

**2022-0034991**

El Dorado

Janelle K. Horne  
Recorder-Clerk

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**Recording Requested by:**  
Board of Supervisors

**When Recorded Mail to:**  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

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**TITLE**

**RESOLUTION 125-2022  
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

Abandonment of Easement No. 22-0003  
Aria Dehqanzada and Jennifer Dehqanzada, Husband and Wife as Joint Tenants



## RESOLUTION NO. 125-2022

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

Abandonment of Easement No. 22-0003  
Assessor's Parcel Number 109-470-020  
Aria Dehqanzada and Jennifer Dehqanzada, Husband and Wife as Joint Tenants

**WHEREAS**, the El Dorado County Board of Supervisors exercises the authority established by Section 8333 of the Streets and Highways Code, which authorizes the Board of Supervisors to summarily vacate public service easements by Resolution adopted in accordance with Section 8335 of the Streets and Highways code; and

**WHEREAS**, on June 6, 2000, Royal Equestrian Estates, A Limited Partnership, irrevocably offered for dedication a 100' Wide Non-building Easement, labeled on the Subdivision Map as a 100' Wide Non-building Setback, on Lot 57 as shown on the final map of Royal Equestrian Estates Unit No. 2, recorded in Book I of Subdivisions at Page 75, in the County of El Dorado, Recorder's Office; and

**WHEREAS**, the County of El Dorado has received an application from Aria Dehqanzada and Jennifer Dehqanzada, Husband and Wife as Joint Tenants, owners of Lot 57 in Royal Equestrian Estates Unit No. 2, requesting that the County of El Dorado vacate a portion of the 100' Wide Non-building Easement, labeled on the Subdivision Map as a 100' Wide Non-building Setback, of said property, identified as Assessor's Parcel Number 109-470-020; and

**WHEREAS**, Department of Transportation has not used said portion of subject easement for the purposes for which it was dedicated and find no present or future need exists for said portion of subject easement and does not object to it's vacation, and to that end, has issued a letter to that effect; and

**WHEREAS**, the Surveyor's Office has determined that said portion of subject easement herein described in Exhibit A and depicted on Exhibit B, and made a part thereof, has not been used for the purpose for which it was dedicated and has no objection; and

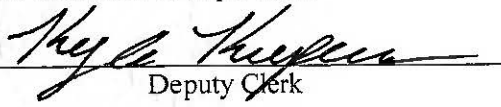
**WHEREAS**, all other existing easements shall remain.

**NOW, THEREFORE, BE IT RESOLVED**, that from and after the date this Resolution is recorded, said offer for said portion of subject easement is terminated and abandoned and no longer constitutes an offer for easement. In addition, a Certificate of Correction, Modification or Amendment is hereby authorized to be signed and recorded.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 23rd day of August, 2022, by the following vote of said Board:

Attest:  
Kim Dawson  
Clerk of the Board of Supervisors

Ayes: Parlin, Thomas, Hidahl, Turnboo, Novasel  
Noes: None  
Absent: None

By:   
Deputy Clerk

  
Chair, Board of Supervisors  
Lori Parlin

# EXHIBIT A

## LEGAL DESCRIPTION

### ALL THAT PORTION OF A 100 FOOT WIDE NON-BUILDING SETBACK OVER A PORTION OF LOT 57 OF ROYAL EQUESTRIAN ESTATES UNIT NUMBER 2, SUBDIVISION (I-75) TO BE ABANDONED

All that certain real property situate in the County of El Dorado, State of California described as follows:

A portion of the West ½ of Section 23, Township 9 North, Range 9 East, M.D.M., described as follows:

Being a portion of Lot 57, a "DRAINAGE SWALE & 100' WIDE NON-BUILDING SETBACK" shown on that certain subdivision map entitled "ROYAL EQUESTRIAN ESTATES UNIT NO. 2 A RURAL SUBDIVISION A PORTION OF THE EAST ½ OF SECTION 22, & A PORTION OF THE WEST ½ OF SECTION 23, T.9N., R.9E. M.D.M." recorded on August 16, 2000 in Book I at Page 75 of Subdivision Maps (I-75) in the Office of the El Dorado County Recorder , more particularly described as follows:


The Northerly 40' (forty feet) of the 100 foot wide non-building setback shown crossing subject Lot 57 of the abovementioned Royal Equestrian Estates Unit Number 2 Subdivision (I-75). The centerline of which is the drainage swale and also shown thereon.

See Exhibit "B" attached hereto and made part of this document for a schematic diagram delineating the easement to be abandoned.

The basis of bearings for this legal description is identical to that of the abovementioned Subdivision Map (I-75). All distances are horizontal ground distances.

This legal description was prepared by Peter S. Brewster, PLS 6490 for Aria and Jennifer Dehqanzada and the purpose of this legal description is to abandon the Northerly 40 feet of the 100' wide non-building setback shown crossing subject Lot 57 of the above mentioned Royal Equestrian Estates, Unit Number 2 Subdivision (I-75) affecting El Dorado County Assessor's Parcel Number 109-470-020-000.

END OF DESCRIPTION



Peter S. Brewster, PLS 6490

August 2, 2022

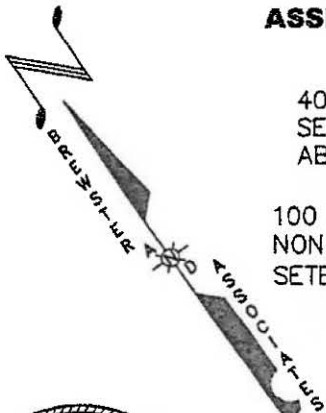
Date



Sheet Two of Three Sheets

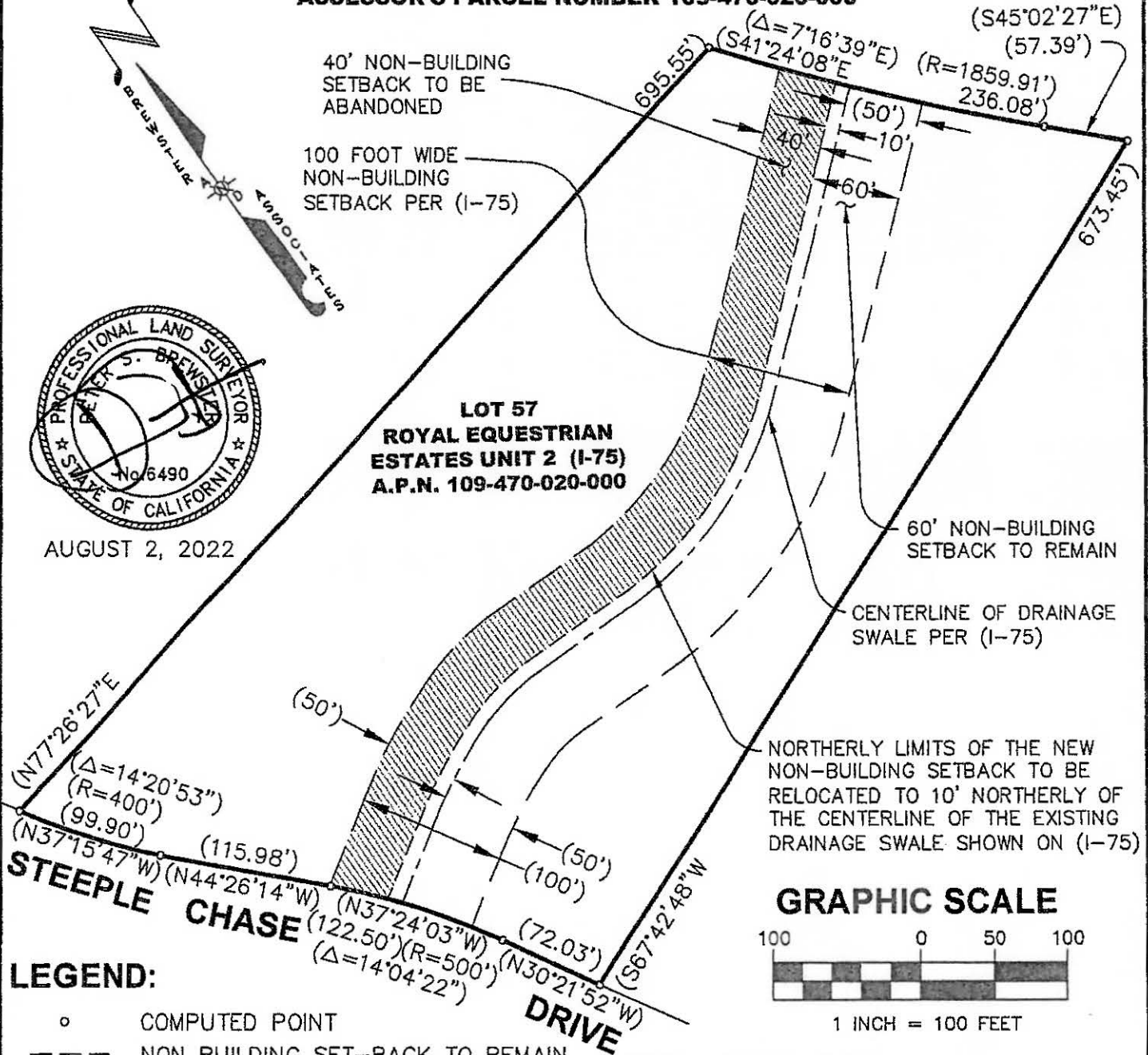
# EXHIBIT "B"

**A PORTION OF THE EAST ONE-HALF OF  
SECTION 23, T.9N., R.9E., M.D.M.  
BEING LOT 57, ROYAL EQUESTRIAN ESTATES UNIT NO. 2 (I-75)  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
ASSESSOR'S PARCEL NUMBER 109-470-020-000**



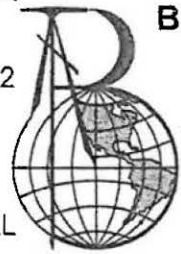
AUGUST 2, 2022

**LOT 57  
ROYAL EQUESTRIAN  
ESTATES UNIT 2 (I-75)  
A.P.N. 109-470-020-000**



- LEGEND:**
- o COMPUTED POINT
  - NON BUILDING SET-BACK TO REMAIN
  - EXISTING NON BUILDING SET-BACK
  - (I-75) ROYAL EQUESTRIAN ESTATES UNIT NO. 2
  - SETBACK TO BE ABANDONED

**BASIS OF BEARINGS:**  
THIS MAP IS BASED ON RECORD DATA PER ROYAL EQUESTRIAN ESTATES UNIT NO. 2 (I-75). ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES



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SHEET THREE OF THREE SHEETS