

**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 \_\_\_\_\_**  
**OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

Abandonment of Easement No. 25-0002  
Mousa M. Amiri, a married man



**RESOLUTION NO.**  
**OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

Abandonment of Easement No. 25-0002  
Assessor's Parcel Number 120-630-016  
Mousa M. Amiri, a married man

**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 May 2nd, 2001, GB Crescent Hills, A California General Partnership By Norman C. Brown, irrevocably offered for dedication Landscape and Slope Maintenance and Public Utility easements on Parcel A, formerly known as Lot 52 as shown on the final map of Amended Plat of Crescent Hills Unit NO. 2 (S.D. H-34) & The Amended Map of Crescent Hills Unit NO. 2 (S.D. H-121), recorded in Book I of Subdivisions at Page 99, in the County of El Dorado, Recorder's Office; and

**WHEREAS**, the County of El Dorado has received an application from Mousa M. Amiri, a married man, owners of Parcel A, formerly known as Lot 52 of Amended Plat of Crescent Hills Unit NO. 2 (S.D. H-34) & The Amended Map of Crescent Hills Unit NO. 2 (S.D. H-121), requesting that the County of El Dorado vacate the Landscape and Slope Maintenance and Public Utility easements of said property, identified as Assessor's Parcel Number 120-630-016; and

**WHEREAS**, Department of Transportation, AT&T, Comcast, El Dorado Irrigation District and Pacific Gas & Electric have not used said subject easements for the purposes for which they were dedicated and find no present or future need exists for said subject easements and does not object to their vacation, and to that end, have all issued letters to that effect; and

**WHEREAS**, the Surveyor's Office has determined that said subject easements have not been used for the purpose for which they were dedicated and has no objection to their abandonment and wherein Exhibit A describes the easements to be abandoned and are depicted on Exhibit B ; 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 subject easements are 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the following vote of said Board:

Attest:  
Kim Dawson  
Clerk of the Board of Supervisors

Ayes:  
Noes:  
Absent:

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

\_\_\_\_\_  
George Turnboo  
Chair, Board of Supervisors

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF**  
**LANDSCAPE AND SLOPE MAINTENANCE, AND PUBLIC UTILITY EASEMENTS**  
**TO BE ABANDONED ON**  
**LOT 52, OF AMENDED PLAT OF "CRESCENT HILLS UNIT No. 2, (SD H-34)" AND**  
**THE AMENDED MAP OF "CRESCENT HILLS No. 2, (SD H-121)"**


All That certain Landscape and Slope Maintenance and Public Utility Easements being a portion of Lot 52 as laid out and shown on that certain subdivision map entitled Amended Plat of "Crescent Hills Unit No. 2 (S.D.H-34)" & The Amended Map of "Crescent Hills Unit No. 2 (S.D. H-121)" filed in the office of the El Dorado County Recorder, in Book "I" of Maps, at Page 99 of the El Dorado County Records; lying in Sections 2 and 3, Township 9 North, Range 8 East, Mount Diablo Meridian, County of El Dorado, State of California, and being more particularly described as follows:

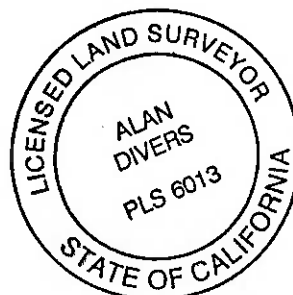
**1. Landscape and Slope Maintenance Easement;**

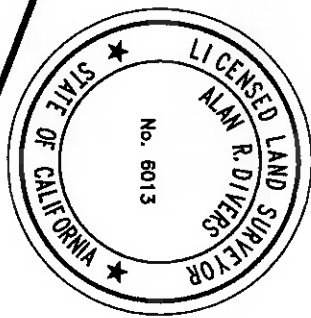
Beginning at the southeastern most corner of Parcel "A" as laid out and shown on that certain Parcel Map filed in Book 48 of Parcel Maps, at page 19 of said El Dorado County Records; thence along a portion of the southern boundary thereof N67°55'06"W a distance of 63.10 feet to the eastern limit of a 26 foot wide Private Driveway and Public Utility Easement; thence along said western limit the two following courses: (1) N23°32'37"E a distance of 87.73 feet (2) along the arc of a curve to the right having a radius of 77.00 feet and subtended by a chord bearing N48°50'29"E, a distance of 67.37 feet to a point on the northern most boundary of said Parcel "A"; thence along a portion of said boundary S69°06'05"E a distance of 48.23 feet to a point on the western Right of Way line of Park Drive; thence along said Right of Way the two following courses: (1) S29°57'29"W a distance of 104.12 feet (2) along the arc of a curve to the left having a radius of 365.00 and subtended by a chord bearing S26°21'28"W, a distance of 45.84 feet to the Point of Beginning,

**2. Public Utility Easement;**

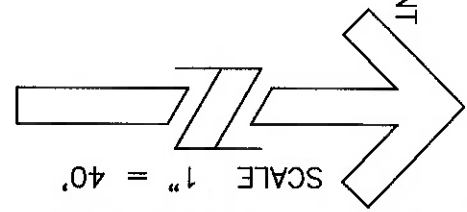
The southernmost 20.00 feet of said Lot 52, as above described, as measured at right angles or radially in a northwesterly direction from the southeastern most boundary line of said Lot 52, as above described, being common with the northwestern most Right-of Way line of the above mentioned Park Drive; less the northeastern most 5.00 feet as measured at right angles in a southwesterly direction from said northern boundary line of said Lot 52 and less the southwestern most 5.00 feet as measured at right angles in a northeasterly direction from said southern boundary line of said Lot 52

  
ALAN R. DIVERS, L-6013 5/8/2025





PUE = PUBLIC UTILITY EASEMENT  
LS = LANDSCAPE EASEMENT  
SE = SLOPE MAINTENANCE EASEMENT  
PE = POSTAL EASEMENT  
POB = POINT OF BEGINNING  
LOCATED EL DORADO COUNTY, CA.  
BASIS OF BEARINGS IS 48-PM-19  
ALL INFORMATION IS 48-PM-19  
UNLESS NOTED DIFFERENTLY, AS  
(2) IS "I"-MAPS-99



# PARCEL A

48-PM-19  
MOUSA M. AMIRI  
2003-0065256  
APN: 120-630-016

THIS MAP WAS PREPARED UNDER  
MY DIRECTION

*Alan Divers*  
5/8/2025

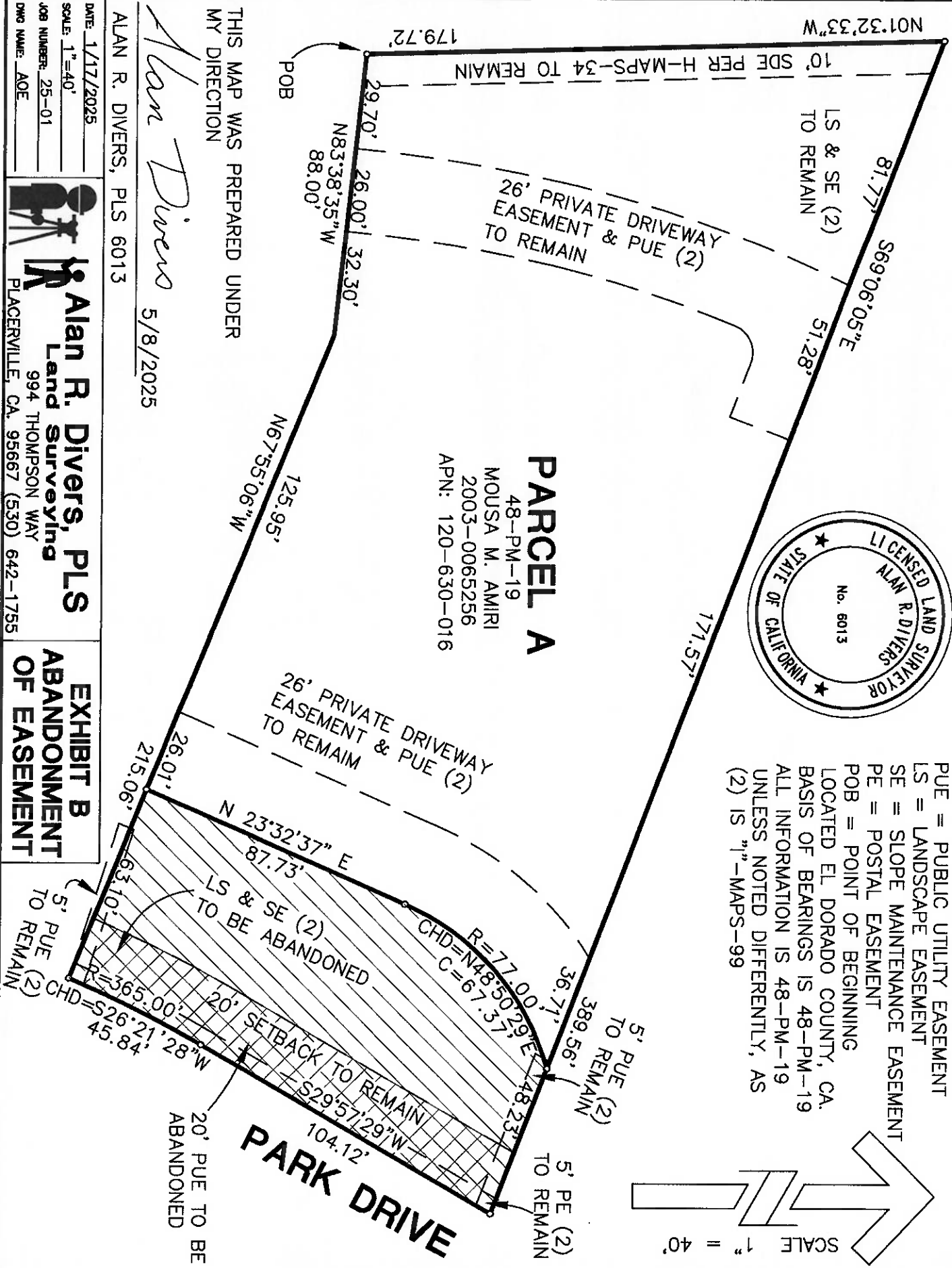
ALAN R. DIVERS, PLS 6013

DATE: 1/17/2025  
SCALE: 1"=40'  
JOB NUMBER: 25-01  
DNO NAME: AOE

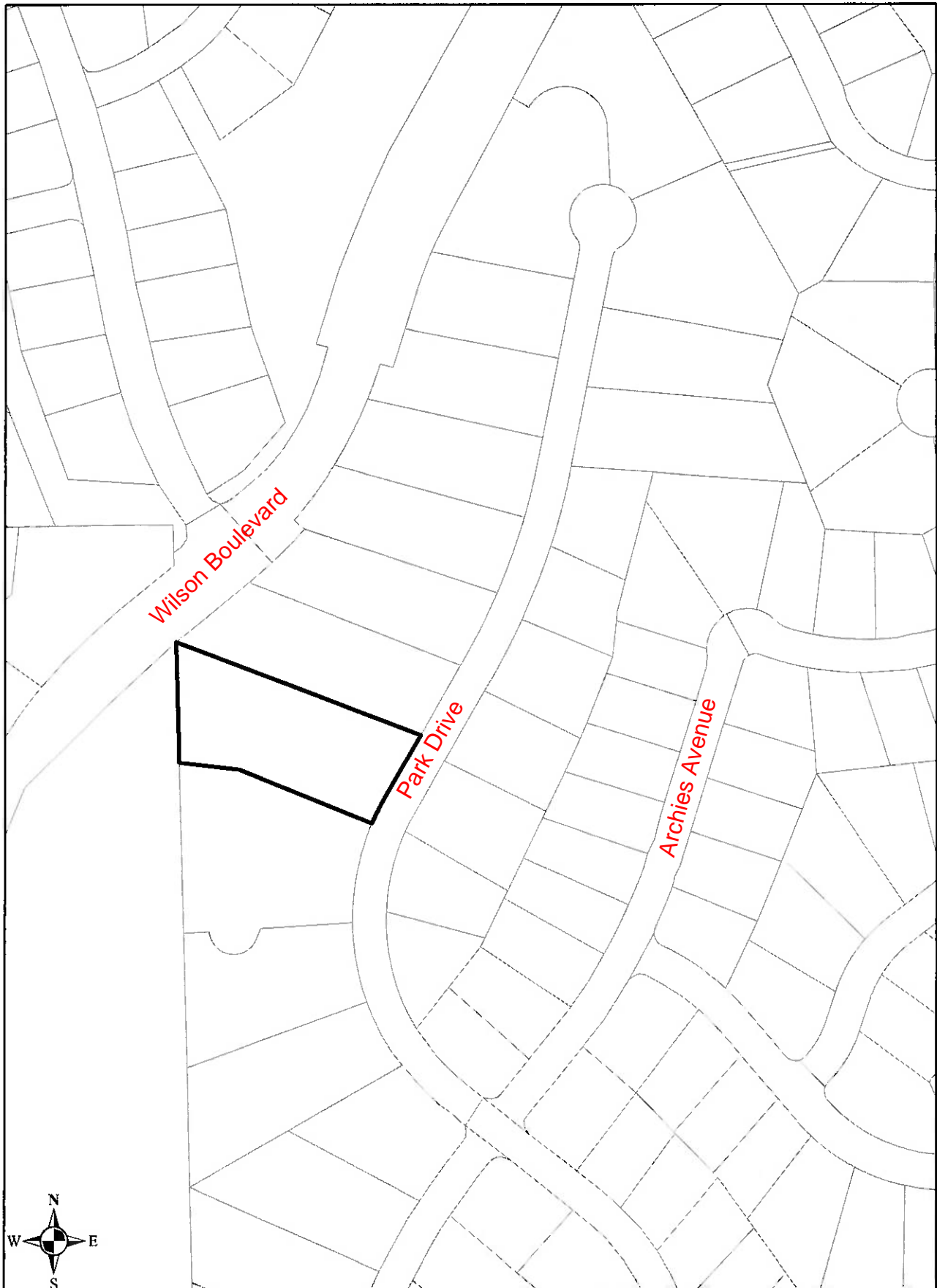


**Alan R. Divers, PLS**  
**Land Surveying**  
994 THOMPSON WAY  
PLACERVILLE, CA, 95667 (530) 642-1755

**EXHIBIT B**  
**ABANDONMENT**  
**OF EASEMENT**



**APN 120-630-016**



**Vicinity Map AOE SV25-0002**