

20209001643500005  
El Dorado, County Recorder  
Janelle K. Horne Co Recorder Office  
DOC 2020-0016435-00  
Acct 1001-Placer Title Company  
Friday, APR 10, 2020 10:42:50  
Ttl Pd \$0.00 Nbr-0002087030  
MMF/C1/1-5

**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: Por. 115-030-04  
Seller: Khoshcar  
Project: 76108**

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

Above section for Recorder's use

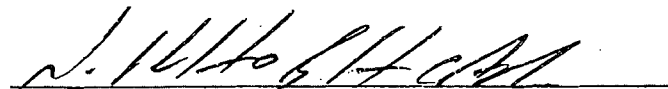
**GRANT DEED**

**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, in fee, 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 16<sup>th</sup> 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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\_\_\_\_\_  
John Nojan Khoshcar

(All signatures must be acknowledged by a Notary Public)

**Exhibit A**  
**APN 115-030-04 Fee Right of Way**

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 the northeast corner of said Parcel 4;

Thence from said Point of Beginning along the easterly boundary of said Parcel 4 the following three (3) courses:

- (1) South 02°16'32" East 197.76 feet,
- (2) South 23°22'59" East 516.43 feet, and
- (3) South 09°48'41" East 663.81 feet to the southeast corner of said Parcel 4;

Thence along the southerly boundary of said Parcel 4 the following three (3) courses:

- (1) South 89°31'54" West 20.70 feet,
- (2) South 01°28'23" West 0.06 feet, and
- (3) South 89°32'12" West 61.46 feet to the southwesterly corner of said Parcel 4;

Thence along the southwesterly boundary of said Parcel 4 North 45°00'06" West 51.40 feet;

Thence leaving said southwesterly boundary along the arc of a non-tangent curve to the left, having a radius of 2750.00 feet, from a radial bearing North 79°04'32" East, through a central angle of 05°28'36", for an arc length of 262.86 feet (Chord: North 13°39'46" West 262.76 feet);


Thence North 16°24'04" West 654.39 feet;

Thence along the arc of a tangent curve to the right, having a radius of 1450 feet, through a central angle of 16°16'05", for an arc length of 411.70 feet (Chord North 08°16'02" West 410.32 feet) to the northerly boundary of said Parcel 4;

Thence along said northerly boundary North 89°26'18" East 98.42 feet to the Point of Beginning containing 174,465 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. Dequino L.S. 5614  
License expires: 9/30/2018

Sept. 13, 2017  
Date





N89°26'18"E  
98.42'

POB — NORTHEAST  
CORNER OF PARCEL 4,  
6 PM 127

R=1450.00'  
Δ=16°16'05"  
L=411.70'  
CH=N08°16'02"W  
CHL=410.32'

S02°16'32"E 197.76'

PARCEL 4  
6 PM 127

PARCEL 3  
6 PM 127

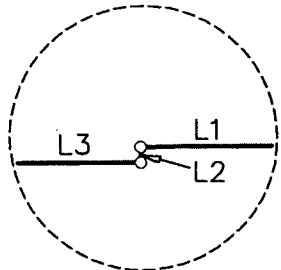
FEE RIGHT OF WAY  
174,465± S.F.

S23°22'59"E 516.43'

N16°24'04"W 654.39'

S09°48'41"E 663.81'

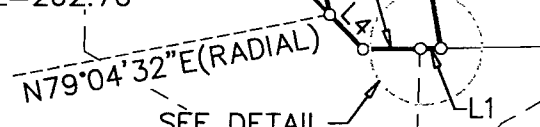
PARCEL 4  
6 PM 127



DETAIL  
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S89°31'54"W	20.70'
L2	S01°28'23"W	0.06'
L3	S89°32'12"W	61.46'
L4	N45°00'06"W	51.40'

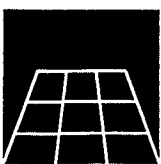
R=2750.00'  
Δ=5°28'36"  
L=262.86'  
CH=N13°39'46"W  
CHL=262.76'



SEE DETAIL

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

t:\active\16-1429 (ta silver springs parkway extension\survey\drawing\w\exhibits for local descriptions\exhibit\_khooshar\_rishi\_of\_wav\_16-1429.dwg



**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  
FEE RIGHT-OF-WAY**

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

Checked by: MRD

Drawn By: KS

Job# 16-1429

Scale: 1"=200'

Date: 8/15/2017

Sheet 1 of 1

# 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, A G 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: [Signature] (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Grant Deed 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: Por. 115-030-04  
Seller: Khoshcar  
Project: 76108**

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Grant Deed 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: Por. 115-030-04

Dated this 28 day of January, 2020

**COUNTY OF EL DORADO**

By: \_\_\_\_\_

Brian Veerkamp  
Brian Veerkamp, Chair  
Board of Supervisors

ATTEST:

Kim Dawson  
Clerk of the Board of Supervisors

By: \_\_\_\_\_

Janelle Smith  
Deputy Clerk