



El Dorado, County Recorder

Janelle K. Horne Co Recorder Office

DOC- 2019-0019757-00

Acct 30-EL DORADO CO BOARD OF SUPERVISORS

Thursday, MAY 23, 2019 08:01:21

Ttl Pd \$0.00 Nbr - 0002010850

RAB / C1 / 1-7

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

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

19-0696

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

For Valuable Consideration, receipt of which is hereby acknowledged, SHIVA NAYEB & ALI PAYRAVI AS WIFE AND HUSBAND AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as "Grantor", grants to the County of El Dorado, a political subdivision of the State of California, and to Omni-Financial/Alto LLC and Participating Property Owners of the Malcolm Dixon Area of Benefit, and their designated construction contractors and agents, 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' & 'B' attached hereto and made a part hereof,

Said easement is for construction purposes to include grading, paving and construction of public road improvements, appurtenant facilities and encroachments, driveways, drainage, utilities and landscaping, as well as the right of ingress and egress and 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 21st day of January, 2019.

GRANTOR

Shiva Nayeb
SHIVA NAYEB

Ali Payravi
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.

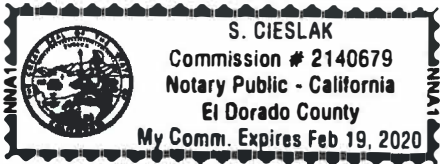
STATE OF CALIFORNIA
COUNTY OF EL DORADO

On 11/21/19 20 , before me, S Cieslak,
a Notary Public, personally appeared Shiva Nayeb and Ali Payraie
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

TEMPORARY CONSTRUCTION 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:

BEGINNING at a point on the South line of said Section 14, from which the Southeast corner of said section, marked by a 2" capped iron pipe appropriately stamped for said section corner and "LS 3332, 1968" bears North 89°47'35" East, 314.19 feet; thence along said South line, South 89°47'35" West, 44.02 feet; thence leaving said South line, North 19°16'47" East, 69.71 feet; thence North 36°07'56" East, 33.33 feet; thence North 22°19'27" East, 58.16 feet; thence North 10°44'16" East, 76.21 feet; thence North 04°54'45" West, 79.68 feet; thence North 04°17'55" East, 31.18 feet; thence North 24°16'30" West, 9.47 feet; thence along the arc of a non-tangent curve, concave to the West, having a radius of 445.00 feet, the chord of which bears North 01°17'47" East, 80.29 feet to a point on the centerline of Malcolm Dixon Road; thence along said centerline, North 22°50'00" East, 1.44 feet; thence leaving said centerline, South 76°58'13" East, 56.10 feet; thence North 13°01'47" East, 25.00 feet; thence North 46°58'13" West, 51.78 feet to a point on the centerline of Malcolm Dixon Road; thence along said centerline the following two (2) courses:

1. North 22°50'00" East, 19.45 feet; thence
2. North 50°36'50" East, 3.02 feet; thence

leaving said centerline and along the arc of a non-tangent curve, concave to the Southeast, having a radius of 35.00 feet, the chord of which bears North 69°07'35" East, 2.98 feet; thence North 71°33'47" East, 36.30 feet; thence North 89°17'43" East, 18.11 feet; thence North 55°25'03" East, 18.99 feet; thence along the arc of a non-tangent curve, concave to the South, having a radius of 275.00 feet, the chord of which bears North 76°47'03" East, 27.45 feet; thence South 55°25'03" West, 47.60 feet; thence South 89°17'43" West, 30.49 feet; thence along the arc of a non-tangent curve, concave to the Southeast, having a radius of 206.00 feet, the chord of which bears South 32°03'18" West, 26.69 feet; thence South 76°58'13" East, 33.59 feet; thence South 13°01'47" West, 35.00 feet; thence North 76°58'13" West, 39.98 feet; thence along the arc of a non-tangent curve, concave to the East, having a radius of 206.00 feet, the chord of which bears South 03°31'27" West, 105.99 feet to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 341.00 feet, the chord of which bears South 04°21'23" East, 83.44 feet; thence South 47°11'25" East, 68.35 feet; thence along the arc of a curve to the right, having a radius of 45.00 feet, the chord of which bears South 29°37'16" East, 27.17 feet; thence South 12°03'07" East, 11.47 feet; thence along the arc of a curve to the right, having a radius of 80.00 feet, the chord of which bears South 16°04'42" West, 75.44 feet; thence South 44°12'32" West, 56.48 feet; thence along the arc of a non-tangent curve, concave to the Southwest, having a radius of 393.21 feet, the chord of which bears North 45°58'57" West, 7.17 feet; thence South 55°03'05" West, 59.46 feet to the POINT OF BEGINNING, containing 0.527 acres, more or less.

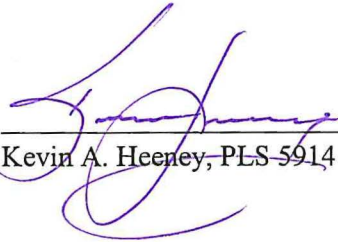
See Exhibit 'B' attached hereto and made a part hereof.

Exhibit 'A'

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.

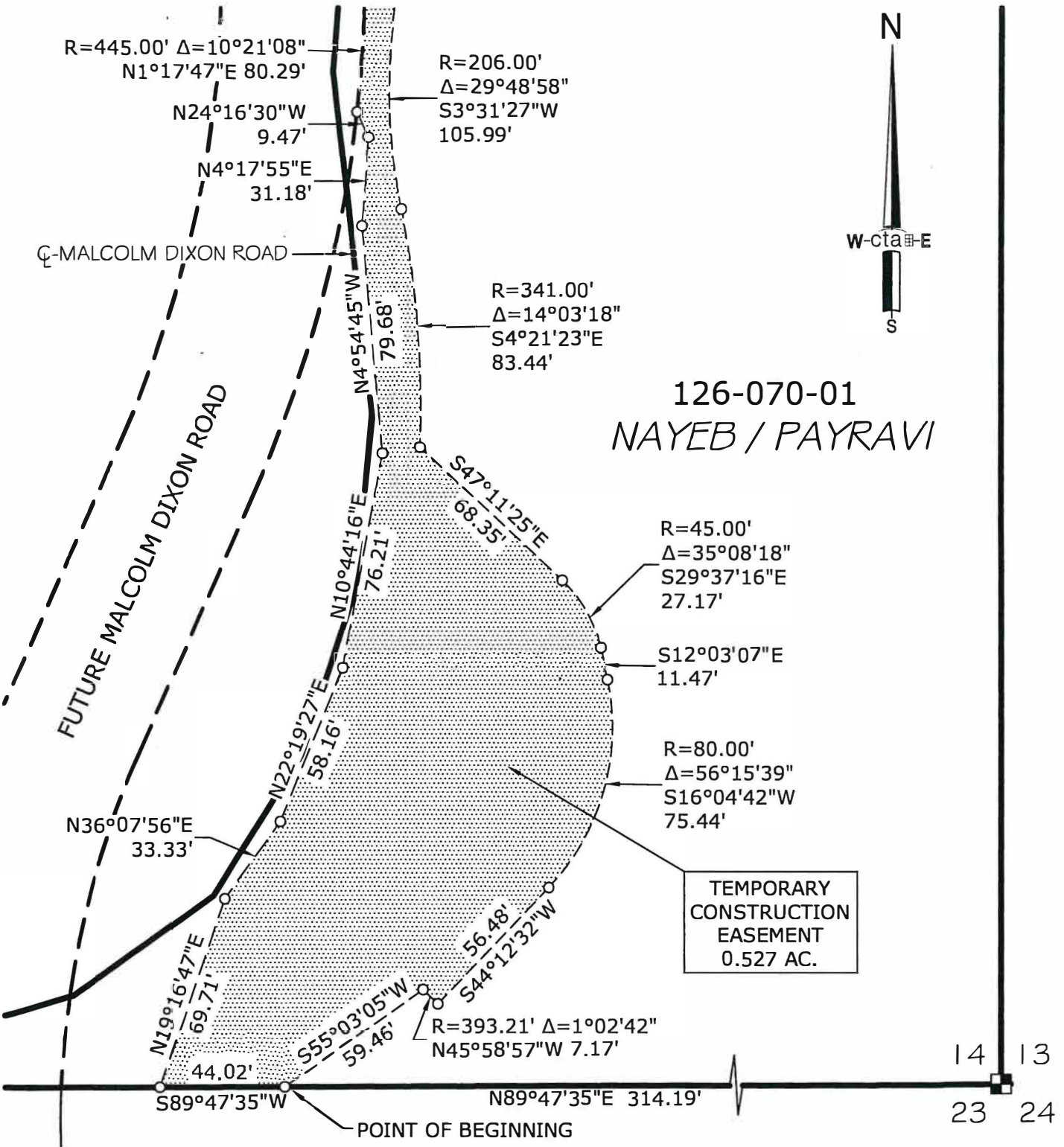

Kevin A. Heeney, PLS 5914



01/17/2019
Date

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

SEE SHEET 2 OF 2



126-070-01
NAYEB / PAYRAVI

TEMPORARY
CONSTRUCTION
EASEMENT
0.527 AC.

14 13
23 24



DATE: 01/12/2019

EXHIBIT 'B'		DATE: 01/14/2019	DRAWN BY: KAH	SHEET 1 OF 2
OWNER:	NAYEB/PAYRAVI	SCALE: 1" = 50'	JOB NO. 15-030-001	
A.P.N.	126-070-01	TEMPORARY CONSTRUCTION EASEMENT		
 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>		MALCOLM DIXON ROAD 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		

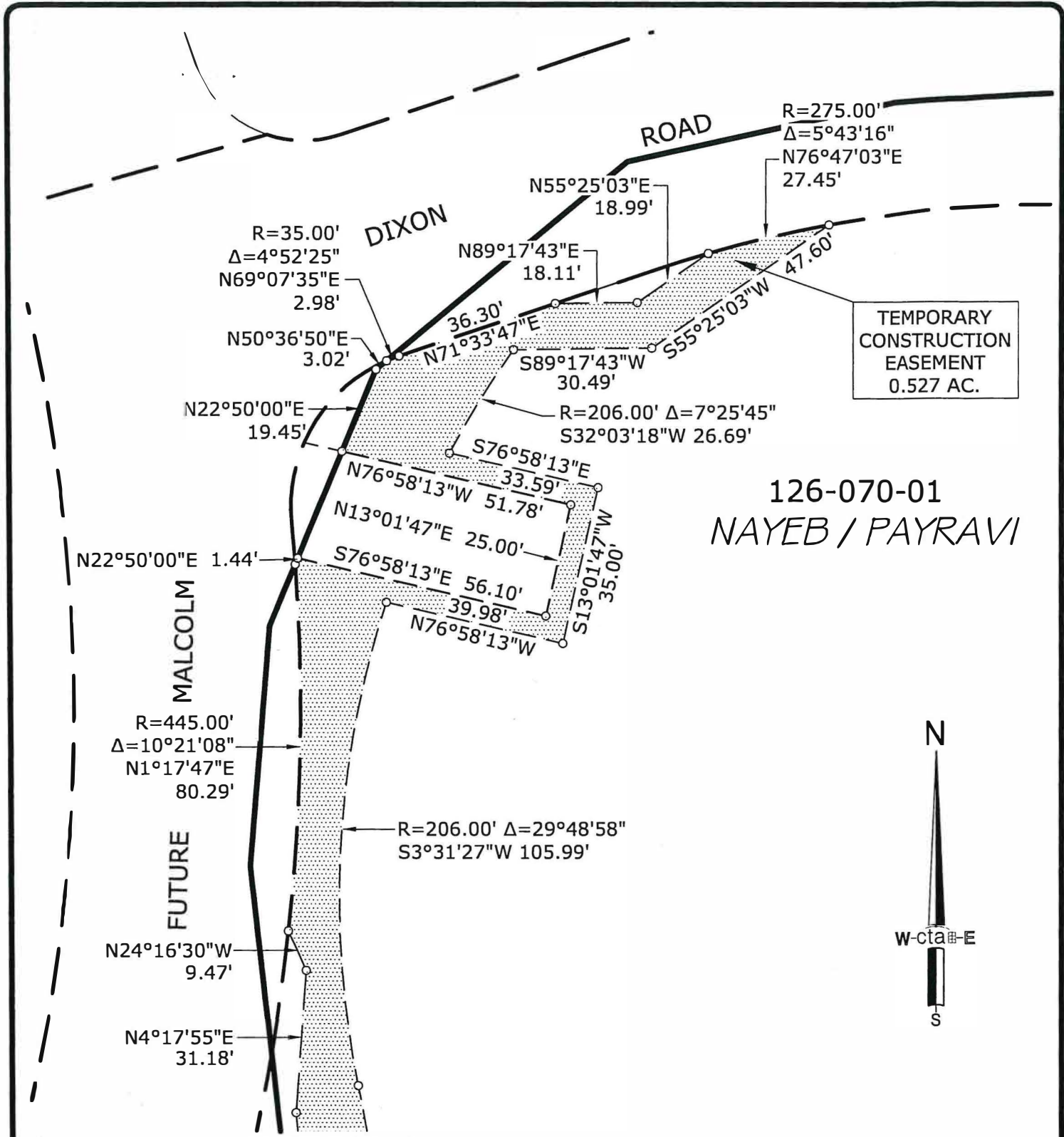


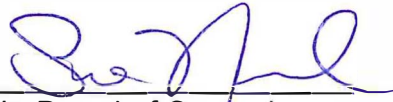
EXHIBIT 'B'	DATE:	01/14/2019	DRAWN BY:	KAH	SHEET 2 OF 2
	OWNER:	NAYEB/PAYRAVI		JOB NO.	
A.P.N.	126-070-01		TEMPORARY CONSTRUCTION EASEMENT		
 Civil Engineering • Land Surveying • Land Planning <small>3233 Monier Circle, Rancho Cordova, CA 95742 T (916) 638-0919 • F (916) 638-2479 • www.ctaes.net</small>			MALCOLM DIXON ROAD 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		

CERTIFICATE OF ACCEPTANCE


This is to certify that the interest in real property conveyed by the GRANT OF TEMPORARY CONSTRUCTION EASEMENT dated January 21, 2019, from Shiva Nayeb and Ali Payravi, as wife and husband as community property with right of survivorship, to the County of El Dorado, a political subdivision of the State of California, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

Dated this 21st day of May, 2019

COUNTY OF EL DORADO

By: 
Chair, Board of Supervisors
Sue Novasel

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

By: 
Deputy Clerk