

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 Tax Transfer  
Per Revenue and Taxation Code 11922

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION  
ROAD RIGHT OF WAY,  
LANDSCAPE AND PUBLIC SERVICE EASEMENTS**


**Alireza Ghabi and Farah Ghabi**, as Joint Tenants, hereinafter called GRANTORS, owners of the real property herein described, do hereby 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, landscape and public service easements, for any and all public purposes, including construction and maintenance of drainage facilities; construction and maintenance of slopes, adjacent to and outside of Bass Lake Road, to points five feet beyond top of cut slopes or toe of fill slopes; pedestrian and bicycle ingress and egress; inspecting, replacing, maintaining, and using poles, with such wires and cables, and all necessary guys, anchors, crossarms, and braces, and any and all appurtenances appertaining thereto, over, under, and across that certain real property situate in the unincorporated area of the County of El Dorado, State of California, described as:

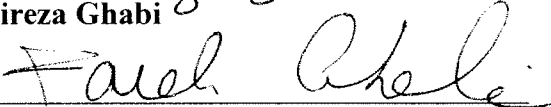
**See Exhibits A & B, attached hereto and made a part hereof.**

It is understood that this offer of dedication shall remain in effect and run with the land until such time as 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, GRANTORS have hereunto subscribed their names this  
26<sup>TH</sup> day of OCTOBER, 2007.

GRANTORS

  
Alireza Ghabi

  
Farah Ghabi

**(All Signatures Must Be Notarized)**

**APN 119-080-01  
LEGAL DESCRIPTION**

All that real property situated in the County of El Dorado, State of California, being a portion of real property conveyed by deed to ALIREZA AND FARAH GHABI, hereinafter referred to as "GHABI Property", recorded in Document No. 2003-0030113-00 in the Official Records of said County, lying within the Southwest, Northwest and Southeast One Quarter's of Section 6, T. 9 N., R. 9 E., M.D.M. and being more particularly described as follows:

**EXISTING ROAD RIGHT OF WAY**

Commencing at a 1-1/2" capped iron pipe stamped "LS 3864" marking the Northwest corner 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; thence South 18°36'04" East 2769.22 feet to the **Point of Beginning**, being the Northwest corner of said "GHABI Property" and being a point on the centerline of Bass Lake Road thence along the Northerly line of said "GHABI Property" North 63°50'00" East 31.41 feet to a point hereinafter referred to as **Point "A"**; thence leaving said Northerly line along the arc of an 862.56 foot radius curve concave Westerly and being subtended by a chord bearing South 08°13'13" East 30.44 feet; thence South 07°12'23" East 752.23 feet; thence South 04°18'26" East 226.96 feet to a point on the Southerly line of said "GHABI Property"; thence along the Southerly line of said "GHABI Property" South 85°36'32" West 30.00 feet to the Southwest corner thereof, being a point on said centerline; thence along said centerline North 04°18'26" West 226.25 feet; thence North 07°12'23" West 751.47 feet; thence along the arc of an 832.56 foot radius curve concave Westerly and being subtended by a chord bearing North 07°54'09" West 20.23 feet to the **Point of Beginning**, containing an area of 30,114 square feet, more or less.

**NEW ROAD RIGHT OF WAY**

Beginning at the aforementioned **Point "A"**; thence along the Northerly line of said "GHABI Property" North 63°50'00" East 0.48 feet to a point hereinafter referred to as **Point "B"**; thence leaving said Northerly line South 07°34'52" East 1010.82 feet to a point on the Southerly line of said "GHABI Property"; thence along the Southerly line of said "GHABI Property" South 86°56'56" West 18.06 feet; thence leaving said Southerly line North 04°18'26" West 226.96 feet; thence North 07°12'23" West 752.23 feet; thence along the arc of an 862.56 foot radius curve concave Westerly and being subtended by a chord bearing North 08°13'13" West 30.44 feet to the **Point of Beginning**, containing an area of 4,568 square feet, more or less.

**LANDSCAPE and PUBLIC SERVICE EASEMENT**

Beginning at the aforementioned **Point "B"**; thence along the Northerly line of said "GHABI Property" North 63°50'00" East 23.21 feet to a point hereinafter referred to as **Point "C"**; thence leaving said Northerly line South 07°34'52" East 693.45 feet; thence continuing South 07°34'52" East 236.81 feet; thence South 08°25'48" East 89.82 feet to a point on the Southerly line of said "GHABI Property"; thence along the Southerly line of said "GHABI Property" South 86°56'56" West 23.40 feet; thence leaving said Southerly line North 07°34'52" West 1010.82 feet to the **Point of Beginning**, containing an area of 22,398 square feet, more or less.

## PUBLIC SERVICE EASEMENT

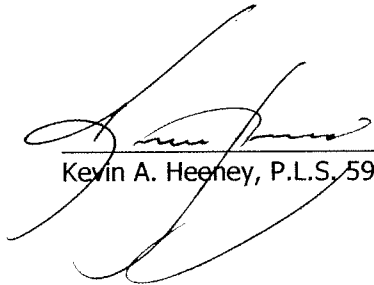
Beginning at the aforementioned **Point "C"**; thence along the Northerly line of said "GHABI Property" North 63°50'00" East 28.08 feet; thence leaving the Northerly line South 04°01'30" West 99.86 feet; thence South 04°39'44" East 88.81 feet; thence South 07°34'52" East 183.97 feet; thence South 13°41'59" East 141.55 feet; thence South 00°56'09" West 84.37 feet; thence South 07°14'18" East 46.48 feet; thence South 03°33'11" East 61.41 feet; thence North 07°34'52" West 693.45 feet to the Point of Beginning, containing 4,834 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



POINT OF COMMENCEMENT  
 FND 1 1/2" CIP LS 3864  
 NW CORNER PARCEL B  
 PM 25 49

APN 115-040-01 Exhibit 'B' PARCEL A  
 WESTERN PACIFIC HOUSING PM 18-80

PARCEL B  
 PM 25-49

  
**NORTH**  
 LEGEND:  
 I.O.D. DENOTES IRREVOCABLE  
 OFFER OF DEDICATION

N63°50'00"E  
 SEE DETAIL "A"

POINT "A"  
 SEE DETAIL "A"  
 N63°50'00"E  
 31.41'

POINT OF  
 BEGINNING  
 NW CORNER  
 GHABI  
 PROPERTY

GHABI  
 PARCEL B  
 PM 11-137

NORTHERLY LINE  
 GHABI PROPERTY

I.O.D. PUBLIC SERVICE EASEMENT

EXISTING ROAD RIGHT OF WAY  
 AREA=30,114 SQUARE FEET

I.O.D. LANDSCAPE & PUBLIC SERVICE EASEMENT

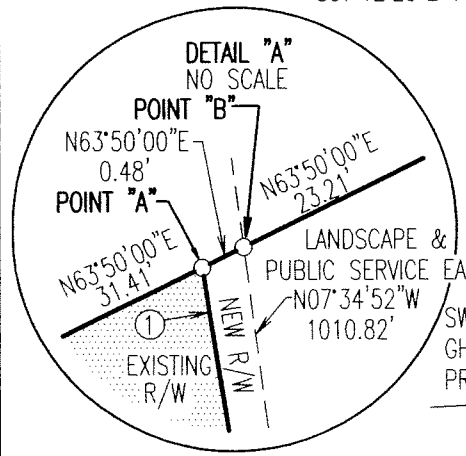
APN 119-100-13  
 BORGESS

APN 119-100-14  
 CHAUDHARY

**CURVE TABLE**

NO.	RADIUS	CHORD
①	862.56'	S08°13'03"E 30.44'
②	832.56'	N07°54'09"W 20.23'

APN 119-080-01  
 GHABI  
 DOC. NO. 2003-0030113-00



BASS  
 N07°12'23"W 751.47'

LAKE  
 RD.  
 N04°18'26"W  
 226.25'

S07°12'23"E 752.23'

S04°18'26"E 226.96'

I.O.D. NEW ROAD RIGHT OF WAY

SW CORNER  
 GHABI  
 PROPERTY

SOUTHERLY LINE  
 GHABI PROPERTY


APN 119-080-15  
 MOHANNA M H  
 PARCEL 1 PM 48-80

S85°36'32"W  
 30.00'



OWNER:  
 GHABI, ALIREZA AND FARAH

DATE: 12/13/06  
 DRAWN BY: JWG  
 SCALE: 1"=200'  
 JOB NO. 05-070-001  
 SHEET 1 OF 4

A.P.N. 119-080-01  
**CTA Engineering • Surveying**  
  
 3233 Monier Circle, Suite 1  
 Rancho Cordova, CA 95742  
 (916) 638-0919  
 (916) 638-2479 Fax

I.O.D. ROAD RIGHT OF WAY, LANDSCAPE &  
 PUBLIC SERVICE EASEMENT AND  
 PUBLIC SERVICE EASEMENT  
 A PORTION OF THE SW, NW & SE 1/4  
 OF SECTION 6, T.9N., R.9E., M.D.M.  
 COUNTY OF EL DORADO CALIFORNIA

POINT OF COMMENCEMENT  
 FND 1 1/2" CIP LS 3864  
 NW CORNER PARCEL B  
 PM 25 49

APN 115-040-01 **Exhibit 'B'** PARCEL A  
 WESTERN PACIFIC HOUSING PM 18-80  
 PARCEL B  
 PM 25-49



N63°50'00"E 0.48'  
 SEE DETAIL "A"

POINT "A"  
 SEE DETAIL "A"

N63°50'00"E  
 31.41'

POINT "B" SEE DETAIL "A"

GHABI  
 PARCEL B  
 PM 11-137

NORTHERLY LINE  
 GHABI PROPERTY

I.O.D. PUBLIC SERVICE EASEMENT

EXISTING ROAD RIGHT OF WAY ①

I.O.D. LANDSCAPE & PUBLIC SERVICE EASEMENT

BASS

APN 119-100-13  
 BORGESS

**CURVE TABLE**

NO.	RADIUS	CHORD
①	862.56'	N08°13'03"W 30.44'

APN 119-100-14  
 CHAUDHARY

N07°12'23"W 752.23'

APN 119-080-01  
 GHABI

DOC. NO. 2003-0030113-00

LAKE RD.

S07°34'52"E 1010.82'

N04°18'26"W 226.96'

I.O.D. NEW ROAD RIGHT OF WAY

AREA=4,568 SQUARE FEET

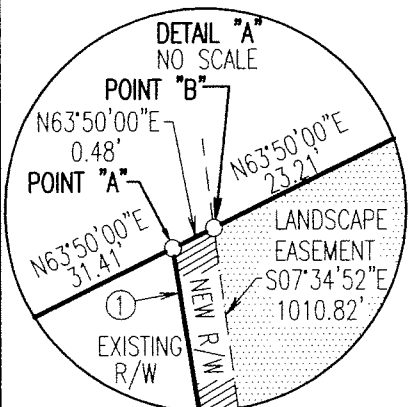
SW CORNER  
 GHABI  
 PROPERTY

SOUTHERLY LINE  
 GHABI PROPERTY

APN 119-080-15  
 MOHANNA M H  
 PARCEL 1 PM 48-80

S85°36'32"W  
 30.00'

S86°56'56"W  
 18.06'



OWNER:  
 GHABI, ALIREZA AND FARAH

DATE: 12/13/06

DRAWN BY: JWG

SHEET 2 OF 4

SCALE: 1"=200'

JOB NO. 05-070-001

A.P.N. 119-080-01

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 PUBLIC SERVICE EASEMENT

A PORTION OF THE SW, NW & SE 1/4  
 OF SECTION 6, T.9N., R.9E., M.D.M.

COUNTY OF EL DORADO

CALIFORNIA

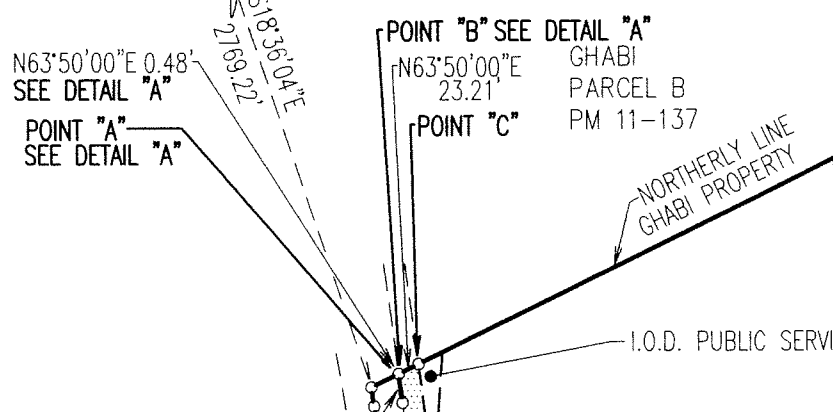


POINT OF COMMENCEMENT  
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 NW CORNER PARCEL B  
 PM 25 49

APN 115-040-01 Exhibit 'B' PARCEL A  
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PARCEL B  
 PM 25-49

**NORTH**  
 LEGEND:  
 I.O.D. DENOTES IRREVOCABLE  
 OFFER OF DEDICATION



EXISTING ROAD RIGHT OF WAY ①

BASS LAKE RD.

I.O.D. LANDSCAPE & PUBLIC SERVICE EASEMENT  
 AREA=22,398 SQUARE FEET

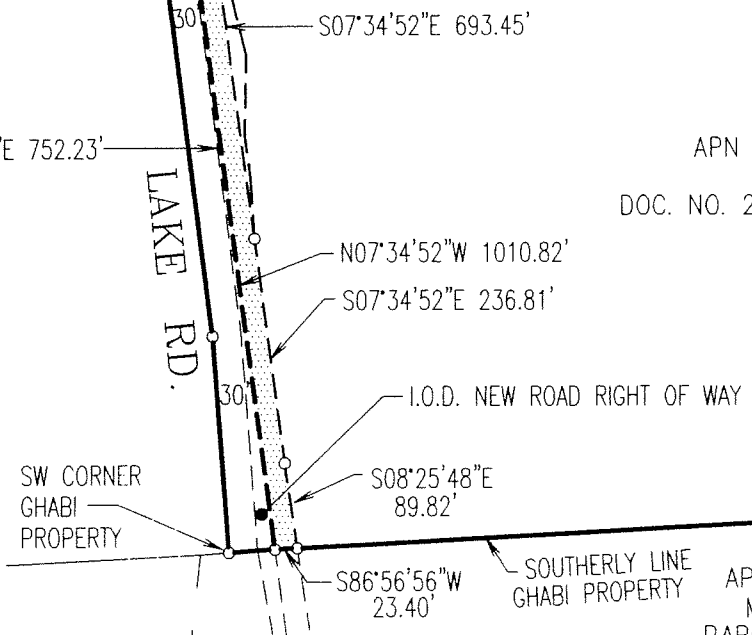
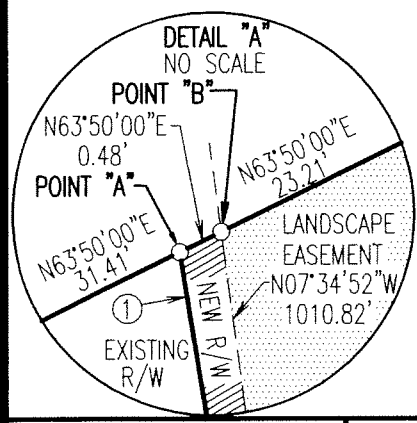
**CURVE TABLE**

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①	862.56'	S08°13'03"E 30.44'

APN 119-100-13  
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APN 119-100-14  
 CHAUDHARY

APN 119-080-01  
 GHABI  
 DOC. NO. 2003-0030113-00



APN 119-080-15  
 MOHANNA M H  
 PARCEL 1 PM 48-80



OWNER:  
 GHABI, ALIREZA AND FARAH

DATE: 12/13/06  
 SCALE: 1"=200'

DRAWN BY: JWG  
 JOB NO. 05-070-001

SHEET 3 OF 4

A.P.N. 119-080-01

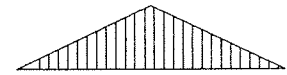
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I.O.D. ROAD RIGHT OF WAY, LANDSCAPE & PUBLIC SERVICE EASEMENT AND PUBLIC SERVICE EASEMENT

A PORTION OF THE SW, NW & SE 1/4 OF SECTION 6, T.9N., R.9E., M.D.M.

COUNTY OF EL DORADO CALIFORNIA

# Exhibit 'B'

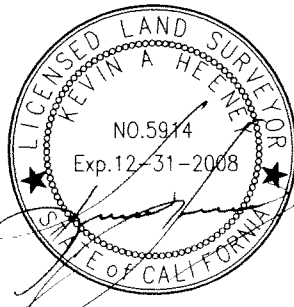
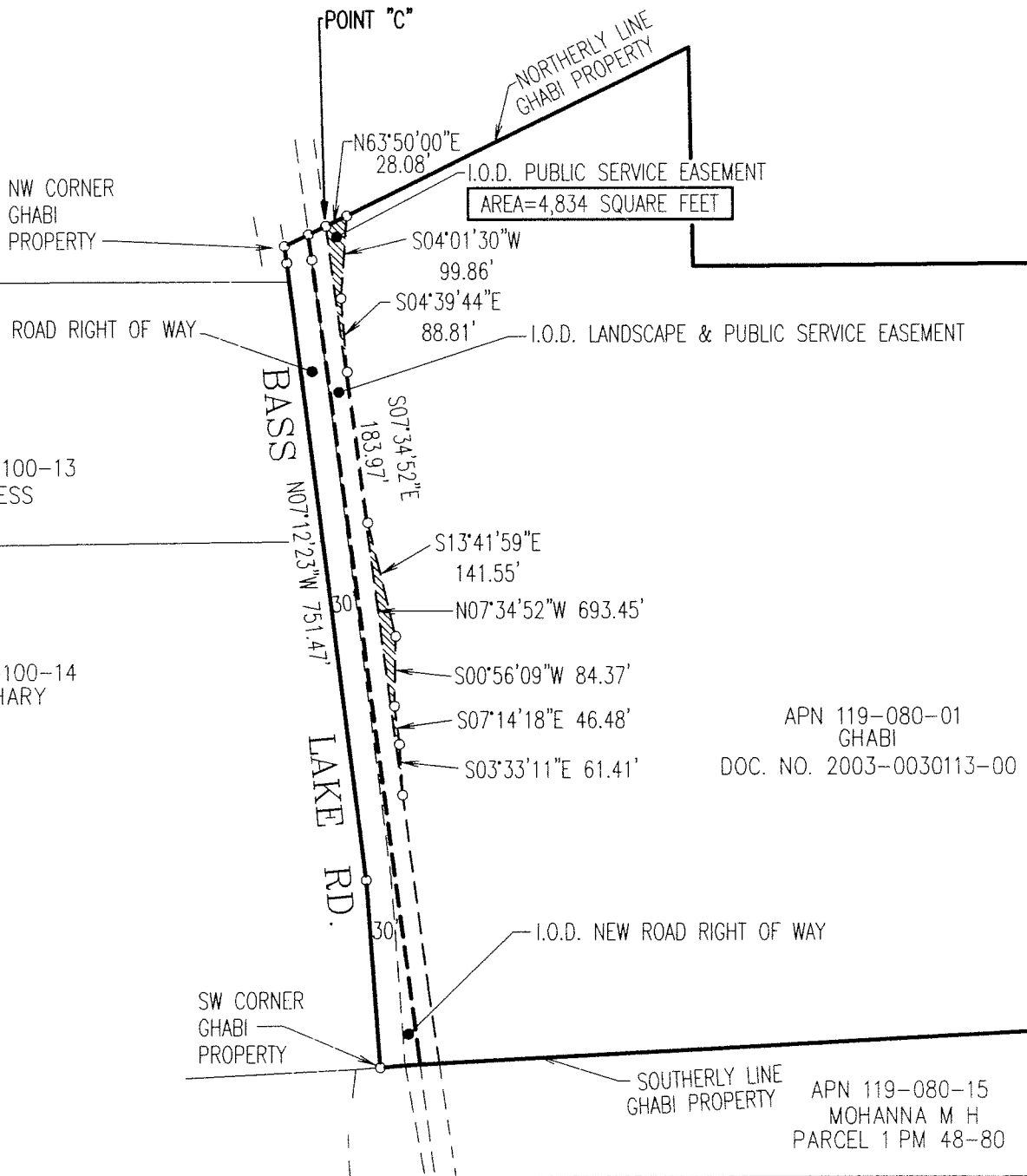


## NORTH

LEGEND:

I.O.D. DENOTES IRREVOCABLE OFFER OF DEDICATION

GHABI  
PARCEL B  
PM 11-137



OWNER:  
GHABI, ALIREZA AND FARAH

DATE: 12/13/06	DRAWN BY: JWG	SHEET 4 OF 4
SCALE: 1"=200'	JOB NO. 05-070-001	

A.P.N. 119-080-01

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I.O.D. ROAD RIGHT OF WAY, LANDSCAPE & PUBLIC SERVICE EASEMENT AND PUBLIC SERVICE EASEMENT  
 A PORTION OF THE SW, NW & SE 1/4 OF SECTION 6, T.9N., R.9E., M.D.M.  
 COUNTY OF EL DORADO CALIFORNIA

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

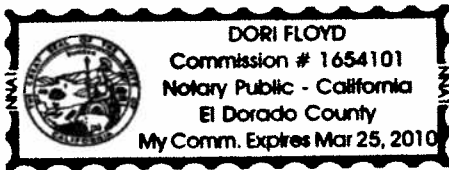
State of California

County of CONTRA COSTA

On Oct. 26, 2007 before me, DORI FLOYD, NOTARY PUBLIC  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared ALBEZA GHABI  
Name(s) of Signer(s)

- personally known to me
- (or 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.

WITNESS my hand and official seal.

Place Notary Seal Above

[Signature]  
 Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: LOD FOR B/W, LANDSCAPE AND PUBLIC SWC ESTMS.

Document Date: Oct. 26, 2007 Number of Pages: 7

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

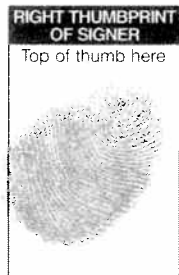
Signer Is Representing: \_\_\_\_\_



Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_





# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of CONTRA COSTA

On 09/26, 2007 before me, DORI FLOYD, NOTARY PUBLIC  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared FARAH GHABI  
Name(s) of Signer(s)

personally known to me

(or 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.

WITNESS my hand and official seal.

Place Notary Seal Above

[Signature]  
Signature of Notary Public

## OPTIONAL

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### Description of Attached Document

Title or Type of Document: LOD FOR B/W, LANDSCAPE AND PUBLIC SVC EASEMENTS

Document Date: 09.26, 2007 Number of Pages: 7

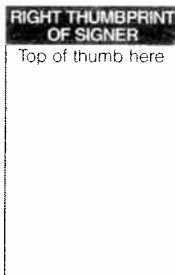
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Signer's Name: \_\_\_\_\_

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- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

