

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 118-110-03
MJ 318, L.P., et al

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

Above section for Recorder's use

**GRANT OF ROAD RIGHT OF WAY
AND PUBLIC UTILITIES EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MJ 318, L.P., a California Limited Partnership, Angelo K. Tsakopoulos, a married man, Tsakopoulos Family Partnership, a California General Partnership, and John C. Kemp and Lesley Ann Kemp, Trustees of the John C. Kemp and Lesley Ann Kemp Family Trust, Dated May 4, 1990, hereinafter referred to as "Grantor", grant to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a road right of way and public utilities easement, 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,

See Exhibits A & B, attached hereto and made a part hereof.

GRANTOR

MJ 318, L.P., a California Limited Partnership

By: _____ Date: _____
Angelo K. Tsakopoulos, Managing Partner

By: _____ Date: _____
Angelo K. Tsakopoulos

Tsakopoulos Family Partnership, a California General Partnership

By: _____ Date: _____
Katina Tsakopoulos, Managing General Partner

By: _____ Date: _____
John C. Kemp, Trustee

By: _____ Date: _____
Lesley Ann Kemp, Trustee

(All signatures must be acknowledged by a Notary Public)

Exhibit 'A'

All that certain property situate in Section 30, Township 9 North, Range 9 East, M.D.M., El Dorado County, State of California. Being a portion of Parcel 1 of that certain document number 2006 – 0005076, official records said county and state, described as follows:

A strip of land thirty (30.0) feet wide more particularly described as follows:

Beginning at the northwest corner of Tract 1 as said tract is shown on that particular Record of Survey filed in book 7 of surveys at page 80, official records said county and state; thence from said POINT OF BEGINNING north 05°01'36" east 30.00 feet; thence south 84°58'24" east 176.91 feet; thence south 77°37'56" east 175.01 feet; thence south 61°19'29" east 150.73 feet; thence south 54°37'12" east 192.61 feet; thence south 61°55'02" east 139.78 feet; thence south 63°49'34" east 725.73 feet to the northwesterly boundary of Tract 14 as said track is described in that certain document filed for record in book 2628 at page 538 official records said county and state; thence along said boundary south 24°56'35" west 30.00 feet; thence leaving said boundary north 63°49'34" west 726.87 feet; thence north 61°55'02" west 142.19 feet; thence north 54°37'12" west 192.77 feet; thence north 61°19'29" west 144.68 feet; thence north 77°37'56" west 168.79 feet; thence north 84°58'24" west 174.99 feet; thence to the POINT OF BEGINNING, containing 46,662 square feet (1.07 acres) more or less. See Exhibit 'B', attached hereto and made a part hereof.

End of Description

The basis of bearing for this description is grid north per that Record of Survey filed in book 14 at page 13, official records, said county and state. All distances are grid distances. To obtain ground distances multiply grid distances by 1.00008.

The purpose of this description is to describe that portion of said Parcel 1 for acquisition by the County of El Dorado as an easement for road and public utilities purposes.


Loren A. Massaro, P.L.S. 8117

10.22.2009
Date



Exhibit 'B'

Situate in Section 30, Township 9 North, Range 9 East, M.D.M.
El Dorado County State of California
October 2009 1" = 150'



Grid North
Per R.S. 14-13

MJ318 / Tsakopoulos / Kemp
APN 118-110-03
R.S. 17-117

Road and Public Utilities Easement
Area = 1.07 Acres (46,662+- Sq. Ft.)

N05°01'36"E
30.00'

176.91'
S84°58'24"E
N84°58'24"W
174.99'

175.01'
S77°37'56"E
N77°37'56"W
168.79'

150.73'
S61°19'29"E
N61°19'29"W
144.68'

S54°37'12"E
192.61'
N54°37'12"W
192.77'

S63°49'34"E
139.78'
N63°49'34"W
142.79'

S63°49'34"E
N63°49'34"W

Boundary Tract 14
O.R. 2628-538

725.73'
726.87'

S24°56'35"W
30.00'

Point of Beginning

Northwest Corner Tract 1
per R.S. 7-80

Gardemeyer
APN 117-020-15

Boundary Tract 1 R.S. 7-80



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

APN 118-110-03
MJ 318, L.P., et al

Above section for Recorder's use

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Road Right of Way and Public Utilities Easement dated _____, 2011 from MJ 318, L.P., a California Limited Partnership, Angelo K. Tsakopoulos, Tsakopoulos Family Partnership, a California General Partnership, and John C. Kemp and Lesley Ann Kemp, Trustees of the John C. Kemp and Lesley Ann Kemp Family Trust, Dated May 4, 1990, 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 _____ day of _____, 2011.

COUNTY OF EL DORADO

By: _____
Raymond J. Nutting, Chair
Board of Supervisors

ATTEST:

Suzanne Allen de Sanchez
Clerk of the Board of Supervisors

By: _____
Deputy Clerk