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County of El Dorado
Janelle K. Horne
Recorder-Clerk

2025-0023013

Recording Requested by:
Board of Supervisors

When Recorded Mail to:
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

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PL Fees: \$0.00
Taxes: \$0.00
HC CA SB2 Fee: \$0.00
Total: \$0.00



TITLE

**RESOLUTION 112-2025
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

Abandonment of Easement No. 25-0007
Meruzhan Keidjian and Julia Oleinikova, Husband and Wife



RESOLUTION NO. 112-2025

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

Abandonment of Easement No. 25-0007

Assessor's Parcel Number 034-441-001

Meruzhan Keidjian and Julia Oleinikova, Husband and Wife

WHEREAS, the El Dorado County Board of Supervisors exercises the authority established by Section 8333 of the Streets and Highways Code, which authorizes the Board of Supervisors to summarily vacate public service easements by Resolution adopted in accordance with Section 8335 of the Streets and Highways code; and

WHEREAS, on May 12, 1960, Tahoe Paradise Homes, a corporation by Jim A. E. Wilson, irrevocably offered for dedication Public Utility easements on Lot 349, and introduced a 20 foot setback as shown on the final map of Tahoe Paradise Unit NO. 20, recorded in Book C of Subdivisions at Page 46, in the County of El Dorado, Recorder's Office; and

WHEREAS, the County of El Dorado has received an application from Meruzhan Keidjian and Julia Oleinikova, Husband and Wife, owners of Lot 349 in Tahoe Paradise Unit NO. 20, requesting that the County of El Dorado vacate a portion of the front Public Utility and Setback encumbering said property, identified as Assessor's Parcel Number 034-441-001; and

WHEREAS, The Planning Department, AT&T, Southwest Gas Corporation, South Tahoe Public Utility District, and Liberty Utilities, have not used said portions of said subject easement or setback for the purposes for which they were dedicated and find no present or future need exists for said portions of said subject easement and setback and does not object to their vacation, and to that end, have all issued letters to that effect; and

WHEREAS, the Surveyor's Office has determined that said portions of said subject easement and setback have not been used for the purpose for which they were dedicated and has no objection to their abandonment and wherein Exhibit A describes said portion of the subject easement and setback to be abandoned and are depicted on Exhibit B ; and

WHEREAS, all other existing easements shall remain.

NOW, THEREFORE, BE IT RESOLVED, that from and after the date this Resolution is recorded, said offer for said portions of subject easement and setback terminated and abandoned and no longer constitutes an offer for easement or encumbrance. In addition, a Certificate of Correction, Modification or Amendment is hereby authorized to be signed and recorded.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 12th day of August, 2025, by the following vote of said Board:

Attest:

Kim Dawson

Clerk of the Board of Supervisors

By: 

Deputy Clerk

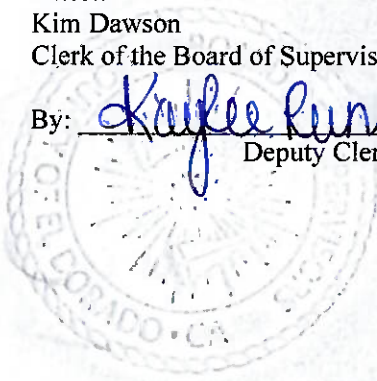
Ayes: Turnboo, Laine, Parlin, Ferrero, Veerkamp

Noes: None

Absent: None


George Turnboo

Chair, Board of Supervisors



9 July 2025
21077

EXHIBIT "A"

LEGAL DESCRIPTION OF SETBACK AND PUBLIC UTILITY EASEMENT REDUCTION

All that real property situate in the County of El Dorado, State of California,
described as follows:

All that portion of the setback and public utility easement on Lot 349 as shown on
the map of TAHOE PARADISE UNIT NO. 20, filed for record on June 13, 1960,
in Book C of Maps, Page 46 more particularly described as follows:

Area to be Abandoned;

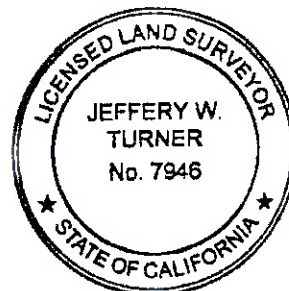
All that portion of Lot 349 lying Southeast of the right-of-way of Delaware
St. per said map of TAHOE PARADISE UNIT NO. 20, lying between an area
20.00' Southeast of said right-of-way of Delaware St., having a radius of 145.00'
whose radius point is concentric to the arc of said right-of-way of Delaware St. and
an area lying 10.00' Southeast of said right-of-way of Delaware St., having a
radius of 135.00', whose radius point is concentric to the arc of said right-of-way
of Delaware St.

Area to Remain;

All that portion of Lot 349 lying Southeast of the right-of-way of Delaware
St. per said map of TAHOE PARADISE UNIT NO. 20, lying between an area
10.00' Southeast of said right-of-way of Delaware St., having a radius of 135.00'
whose radius point is concentric to the arc of said right-of-way of Delaware St. and
the arc of said right-of-way of Delaware St.

The Basis of Bearing for this description is the above referenced map of TAHOE
PARADISE UNIT NO. 20.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449



[Handwritten signature]
9 JULY 25



TURNER & ASSOCIATES, INC.
LAND SURVEYING

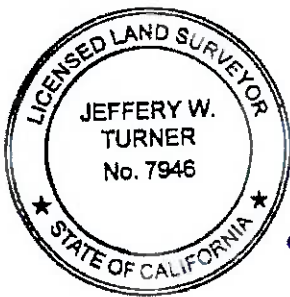
(775) 588-5658

308 DORLA CT., SUITE 203 - ROUND HILL, NV 89448
P.O. BOX 5067 - STATELINE, NV 89449

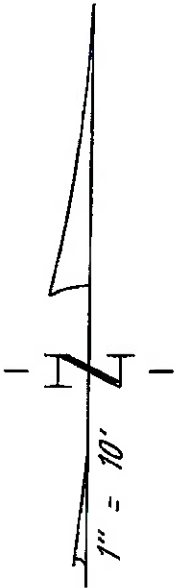
EXHIBIT "B"
SETBACK REDUCTION

LEGEND

P.U.E. PUBLIC UTILITY EASEMENT



[Signature]
9 JULY 25



DELAWARE ST.

RADIUS = 125.00' CH = N 27° 57' 47" E 85.35'

10' SETBACK

AREA OF SETBACK AND P.U.E. TO REMAIN

RADIUS = 135.00'

10' SETBACK

AREA OF SETBACK AND P.U.E. TO REMAIN

RADIUS = 145.00'

10' PORTION OF SETBACK AND P.U.E. TO BE ABANDONED

AREA OF SETBACK AND P.U.E. TO BE ABANDONED

TAHOE PARADISE LOT 349
EL DORADO CO.
APN 034-441-001
1951 DELAWARE ST.

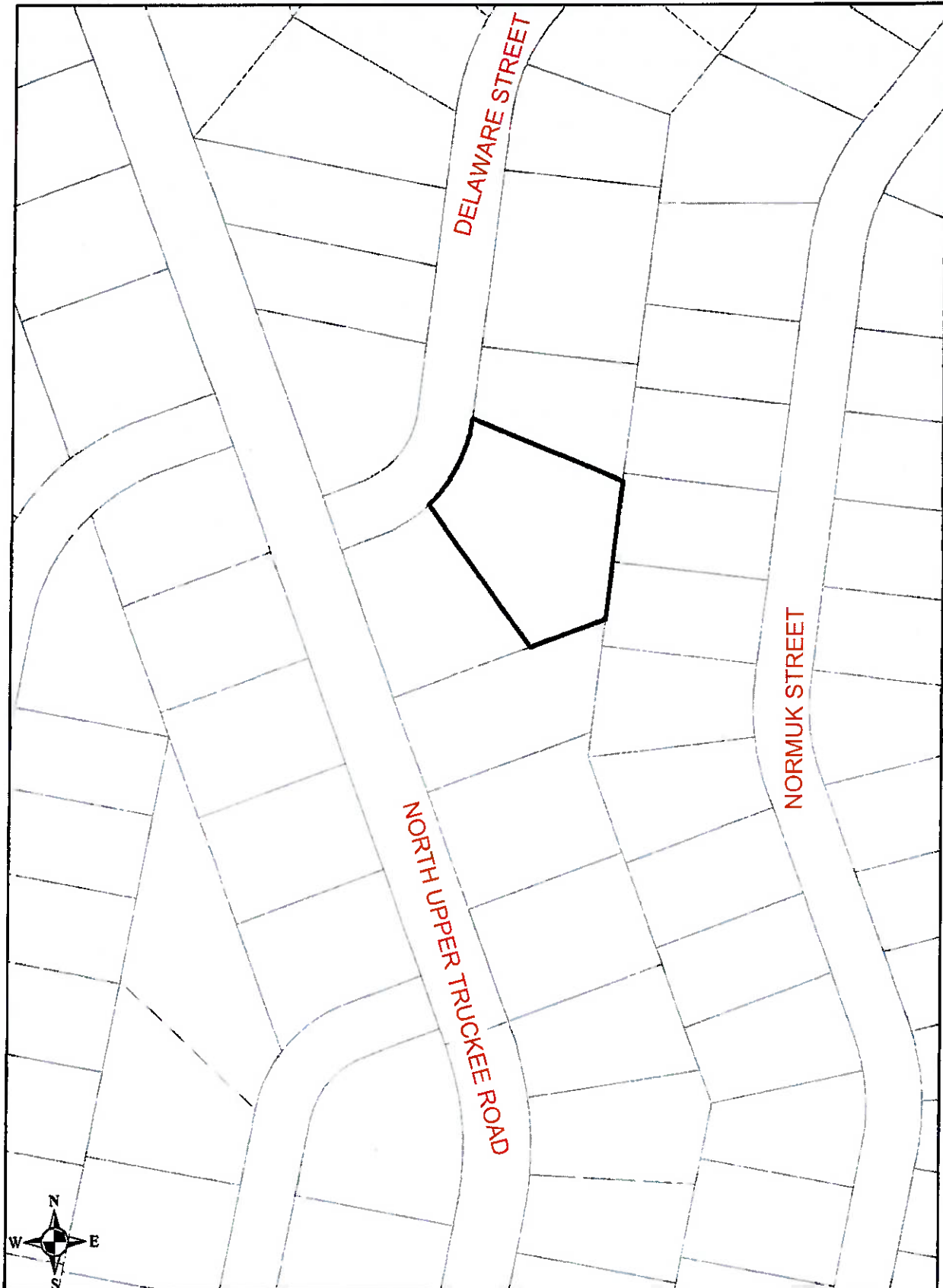
DATE 9 JULY 2025 JOB No. 21077
PROJECT SETBACK REDUCTION
BY JWT PAGE 1 OF 1

N 66° 03' 10" W 145.60'

10.00'

10.00'

APN 034-441-001



Vicinity Map AOE SV25-0007