RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

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

Name: Omni Financial, LLC

Project: Malcolm Dixon Road A.O.B.

A.P.N.: 126-100-24

Date:

Mail Tax Statement to above. Exempt from Documentary Tax Transfer Per Revenue and Taxation Code 11922 Above section for Recorder's use

GRANT DEED AND IRREVOCABLE OFFER OF DEDICATION FOR ROAD RIGHT OF WAY AND PUBLIC SERVICE EASEMENT

OMNI FINANCIAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 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 service 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 this Grant Deed and 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, GR	ANTO	R has hereunto subscribed (his) (her) (their) name(s) this	4	day
	Fe		20 <u>17</u> .			

GRANTOR

OMNI FINANICAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

By: MARTIN BOANCE

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 <u>Santa CYリン</u>	
On February 4 2019, before me, E. Johnson a Notary Public, personally appeared martin who proved to me on the basis of satisfactory evidence to subscribed to the within instrument and acknowledged to in his/her/their authorized capacity(ies), and that by his/her person(s), or the entity upon behalf of which the person	Boone to be the person(s) whose name(s) is/are o me that he/she/they executed the same ther/their signature(s) on the instrument
I certify under PENALTY OF PERJURY under the laws foregoing paragraph is tue and correct.	s of the State of California that the
WITNESS my hand and official seal.	E. JOHNSON Notary Public - California Santa Cruz County Commission # 2274042 My Comm. Expires Jan 29, 2023
Notary Public in and for said County and State	Notary Public Scal
Notary Fublic in and forsaid County and State	Notary Public Seal

TRUSTEE/BENEFICIARY

The undersigned, UNITED SECURITY BANK, Trustee/Beneficiary under that certain Deed of Trust dated September 5, 2012, recorded in Instrument No. 2012-049137 of Official Records of the County of El Dorado,

hereby consent to the recording of this document.

William Yarbur	
Name: WILLIAM YARBINET	Name:
Title: 5 VP + 660	Title:

All signatures must be acknowledged by a notary public.

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 Fresho	
On February 10 2019, before me, Joann	
a Notary Public, personally appearedWilliam	Yarbenet
who proved to me on the basis of satisfactory evid-	ence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowled	lged to me that he/she/th/ey executed the same
in his/he/f/the/ir authorized capacity(ies), and that by	•
the person(s), or the entity upon behalf of which the	
P	γ,,
I certify under PENALTY OF PERJURY under th	e laws of the State of California that the
foregoing paragraph is tue and correct.	
	JOANNA RODRIGUEZ S COMM. #2145417 z
WITNESS my hand and official seal.	Notary Public - California Fresno County
	My Comm. Expires Mar. 6, 2020 P
	See aled whederment
	attacher nowher
	Act Billian
Notary Public in and for said County and State	Notary Public Seal

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

ACCOUNTS OF AN EXCHANGE FOR TRANSPORT OF A STATE OF A S	MENTAL KUDIM EDCARINTAL KNOW E			
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 <u>Fresno</u>)				
On February 10, 2019 before me, Joanna Rodriguez, Notary Public, here insert name and title of the officer) personally appeared William Yar benet				
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/he/their authorized capacity(ies), and that by his/he/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. JOANNA RODRIGUEZ COMM. #2145417 Z Notary Public • California				
WITNESS my hand and official seal.	Fresno County My Comm. Expires Mar. 6, 2020			
Simple of the state of the stat				
Signature	(Seal)			
Signature	(Seal)			
	(Seal)			
Optional Information Although the information in this section is not required by law, it could prevent fraudulent removal and unauthorized document and may prove useful to persons relying on the attached document.	v Status of Hora Status of Mana Status of Moha Status of Hora Status of Hora Status of Hora Status of Hora Sta			
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LEGAL DESCRIPTION

A.P.N. 126-100-24

All that real property situate in the County of El Dorado, State of California, being a portion of the land described in the Grant Deed to Omni Financial, LLC, a California limited liability company dated February 9, 2011 and recorded February 18, 2011 in Document No. 2011-0008098, 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

(in fee)

COMMENCING at the South One-quarter corner of said Section 14, being marked by a 1 1/2" capped iron pipe stamped appropriately for the South One-quarter corner and "LS 3864 Reset 1974"; thence along the West line of the Southeast One-quarter of said Section 14, North 00°21'28" West, 170.04 feet to the Northwest corner of Parcel 'A', as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 49 of Parcel Maps, Page 123 and the true POINT OF BEGINNING; thence continuing along the West line of said Southeast One-quarter, North 00°21'28" West, 20.25 feet; thence leaving said West line, South 81°21'07" East, 382.61 feet; thence South 82°10'10" East, 456.34 feet; thence South 88°54'31" East, 144.83 feet; thence South 87°54'17" East, 356.22 feet; thence North 89°47'35" East, 433.70 feet to a point hereinafter referred to as Point 'A'; thence continuing North 89°47'35" East, 435.06 feet; thence along the arc of a curve to the left, having a radius of 25.00 feet, the chord of which bears North 51°59'29" East, 30.65 feet to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 375.00 feet, the chord of which bears North 19°13'36" East, 65.85 feet; thence North 24°15'50" East, 107.14 feet; thence along the arc of a curve to the left, having a radius of 395.00 feet, the chord of which bears North 04°13'23" East, 270.72 feet; thence North 74°10'56" East, 60.41 feet; thence along the arc of a non-tangent curve, concave to the North, having a radius of 25.00 feet, the chord of which bears South 89°52'41" East, 15.91 feet; thence North 71°33'47" East, 57.47 feet; thence along the arc of a curve to the right, having a radius of 325.00 feet, the chord of which bears North 85°33'46" East, 157.25 feet; thence South 80°26'15" East, 65.12 feet to a point on the East line of said Section 14; thence along said East line, South 00°01'18" East, 22.13 feet to a point on the centerline of Malcolm Dixon Road; 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; thence
- 3. South 86°46'27" West, 57.32 feet; thence
- 4. South 77°32'42" West, 60.33 feet; thence
- 5. South 50°36'50" West, 68.78 feet; 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 South 30°48'15" West, 41.03 feet to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 445.00 feet, the chord of which bears South 04°28'50" East, 9.33 feet to a point on the centerline of Malcolm Dixon Road; thence along said centerline 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 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 Northwest, having a radius of 445.00 feet, the chord of which bears South 17°06'58" West, 110.74 feet; thence South 24°15'50" West, 99.04 feet; thence along the arc of a curve to the left, having a radius of 320.00 feet, the chord of which bears South 16°13'05" West, 89.58 feet to a point on the centerline of Malcolm Dixon Road; thence along said centerline the following ten (10) courses:
 - 1. South 73°36'11" West, 36.21 feet; thence
 - 2. South 85°24'13" West, 57.97 feet; thence
 - 3. South 89°25'28" West, 81.61 feet; thence
 - 4. North 87°52'16" West, 165.30 feet; thence
 - 5. North 89°23'35" West, 378.60 feet; thence
 - 6. North 88°14'49" West, 221.63 feet to an angle point in the North line of the plat of "Wilson Estates", as said plat is recorded in the office of the County Recorder of El Dorado County in Book 'J' of Maps, Page 148; thence
 - 7. continuing along the North line of said "Wilson Estates" and said centerline, North 88°54'31" West, 501.49 feet; thence
 - 8. North 82°10'10" West, 355.71 feet to the Northwest corner of said "Wilson Estates", being also the Northeast corner of Parcel 1, as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps, Page 122; thence
 - 9. along the North line of said Parcel 1, North 82°10'10" West, 101.95 feet to an angle point in the North line of said Parcel 1; thence
 - 10. continuing along the North line of said Parcel 1 and the North line of said Parcel 'A', North 81°21'07" West, 379.59 feet to the **POINT OF BEGINNING**, containing 1.866 acres, more or less.

Public Service Easement (P.S.E.) Area 1

BEGINNING at the aforementioned Point 'A'; thence North 89°47'35" East, 435.06 feet; thence along the arc of a curve to the left, having a radius of 25.00 feet, the chord of which bears North 51°59'29" East, 30.65 feet to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 375.00 feet, the chord of which bears North 19°13'36" East, 65.85 feet; thence North 24°15'50" East, 107.14 feet; thence along the arc of a curve to the left, having a radius of 395.00 feet, the chord of which bears North 04°13'23" East, 270.72 feet; thence South 82°49'41" West, 19.88 feet; thence North 07°10'19" West, 12.22 feet; thence North 16°12'57" West, 60.77 feet; thence South 69°53'28" West, 41.77 feet; thence South 20°06'32" East, 113.87 feet; thence South 07°55'26" East, 116.44 feet; thence South 13°29'53" West, 21.05 feet; thence South 21°36'04" West, 40.08 feet; thence South 27°21'08" West, 68.44 feet; thence South 26°01'17" West, 81.87 feet; thence South 23°07'50" West, 34.79 feet; thence South 71°47'37" West, 29.95 feet; thence South 80°58'01" West, 47.65 feet; thence South 87°46'26" West, 80.17 feet; thence South 00°00'00" East, 6.19 feet; thence South 85°01'55" West, 64.31 feet; thence North 69°41'16" East, 116.11 feet; thence North 20°18'44" West, 36.00 feet; thence South 69°41'16" West, 136.23 feet; thence along the arc of a curve to the left, having a radius of 58.00 feet, the chord of which bears South 45°30'10" West, 47.52 feet; thence South 81°00'45" West, 66.20 feet; thence South 82°50'50" West, 72.13 feet to the **POINT OF BEGINNING**, containing 0.752 acres, more or less.

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

BEGINNING at the aforementioned Point 'B'; thence along the arc of a non-tangent curve, concave to the Northwest, having a radius of 445.00 feet, the chord of which bears South 17°06'58" West, 110.74 feet; thence South 24°15'50" West, 99.04 feet; thence along the arc of a curve to the left, having a radius of 320.00 feet, the chord of which bears South 16°13'05" West, 89.58 feet to a point on the centerline of Malcolm Dixon Road; thence along the centerline of Malcolm Dixon Road the following six (6) courses:

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

Kevin

. Heeney, PLS 5914

6. North 06°14'48" West, 80.12 feet to the **POINT OF BEGINNING**, containing 0.228 acres, more or less.

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

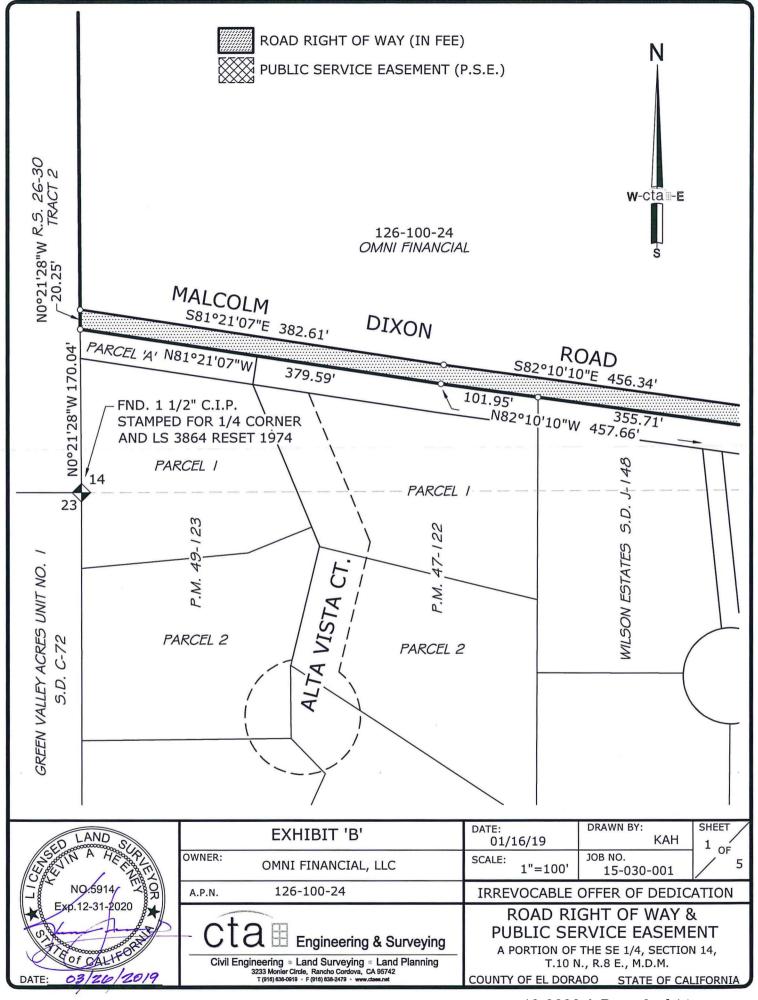
LAND

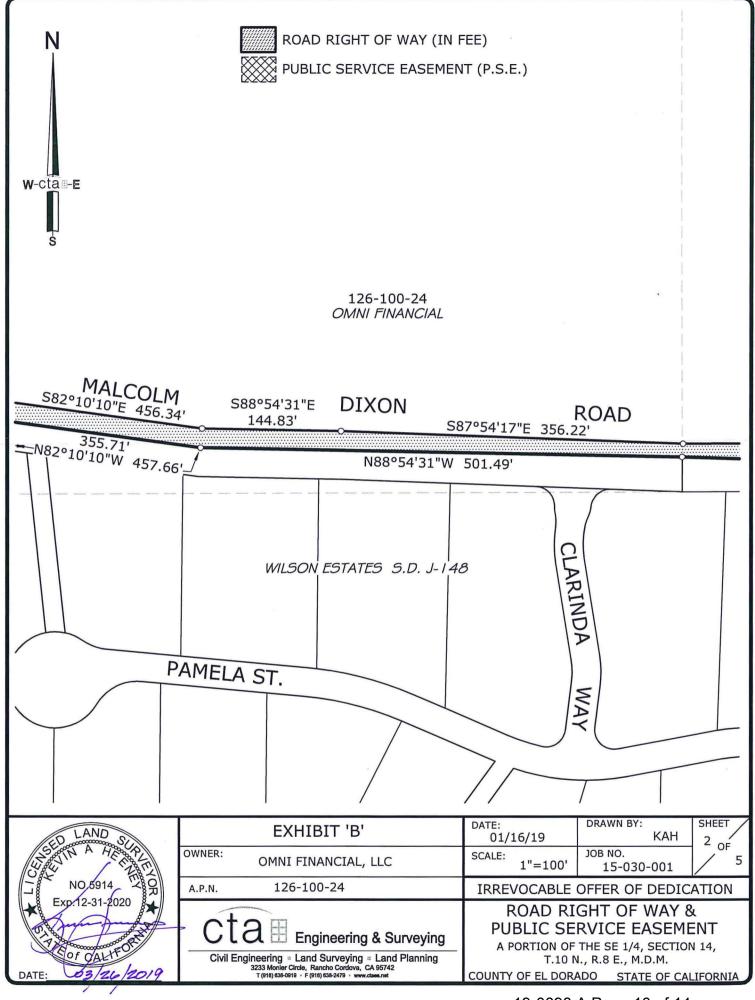
NO.5914 Exp.12-31-202

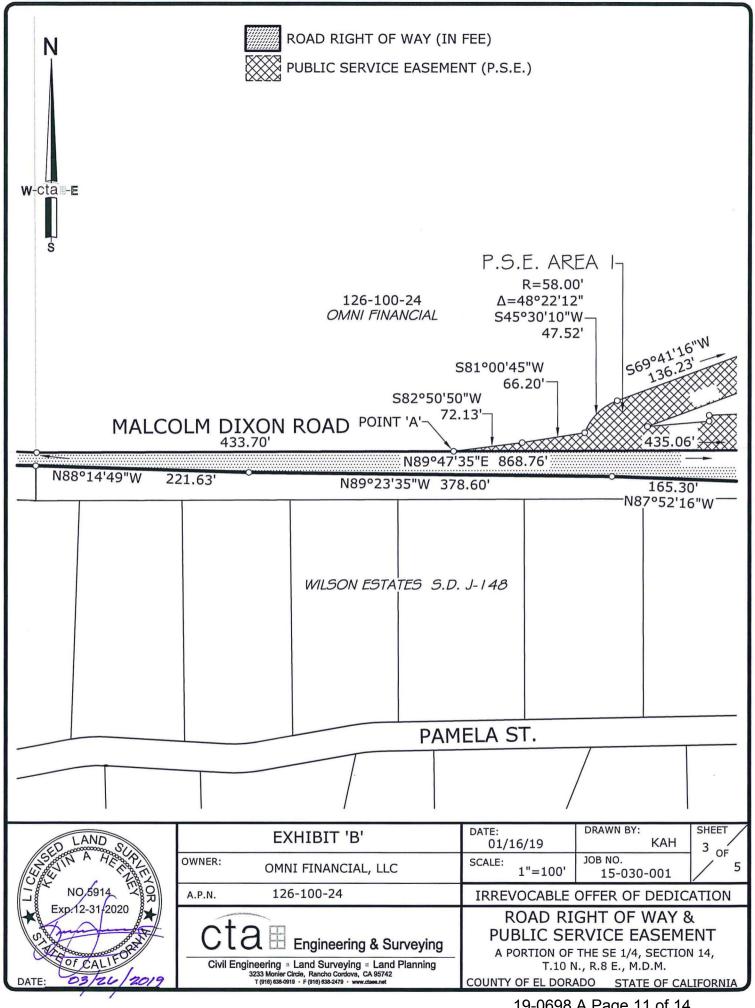
This description has been prepared by me or under my direct supervision.

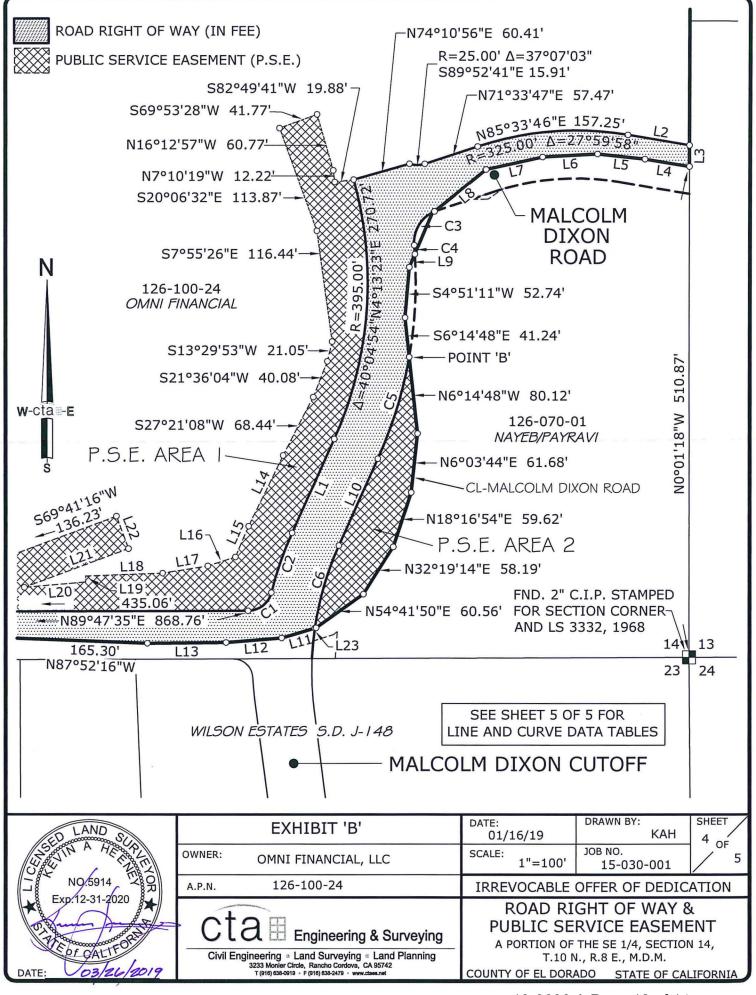
CTA Engineering & Surveying

3233 Monier Circle Rancho Cordova, CA 95742 916-638-0919









LINE DATE TABLE		
LINE	BEARING	DIST.
L1	N24°15'50"E	107.14'
L2	S80°26'15"E	65.12'
L3	S0°01'18"E	22.13'
L4	N80°37'53"W	47.02'
L5	N83°48'07"W	49.93'
L6	S86°46'27"W	57.32'
L7	S77°32'42"W	60.33'
L8	S50°36'50"W	68.78'
L9	S22°50'00"W	14.75'
L10	S24°15'50"W	99.04'
L11	S73°36'11"W	36.21'
L12	S85°24'13"W	57.97'
L13	S89°25'28"W	81.61'
L14	S26°01'17"W	81.87'
L15	S23°07'50"W	34.79'
L16	S71°47'37"W	29.95'
L17	S80°58'01"W	47.65'
L18	S87°46'26"W	80.17'
L19	S00°00'00"E	6.19'
L20	S85°01'55"W	64.31'
L21	N69°41'16"E	116.11'
L22	N20°18'44"W	36.00'
L23	N73°36'11"E	1.33'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=25.00'	Δ=75°36'12"	N51°59'29"E	30.65'
C2	R=375.00'	Δ=10°04'27"	N19°13'36"E	65.85'
C3	R=35.00'	Δ=71°46'16"	S30°48'15"W	41.03'
C4	R=445.00'	Δ=1°12'06"	S04°28'50"E	9.33'
C5	R=445.00'	Δ=14°17'43"	S17°06'58"W	110.74'
C6	R=320.00'	Δ=16°05'30"	S16°13'05"W	89.58'



	EXHIBIT 'B'	DATE: 01/16/19	DRAWN BY: KAH	SHEET 5 OF
OWNER:	OMNI FINANCIAL, LLC	SCALE: 1"=100'	JOB NO. 15-030-001	J 5
A.P.N.	126-100-24	IRREVOCABLE	OFFER OF DEDIC	ATION
Cta Engineering & Surveying		PUBLIC SE	GHT OF WAY & RVICE EASEMI THE SE 1/4, SECTION	ENT
Civil E	Engineering Dand Surveying Land Planning 3233 Monier Circle, Rancho Cordova, CA 95742 T (916) 638-0919 - F (916) 638-2479 - www.ctaes.net	Committee of the Commit	N., R.8 E., M.D.M. ADO STATE OF CA	LIFORNIA

CONSENT TO GRANT DEED AND OFFER OF DEDICATION

At a regular meeting of the Board of Supervisors on, 2019, the County of El Do GRANT DEED AND IRREVOCABLE OFFER OF AND PUBLIC SERVICE EASEMENT dated Feb California Limited Liability Company, and author Government Code Section 7050.	orado consented to the foregoing attached F DEDICATION FOR ROAD RIGHT OF WAY ruary 4, 2019, from Omni Financial, LLC, a
Said grant deed and dedication shall remain in e the County of El Dorado Board of Supervisors m purposes and accepts said offer by resolution.	
Dated this day of	, 20
C	OUNTY OF EL DORADO
E	Зу:
	By: Chair, Board of Supervisors Sue Novasel
Attest: James S. Mitrisin Clerk of the Board of Supervisors	
By:	
Deputy Clerk	