

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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

Name: Mina Ravanipour & Kazem Emdadi

Project: North Silver Dove-Bass Lake North
A.P.N.: 119-100-55
Date:



El Dorado, County Recorder
Janelle K. Horne Co Recorder Office
DOC- 2019-0040234-00

Acct 30-EL DORADO CO BOARD OF SUPERVISORS
Wednesday, SEP 25, 2019 11:11:34
Ttl Pd \$0.00 Rcpt # 0002040688
MMF/C1/1-5

Mail Tax Statement to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 11922

19-1252

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION FOR
A DRAINAGE EASEMENT**

MINA RAVANIPOUR AND KAZEM EMDADI, WIFE AND HUSBAND AS JOINT TENANTS, hereinafter called GRANTOR, owner of the real property herein described, does hereby irrevocably offer for dedication to the COUNTY OF EL DORADO, a political subdivision of the State of California, an easement for drainage purposes, over, under, and across that certain real property situate in the unincorporated area of the County of El Dorado, State of California, described as:

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

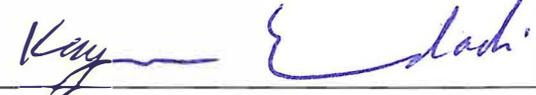
It is understood that this offer of dedication shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors makes a finding of necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed (his) (her) (their) name(s) this 29th day of January, 2019.

GRANTORS



Mina Ravanipour



Kazem Emdadi

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.

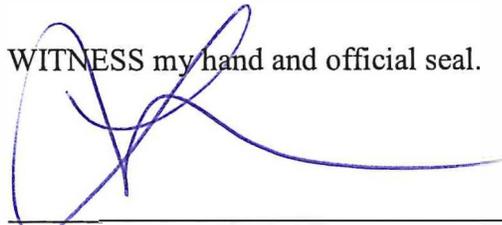
STATE OF CALIFORNIA

COUNTY OF El Dorado

On January 29 2019, before me, L. Collins
a Notary Public, personally appeared Mina Kavanian + Kezema Emdadi
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.



Notary Public in and for said County and State



Notary Public Seal

**IRREVOCABLE OFFER OF DEDICATION
DRAINAGE EASEMENT**

All that real property situated in the County of El Dorado, State of California, being a portion of the real property conveyed by deed to MINA RAVANIPOUR & KAZEM EMDADI, hereinafter referred to as "Ravanipour Property", recorded in Document No. 2011-0020076 in the Official Records of said County, lying within the North One Half of Section 6, T. 9 N., R. 9 E., M.D.M., being a portion of Parcel "B" as shown on that certain Parcel Map filed in the office of the County Recorder in Book 25 of Parcel Maps, Page 49 and being more particularly described as follows:

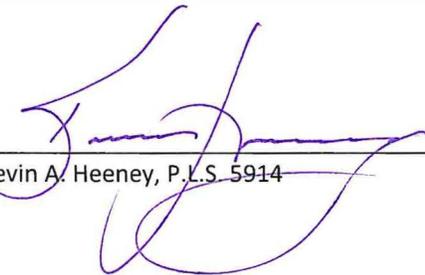
COMMENCING at a point on the North line of said Parcel "B", said point being the Northeast corner of the "New Road Right of Way" parcel as described in the Irrevocable Offer of Dedication dated July 15, 2004 and recorded in Document No. 2005-0006572, Official Records of El Dorado County and from which the Southwest corner of Parcel 'D' as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 18 of Parcel Maps, Page 80 bears South 89°19'40" West, 95.97 feet; thence along the North line of said Parcel "B", North 89°19'40" East, 418.22 feet to the true POINT OF BEGINNING; thence continuing along said North line, North 89°19'40" East, 34.71 feet; thence leaving said North line, South 29°31'48" West, 25.00 feet; thence South 89°19'40" West, 34.71 feet; thence North 29°31'48" East, 25.00 feet to the **POINT OF BEGINNING**, containing 750 square feet, more or less.

See Exhibit B attached hereto and made a part of this description.

End of description

The Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, NAD 83.

This description has been prepared by me or under my direct supervision.

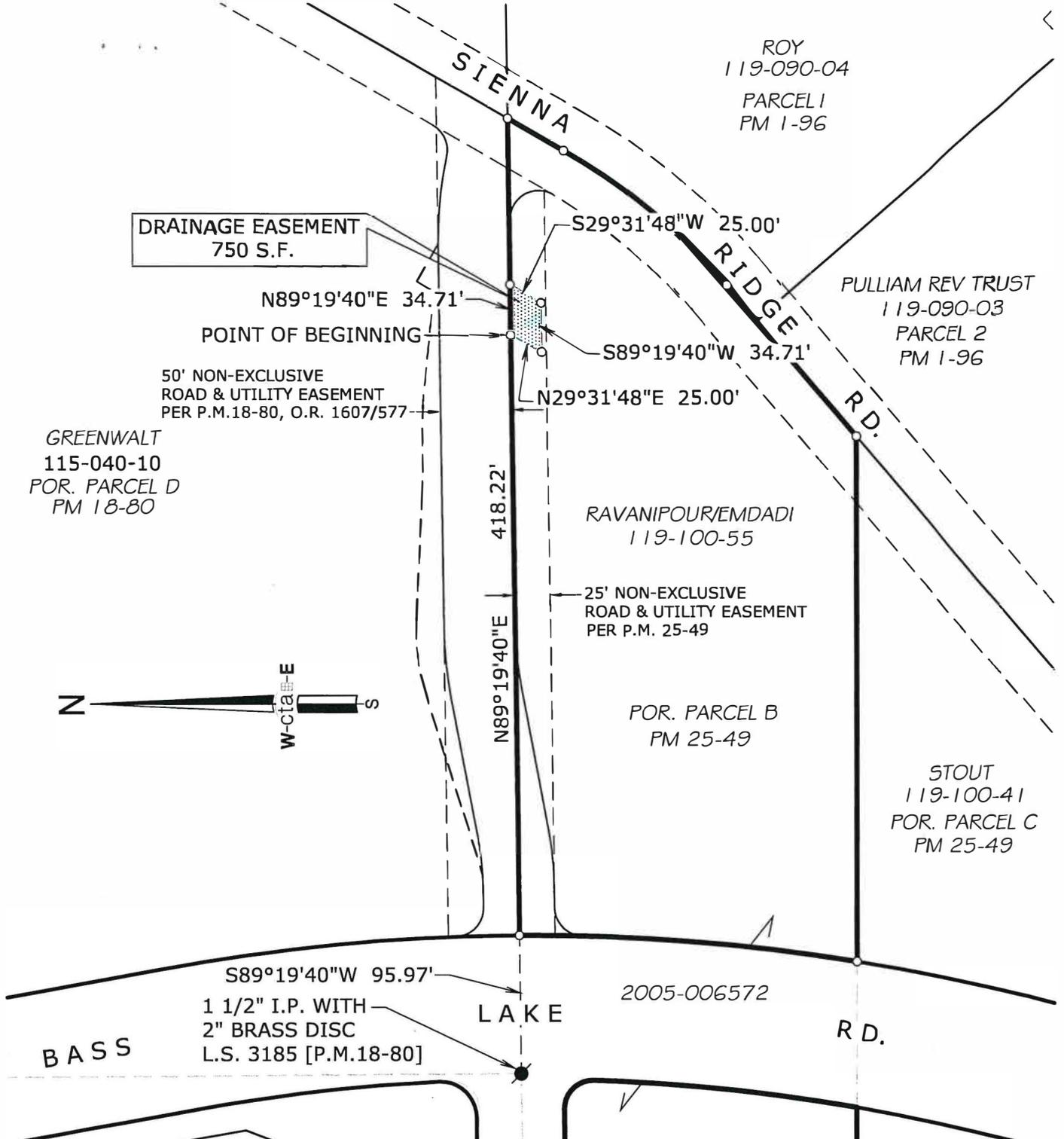

Kevin A. Heeney, P.L.S. 5914



01/17/2019
Date

CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742

Exhibit 'B'



DATE: 01/17/2019

OWNER: MINA RAVANIPOUR AND KAZEM EMDADI	DATE: 01/17/2019	DRAWN BY: KAH	SHEET 1 OF 1
	SCALE: 1"=100'	JOB NO. 05-012-002	
A.P.N. 119-100-55	IRREVOCABLE OFFER OF DEDICATION		
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.ctaos.net		DRAINAGE EASEMENT A PORTION OF PARCEL 'B', P.M. 25-49 IN THE NE 1/4 SECTION 6, T. 9 N., R. 9 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA	

CONSENT TO THE MAKING OF AN IRREVOCABLE OFFER OF DEDICATION

At a regular meeting of the Board of Supervisors of the County of El Dorado held on September 10, 2019, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication for a Drainage Easement dated January 29, 2019, from Mina Ravanipour and Kazem Emdadi, wife and husband as joint tenants, for a drainage easement and a road right of way, including the underlying fee, and authorized the recording of said offer pursuant to Government Code Section 7050.

Said 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 10th day of September, 2019

COUNTY OF EL DORADO

By: 
Sue Novasel
Chair, Board of Supervisors

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: 
Deputy Clerk