

When Recorded mail to:  
El Dorado Irrigation District  
Attn: Development Services  
2890 Mosquito Road  
Placerville, CA 95667

**EXEMPT From Fee Per §27383**

Documentary Transfer Tax \$ 0 RTT 11922  
    Computed on full value of property conveyed  
    Or computed on full value less liens and  
      encumbrances remaining at time of sale.

Project Name: El Dorado County Recover, Rehab & Reentry  
Facility  
Parcel No.: 325-300-039

*For County Recorder Use Only*

*GRANT OF EASEMENT*

**“County of El Dorado”, a local government entity**, hereinafter called **GRANTOR**, does hereby grant to the **EL DORADO IRRIGATION DISTRICT**, its successors and assigns, hereinafter called **GRANTEE**, permanent right to enter, re-enter, occupy and use the hereinafter described property to construct, maintain, repair, replace, remove, enlarge and operate one or more **WATER** pipelines and all underground and surface appurtenances thereto on, over, across and under all that certain real property situate in the County of El Dorado, State of California, described as follows:

**SEE ATTACHED EXHIBIT(S) A & B**

The **GRANTOR** shall not construct or place any structure, excluding roadways, but including, and not limited to, buildings, swimming pools, patios, yard light, block or concrete type walls or fences, concrete sidewalks, or plant any permanent shrub, or tree, on any part of the above-described easement as of the date of this agreement. **GRANTOR** shall not modify grading within the easement such that the depth of cover over the pipeline(s) is reduced or increased unless approved in writing by the **GRANTEE**. Any of the above-described items placed within the above-described easement subsequent to the date of this easement, may be removed by the **GRANTEE** without liability for damages arising therefrom. The **GRANTEE** agrees that other public utilities such as storm sewer, telephone lines, gas, and electric lines, may be installed in the above-described easement as long as they do not interfere with the **GRANTEE’S** rights herein granted. All public utilities, crossing the easement herein granted, must cross at right angles, where feasible, and any and all of said utilities which parallel the **GRANTEE’S** facilities will not be permitted within four feet of said **GRANTEE** facilities, or as otherwise approved by **GRANTEE**. All surface and sub-surface uses of the easement shall be approved in writing by the **GRANTEE** prior to installation.

**Character of Easement** - The easement granted herein is an easement in gross.

**Term** - This easement shall commence on the date it is recorded and continue in perpetuity.

**Assignment** - This easement is not assignable, unless both parties consent to the assignment in writing.

**Binding Effect** - This easement shall be binding on and inure to the benefit of the parties hereto, their heirs, personal representatives, successors, and assigns except as otherwise provided herein.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed their name(s) this \_\_\_day of \_\_\_\_\_, 2026.

**Grantor:** County of El Dorado  
**Entity Type:** Local Government Entity  
**Title:** Board of Supervisors Chair  
**Name:** Brooke Laine

**Signature:** \_\_\_\_\_

Exhibit 'A'

El Dorado Irrigation District Utility Easement

All that real property situate in the City of Placerville, County of El Dorado, State of California lying in the North half of Section 13, Township 10 North, Range 10 East, Mount Diablo Base and Meridian, and being a portion of that real property described in that certain Grant Deed filed in the Office of the County Recorder of the County of El Dorado in Book 582 at Page 253 of Official Records, and being more particularly described as follows:

Commencing at the most westerly corner of the parcel herein described; thence along the northerly line of said parcel, North 53°10'25" East, 63.79 feet; thence North 55°25'25" East, 234.87 feet; thence North 69°29'55" East, 58.03 feet; thence along the arc of a curve to the left, having a radius of 471.00 feet, and being subtended by a chord bearing and distance of North 66°20'49" East, 51.78' feet to the POINT OF BEGINNING; thence continuing along the arc of a curve to the left, having a radius of 471.00 feet, and being subtended by a chord bearing and distance of North 61°40'26" East, 25.02 feet; thence leaving the northerly line of said parcel along the arc of a non-tangent curve, concave to the northwest, having a radius of 94.00 feet, and being subtended a chord bearing and distance of South 15°00'24" West, 36.76 feet; thence South 31°07'23" West, 244.40 feet; thence along the arc of a curve to the left, having a radius of 83.00 feet, and being subtended by a chord bearing and distance of South 12°02'28" East, 113.56 feet; thence South 55°12'19" East, 98.96 feet; thence South 02°57'53" East, 191.61 feet; thence South 87°02'07" West, 20.00 feet; thence North 02°57'53" West, 181.81 feet; thence North 55°12'19" West, 89.15 feet; thence along the arc of a curve to the right, having a radius of 103.00 feet, and being subtended by a chord bearing and distance of North 12°02'28" West, 140.92 feet; thence North 31°07'23" East, 243.51 feet; thence along the arc of a non-tangent curve, concave to the Northwest, having a radius of 74.00 feet, and being subtended by a chord bearing and distance of North 19°52'02" East, 14.95 feet to the POINT OF BEGINNING, containing an area of 13,817 Square Feet, more or less.

See Exhibit 'B' attached hereto and made a part of this description.

End of Description

This legal description was prepared by me or under my direct supervision.



Justin C. Cisneros, PLS 9539



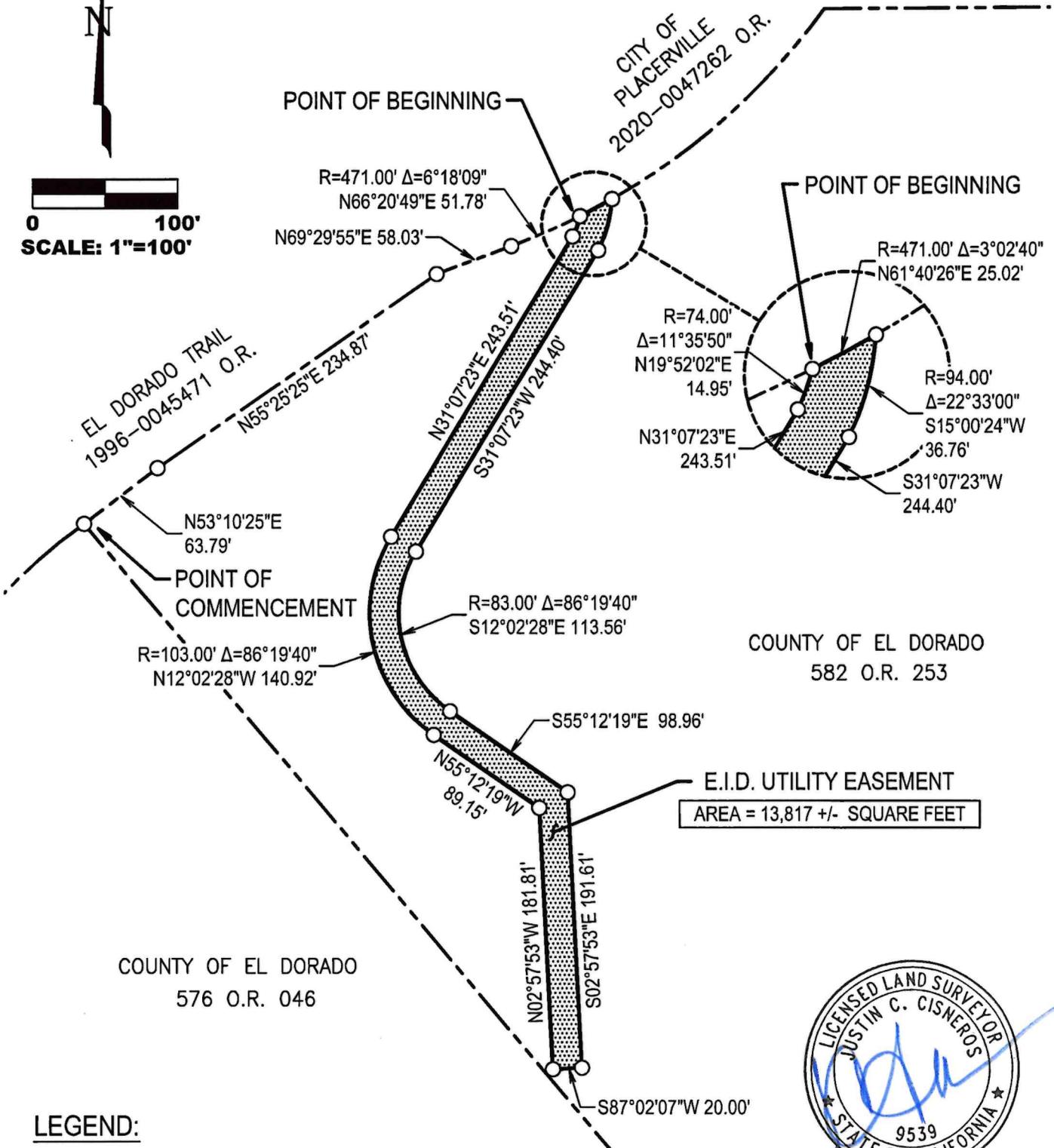
12-04-2025

Date

# EXHIBIT "B"



0 100'  
SCALE: 1"=100'



COUNTY OF EL DORADO  
582 O.R. 253

COUNTY OF EL DORADO  
576 O.R. 046

E.I.D. UTILITY EASEMENT  
AREA = 13,817 +/- SQUARE FEET



**LEGEND:**

- O.R. EL DORADO COUNTY OFFICIAL RECORD
- DIMENSION POINT, NOTHING FOUND/SET

26-0010 B 4 of 5



**EL DORADO IRRIGATION DISTRICT (E.I.D.)  
UTILITY EASEMENT**

APN: 325-300-039-000

SCALE: 1"= 100'	DRAWN BY: JCC
DATE: 12/01/2025	CHECKED BY: KRR

**ALL-PURPOSE ACKNOWLEDGEMENT**

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 \_\_\_\_\_ before me \_\_\_\_\_, Notary Public  
Date Name, Title of Officer

Personally appeared \_\_\_\_\_  
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 OF NOTARY