

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

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

**APN 325-180-30
Taff and Dorothy Freitas
Project # 71346**



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2015-0021936-00

Acct 6-PLACER TITLE CO
Tuesday, MAY 19, 2015 14:33:38
Ttl Pd \$0.00 Rcpt # 0001682720
KMV/C1/1-6

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

Above section for Recorder's use

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

TAFF A. FREITAS AND DOROTHY A. FREITAS, HUSBAND AND WIFE, AS JOINT TENANTS, hereinafter referred to as "Grantor", grant 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 "A" and "B" 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 **\$5,000.00 (FIVE THOUSAND DOLLARS AND NO/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 A and depicted on the map in Exhibit B 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 **US50 / MISSOURI FLAT ROAD INTERCHANGE, PHASE 1C – RIPARIAN RESTORATION, CIP NO. 71346 (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. No stockpiling or parking of vehicles or equipment are allowed to take place in this area. This temporary construction easement shall not be revoked and shall not expire until the recordation of the Notice of Completion of the Project. 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. Compensation under this temporary construction easement covers the construction period estimated to be **72 (Seventy-Two) months of construction and maintenance**, together with the one-year warranty period. In the event that construction of the Project is not completed within **72 (Seventy-Two) months** of commencement of construction, Grantor shall be entitled to additional compensation as follows: For each month thereafter, **the sum of \$120.00 (ONE HUNDRED TWENTY DOLLARS AND NO CENTS) monthly** will be paid to the Grantor, until construction is completed.

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 3rd day of FEB, 2015

GRANTOR: **TAFF A. FREITAS AND DOROTHY A. FREITAS,
HUSBAND AND WIFE, AS JOINT TENANTS**

Taff A. Freitas 2-3-2015
Taff A. Freitas

Dorothy A. Freitas 2-3-15
Dorothy A. Freitas

(All signatures must be acknowledged by a Notary Public)

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 Contra Costa }

On 2/3/2015 before me, Jeannette Lyon Notary Public,

Date

(here insert name and title of the officer)

personally appeared Taff A. Freitas & Dorothy A. Freitas

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 temporary construction easement Number of Pages: 4

Document Date: 2/3/2015 Other: _____

Exhibit 'A'

All that certain real property situate in Section 14, Township 10 North, Range 10 East, M.D.M., County of El Dorado, State of California, being a portion of that particular parcel described in that certain Document No. 2002-0023644 official records said county and state, more particularly described as follows:

A 25' strip of land centered on that portion of Helmrich Lane and its extension along the existing roadbed through said parcel to its intersection with the westerly Right of Way of U.S. Highway 50. See Exhibit B, attached hereto and made a part hereof.

End of Description

The purpose of this description is to describe that portion of said parcel as a temporary construction access easement.



Loren A. Massaro P.L.S. 8117
Associate Land Surveyor
Transportation Division
El Dorado County



Dated: 07.14.2014

EXHIBIT 'B'

EXHIBIT B

SECTION 14, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.M.,
COUNTY OF EL DORADO, STATE OF CALIFORNIA

FREITAS
APN 325-180-30
DOC NO. 2002-0023644

APN 325-180-11

ACCESS EASEMENT
25' STRIP

FORNI RD

HELMRICH LANE

WESTERLY RW LINE U.S. HWY 50

WESTERLY RW LINE U.S. HWY 50

U.S. HWY 50

WEBER CREEK



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

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

Taff A. and Dorothy A. Freitas
APN: 325-180-30
#71346 – US 50/MO FLAT Phase 1C

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the **TEMPORARY CONSTRUCTION EASEMENT** dated 2-3, 2015, from **TAFF A. FREITAS AND DOROTHY A. FREITAS, AS HUSBAND AND WIFE AS JOINT TENANTS**, 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: 325-180-30

Dated this 10 day of MARCH, 2015.

COUNTY OF EL DORADO

By:



Brian K. Veerkamp, Chair
Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

By:



Deputy Clerk

05/19/2015, 20150021936