

**RECORDING REQUESTED BY**

PLACER TITLE COMPANY

**WHEN RECORDED MAIL TO:**

County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667  
Assessor's Parcel Number: 098-160-05  
Pleasant Oak Baptist Church  
Order Number: 205-12835-BAS



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2012-0064286-00**

Acct 6-PLACER TITLE CO

Thursday, DEC 06, 2012 14:33:20

Ttl Pd \$0.00 Rcpt # 0001484169

KMV/C1/1-8

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SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

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**TITLE(S)**

**GRANT OF TEMPORARY CONSTRUCTION EASEMENT**

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PCOS  
FILED

Placer Title Company  
Escrow No. 205-12835-BPK  
RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667  
Assessor's Parcel Number: 098-160-95  
Pleasant Oak Baptist Church

064285

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

Project: Pleasant Valley Road at Oak Hill Road Intersection  
Improvements Project #73358

## GRANT OF TEMPORARY CONSTRUCTION EASEMENT

**Pleasant Oak Baptist Church, a California corporation,** 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 A and B attached hereto and made a part hereof.**

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

1. For good and valuable consideration, as more specifically described in the Acquisition Agreement for Public Purposes entered into by Grantor and Grantee dated 07-17-12, 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 he is 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 Pleasant Valley Road at Oak Hill Intersection Improvements 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, including any staging, stockpiling, and parking of construction vehicles or equipment. This temporary construction easement shall not be revoked and shall not expire until the recordation of the Notice of Completion of the Pleasant Valley Road at Oak Hill Intersection Improvements 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 4 (four) months of construction, together with the one-year warranty period. In the event that construction of the Pleasant Valley Road at Oak Hill Intersection Improvements Project is not completed within 18 months of commencement of construction, Grantor shall be entitled to additional compensation as follows: for each month thereafter, the sum of **\$12.00 (Twelve dollars, exactly)** will be paid to Grantor, until construction is completed, at which time the one-year warranty period will commence at no additional compensation.
- 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.

**GRANTOR**

**Pleasant Oak Baptist Church  
a California corporation**

Loel Dean David, Trustee Date: 10-16-12  
 Loel Dean David Trustee

Paul E McClain, Trustee Date: 10-16-12  
 Paul Edward McClain Trustee

Dennis Gerard Snyder, Trustee Date: 10/16/12  
 Dennis Gerard Snyder Trustee

(All signatures must be acknowledged by a Notary Public)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of EL DORADO

On 10-16-12 before me, DORI FLOYD, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared LOEL DEAN DAVIS AND PAUL EDWARD McCLAIN  
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 [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: GRANT OF TEMPORARY CONSTRUCTION EASEMENT

Document Date: 10-16-12 Number of Pages: 5

Signer(s) Other Than Named Above: DENNIS GERARD SNYDER

**Capacity(ies) Claimed by Signer(s)**

- Signer's Name: \_\_\_\_\_
- Individual
  - Corporate Officer — Title(s): \_\_\_\_\_
  - Partner —  Limited  General
  - Attorney in Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_



Signer Is Representing: PLEASANT OAK BAPTIST CHURCH

- Signer's Name: \_\_\_\_\_
- Individual
  - Corporate Officer — Title(s): \_\_\_\_\_
  - Partner —  Limited  General
  - Attorney in Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_



Signer Is Representing: PLEASANT OAK BAPTIST CHURCH

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of EL DORADO

On 10-16-12 before me, DORI FLOYD, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared DENNIS GERARD SNYDER  
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 [Handwritten Signature]  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

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**Description of Attached Document**

Title or Type of Document: GRANT OF TEMPORARY CONSTRUCTION EASEMENT

Document Date: 10-16-12 Number of Pages: 5

Signer(s) Other Than Named Above: LOEL DEAN DAVIS AND PAUL EDWARD McCLAIN

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

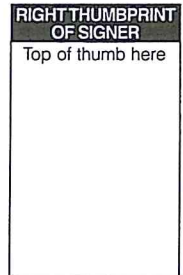


Signer Is Representing: \_\_\_\_\_

PLEASANT OAK BAPTIST CHURCH

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

**Exhibit 'A'**

All that certain property situated in the Southeast One-Quarter of the Northwest One-Quarter of Section 33, Township 10 North, Range 11 East, M.D.M., County of El Dorado, State of California, being a portion of the parcel described in the deed to the Pleasant Oak Baptist Church, recorded October 29, 1984 in Book 2361 of Official Records, El Dorado County at Page 263, more particularly described as follows:

Beginning at a point on the east line of said Pleasant Oak Baptist Church parcel, from which the southwest corner of the parcel described in the deed to the Cargill Family Trust, recorded September 18, 2009 in Document 2009-0047351 of Official Records, El Dorado County bears North 00°31'00" East 18.64 feet; thence North 00°31'00" East 18.64 feet along the east line of said Pleasant Oak Baptist Church parcel to the southwest corner of said Cargill parcel, thence continuing North 00°31'00" East along the lot line common to the Pleasant Oak Baptist Church and Cargill parcels, 36.88 feet; thence leaving said common lot line, North 89°29'00" West 31.88 feet; thence South 59°30'40" West 41.83 feet; thence South 62°50'50" East 75.78 feet to the Point of Beginning.

Containing 2,224 square feet more or less.

See Exhibit 'B', attached hereto and made a part hereof.

- End of Description -

The purpose of this description is to describe that portion of Document 2361 of Official Records at Page 263 as an easement for temporary construction.

*Philip R. Mosbacher*  
Philip R. Mosbacher, P.L.S. 7189

1/03/11  
Date



ILLEGIBLE NOTARY DECLARATION

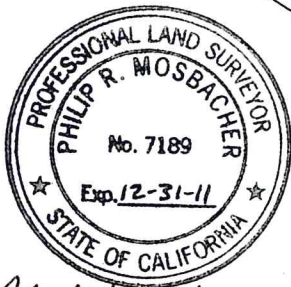
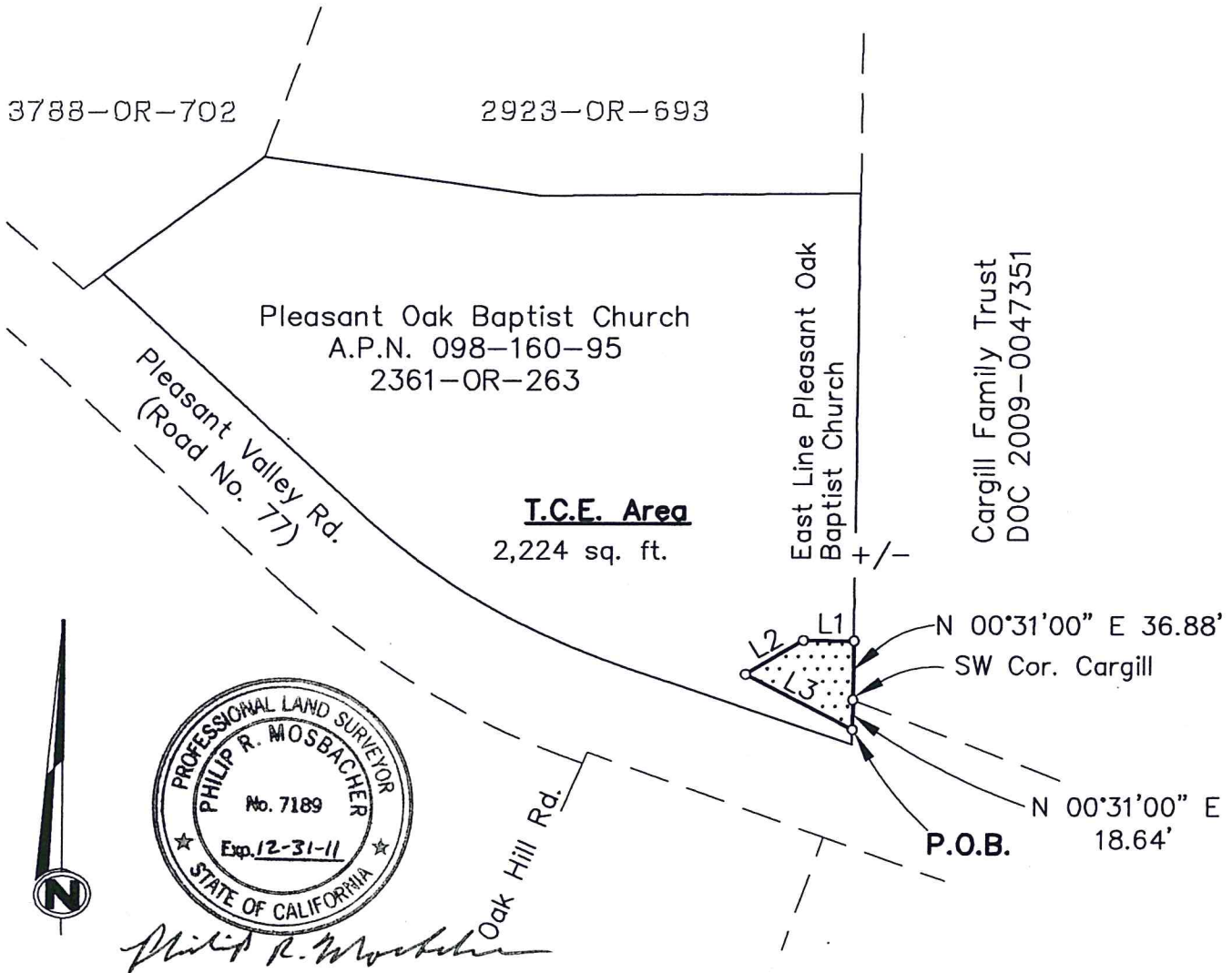
I certify under penalty that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Daci Floyd  
Date commission expires 8-27-14  
Notary identification number 1901438  
Manufacturer/Vendor identification number NNAI  
Dated 12-6-12  
Signed Placer Title Co. By: Burr Oak

064286

# Exhibit 'B'

Situate in Southeast One-Quarter of the Northwest One-Quarter of Section 33, T. 10 N., R. 11 E., M.D.M.  
 County of El Dorado, State of California  
 Scale 1" = 100'



*Philip R. Mosbacher*

## Legend

- o Computation Point
- T.C.E. Temporary Construction Easement
- P.O.B. Point of Beginning

| PARCEL LINE DATA |             |        |
|------------------|-------------|--------|
| SEGMENT          | DIRECTION   | LENGTH |
| L1               | N89°29'00"W | 31.88' |
| L2               | S59°30'40"W | 41.83' |
| L3               | S62°50'50"E | 75.78' |

064286

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

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

APN 098-160-95  
Pleasant Oak Baptist Church

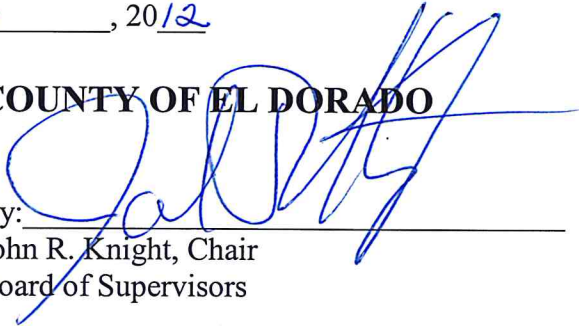
Above section for Recorder's use

### CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Temporary Construction Easement dated 10-16-12 from **Pleasant Oak Baptist Church, a California corporation**, to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, 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.

Dated this 17 day of July, 2012

**COUNTY OF EL DORADO**

By:   
John R. Knight, Chair  
Board of Supervisors

ATTEST:

Terri Daly, Acting  
Clerk of the Board of Supervisors

By:   
Deputy Clerk

12/06/2012, 20120064286