

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

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

**APN 051-250-65 (formerly 051-250-12)**  
**Seller: Abel**  
**Project: DSP 1A 72375**



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2017-0022223-00**  
Acct 6-PLACER TITLE CO  
Friday, JUN 02, 2017 08:07:33  
**Ttl Pd \$0.00 Nbr-0001856203**  
JLR / C1 / 1-9

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, **Laurence E. Abel and Jacqueline Abel, Trustees or their successor in trust, under the 2009 Abel Disclaimer Trust dated October 8, 2009 and any amendments thereto**, 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, to points five feet beyond top of cut slopes and toe of fill slopes, 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 'Usually A3 & A6' and depicted in Exhibit 'Usually B3 & B6' 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 30 day of March, 2017

**GRANTOR:** Laurence E. Abel and Jacqueline Abel, Trustees or their successor in trust, under the 2009 Abel Disclaimer Trust dated October 8, 2009 and any amendments thereto.

  
\_\_\_\_\_  
Laurence E. Abel, Trustee

  
\_\_\_\_\_  
Jacqueline Abel, Trustee

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

**EXHIBIT 'A3'**  
**(36370-3)**

All that certain real property situate in Section 19, Township 10 North, Range 11 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of that particular 13.81 acre Tract shown on the Record of Survey filed in Book 8 of Surveys, page 85 in the Official Records of El Dorado County more particularly described as follows:

Commencing at the Northeast corner of said Tract; thence along the northerly line of said Tract South 49° 56' 37" West 94.48 feet; thence leaving said northerly line, South 5° 41' 19" East 184.52 feet to the beginning of a non-tangent curve concave westerly having a radius of 2248.00 feet; thence southerly along said curve through a central angle of 8° 39' 21", an arc distance of 339.61 feet, said curve being subtended by a chord which bears South 1° 21' 09" West 339.29 feet; thence South 11° 07' 46" West 75.55 feet to the TRUE POINT OF BEGINNING; thence South 11° 07' 46" West 161.08 feet; thence South 50° 33' 28" West 121.58 feet; thence South 65° 43' 00" West 79.81 feet; thence South 64° 58' 00" West 210.77 feet; thence North 48° 05' 11" West 4.38 feet to the southerly line of said Tract; thence along said southerly line North 48° 05' 11" West 53.89 feet; thence leaving said southerly line South 68° 38' 10" East 48.80 feet; thence North 51° 29' 46" East 95.66 feet; thence North 58° 01' 27" East 153.96 feet; thence North 71° 57' 59" East 138.18 feet; thence North 18° 05' 48" East 160.21 feet to the TRUE POINT OF BEGINNING. Containing 18,385 square feet (0.42 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 particular 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 Tract as an easement for slope purposes.

*Joe Neely*

Joseph C. Neely, P.L.S. 9026  
Associate Land Surveyor  
El Dorado County  
Community Development Agency  
Transportation Division



Dated: 8/5/2016

# EXHIBIT 'B3'

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

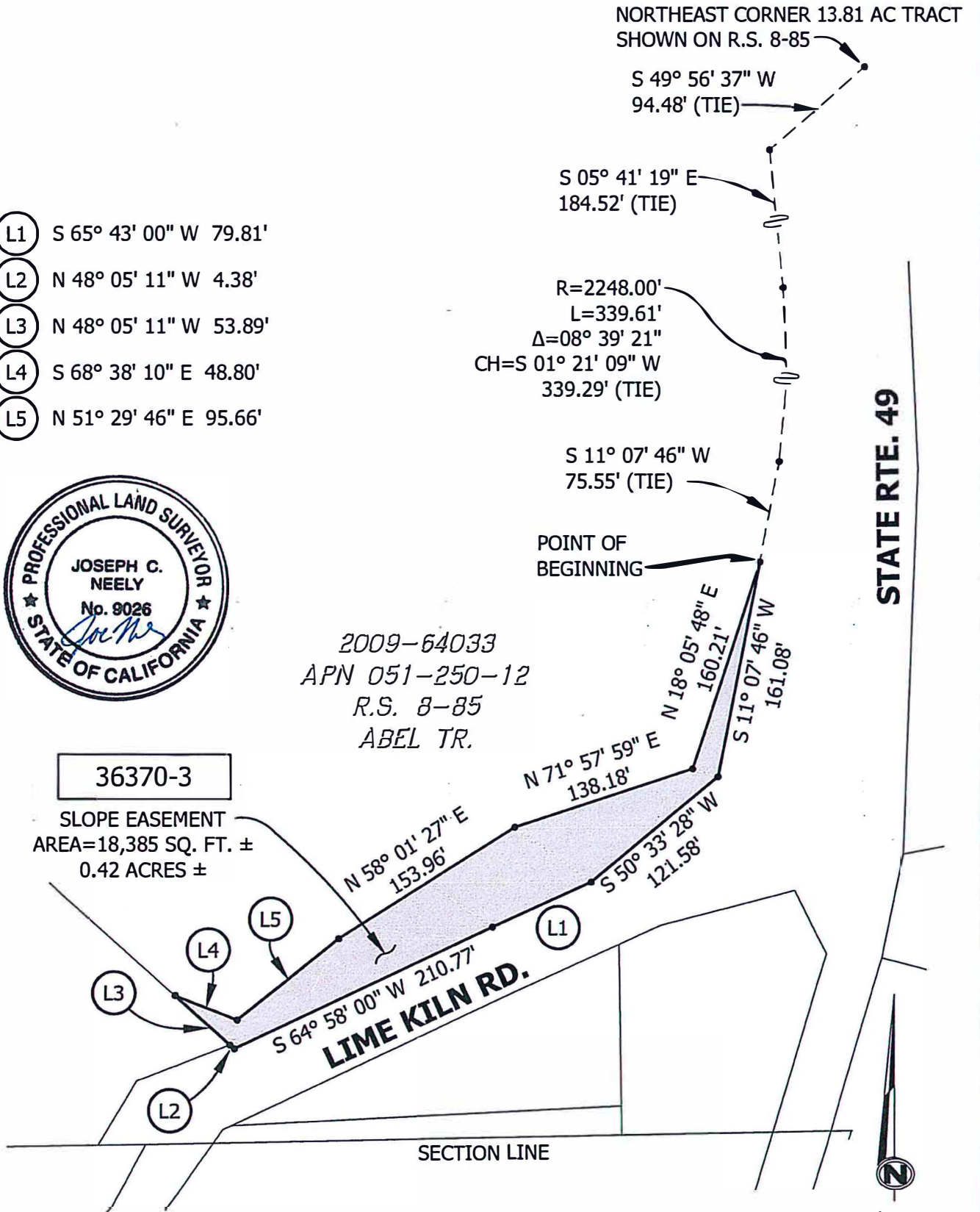
- (L1) S 65° 43' 00" W 79.81'
- (L2) N 48° 05' 11" W 4.38'
- (L3) N 48° 05' 11" W 53.89'
- (L4) S 68° 38' 10" E 48.80'
- (L5) N 51° 29' 46" E 95.66'



2009-64033  
APN 051-250-12  
R.S. 8-85  
ABEL TR.

36370-3

SLOPE EASEMENT  
AREA=18,385 SQ. FT. ±  
0.42 ACRES ±



STATE RTE. 49



Grid North  
Scale 1"=100'



## EXHIBIT 'A6'

All that certain real property situate in Section 19, Township 10 North, Range 11 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of that particular 13.81 acre Tract shown on the Record of Survey filed in Book 8 of Surveys, page 85 in the Official Records of El Dorado County more particularly described as follows:

### AREA 1

COMMENCING at the Northeast corner of said Tract; thence along the northerly line of said Tract South 49° 56' 37" West 294.17 feet to the TRUE POINT OF BEGINNING; thence continuing along said northerly line South 49° 56' 37" West 52.68 feet; thence leaving said northerly line South 88° 11' 12" East 191.32 feet; thence South 41° 45' 44" East 30.98 feet; thence North 2° 52' 26" West 7.96 feet; thence North 41° 45' 44" West 62.52 feet; thence North 84° 02' 49" West 81.28 feet; thence South 5° 55' 34" West 5.00 feet; thence North 84° 02' 49" West 48.40 feet to the TRUE POINT OF BEGINNING. Containing 5,627 square feet (0.13 acres) more or less.

Together with:

### AREA 2

COMMENCING at the Northeast corner of said Tract; thence along the northerly line of said Tract South 49° 56' 37" West 346.85 feet to the TRUE POINT OF BEGINNING; thence along said northerly line North 5° 06' 08" West 38.62 feet; thence leaving said northerly line North 84° 02' 49" West 355.78 feet to the westerly line of said Tract; thence along said westerly line the following two (2) courses: 1) South 25° 10' 58" West 6.20 feet; 2) thence South 15° 57' 30" East 58.36 feet; thence leaving said westerly line South 84° 02' 49" East 38.13 feet; thence South 88° 11' 12" East 306.12 feet to the TRUE POINT OF BEGINNING. Containing 17,804 square feet (0.41 acres) more or less.

-End of Description-

See Exhibit 'B6' 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 particular 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 Tract as an easement for slope and drainage purposes.



Joseph C. Neely, P.L.S. 9026  
Associate Land Surveyor  
El Dorado County  
Community Development Agency  
Transportation Division



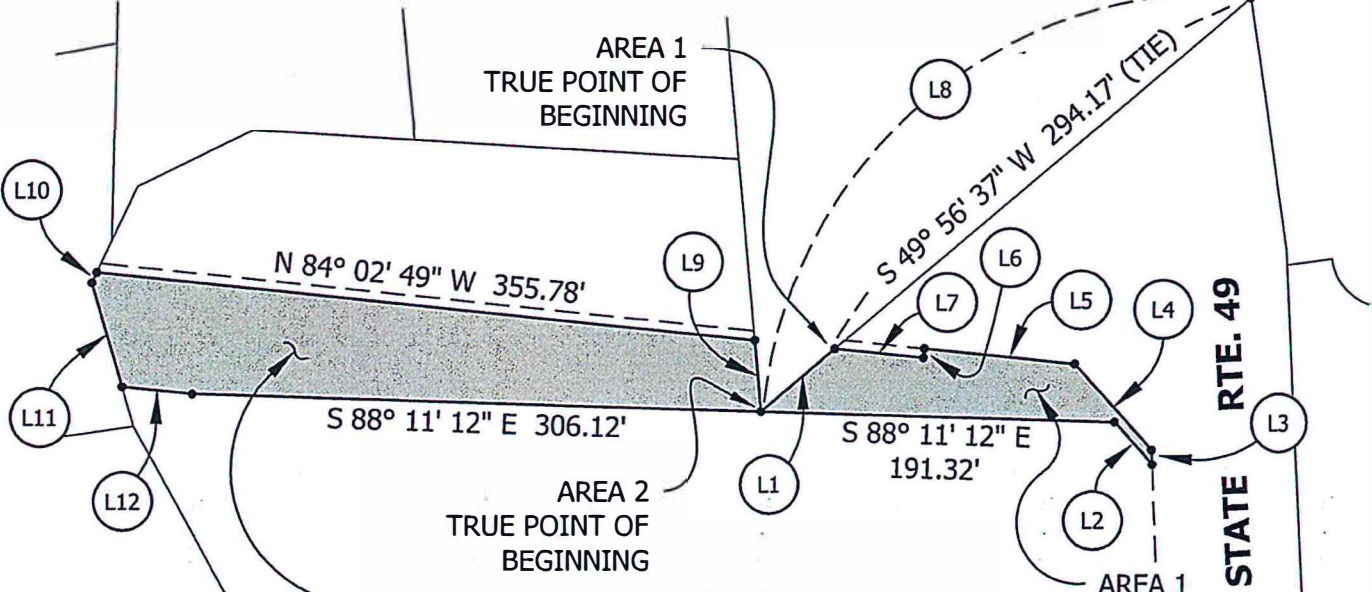
Dated: 8/5/2016

# EXHIBIT 'B6'

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



POINT OF COMMENCEMENT  
NORTHEAST CORNER  
13.81 TRACT SHOWN ON R.S. 8-85



AREA 2  
SLOPE AND DRAINAGE  
EASEMENT  
AREA=17,804 SQ. FT. ±  
0.41 ACRES ±

ABEL TR.  
APN 051-250-12  
DOC. 2009-64033  
R.S. 8-85

AREA 1  
SLOPE AND DRAINAGE  
EASEMENT  
AREA=5,627 SQ. FT. ±  
0.13 ACRES ±

- |                             |                                    |
|-----------------------------|------------------------------------|
| (L1) S 49° 56' 37" W 52.68' | (L7) N 84° 02' 49" W 48.40'        |
| (L2) S 41° 45' 44" E 30.98' | (L8) S 49° 56' 37" W 346.85' (TIE) |
| (L3) N 02° 52' 26" W 7.96'  | (L9) N 05° 06' 08" W 38.62'        |
| (L4) N 41° 45' 44" W 62.52' | (L10) S 25° 10' 58" W 6.20'        |
| (L5) N 84° 02' 49" W 81.28' | (L11) S 15° 57' 30" E 58.36'       |
| (L6) S 05° 55' 34" W 5.00'  | (L12) S 84° 02' 49" E 38.13'       |



# 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 3/30/17 before me, Kyle R. Lassner Notary Public,

Date

(here insert name and title of the officer)

personally appeared Laurence<sup>E</sup> & Jacqueline Abel

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 S.I.D.E Number of Pages: 7

Document Date: 3/30/17 Other: \_\_\_\_\_



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

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

**APN: 051-250-65 (formerly 051-250-12)**  
**Seller: Abel**  
**Project: DSP 1A 72375**

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the Slope and Drainage Easement dated March 30, 2017, from **Laurence E. Abel and Jacqueline Abel, Trustees or their successor in trust, under the 2009 Abel Disclaimer Trust dated October 8, 2009 and any amendments thereto,** 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: 051-250-65 (formerly 051-250-12)

Dated this 25 day of April, 2017.

**COUNTY OF EL DORADO**

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

Shiva Frentzen, Chair  
Board of Supervisors

ATTEST:

James S. Mitrison  
Clerk of the Board of Supervisors

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

Marcie MacLanland  
Deputy Clerk

06/02/2017,20170022223