

**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: 327-270-043**

**Seller: Teter**

**Project: 72334**

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

Above section for Recorder's use

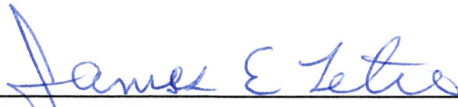
**GRANT OF SLOPE AND DRAINAGE EASEMENT**

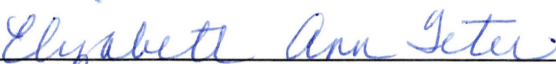
**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **James E. Teter and Elizabeth Ann Teter, Trustees under The Teter 1991 Revocable Living Trust dated July 22, 1991**, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO, a political subdivision of the State 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 'A2' and depicted in Exhibit 'B2' 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 9 day of Aug, 2022

**GRANTOR: James E. Teter and Elizabeth Ann Teter, Trustees under The Teter 1991 Revocable Living Trust dated July 22, 1991**

  
\_\_\_\_\_  
James E. Teter, Trustee

  
\_\_\_\_\_  
Elizabeth Ann Teter, Trustee

**(All signatures must be acknowledged by a Notary Public)**

**EXHIBIT 'A2'**

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel 2 as shown on that certain Parcel Map filed in Book 30, Page 62 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

COMMENCING at the Northwest corner of said Parcel; thence along the westerly line of said Parcel South 1°36'16" West, 147.24 feet to the TRUE POINT OF BEGINNING; thence continuing along said westerly line the following two (2) courses: 1) South 1°36'16" West, 16.44 feet; 2) South 4°51'16" West, 18.58 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,415.00 feet; thence leaving said westerly line easterly along said curve through a central angle of 1°28'36" an arc distance of 113.78 feet, said curve being subtended by a chord which bears South 86°12'10" East, 113.77 feet to the easterly line of said Parcel; thence along said easterly line North 28°56'31" East, 38.40 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,450.00 feet; thence leaving said easterly line westerly along said curve through a central angle of 1°40'43" an arc distance of 130.38 feet, said curve being subtended by a chord which bears North 86°05'58" West, 130.38 feet to the TRUE POINT OF BEGINNING. Containing 4,264 square feet (0.10 acres) more or less.

-End of Description-

See Exhibit 'B2' 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 easements for 1) slope and drainage purposes and 2) public utilities purposes.

  
\_\_\_\_\_

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



Dated: 10/24/19

# EXHIBIT 'B2'

Situate in Section 24, T. 10 N., R. 10 E., M.D.M.  
County of El Dorado, State of California

**EL DORADO TRAIL**

NORTHWEST CORNER  
PARCEL 2, P.M. 30-62

*TETER*  
APN 327-270-43  
PARCEL 2 P.M. 30-62

SLOPE & DRAINAGE AND  
PUBLIC UTILITY EASEMENT  
AREA=4,264 SQ. FT. ±  
0.10 ACRES ±

S 01° 36' 16" W  
147.24' (TIE)

TRUE POINT OF  
BEGINNING

(L1)

(L2)

R=4450.00'  
L=130.38'  
Δ=01° 40' 43"  
CH=N 86° 05' 58" W 130.38'

N 28° 56' 31" E  
38.40'

R=4415.00'  
L=113.78'  
Δ=1° 28' 36"  
CH=S 86° 12' 10" E  
113.77'



(L1) S 01° 36' 16" W 16.44'

(L2) S 04° 51' 16" W 18.58'



Grid North  
Scale 1"=50'

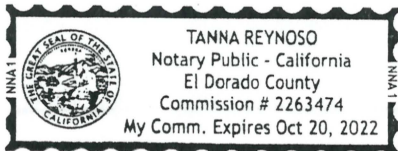
CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 August 9, 2022 before me, Tanna Reynoso, notary public
Date Here Insert Name and Title of the Officer
personally appeared James E. Teter & Elizabeth Ann Teter, Trustees
(Name(s) of Signer(s))

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 Tanna Reynoso
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document Grant of Slope & Drainage Easement
Document Date: August 9, 2022 Number of Pages: 3
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)
Signer's Name: James E. Teter Signer's Name: Elizabeth Ann Teter
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer is Representing:

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

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

**APN: 327-270-043**

**Seller: Teter**

**Project #: 72334**

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Grant of Slope and Drainage Easement dated August 9, 2022, from **James E. Teter and Elizabeth Ann Teter, Trustees under The Teter 1991 Revocable Living Trust dated July 22, 1991**, 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: 327-270-043

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

**COUNTY OF EL DORADO**

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

Lori Parlin, Chair  
Board of Supervisors

ATTEST:

Kim Dawson  
Clerk of the Board of Supervisors

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