

**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: 115-400-002-000
Seller: County of El Dorado
Project: N/A

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

Above section for Recorder's use

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **COUNTY OF EL DORADO**, a political subdivision of the State of California, hereinafter referred to as "Grantor," grants to the **El Dorado Hills Community Services District**, in fee, all that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

ALL THAT PORTION OF SECTIONS 31 AND 32, TOWNSHIP 10 NORTH, RANGE 09 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 32; THENCE FROM SAID POINT OF BEGINNING SOUTHEASTERLY IN A STRAIGHT LINE TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE CONTINUING ALONG THE SOUTHEASTERLY EXTENSION OF SAID LINE TO THE WEST LINE OF BASS LAKE ROAD; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID BASS LAKE ROAD TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE NORTHWEST CORNER THEREOF; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, TO THE NORTHWEST CORNER THEREOF, BEING ON THE SECTION LINE BETWEEN SECTIONS 30 AND 31, SAID TOWNSHIP AND RANGE, THENCE ALONG SAID SECTION LINE EAST TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN A FENCE LINE, THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, FROM WHENCE THE NORTHWEST CORNER OF SAID SECTION 32, BEARS NORTH 45 DEG 00' WEST 1417.53 FEET; THENCE FROM SAID POINT BEGINNING ALONG A EXISTING FENCE LINE SOUTH 45 DEG 00' EAST 476.92 FEET TO A 3/4 INCH OPEN IRON PIPE; THENCE SOUTH 03 DEG 06' 30" WEST 214.19 FEET TO A SIMILAR 3/4 INCH OPEN IRON PIPE IN A FENCE LINE OF THE WESTERLY LINE OF BASS LAKE ROAD; THENCE NORTH 59 DEG 06' 50" WEST 401.66 FEET; THENCE NORTH 03 DEG 10' EAST 345.46 FEET TO THE POINT OF BEGINNING.

Excepting therefrom, **fee title** to all that certain real property for the future widening, construction, and maintenance of Bass Lake Road as shown and described on **Exhibit A & B** attached hereto and made a part hereof, which description is by this reference incorporated herein.

Excepting therefrom, a **temporary construction easement** for the future construction of the County's Silver Springs Parkway Project CIP No. 76108 as shown and described on **Exhibit A1 & B1** attached hereto and made a part hereof, which description is by this reference incorporated herein. Specifically, this temporary construction easement shall allow Grantor 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. Stockpiling or parking of vehicles or equipment is 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 Grantor, 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.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this _____ day of _____, 20_____.

GRANTOR: COUNTY OF EL DORADO, a political subdivision of the State of California

By: _____
Brian K. Veerkamp, Chair
Board of Supervisors

ATTEST:

Kim Dawson
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

(All signatures must be acknowledged by a Notary Public)

EXHIBIT 'A'

All that certain real property situate in Sections 31 and 32, Township 10 North, Range 9 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of the parcel described in that certain document number 2001-0036621 filed in the official records of said county and state more particularly described as follows:

All that portion of said parcel lying easterly of the following described line:
BEGINNING at a point on the southerly line of that certain 1.79 acre Tract shown on that certain Record of Survey filed in Book 35 of Surveys, Page 138, official records of said county and state which bears North 60° 43' 29" West 69.44 feet from the Southeast corner thereof; thence from said POINT OF BEGINNING leaving said southerly line South 4° 48' 49" East 528.29 feet to the beginning of a curve to right having a radius of 650.00 feet; thence southerly 339.49 feet along said curve through a central angle of 29° 55' 30", said curve being subtended by a chord which bears South 10° 08' 56" West 335.64 feet; thence South 25° 06' 42" West 556.61 feet to the beginning of a curve to the right having a radius of 1000.00 feet; thence southwesterly 159.67 feet along said curve through a central angle of 9° 08' 55" to the southwesterly line of said parcel, said curve being subtended by a chord which bears South 29° 41' 08" West 159.50 feet.

TOGETHER WITH:

That certain 1,622 square foot Tract shown on said Record of Survey filed in Book 35 of Surveys, Page 138.

-End of Description-

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

The Basis of Bearings of the above description is identical to that certain Record of Survey filed in Book 35 of Surveys, Page 138. Distances used in the above description are ground distances. Multiply distances by 0.999885 to obtain grid distances.



Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation
Dated 9/6/19



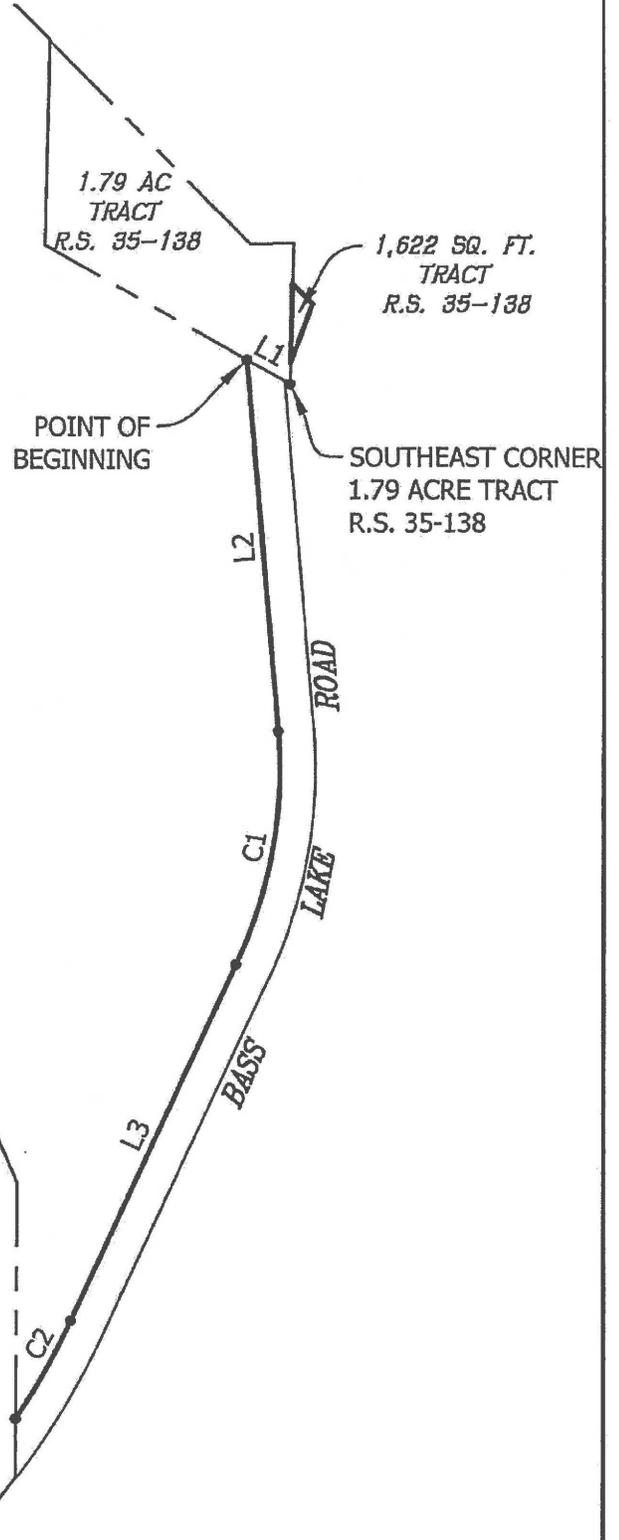
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EXHIBIT 'B'

Situate in Sections 31 & 32
 T. 10 N., R. 9 E., M.D.M.
 County of El Dorado, State of California



COUNTY OF
 EL DORADO
 APN 115-400-02
 2001-0036621



- L1 N60°43'29"W 69.44'
- L2 S4°48'49"E 528.29'
- C1 R=650.00' L=339.49' Δ=29°55'30"
 CH=S10°08'56"W 335.64'
- L3 S25°06'42"W 556.61'
- C2 R=1000.00' L=159.67' Δ=9°08'55"
 CH=S29°41'08"W 159.50'

EXHIBIT 'A1'

All that certain real property situate in Sections 31 and 32, Township 10 North, Range 9 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of the parcel described in that certain document number 2001-0036621 filed in the official records of said county and state more particularly described as follows:

COMMENCING at the Southeast corner of that certain 1.79 acre Tract shown on that certain Record of Survey filed in Book 35 of Surveys, Page 138, official records of said county and state; thence along the southerly line of said Tract North 60° 43' 29" West 69.44 feet; thence leaving said southerly line South 4° 48' 49" East 276.66 feet to the POINT OF BEGINNING; thence continuing South 4° 48' 49" East 251.63 feet to the beginning of a curve to right having a radius of 650.00 feet; thence southerly 120.39 feet along said curve through a central angle of 10° 36' 45", said curve being subtended by a chord which bears South 0° 29' 33" West 120.22 feet; thence North 84° 12' 04" West 115.86 feet; thence North 4° 48' 49" West 350.00 feet; thence North 85° 11' 11" East 125.00 feet to the POINT OF BEGINNING. Containing 44,760 square feet (1.03 acres) more or less.

-End of Description-

See Exhibit 'B1' attached hereto and made a part hereof.

The Basis of Bearings of the above description is identical to that certain Record of Survey filed in Book 35 of Surveys, Page 138. Distances used in the above description are ground distances. Multiply distances by 0.999885 to obtain grid distances.



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

Dated 9/6/19 _____



EXHIBIT 'B1'

Situate in Sections 31 & 32
 T. 10 N., R. 9 E., M.D.M.
 County of El Dorado, State of California



COUNTY OF
 EL DORADO
 APN 115-400-02
 2001-0036621

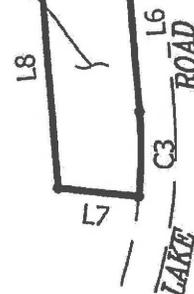
1.79 AC
 TRACT
 R.S. 35-138



POINT OF
 BEGINNING

SOUTHEAST CORNER
 1.79 ACRE TRACT
 R.S. 35-138

TEMPORARY
 CONSTRUCTION EASEMENT
 AREA=44,760 SQ FT±
 1.03 ACRES±



- C3 R=650.00' L=120.39' Δ=10°36'45"
 CH=S0°29'33"W 120.22'
- L4 N60°43'29"W 69.44'
- L5 S4°48'49"E 276.66'
- L6 S4°48'49"E 251.63'
- L7 N84°12'04"W 115.86'
- L8 N4°48'49"W 350.00'
- L9 N85°11'11"E 125.00'