

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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

Name: Shiva Nayeb & Ali Payravi

Project: Malcolm Dixon Road A.O.B.
A.P.N.: 126-070-01
Date:

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

Above section for Recorder's use

**GRANT DEED AND IRREVOCABLE OFFER OF DEDICATION FOR
A DRAINAGE EASEMENT**

SHIVA NAYEB & ALI PAYRAVI AS WIFE AND HUSBAND AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, hereinafter called GRANTOR, owner of the real property herein described, does hereby grant, convey, transfer and 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 Grant Deed and 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 conveyance and offer by resolution.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed (his) (her) (their) name(s) this 21st day of January, 2019.

GRANTORS


Shiva Nayeb


Ali Payravi

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
COUNTY OF EL DORADO

On 11/21/19 20 , before me, S. Cieslak,
a Notary Public, personally appeared Shiva Mayeb and Ali Payrabi
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 this 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.



S. Cieslak
Notary Public in and for said County and State

Notary Public Seal

STORM DRAIN EASEMENT

A.P.N. 126-070-01

All that real property situate in the County of El Dorado, State of California, being a portion of the land described in the Trustee's Deed Upon Sale to Shiva Nayeb & Ali Payravi, dated November 30, 2017 and recorded in Document 2017-0054708-00, Official Records of El Dorado County and lying within the Southeast One-quarter of Section 14, Township 10 North, Range 8 East, M.D.M. and being more particularly described as follows:

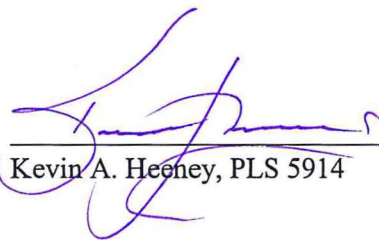
COMMENCING at the Southeast corner of said Section 14, being marked by a 2" capped iron pipe appropriately stamped for said section corner and "LS 3332, 1968"; thence along the East line of said Section 14, North 00°01'18" West, 482.30 feet; thence leaving said East line, North 80°26'15" West, 73.56 feet; thence along the arc of a curve to the left, having a radius of 275.00 feet, the chord of which bears South 85°33'46" West, 133.05 feet; thence South 71°33'47" West, 60.47 feet; thence along the arc of a curve to the left, having a radius of 35.00 feet, the chord of which bears South 69°07'35" West, 2.98 feet to a point on the centerline of Malcolm Dixon Road; thence along said centerline South 50°36'50" West, 3.02 feet; thence South 22°50'00" West, 19.45 feet to the true POINT OF BEGINNING; thence leaving said centerline, South 76°58'13" East, 51.78 feet; thence South 13°01'47" West, 25.00 feet; thence North 76°58'13" West, 56.10 feet to a point on the centerline of Malcolm Dixon Road; thence along said centerline, North 22°50'00" East, 25.37 feet to the POINT OF BEGINNING, containing 0.031 acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

The Basis of Bearings for this description is the South line of Section 14, Township 10 North, Range 8 East, M.D.M. as shown on the plat of Wilson Estates, filed in the office of the County Recorder of El Dorado County in Book 'J' of Maps, Page 148, the bearing of said line taken as South 89°47'35" West.

End of Description

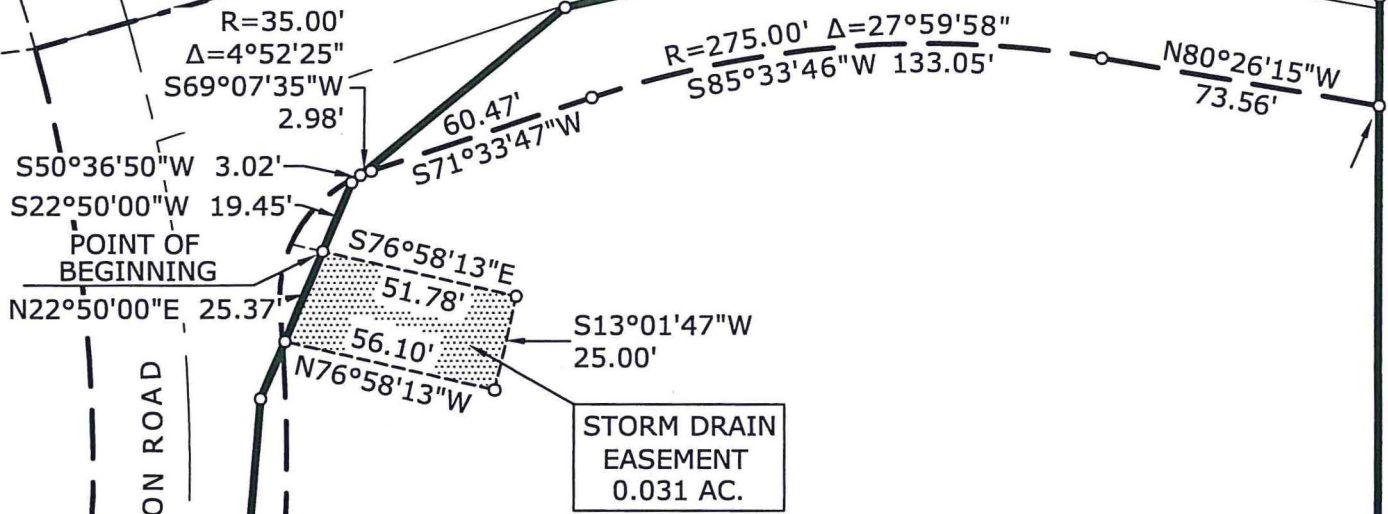
This description has been prepared by me or under my direct supervision.


Kevin A. Heeney, PLS 5914



01/17/2019
Date

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



FUTURE MALCOLM DIXON ROAD

126-070-01
SHIVA NAYEB & ALI PAYRAVI




N0°01'18\"/>

14 | 13
23 | 24



DATE: 01/17/2019

EXHIBIT 'B'		DATE: 01/16/2019	DRAWN BY: KAH	SHEET 1 OF 1
OWNER: SHIVA NAYEB & ALI PAYRAVI		SCALE: 1"=200'	JOB NO. 15-030-001	
A.P.N. 126-070-01		IRREVOCABLE OFFER OF DEDICATION		
 Engineering & Surveying Civil Engineering • Land Surveying • Land Planning <small>3233 Monier Circle, Rancho Cordova, CA 95742 T (916) 638-0919 • F (916) 638-2479 • www.ctaes.net</small>		STORM DRAIN EASEMENT A PORTION OF THE SE 1/4, SECTION 14, T.10 N., R.8 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA		

CONSENT TO GRANT DEED AND OFFER OF DEDICATION

At a regular meeting of the Board of Supervisors of the County of El Dorado held on _____, 2019, the County of El Dorado consented to the foregoing attached GRANT DEED AND IRREVOCABLE OFFER OF DEDICATION FOR A DRAINAGE EASEMENT dated January 21, 2019, from Shiva Nayeb and Ali Payravi, as wife and husband as community property with right of survivorship, and authorized the recording of said offer pursuant to Government Code Section 7050.

Said grant deed and 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.

Dated this _____ day of _____, 20_____

COUNTY OF EL DORADO

By: _____
Chair, Board of Supervisors
Sue Novasel

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

By: _____
Deputy Clerk