

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 29<sup>th</sup> 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.

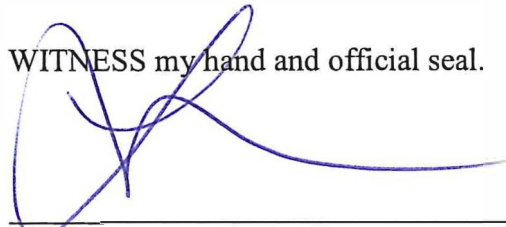
STATE OF CALIFORNIA

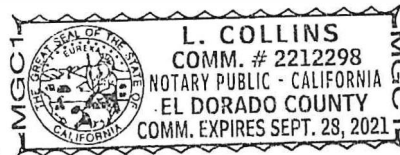
COUNTY OF El Dorado

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:

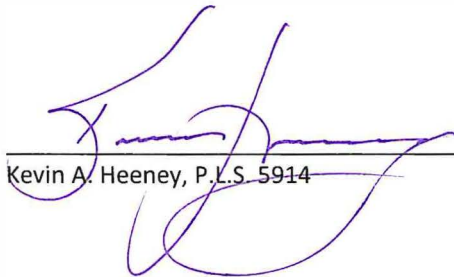
**COMMENCING** at a point on the North line of said Parcel "B", said point being the Northeast corner of the "New Road Right of Way" parcel as described in the Irrevocable Offer of Dedication dated July 15, 2004 and recorded in Document No. 2005-0006572, Official Records of El Dorado County and from 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'

ROY  
119-090-04  
PARCEL 1  
PM 1-96

PULLIAM REV TRUST  
119-090-03  
PARCEL 2  
PM 1-96

DRAINAGE EASEMENT  
750 S.F.

N89°19'40"E 34.71'

POINT OF BEGINNING

50' NON-EXCLUSIVE  
ROAD & UTILITY EASEMENT  
PER P.M.18-80, O.R. 1607/577

GREENWALT  
115-040-10  
POR. PARCEL D  
PM 18-80

RAVANIPOUR/EMDADI  
119-100-55

25' NON-EXCLUSIVE  
ROAD & UTILITY EASEMENT  
PER P.M. 25-49

POR. PARCEL B  
PM 25-49

STOUT  
119-100-41  
POR. PARCEL C  
PM 25-49



N89°19'40"E 418.22'

2005-006572

S89°19'40"W 95.97'

1 1/2" I.P. WITH  
2" BRASS DISC  
L.S. 3185 [P.M.18-80]

LAKE

R.D.

BASS



DATE: 01/17/2019

OWNER:

MINA RAVANIPOUR AND KAZEM EMDADI

A.P.N.

119-100-55

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

DATE:

01/17/2019

SCALE:

1"=100'

DRAWN BY:

KAH

JOB NO.

05-012-002

SHEET

1 OF 1

IRREVOCABLE OFFER OF DEDICATION

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 10<sup>th</sup> 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