



El Dorado, County Recorder
William Schultz Co Recorder Office

DOC- 2018-0028247-00

Acct 30-EL DORADO CO BOARD OF SUPERVISORS

Monday, JUL 23, 2018 08:46:20

Ttl Pd \$0.00 Nbr-0001949864

RAB / C1 / 1-8

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

ABOVE SECTION FOR RECORDER'S USE

Mail Tax Statements to above:
Exempt from Documentary Transfer Tax
Per Revenue & Taxation Code 11922

18-1024

GRANT OF TEMPORARY CONSTRUCTION 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 construction 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' and 'B' attached hereto and made a part hereof,

Said easement is for construction purposes to include the right of ingress and egress, as well as other incidental rights including storage of equipment and supplies, for a period of two years from the date of recordation of this document, or upon completion of the construction project, whichever shall occur first, at which time said easement will expire.

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)

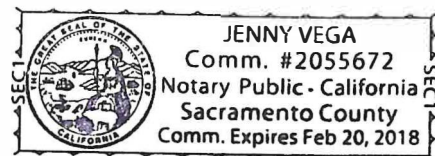
On January 19, 2018 before me, Jenny Vega, Notary Public, personally appeared Mina Ravanipour and Kazem Emdadi, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same 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)



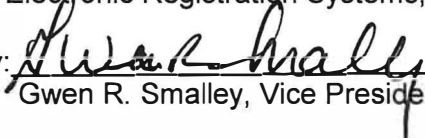
MERS MIN#: 100603712070029045
SIS (888) 679-MERS

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 Construction 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, 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.




Notary Public State of Maryland

My commission expires: 12/17/20

**Temporary Construction Easement
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:

COMMENCING at the Northwest corner of said Parcel "B", marked by a 1 ½" capped iron pipe stamped LS 3864; thence along the West line of said Parcel "B", South 00°23'19" East, 117.59 feet to the true **POINT OF BEGINNING**; thence continuing along said West line, South 00°23'19" East, 20.33 feet; thence leaving said West line, North 88°49'34" East, 24.94 feet; thence North 40°02'56" East, 63.77 feet; thence North 89°36'41" East, 58.05 feet; thence North 63°46'13" East, 66.83 feet; thence along the arc of a curve to the right, having a radius of 265.00 feet, the chord of which bears North 76°32'20" East, 117.14 feet; thence North 89°18'27" East, 68.43 feet; thence South 00°41'33" East, 15.47 feet; thence South 80°56'49" East, 50.39 feet; thence North 09°03'11" East, 24.35 feet; thence North 89°18'27" East, 166.00 feet; thence South 87°39'25" East, 212.62 feet; thence North 88°02'30" East, 66.18 feet; thence South 71°14'39" East, 18.14 feet; thence North 85°49'34" East, 13.29 feet; thence North 66°49'21" East, 17.85 feet; thence North 89°18'27" East, 180.11 feet; thence North 86°59'52" East, 79.73 feet; thence North 89°18'27" East, 105.52 feet; thence South 49°37'04" East, 27.12 feet to a point on the West line of Landscape Easement No. 1 as described in the Irrevocable Offer of Dedication to El Dorado County recorded in Document No. 2005-006572; 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 North 01°54'27" East, 11.91 feet; thence leaving said West line, North 49°37'04" West, 24.22 feet to a point on the South line of the New Road Right of Way parcel as described in said Irrevocable Offer of Dedication; thence along said South line, South 89°18'27" West, 108.66 feet; thence leaving said South 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 said Parcel Map; thence along said South line, South 89°18'27" West, 288.48 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 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 the **POINT OF BEGINNING**, containing 0.338 acres, more or less.

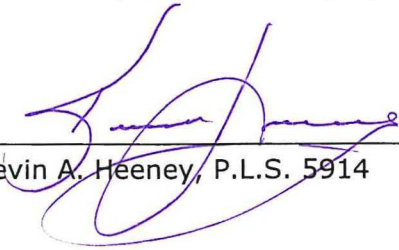
See Exhibit B attached hereto and made a part of this description.

End of description

The Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, NAD 83.

Exhibit 'A'

This description has been prepared by me or under my direct supervision.

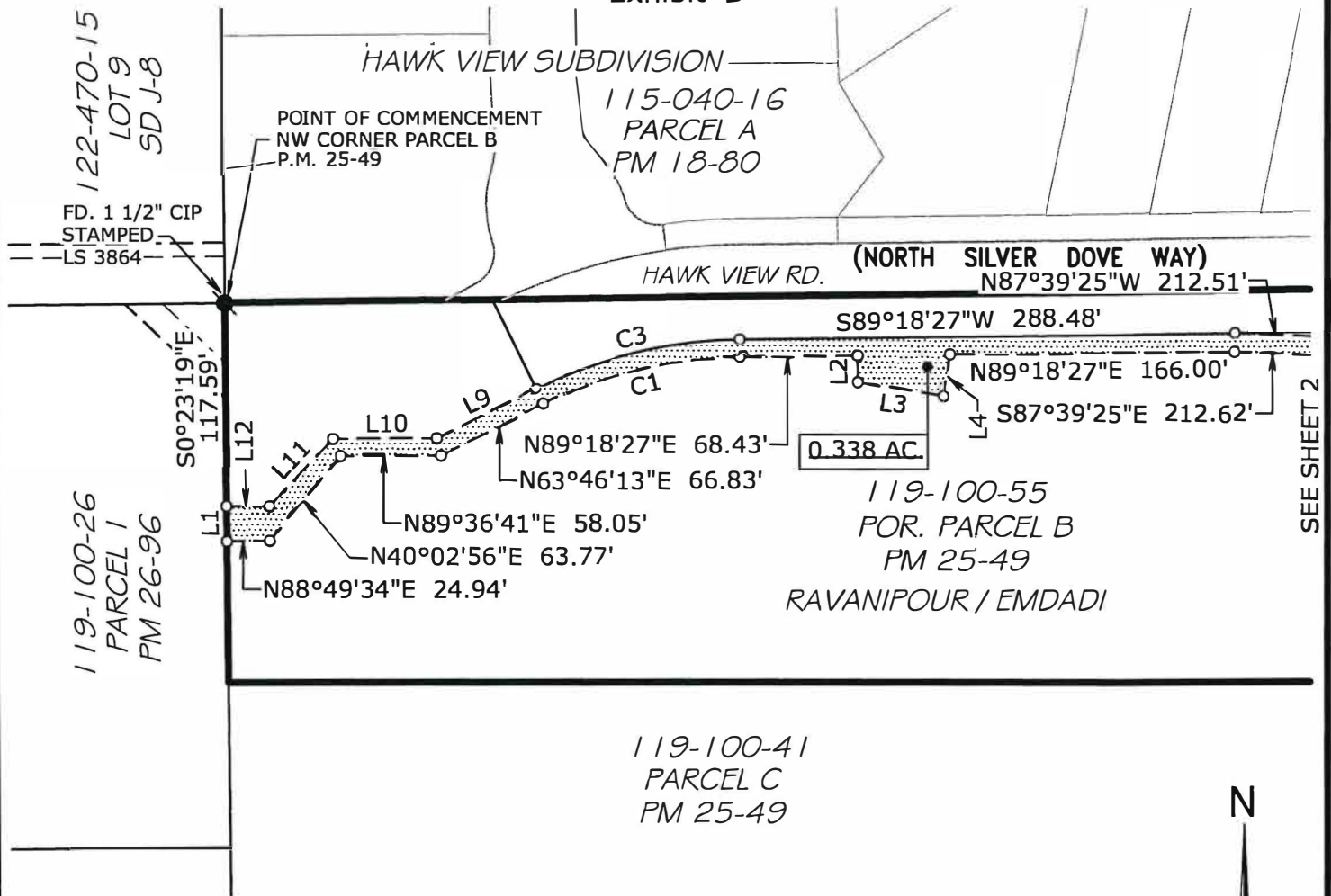

Kevin A. Heeney, P.L.S. 5914



10/23/2017
Date

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

Exhibit 'B'



LINE DATA TABLE

LINE	BEARING	DIST.
L1	S00°23'19"E	20.33'
L2	S00°41'33"E	15.47'
L3	S80°56'49"E	50.39'
L4	N09°03'11"E	24.35'
L5	S49°37'04"E	27.12'
L6	N49°37'04"W	24.22'
L7	S89°18'27"W	108.66'
L8	S86°59'52"W	79.53'
L9	S63°46'13"W	64.53'
L10	S89°36'41"W	60.01'
L11	S43°30'48"W	53.50'
L12	S89°36'41"W	24.94'

CURVE DATA TABLE

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	265.00'	25°32'14"	N76°32'20"E	117.14'
C2	1328.00'	00°30'50"	N01°54'27"E	11.91'
C3	275.00'	25°32'14"	S76°32'20"W	121.56'



OWNER:
MINA RAVANIPOUR AND KAZEM EMDADI

A.P.N. 119-100-55

DATE:
10/20/2017

DRAWN BY:
KAH

SCALE:
1"=100'

JOB NO.
16-017-018

SHEET
1 OF
2

TEMPORARY CONSTRUCTION EASEMENT

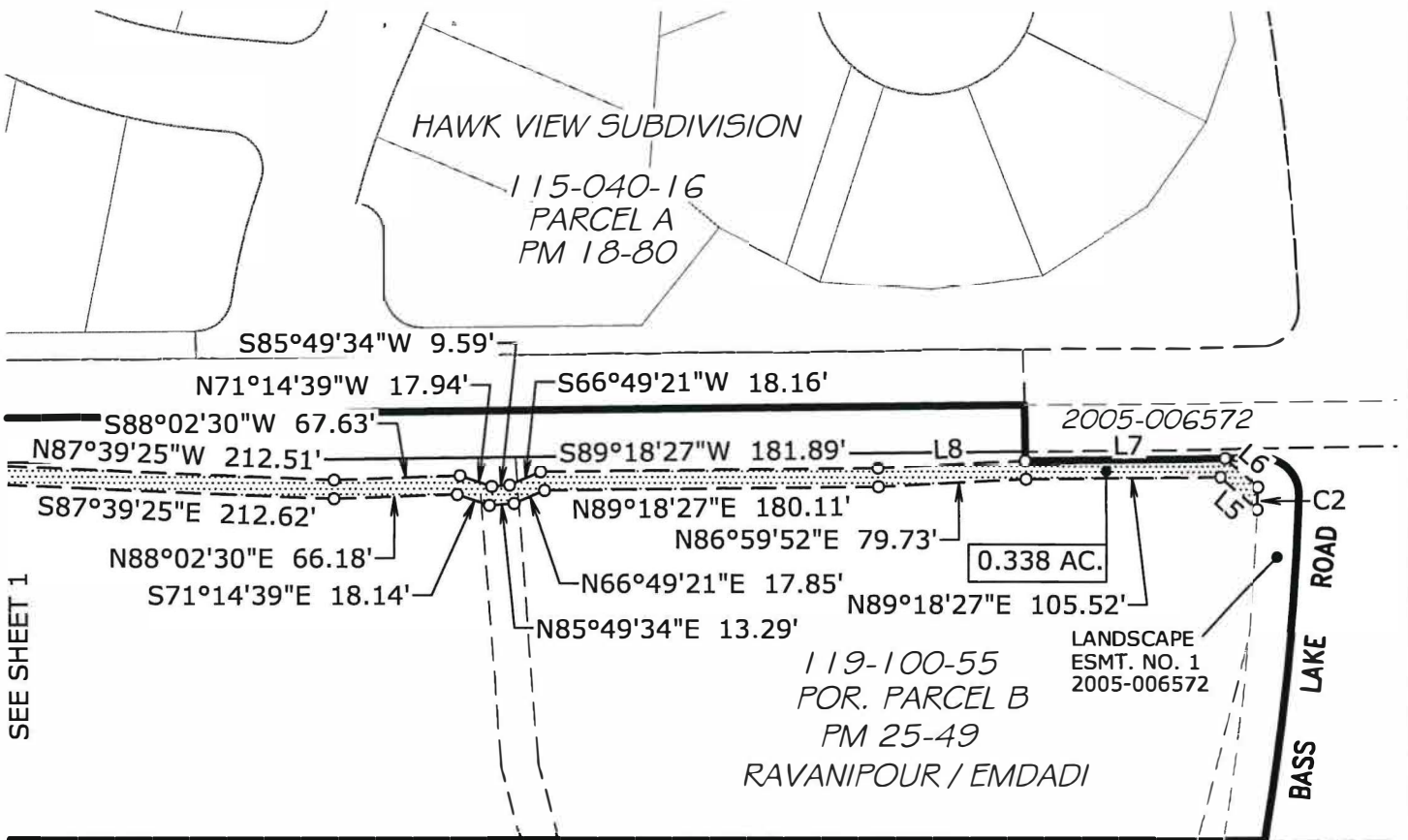
cta Engineering & Surveying

Civil Engineering ■ Land Surveying ■ Land Planning
3233 Monitor Circle, Rancho Cordova, CA 95742
T (916) 638-0919 • F (916) 638-2478 • www.ctaeng.net

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

DATE: 10/23/2017

Exhibit 'B'



119-100-41
PARCEL C
PM 25-49



LINE	BEARING	DIST.
L1	S00°23'19"E	20.33'
L2	S00°41'33"E	15.47'
L3	S80°56'49"E	50.39'
L4	N09°03'11"E	24.35'
L5	S49°37'04"E	27.12'
L6	N49°37'04"W	24.22'
L7	S89°18'27"W	108.66'
L8	S86°59'52"W	79.53'
L9	S63°46'13"W	64.53'
L10	S89°36'41"W	60.01'
L11	S43°30'48"W	53.50'
L12	S89°36'41"W	24.94'

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	265.00'	25°32'14"	N76°32'20"E	117.14'
C2	1328.00'	00°30'50"	N01°54'27"E	11.91'
C3	275.00'	25°32'14"	S76°32'20"W	121.56'



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
SCALE: 1"=100'
KAH
JOB NO. 16-017-018
2 OF 2

TEMPORARY CONSTRUCTION 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 CONSTRUCTION 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, 2018

COUNTY OF EL DORADO

By: 

County Board of Supervisors

Attest:

James S. Mitrison

County Clerk of the Board of Supervisors

By: 

Deputy County Clerk