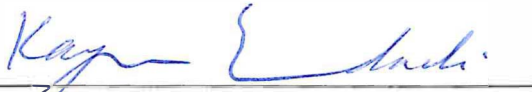
**See Exhibits A & B, attached hereto and made a part hereof.**

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 19<sup>th</sup> day of January, 2018.

GRANTORS

  
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 )

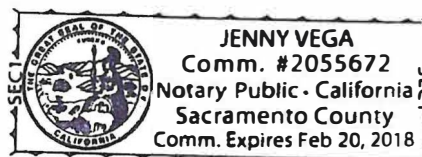
)ss.

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 Permanent Drainage 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: 2/17/20

**IRREVOCABLE OFFER OF DEDICATION  
APN 119-100-55**

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 in the 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:

**Drainage Easement**

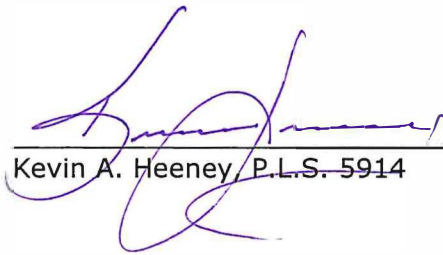
**COMMENCING** at the Northwest corner of said Parcel "B", marked by a 1 1/2" capped iron pipe stamped LS 3864; thence along the North line of said Parcel "B", North 89°18'27" East, 876.42 feet; thence leaving said North line at right angle, South 00°41'33" East, 25.00 feet to a point on the South line of the existing non-exclusive road and public utility easement as shown on said Parcel Map and the true **POINT OF BEGINNING**; thence leaving said South line, South 04°10'26" East, 166.67 feet; thence South 14°21'51" East, 40.43 feet to a point on the South line of said Parcel "B"; thence along the South line of said Parcel "B", South 89°58'53" East, 20.65 feet; thence leaving said South line, North 14°21'51" West, 43.77 feet; thence North 04°10'26" West, 163.67 feet to a point on the South line of said non-exclusive road and public utility easement; thence along the South line of said easement, South 89°18'27" West, 20.04 feet to **the POINT OF BEGINNING**, containing 0.095 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.

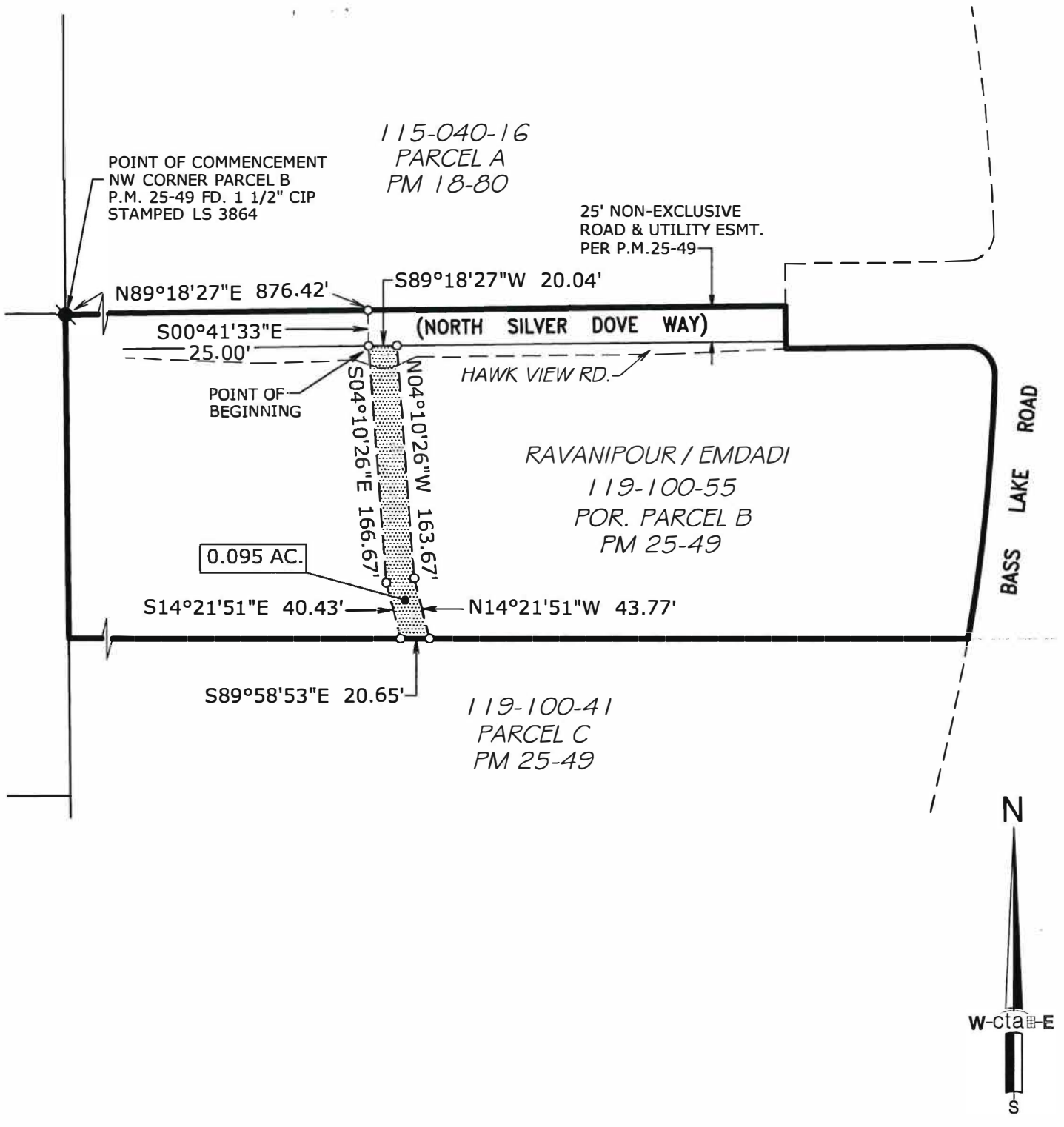
  
Kevin A. Heeney, P.L.S. 5914



10/23/2017  
Date

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

# Exhibit 'B'



DATE: 10/23/2017

OWNER: MINA RAVANIPOUR AND KAZEM EMDADI	DATE: 10/20/2017	DRAWN BY: KAH	SHEET 1 OF 1
	SCALE: 1"=100'	JOB NO. 16-017-018	
A.P.N. 119-100-55	IRREVOCABLE OFFER OF DEDICATION		
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.cta.ca		STORM DRAIN 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 7/17/2018, the County of El Dorado consented to the foregoing attached IRREVOCABLE OFFER OF DEDICATION FOR A DRAINAGE EASEMENT dated January 19, 2018 from, *Mina Ravanipour and Kazem Emdadi, Wife and Husband as Joint Tenants*, 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, 2018

COUNTY OF EL DORADO

By: 

Chair, Board of Supervisors

Attest:

James S. Mitrison  
Clerk of the Board of Supervisors

By:   
Deputy Clerk