

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

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

**APN: 115-030-15**  
**Seller: Pierce/Duby-Pierce**  
**Project: 76108**

Mail Tax Statements to above.  
Exempt from Documentary Tax Transfer  
Per Revenue and Taxation Code 11922

Above section for Recorder's use

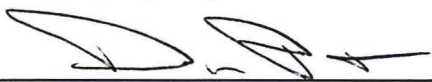
**GRANT OF SLOPE AND DRAINAGE EASEMENT**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **Daniel Pierce, a married man, as his sole and separate property, as to an undivided 50% interest and Emily Duby-Pierce, a married woman, as her sole and separate property, as to an undivided 50% interest, together as tenants in common**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a slope and drainage easement for construction and maintenance of slope and drainage facilities together with any and all appurtenances appertaining thereto over, under, upon, and across a portion of all that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

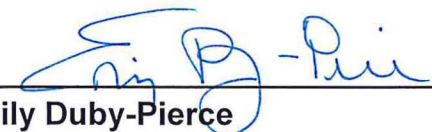
**Described in Exhibit 'A' and depicted in Exhibit 'B' attached hereto and made a part hereof, which description is by this reference incorporated herein.**

**IN WITNESS WHEREOF**, Grantor has herein subscribed its name on this 16 day of February, 2018.

**GRANTOR: Daniel Pierce, a married man, as his sole and separate property, as to an undivided 50% interest and Emily Duby-Pierce, a married woman, as her sole and separate property, as to an undivided 50% interest, together as tenants in common**



Daniel Pierce



Emily Duby-Pierce

(All signatures must be acknowledged by a Notary Public)

**Exhibit A**  
**APN 115-030-15 Slope and Drainage Easement**

All that portion of Tract 1 of that certain Record of Survey filed in Book 28 of Record of Surveys at Page 26, records of El Dorado County, California as said Tract 1 is shown on that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California more particularly described as follows:

Beginning at a point on the southerly boundary of said Tract 1 from which the southeast corner thereof bears South 60°43'29" East 69.44 feet;

Thence from said Point of Beginning along said southerly boundary North 60°43'29" West 112.95 feet;

Thence leaving said southerly boundary North 14°26'36" East 18.99 feet;

Thence North 00°51'54" East 26.35 feet;

Thence North 25°13'49" East 58.26 feet;

Thence along the arc of a non-tangent curve to the left having a radius of 2705.00 feet, from a radial bearing North 79°55'54" East, through a central angle of 01°27'39", for an arc length of 68.97 feet (Chord: North 10°47'56" West 68.97 feet);

Thence North 54°30'26" East 14.95 feet;

Thence North 09°16'59" West 11.40 feet to the northerly boundary of said Tract 1;

Thence along said northerly boundary South 45°00'06" East 55.74 feet;

Thence leaving said northerly boundary along the arc of a non-tangent curve to the right from a radial bearing North 79°04'32" East, through a central angle of 03°02'17", for an arc length of 145.82 feet (Chord: South 09°24'20" East 145.80 feet);

Thence South 07°53'11" East 57.64 feet to the Point of Beginning containing 12,730 square feet, more or less. See Exhibit 'B', attached hereto and made a part hereof.

The Basis of Bearings for this legal description is that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California.

- END OF DESCRIPTION-

  
\_\_\_\_\_  
Michael R. Dequiné L.S. 5614  
License expires: 9/30/2018

Sept. 13, 2017  
Date





PARCEL 4  
6 PM 127

PARCEL 3  
6 PM 127

TRACT 1  
28 RS 26

TRACT 2  
28 RS 26

PROPERTY  
BOUNDARY

PROPERTY BOUNDARY

R=2705.00'  
Δ=1°27'39"  
L=68.97'

CH=N10°47'56"W  
CHL=68.97'

N79°55'54"E(RADIAL)

S45°00'06"E  
55.74'

N79°04'32"E(RADIAL)

R=2750.00'  
Δ=3°02'17"  
L=145.82'  
CH=S09°24'20"E  
CHL=145.80'

SLOPE AND  
DRAINAGE  
EASEMENT  
12,730 S.F.

N25°13'49"E  
58.26'

S07°53'11"E  
57.64'

N60°43'29"W 112.95'  
S60°43'29"E  
69.44'

SOUTHEAST  
CORNER TRACT 1  
28 RS 26

LINE	BEARING	DISTANCE
L1	N14°26'36"E	18.99'
L2	N00°51'54"E	26.35'
L3	N54°30'26"E	14.95'
L4	N09°16'59"W	11.40'

POB = POINT OF BEGINNING  
S.F. = SQUARE FEET

t:\active\16-1429 Ila silver springs parkway extension\survey\drawing\wip\exhibits for legal descriptions\exhibit pierce slope and drainage easement 16-1429.dwg



**Michael Dequine  
and Associates, Inc.**  
2295 Gateway Oaks Drive, Suite 140  
Sacramento, Ca 95833  
Phone: (916) 923-5820  
Fax: (916) 923-1626

EXHIBIT B  
**APN 115-030-15**  
**SLOPE AND DRAINAGE EASEMENT**  
A PORTION OF TRACT 1, 28 R.S. 26  
COUNTY OF EL DORADO, CALIFORNIA

Checked by: MRD

Drawn By: KS

Job# 16-1429

Scale: 1"=60'

Date: 8/21/2017

Sheet 1 of 1

# 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 2-16-18 before me, Kyle R. Lassner Notary  
Public, \_\_\_\_\_  
Date (here insert name and title of the officer)

personally appeared Daniel Pierce & Emily DUBY - Pierce

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

Title or Type of Document: Grant of Slope and Drainage Easement Number of Pages: 3

Document Date: 2-16-18 Other: Ø

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

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

**APN: 115-030-15**  
**Seller: Pierce/Duby-Pierce**  
**Project #: 76108**

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Grant of Slope and Drainage Easement dated February 16<sup>th</sup>, 2018, from **Daniel Pierce, a married man, as his sole and separate property, as to an undivided 50% interest and Emily Duby-Pierce, a married woman, as her sole and separate property, as to an undivided 50% interest, together as tenants in common**, 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: 115-030-15

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**COUNTY OF EL DORADO**

By: \_\_\_\_\_

Michael Ranalli, Chair  
Board of Supervisors

ATTEST:

James S. Mitrison  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk