

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

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



El Dorado, County Recorder  
Janelle K. Horne Co Recorder Office  
**DOC- 2019-0019755-00**  
Acct 30-EL DORADO CO BOARD OF SUPERVISORS  
Thursday, MAY 23, 2019 08:01:01  
Ttl Pd \$0.00 Nbr - 0002010848  
RAB / C1 / 2 - 9

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

19-0696

Above section for Recorder's use

**GRANT DEED AND IRREVOCABLE OFFER OF DEDICATION FOR  
ROAD RIGHT OF WAY AND PUBLIC SERVICE 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, a Road Right of Way, including the underlying fee, and a Public Service Easement for any and all public purposes, to erect, install, construct, remove, repair, replace, reconstruct, maintain and use, for public road right of way, slope maintenance, landscaping, drainage improvements and other public services purposes, any and all materials, fixtures, appliances, equipment, pipes, pipelines, wires and cables (including fiber optics) necessary for the transmission, distribution and delivery of electricity, water, sewer, storm water, gas, cable television, communication and information service utilities, together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush, to restrict trees placed within the limits of the Public Service Easement to a maximum height of fifteen feet (15') at maturity and prohibiting the construction of buildings, structures and wells within these areas, on, over, under and across that certain real property situate in the unincorporated area of the County of El Dorado, State of California, described as follows:

**See Exhibits A & B, attached hereto and made a part hereof.**

It is understood that Grant Deed and this 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 21<sup>st</sup>  
day of January, 2019.

GRANTOR

SHIVA NAYEB

ALI PAYRAVI

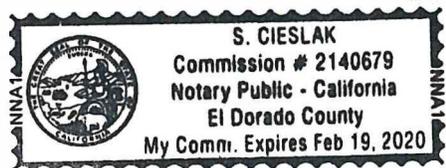
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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 Payravi,  
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

Exhibit 'A'

**LEGAL DESCRIPTION**

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:

**Road Right of Way Area 1**

(in fee)

**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 South line of said Section 14, South 89°47'35" West, 392.77 feet to a point hereinafter referred to as "Point A", being also the Northeast corner of Lot 'A' (Malcolm Dixon Cutoff), 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 and the true **POINT OF BEGINNING**; thence continuing along said South line, South 89°47'35" West, 936.36 feet to an angle point in the North line of said Wilson Estates and being the Southeast corner of Malcolm Dixon Road as shown on said plat; thence along the East line of said Malcolm Dixon Road, North 00°11'25" West, 36.26 feet to the Northeast corner of said Malcolm Dixon Road, being a point on the centerline of said Malcolm Dixon Road; thence leaving the North line of said Wilson Estates and along the centerline of Malcolm Dixon Road the following six (6) courses:

1. South 88°14'49" East, 221.63 feet; thence
2. South 89°23'35" East, 378.60 feet; thence
3. South 87°52'16" East, 165.30 feet; thence
4. North 89°25'28" East, 81.61 feet; thence
5. North 85°24'13" East, 57.97 feet; thence
6. North 73°36'11" East, 36.21 feet; thence

leaving said centerline and along the arc of a curve, concave to the East, having a radius of 320.00 feet, the chord of which bears South 05°19'37" West, 31.77 feet to the **POINT OF BEGINNING**, containing 0.544 acres, more or less.

**Road Right of Way Area 2**

(in fee)

**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 to the true **POINT OF BEGINNING**; thence continuing along said East line, North 00°01'18" West, 28.57 feet; thence leaving said East line and along the centerline of Malcolm Dixon Road the following five (5) courses:

1. North 80°37'53" West, 47.02 feet; thence
2. North 83°48'07" West, 49.93 feet;

Exhibit 'A'

3. thence South 86°46'27" West, 57.32 feet;
4. thence South 77°32'42" West, 60.33 feet;
5. thence South 50°36'50" West, 68.78 feet to a point hereinafter referred to as "Point B"; 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, 60.47 feet; thence along the arc of a curve to the right, having a radius of 275.00 feet, the chord of which bears North 85°33'46" East, 133.05 feet; thence South 80°26'15" East, 73.56 feet to the **POINT OF BEGINNING**, containing 0.142 acres, more or less.

**Road Right of Way Area 3**

(in fee)

**COMMENCING** at the aforementioned "Point B"; thence along the centerline of Malcolm Dixon Road the following two (2) courses:

1. South 50°36'50" West, 3.02 feet; thence
2. South 22°50'00" West, 46.26 feet to the true **POINT OF BEGINNING**; thence

continuing along the centerline of Malcolm Dixon Road the following three (3) courses:

1. South 22°50'00" West, 14.75 feet; thence
2. South 04°51'11" West, 52.74 feet; thence
3. South 06°14'48" East, 41.24 feet; thence

leaving said centerline and 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 03°02'40" East, 107.29 feet to the **POINT OF BEGINNING**, containing 0.016 acres, more or less.

**Public Service Easement (P.S.E.)**

**Area 1**

**BEGINNING** at a point on the South line of said Section 14, said point being the aforementioned "Point A"; thence along said South line, North 89°47'35" East, 34.56 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 South 08°13'14" West, 27.15 feet to a point on the centerline of Malcomb Dixon Road; thence along said centerline the following six (6) courses:

1. South 06°14'48" East, 80.12 feet; thence
2. South 06°03'44" West, 61.68 feet; thence
3. South 18°16'54" West, 59.62 feet; thence
4. South 32°19'14" West, 58.19 feet; thence
5. South 54°41'50" West, 60.56 feet; thence
6. South 73°36'11" West, 1.33 feet; thence

leaving said centerline and along the arc of a non-tangent curve, concave to the East, having a radius of 320.00 feet, the chord of which bears South 05°19'37" West, 31.77 feet to the **POINT OF BEGINNING**, containing 0.070 acres, more or less.

Exhibit 'A'

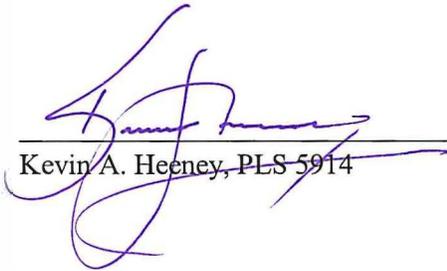
**Public Service Easement (P.S.E.)  
Area 2**

COMMENCING at the aforementioned "Point B", being a point on the existing centerline of Malcolm Dixon Road; 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 to the true POINT OF BEGINNING; thence continuing North 71°33'47" East, 24.17 feet; thence along the arc of a curve to the right, having a radius of 275.00 feet, the chord of which bears North 72°44'36" East, 11.33 feet; thence South 55°25'03" West, 18.99 feet; thence South 89°17'43" West, 18.11 feet to the POINT OF BEGINNING, containing 0.002 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



04/05/2019  
Date

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

EXHIBIT 'B'

SEE DETAIL 'A' SHEET 2  
ROAD R/W AREA 2

ROAD R/W AREA 3  
SEE DETAIL 'B' SHEET 2

126-100-24  
OMNI FINANCIAL

126-070-01  
NAYEB/PAYRAVI



ROAD R/W AREA 1  
SEE DETAIL BELOW

FUTURE MALCOLM DIXON ROAD

CL-MALCOLM DIXON ROAD

P.S.E. AREA 2  
SEE DETAIL 'D' SHEET 3

14 13  
23 24

WILSON ESTATES S.D. J-148

P.S.E. AREA 1  
SEE DETAIL 'C' SHEET 3

MALCOLM DIXON CUTOFF

LINE DATA TABLE

LINE	BEARING	DIST.
L1	N00°11'25"W	36.26'
L2	S87°52'16"E	165.30'
L3	N89°25'28"E	81.61'
L4	N85°24'13"E	57.97'
L5	N73°36'11"E	36.21'

CURVE DATA TABLE

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=320.00'	Δ=5°41'25"	S5°19'37"W	31.77'

CL-MALCOLM DIXON ROAD  
126-070-01  
NAYEB/PAYRAVI

FND. 2" C.I.P.  
STAMPED LS 3332,  
1968 AT SE COR.  
SEC. 14

14 13  
23 24

S88°14'49"E      S89°23'35"E

-221.63'      -378.60'

S89°47'35"W 936.36'

S89°47'35"W 392.77'

ROAD R/W AREA 1  
(IN FEE)  
0.544 AC.

WILSON ESTATES S.D. J-148

POINT 'A'  
POINT OF  
BEGINNING



DATE: 01/17/2019

OWNER:  
SHIVA NAYEB & ALI PAYRAVI

A.P.N. 126-070-01

**cta** Engineering & Surveying

Civil Engineering • Land Surveying • Land Planning  
3233 Monier Circle, Rancho Cordova, CA 95742  
T (916) 638-0919 • F (916) 638-2479 • www.ctaus.net

DATE: 01/14/2019	DRAWN BY: KAH	SHEET 1 OF 3
SCALE: 1"=200'	JOB NO. 15-030-001	

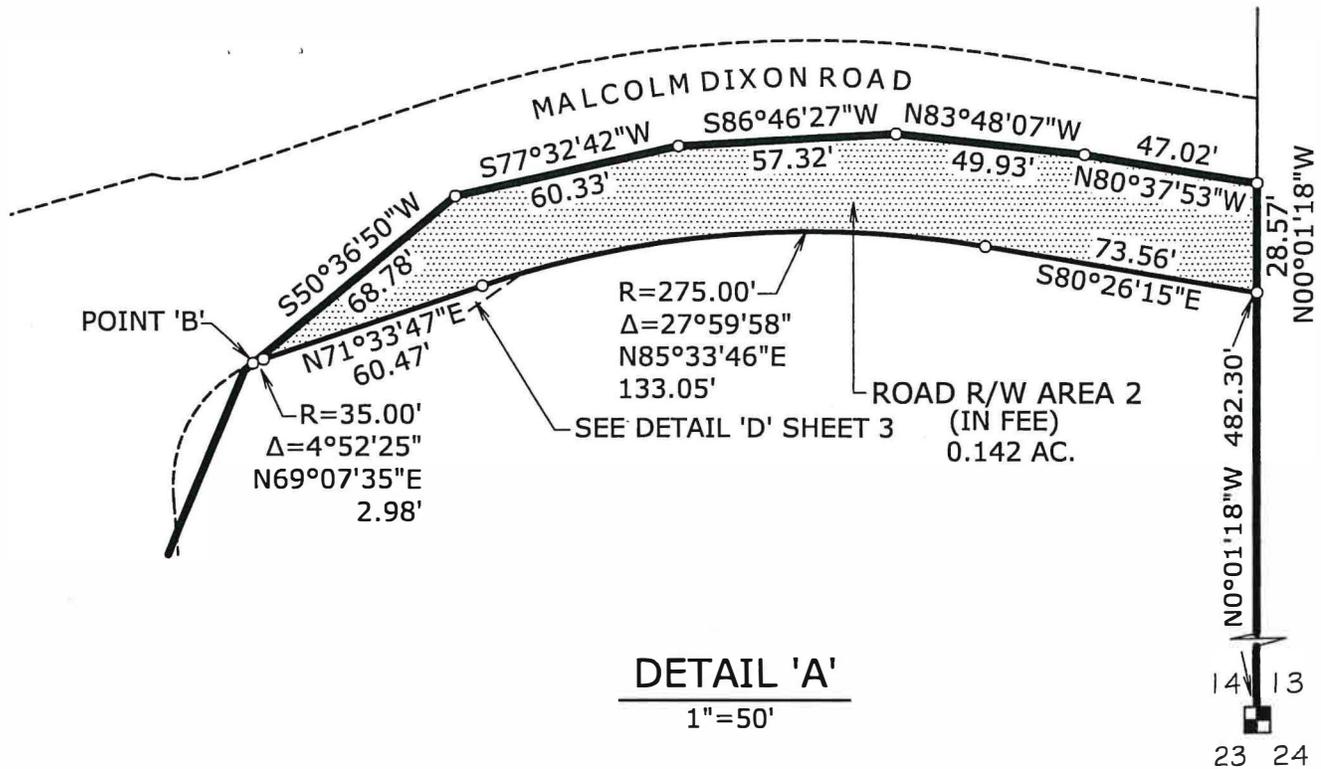
IRREVOCABLE OFFER OF DEDICATION

ROAD RIGHT OF WAY &  
PUBLIC SERVICE 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

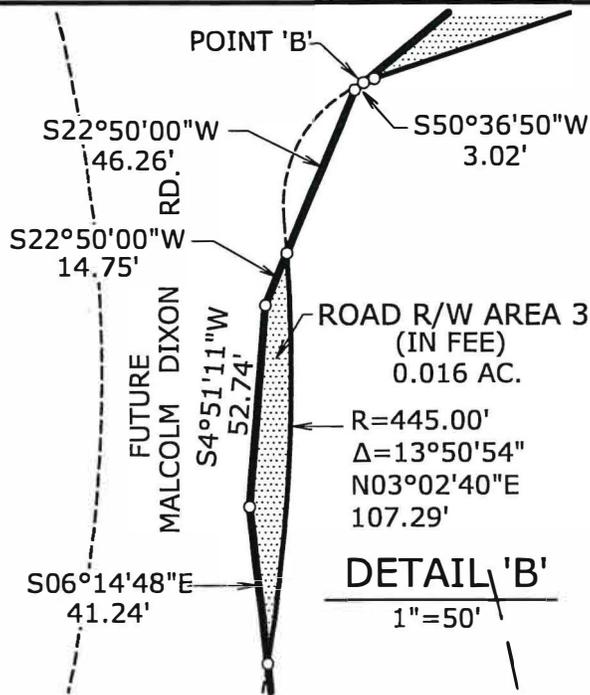
EXHIBIT 'B'



DETAIL 'A'

1"=50'

14 13  
23 24



DETAIL 'B'

1"=50'



OWNER:

NAYEB/PAYRAVI

DATE:

01/14/2019

DRAWN BY:

KAH

SHEET

2 OF 3

SCALE:

AS SHOWN

JOB NO.

15-030-001

A.P.N.

126-070-01

IRREVOCABLE OFFER OF DEDICATION

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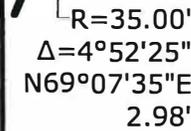
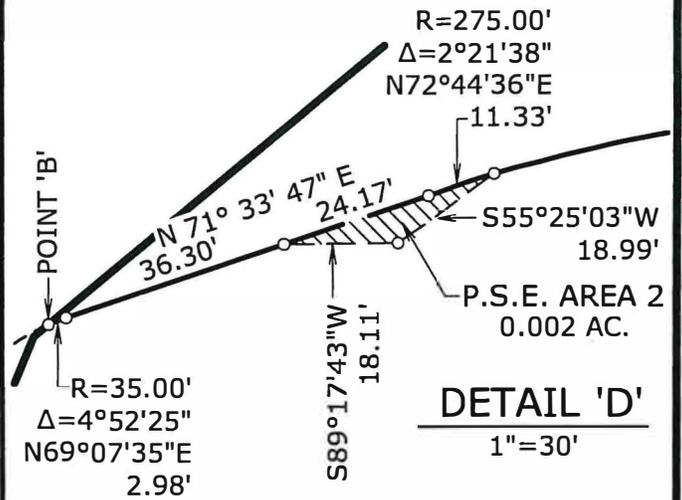
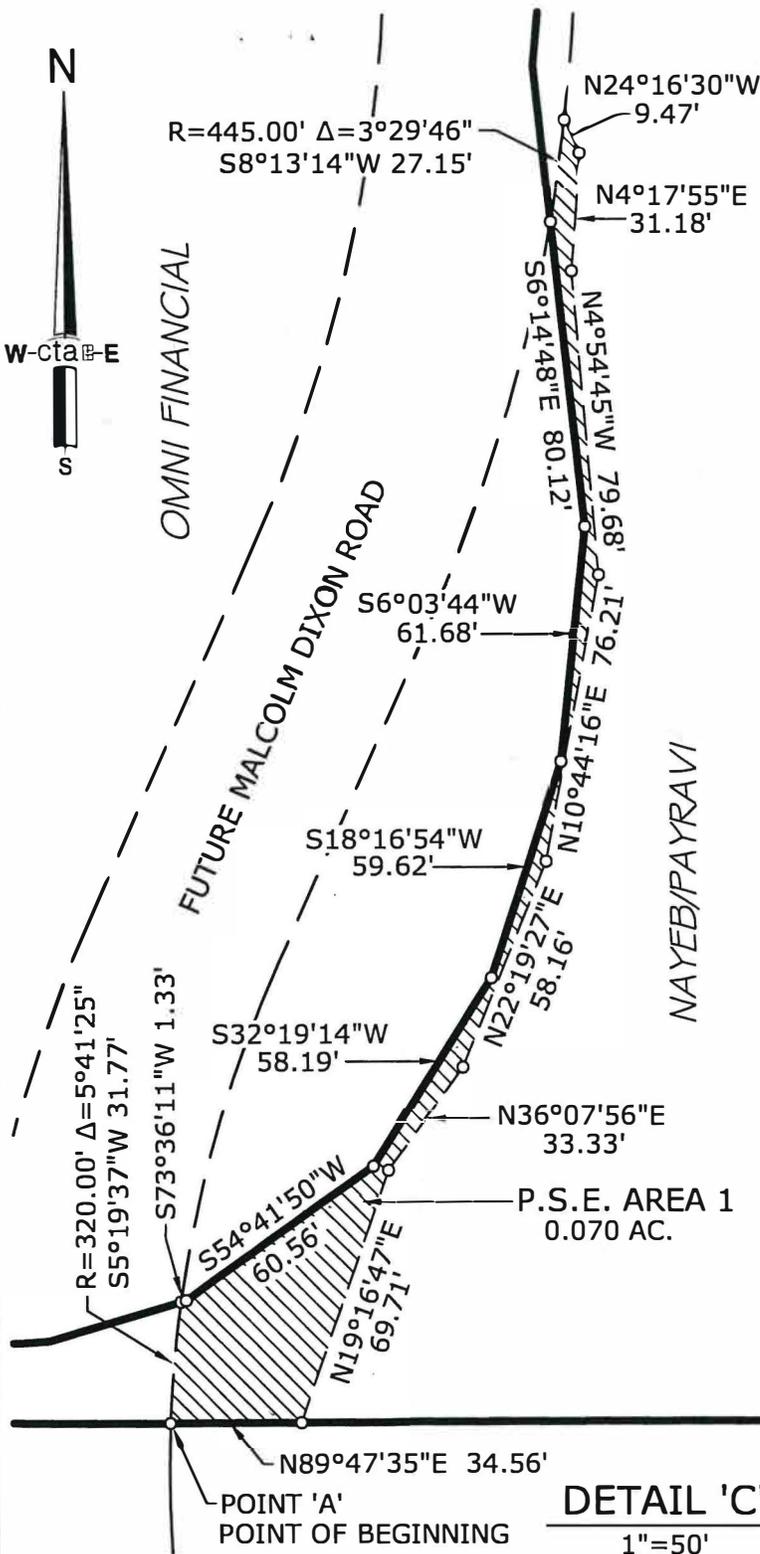
ROAD RIGHT OF WAY &  
PUBLIC SERVICE EASEMENT

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

DATE: 01/17/2019

EXHIBIT 'B'



POINT 'A'  
POINT OF BEGINNING  
**DETAIL 'C'**  
1"=50'

**DETAIL 'D'**  
1"=30'



DATE: 01/17/2019

OWNER:  
NAYEB/PAYRAVI

A.P.N. 126-070-01

**cta** Engineering & Surveying  
Civil Engineering ■ Land Surveying ■ Land Planning  
3233 Monier Circle, Rancho Cordova, CA 95742  
T (916) 638-0919 • F (916) 638-2479 • www.ctacs.net

DATE: 01/14/2019	DRAWN BY: KAH	SHEET 3 OF 3
SCALE: AS SHOWN	JOB NO. 15-030-001	

IRREVOCABLE OFFER OF DEDICATION  
**ROAD RIGHT OF WAY & PUBLIC SERVICE 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 May 21, 2019, the County of El Dorado consented to the foregoing attached GRANT-DEED AND IRREVOCABLE OFFER OF DEDICATION FOR ROAD RIGHT OF WAY AND PUBLIC SERVICE 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.

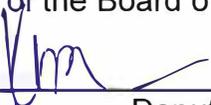
Said grant deed and dedication shall remain in effect and run with the land until such time as the County of El Dorado Board of Supervisors makes a finding of necessity for public purposes and accepts said offer by resolution.

Dated this 21<sup>st</sup> day of May, 2019

COUNTY OF EL DORADO

By:   
Chair, Board of Supervisors  
Sue Novasel

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

By:   
Deputy Clerk