

Janelle K. Horne
Recorder-Clerk

RECORDING REQUESTED BY:

Pasion Title
Placer Title Company
Branch Number: 201

WHEN RECORDED MAIL TO:

The County of El Dorado
Dept of Transportation
Attn: ROW Unit
2850 Fairlane Court
Placerville, CA 95667

DOC# 2021-0011947

02/19/2021

Titles: 1 Pages: 8

12:03 PM

Fees \$0.00

Taxes \$0.00

CA SB2 Fee \$0.00

Total \$0.00

MMF

Order No: P-365404

APN: 051-250-055-000

Grant of Temporary Construction Easement

(Please fill in document title(s) on this line)

- Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- Exempt from fee per GC27388.1(a)(1) due to the maximum fees being paid on documents in this transaction, or,
- Partially exempt from fee per GC27388.1(a)(1). Only \$75.00 to be charged as \$150.00 in fees has been paid on documents recorded immediately prior hereto or,
- Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,
- Exempt from fee under GC27388.1(a)(1) for the following reasons:
Public Entity

NOTE: The following exemptions may not be acceptable for use in all counties:

- Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,
- Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Partially exempt from fee per GC27388.1. Only \$75.00 to be charged as \$150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s).

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

County of El Dorado
Department of Transportation
Attn: ROW Unit
2850 Fairlane Ct.
Placerville, CA 95667

APN: 051-250-055
Seller: Dawson Family Trust
Project: 72334

E-RECORDED simplifile®

ID: 2021-0011947
County: SO Dorado Co
Date: 2-19-21 Time: 12:03 pm

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

Above section for Recorder's use

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

Philip J. Dawson and Christine Dawson, Trustees of The Phil & Chris Dawson Family Trust, dated July 31, 2012, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, hereinafter referred to as "Grantee," a temporary construction easement over, upon, and across a portion of that real property in the unincorporated area of the County of El Dorado, State of California, described as:

**See Exhibits 'A3' and 'B3' attached hereto
and by reference is made a part hereof.**

This temporary construction easement is granted under the express conditions listed below:

1. In consideration of \$9,268.00 (nine thousand two hundred sixty eight dollars AND 00/100) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby Grant to Grantee an easement for temporary construction over and across those identified portions of the Grantor parcel.
2. Grantor represents and warrants that they are the owner of the property described in Exhibit 'A3' and depicted on the map in Exhibit 'B3' attached hereto and made a part hereof, and that Grantor has the exclusive right to grant the temporary construction easement.
3. This temporary construction easement is necessary for the purpose of constructing the **Diamond Springs Parkway Phase 1B Project CIP No. 72334** (Project). Specifically, this temporary construction easement shall allow Grantee or its agents, employees, and contractors the right of ingress and egress as may be reasonably necessary for construction purposes, inclusive of such repairs, replacements, and removals as may be from time to time required as well as for other purposes incidental to construction of the project. Stockpiling or parking of vehicles or equipment is allowed to take place in this area. Included within this temporary construction easement is the right of ingress and egress of Grantee, its

agents, employees, and contractors for warranty repairs and the correction of defects in the work within the first year following completion of construction. This right during the one-year warranty period survives the expiration of this easement.

4. The Temporary Construction Easement is for a period of 84 months from the date of full execution. Construction is anticipated to take 84 months. This Easement also covers a one-year warranty period.
5. Grantee agrees to indemnify and hold harmless Grantor from and against any liability arising out of the entry onto the property by Grantee or its agents, employees, and contractors during the term of this temporary construction easement. In the event of property damage, Grantee, at its sole option, may either repair the damage or pay the estimated costs for the repair.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this 9 day of Oct, 2020.

GRANTOR: Philip J. Dawson and Christine Dawson, Trustees of The Phil & Chris Dawson Family Trust, dated July 31, 2012


Philip J. Dawson, Trustee


Christine Dawson, Trustee

(All signatures must be acknowledged by a Notary Public)

EXHIBIT 'A3'

All that certain real property situate in the Southwest Quarter of Section 19, Township 10 North, Range 11 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of the parcel described in that document no. 2012-0044730 filed in the Official Records of El Dorado County and as shown as Tract 1 on that certain Record of Survey filed in Book 28 of Surveys, Page 38 more particularly described as follows:

AREA 1:

COMMENCING at the Southeast corner of said parcel; thence along the southeasterly line of said parcel South $62^{\circ}41'11''$ West, 238.38 feet to the TRUE POINT OF BEGINNING; thence continuing along said southeasterly line South $62^{\circ}41'11''$ West, 36.46 feet; thence leaving said southeasterly line North $84^{\circ}02'49''$ West, 197.65 feet to the northwesterly line of said parcel; thence along said northwesterly line North $45^{\circ}38'07''$ East, 25.99 feet; thence leaving said northwesterly line South $84^{\circ}02'49''$ East, 211.54 feet to the TRUE POINT OF BEGINNING. Containing 4,092 square feet (0.09 acres) more or less.

TOGETHER WITH:

AREA 2:

COMMENCING at the Southeast corner of said parcel; thence along the easterly line of said parcel North $16^{\circ}26'02''$ West, 231.05 feet to the TRUE POINT OF BEGINNING and the beginning of a non-tangent curve concave southerly, said curve has a radius of 235.00 feet; thence leaving said easterly line westerly along said curve through a central angle of $8^{\circ}15'23''$ an arc distance of 33.86 feet, said curve being subtended by a chord which bears South $67^{\circ}49'01''$ East, 33.83 feet; thence South $20^{\circ}21'42''$ East, 2.75 feet; thence South $72^{\circ}11'39''$ West, 14.88 feet; thence North $26^{\circ}18'41''$ West, 12.25 feet to the northwesterly line of said parcel; thence along the northwesterly, northerly, and easterly lines of said parcel the following three (3) courses: 1) North $45^{\circ}38'07''$ East, 45.73 feet; 2) North $89^{\circ}08'07''$ East, 10.43 feet; 3) South $16^{\circ}26'02''$ East, 24.20 feet to the TRUE POINT OF BEGINNING. Containing 1,055 square feet (0.02 acres) more or less.

-End of Description-

See Exhibit 'B3' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid North and is identical to that shown on that certain Record of Survey filed in Book 31 of Surveys, page 143.

Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said parcel as a temporary easement for construction purposes.



Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



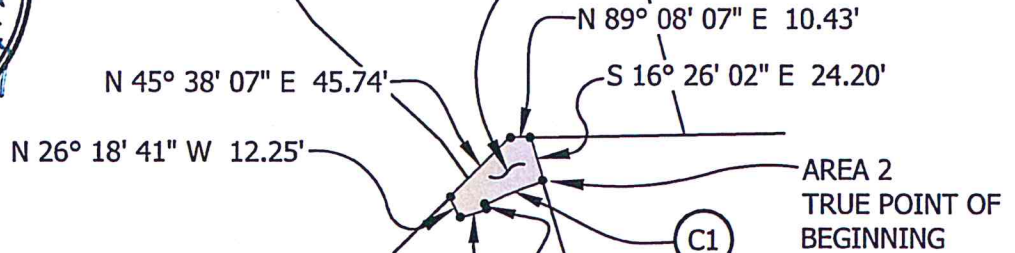
Date: 3/3/2020

EXHIBIT 'B3'

Situate in Section 19, T. 10 N., R. 11 E., M.D.M.
County of El Dorado, State of California



AREA 2
TEMPORARY CONSTRUCTION
EASEMENT
AREA=1,055 SQ. FT. ±
0.02 ACRES ±



TRUCK ST

DAWSON P&C FAM LIV TR
APN 051-250-55
TRACT 1 R.S. 28-38
2012-0044730

N 45° 38' 07" E
25.99'

S 84° 02' 49" E 211.54'

N 84° 02' 49" W
197.65'

POINT OF COMMENCEMENT
SOUTHEAST CORNER
TRACT 1, R.S. 28-38

AREA 1
TRUE POINT OF
BEGINNING

S 62° 41' 11" W
36.46'

AREA 1
TEMPORARY CONSTRUCTION
EASEMENT
AREA=4,092 SQ. FT. ±
0.09 ACRES ±

(C1) R=235.00' Δ=08° 15' 23" L=33.86'
CH=S 67° 49' 01" E 33.83'

(L1) S 20° 21' 42" E 2.75'

(L2) S 72° 11' 39" W 14.88'



Grid North
Scale 1"=100'

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 10/9/2020 before me, Kyle Lassner Notary Public,

Date

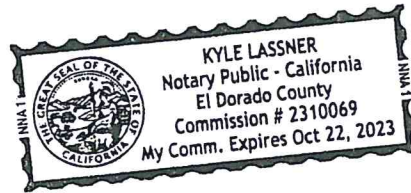
(here insert name and title of the officer)

personally appeared Philip J. Dawson & Christine Dawson

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.



Signature: [Handwritten Signature] (Seal)

OPTIONAL

Description of Attached Document

Grant of Temporary

Title or Type of Document: Construction Easement Number of Pages: 5

Document Date: 10/9/2020 Other: n/a

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

APN: 051-250-055
Seller: Dawson Family Trust
Project #: 72334

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Temporary Construction Easement dated October 9th, 2020, from Philip J. Dawson and Christine Dawson, Trustees of The Phil & Chris Dawson Family Trust, dated July 31, 2012, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

APN: 051-250-055

Dated this 10th day of November, 2020.

COUNTY OF EL DORADO

By: _____

Brian K. Veerkamp
Brian K. Veerkamp, Chair
Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

By: _____

Debra Suter
Deputy Clerk