

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

County of El Dorado
Community Development Services
Department of Transportation
Attn: ROW Unit
2850 Fairlane Ct.
Placerville, CA 95667

**APN: 115-030-04
Seller: Khoshcar
Project: 76108**

20209001643600005
El Dorado, County Recorder
Janelle K. Horne Co Recorder Office
DOC 2020-0016436-00
Acct 1001-Placer Title Company
Friday, APR 10, 2020 10:42:50
Ttl Pd \$0.00 Nbr-0002087031
MMF/C1/1-5

Mail Tax Statements to above
Exempt from Documentary Tr Tax
Per R&T Code 11922
GC 27383

Above section for Recorder's use

GRANT OF SLOPE AND DRAINAGE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, John Nojan Khoshcar, a married man as his sole and separate property, hereinafter referred to as "Grantor", grants to the COUNTY OF EL DORADO, a political subdivision of the State of California, a slope and drainage easement for construction and maintenance of slope and drainage facilities together with any and all appurtenances appertaining thereto over, under, upon, and across a portion of all that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

Described in Exhibit 'A' and depicted in Exhibit 'B' attached hereto and made a part hereof, which description is by this reference incorporated herein.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this 16th day of January, 2020.

GRANTOR: John Nojan Khoshcar, a married man as his sole and separate property



John Nojan Khoshcar

(All signatures must be acknowledged by a Notary Public)

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GRANTOR: John Nojan Khoshcar, a married man as his sole and separate property



John Nojan Khoshcar

(All signatures must be acknowledged by a Notary Public)

Exhibit A
APN 115-030-04 Slope and Drainage Easement

All that portion of Parcel 4 of that certain Parcel Map filed in Book 6 of Parcel Maps, at Page 127, records of El Dorado County, California as said Parcel 4 is shown on that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California more particularly described as follows:

Beginning at a point on the northerly boundary of said Parcel 4 from which the northeast corner thereof bears North 89°26'18" East 98.42 feet;

Thence from said Point of Beginning along the arc of a curve to the left having a radius of 1450.00 feet, from a radial bearing South 89°52'01" West, through a central angle of 16°16'05", for an arc length of 411.70 feet (Chord: South 08°16'02" East 410.32 feet);

Thence South 16°24'04" East 654.39 feet;

Thence along the arc of a tangent curve to the right having a radius of 2750.00 feet, through a central angle of 05°28'36", for an arc length of 262.86 feet (Chord: South 13°39'46" East 262.76 feet) to the southwesterly boundary of said Parcel 4;

Thence along said southwesterly boundary North 45°00'06" West 55.74 feet;

Thence leaving said southwesterly boundary North 09°16'59" West 148.83 feet;

Thence along the arc of a non-tangent curve to the left having a radius of 2730.00 feet, from a radial bearing North 74°58'51" East, through a central angle of 01°22'55", for an arc length of 65.85 feet (Chord: North 15°42'37" West 65.85 feet);

Thence North 16°24'04" West 200.03 feet;

Thence North 27°28'13" West 17.21 feet;

Thence North 18°12'04" West 100.09 feet;

Thence North 10°37'11" West 64.00 feet;

Thence North 16°24'04" West 273.76 feet;

Thence along the arc of a tangent curve to the right having a radius of 1470.00 feet, through a central angle of 09°03'51", for an arc length of 232.55 feet (Chord: North 11°52'09" West 232.31 feet);

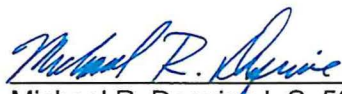
Thence North 09°10'01" West 85.94 feet;

Thence North 06°12'05" West 99.79 feet to the northerly boundary of said Parcel 4;

Thence along said northerly boundary North 89°26'18" East 32.44 feet to the Point of Beginning containing 29,048 square feet, more or less. See Exhibit 'B', attached hereto and made a part hereof.

The Basis of Bearings for this legal description is that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California.

- END OF DESCRIPTION-

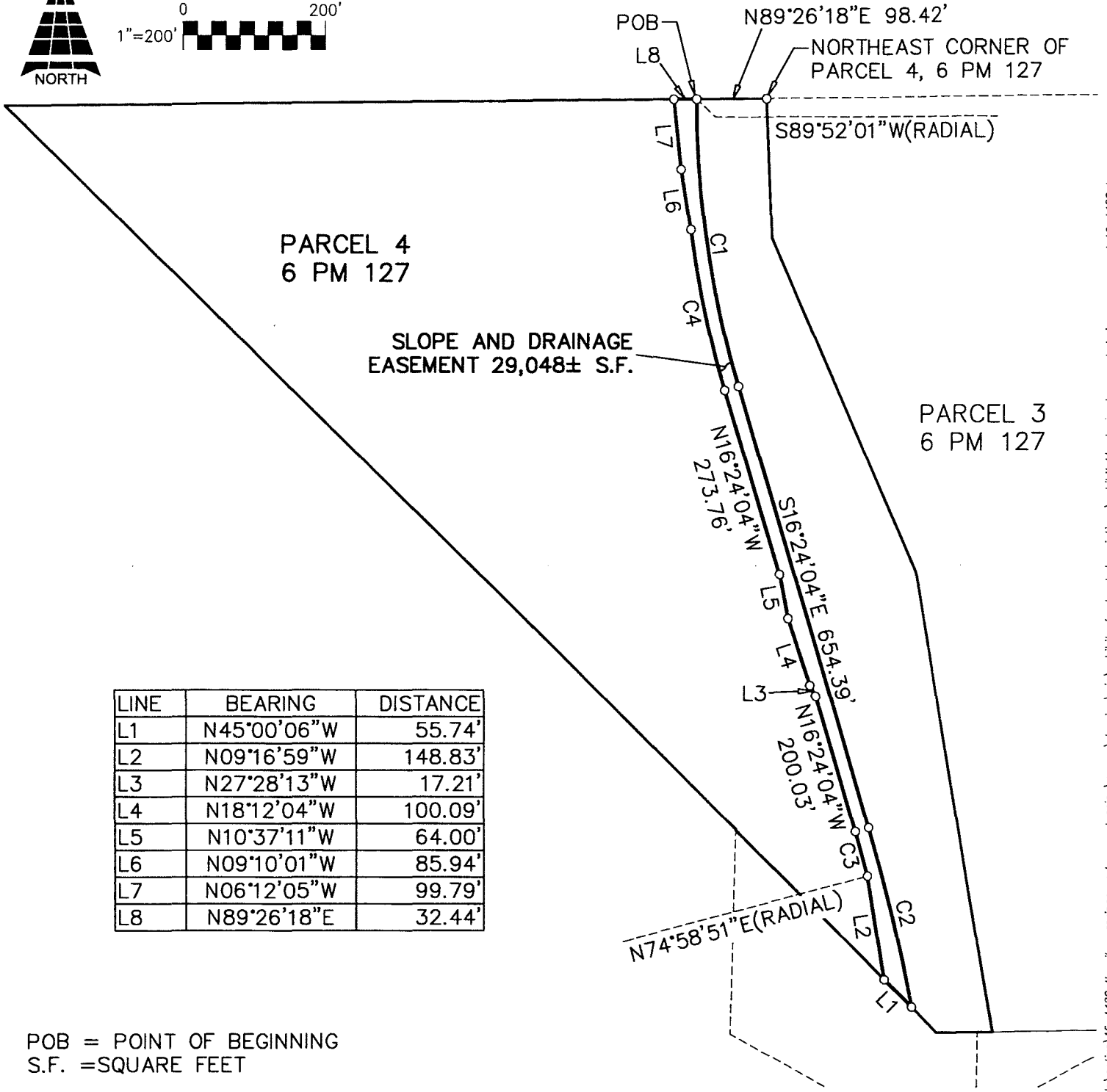
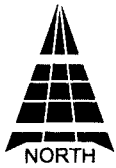


Michael R. Dequine L.S. 5614
License expires: 9/30/2018

Sept. 13, 2017
Date

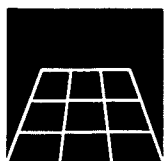


CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1450.00'	16°16'05"	411.70'	S08°16'02"E	410.32'
C2	2750.00'	5°28'36"	262.86'	S13°39'46"E	262.76'
C3	2730.00'	1°22'55"	65.85'	N15°42'37"W	65.85'
C4	1470.00'	9°03'51"	232.55'	N11°52'09"W	232.31'



LINE	BEARING	DISTANCE
L1	N45°00'06"W	55.74'
L2	N09°16'59"W	148.83'
L3	N27°28'13"W	17.21'
L4	N18°12'04"W	100.09'
L5	N10°37'11"W	64.00'
L6	N09°10'01"W	85.94'
L7	N06°12'05"W	99.79'
L8	N89°26'18"E	32.44'

POB = POINT OF BEGINNING
S.F. = SQUARE FEET



**Michael Dequine
and Associates, Inc.**

2295 Gateway Oaks Drive, Suite 140
Sacramento, Ca 95833
Phone: (916) 923-5820
Fax: (916) 923-1626

EXHIBIT B
APN 115-030-04
SLOPE AND DRAINAGE EASEMENT

A PORTION OF PARCEL 4, 6 P.M. 127
COUNTY OF EL DORADO, CALIFORNIA

Checked by: MRD

Drawn By: KS

Job# 16-1429

t:\active\16-1429 (to silver sarinas arkway extension)\arup\drawings\win\white\for final description\white\sheet\slope and drainage easement 16 1429.dwg

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)

COUNTY OF Sacramento)

On 1/16/2020 before me, AG Thomas Notary Public,

Date

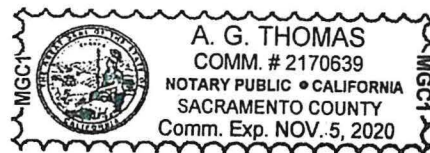
(here insert name and title of the officer)

personally appeared John Nojan Khoshcar

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: AG (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Grant of Slope and Drainage Easement Number of Pages: 3

Document Date: 1/16/2020 Other: _____

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

APN: 115-030-04
Seller: Khoshcar
Project: 76108

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Slope and Drainage Easement dated January 16, 2020, from **John Nojan Khoshcar, a married man as his sole and separate property**, 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.

APN: 115-030-04

Dated this 28 day of January, 2020

COUNTY OF EL DORADO

By: 
Brian Veerkamp, Chair
Board of Supervisors

ATTEST:

Kim Dawson
Clerk of the Board of Supervisors

By: 
Deputy Clerk