

**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: 051-250-017
Seller: JKC3H8, L.P.
Project #: 36105011

Mail Tax Statements to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 27383

Above section for Recorder's use

GRANT OF RIGHT OF WAY EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **JKC3H8, L.P., a Nevada Limited Partnership**, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a right of way easement for 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 'A' and depicted in Exhibit 'B' 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 _____ day of _____, 20____.

GRANTOR: JKC3H8, L.P., a Nevada Limited Partnership

GRANTOR

GRANTOR

Print Name

Print Name

Title

Title

(All signatures must be acknowledged by a Notary Public)

EXHIBIT 'A'

All that certain real property situate in Lot 5 of Section 19, Township 10 North, Range 11 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel 5 as shown on that certain Parcel Map filed in Book 22, Page 28 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 $11^{\circ}48'24''$ East, 2.12 feet to the POINT OF BEGINNING and the beginning of a non-tangent curve concave southerly, said curve has a radius of 330.00 feet; thence leaving said westerly line easterly along said curve through a central angle of $19^{\circ}11'12''$ an arc distance of 110.51 feet, said curve being subtended by a chord which bears South $75^{\circ}45'56''$ East, 109.99 feet; thence South $66^{\circ}10'21''$ East, 32.12 feet to the easterly line of said Parcel; thence along said easterly line South $7^{\circ}34'01''$ East, 54.33 feet to the northerly line of a right of way easement as described in that certain document number 1998-0043111 filed in the Official Records of said county; thence along said northerly right of way line South $84^{\circ}55'42''$ West, 28.19 feet; thence leaving said northerly right of way line North $66^{\circ}10'21''$ West, 35.75 feet to the beginning of a curve concave southerly, said curve has a radius of 270.00 feet; thence westerly along said curve through a central angle of $15^{\circ}23'16''$ an arc distance of 72.51 feet to said westerly line; thence along said westerly line North $11^{\circ}48'24''$ West, 63.18 feet to the POINT OF BEGINNING. Containing 8,294 square feet (0.19 acres) more or less.

-End of Description-

See Exhibit 'B' 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 a Right-of-Way easement for road and public utilities purposes.



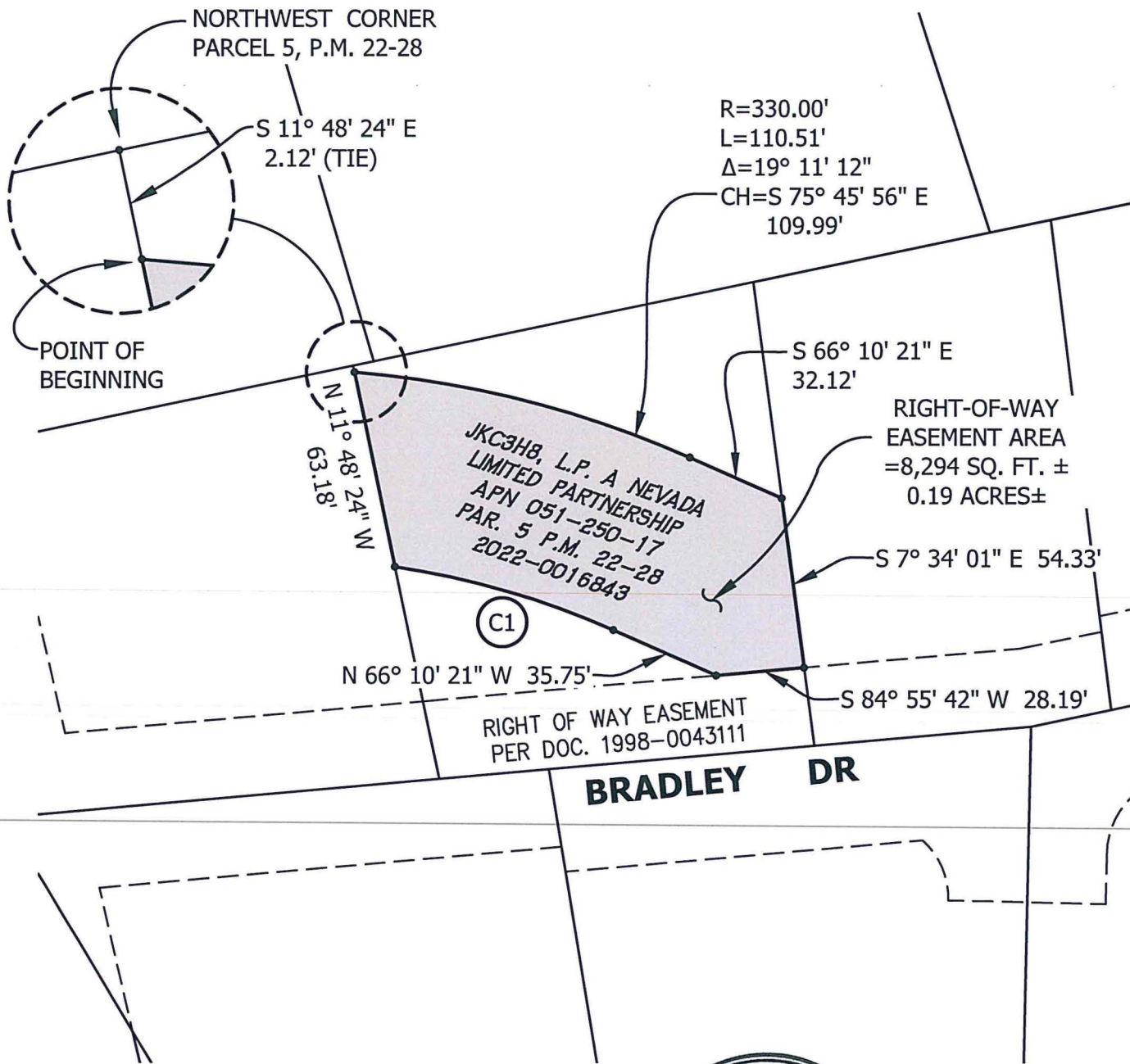
Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation

Date: 6/16/2022



EXHIBIT 'B'

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



(C1) R=270.00' $\Delta=15^\circ 23' 16''$ L=72.51'
CH=N 73° 51' 58" W 72.30'



6/16/2022



Grid North

23-0100 D 3 of 4 Scale 1"=50'

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Placerville, CA 95667

APN: 051-250-017
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Project: 36105011

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Right of Way Easement dated 2023, from **JKC3H8, L.P., a Nevada Limited Partnership**, 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: 051-250-017

Dated this _____ day of _____, 2023.

COUNTY OF EL DORADO

By: _____
Wendy Thomas, Chair
Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

By: _____
Deputy Clerk