

**Recording Requested By And To Be Returned To:**

**Presented for recording pursuant to California Government Code Section 6103**

**Grant of Easement For Hiking Trail**

Assessor's Parcel No.124-010-03

**Grant of Easement for Hiking Trail Purpose**

WHEREAS, Grantor, Sundance Properties, is the sole owner in fee simple of certain property in El Dorado County, more particularly described in Exhibit A and depicted in Exhibit B attached hereto and incorporated herein by this reference; and

WHEREAS, the Property possess scenic, open space and recreational value of importance to Grantee and the people of El Dorado County;

NOW, THEREFORE, for good and valuable consideration, Grantor does hereby willingly grant to the COUNTY OF EL DORADO, a political subdivision of the State of California, "Grantee", a permanent non-exclusive easement and right-of-way for public hiking trail purposes, described in the attached Exhibit A, and depicted on Exhibit B as required to connect to such public trails or roads as may exist on the adjacent parcel (s);

UPON THE CONDITION AND RESERVATION that neither Grantor, or its successors or assigns shall have or assume liability for injury to persons or damage to property arising out of or connected in any way with this easement and any use made thereof or of the Easement Property by Grantee, any agent of licensee of Grantee, or by any member of the public, except for any injury to persons or damage to property resulting from Grantor's willful misconduct or from the Grantor's negligence, whether in whole or in part. In the case of shared negligence, Grantor and Grantee shall have liability, if any, in portion to their respective fault; and

UPON THE FURTHER CONDITION AND RESERVATION that motorized access to, along and across said easement and right-of-way shall be limited to County Law enforcement, emergency, and trail maintenance vehicles only; and

UPON THE FURTHER CONDITION AND RESERVATION that no encroachments or obstructions shall be placed or constructed by Grantor, his heirs, successors or assigns, within this Easement without prior written permission from the Director of the Department of General Services.

IN WITNESS WHEREOF, Grantors have executed this Deed of Easement this 10<sup>E</sup> day of Aug, 2007.

**Grantor**  
Sundance Properties

  
\_\_\_\_\_  
By Ron Smith, President

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Placer

On August 10, 2007 before me, Michele Allen

DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Ronald C. Smith

NAME(S) OF SIGNER(S)

personally known to me - OR -  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.



WITNESS my hand and official seal.

Michele Allen  
SIGNATURE OF NOTARY

**OPTIONAL**

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

**CAPACITY CLAIMED BY SIGNER**

- INDIVIDUAL
- CORPORATE OFFICER  
President  
TITLE(S)
- PARTNER(S)       LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

**DESCRIPTION OF ATTACHED DOCUMENT**

Grant of Easement for Hiking Trail  
TITLE OR TYPE OF DOCUMENT

8  
NUMBER OF PAGES

August 10 / 2007  
DATE OF DOCUMENT

**SIGNER IS REPRESENTING:**  
NAME OF PERSON(S) OR ENTITY(IES)  
Sundance Properties

None  
SIGNER(S) OTHER THAN NAMED ABOVE

**EXHIBIT A**  
**Trail Easement**

All that real property situated in the County of El Dorado, State of California described as follows:

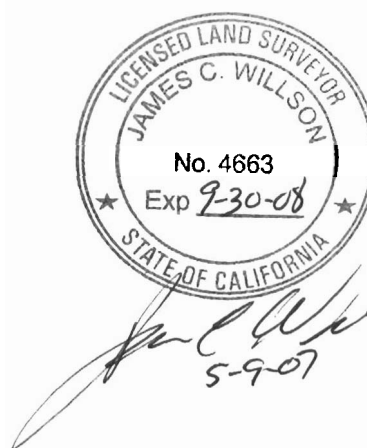
A portion of that certain 19.857 acres parcel labeled as "El Dorado Hills West, Inc." and delineated on that certain plat filed in Book 1 of Record of Surveys at Page 178, being a portion of the Southeast quarter of the Northwest Quarter of Section 22, Township 10 North, Range 8 East, M.D.M., more particularly described as follows:

A twenty five foot wide strip of land lying twelve and one half (12.50) feet on each side of the following described lines:

Beginning at a point, said point being delineated as "P.O.B." on Exhibit B attached hereto, from which point the Southwesterly corner of the "NEW COUNTY R/W LINE" as such is delineated on that certain map filed September 15<sup>th</sup>, 1997 in Book 22 of Record of Surveys at Page 130 in the office of the El Dorado County Recorder, bears North 00°51'46" West a distance of 26.03 feet; thence from said Point of Beginning and along said centerline North 84°00'00" East a distance of 29.92 feet; thence South 82°49'06" East a distance of 106.32 feet; thence South 46°38'48" East a distance of 115.95 feet; thence South 87°27'25" East a distance of 122.22 feet; thence North 78°41'27" East a distance of 128.56 feet; thence South 82°31'33" East a distance of 121.28 feet; thence North 80°48'54" East a distance of 110.32 feet; thence South 74°06'53" East a distance of 53.46 feet; thence South 47°35'48" East a distance of 51.55 feet; thence South 31°06'18" East a distance of 100.40 feet; thence South 67°59'50" East a distance of 126.02 feet; thence South 42°33'38" East a distance of 46.83 feet; thence South 82°39'31" East a distance of 30.98 feet; thence South 67°34'31" East a distance of 110.90 feet; thence South 80°06'34" East a distance of 136.16 feet; thence South 44°29'14" East a distance of 111.29 feet to a point on the North / South centerline of said Section 22, said centerline also being the Easterly boundary of said Parcel, from which point the Southeasterly corner of said Parcel bears South 00°41'49" East a distance of 18.35 feet.

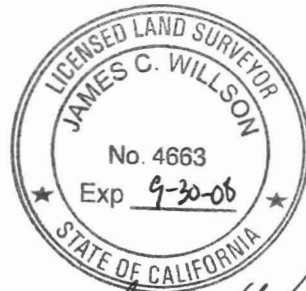
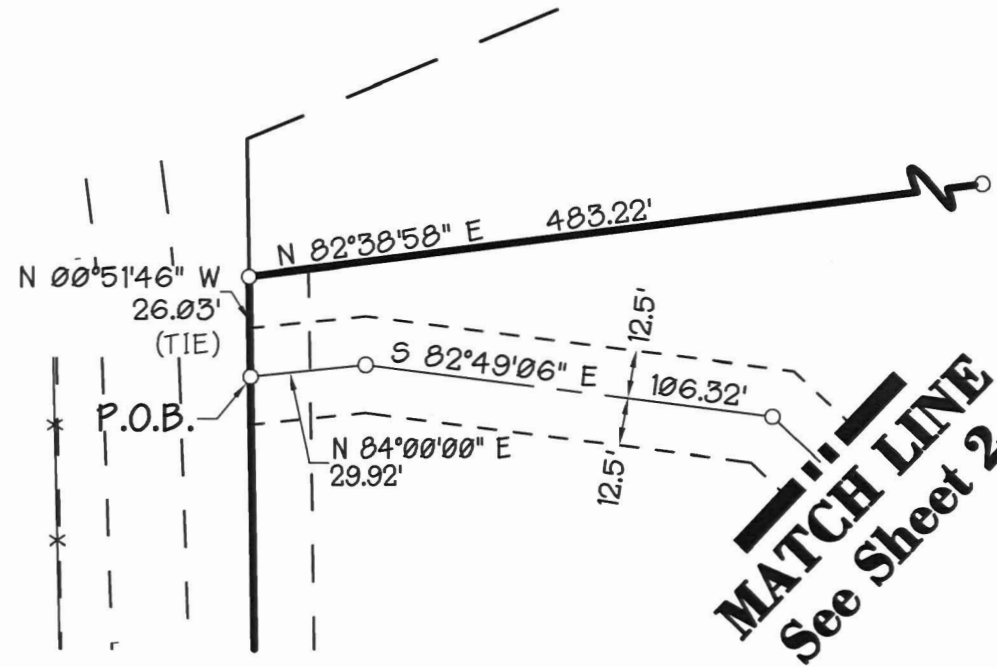
The Basis of Bearings for this description is identical to the meridian of that certain map filed for record with the El Dorado County Surveyor in Book 22 of Record of Surveys at Page 130, being Grid North, California State Plane Coordinate System, NAD 83, Zone 2. All distances shown are ground distances.

**End of Description**



# Exhibit B

A PORTION OF THE S.E. 1/4 OF  
THE N.W. 1/4 OF SECTION 22,  
T. 10 N., R. 8 E., M.D.M.



*James C. Willson*  
5-9-07

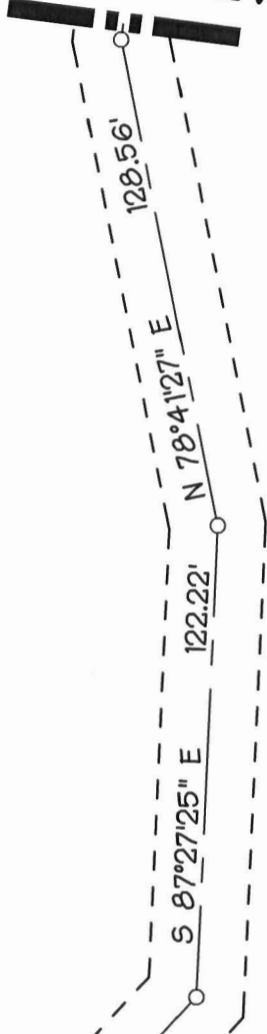


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THE N.W. 1/4 OF SECTION 22,  
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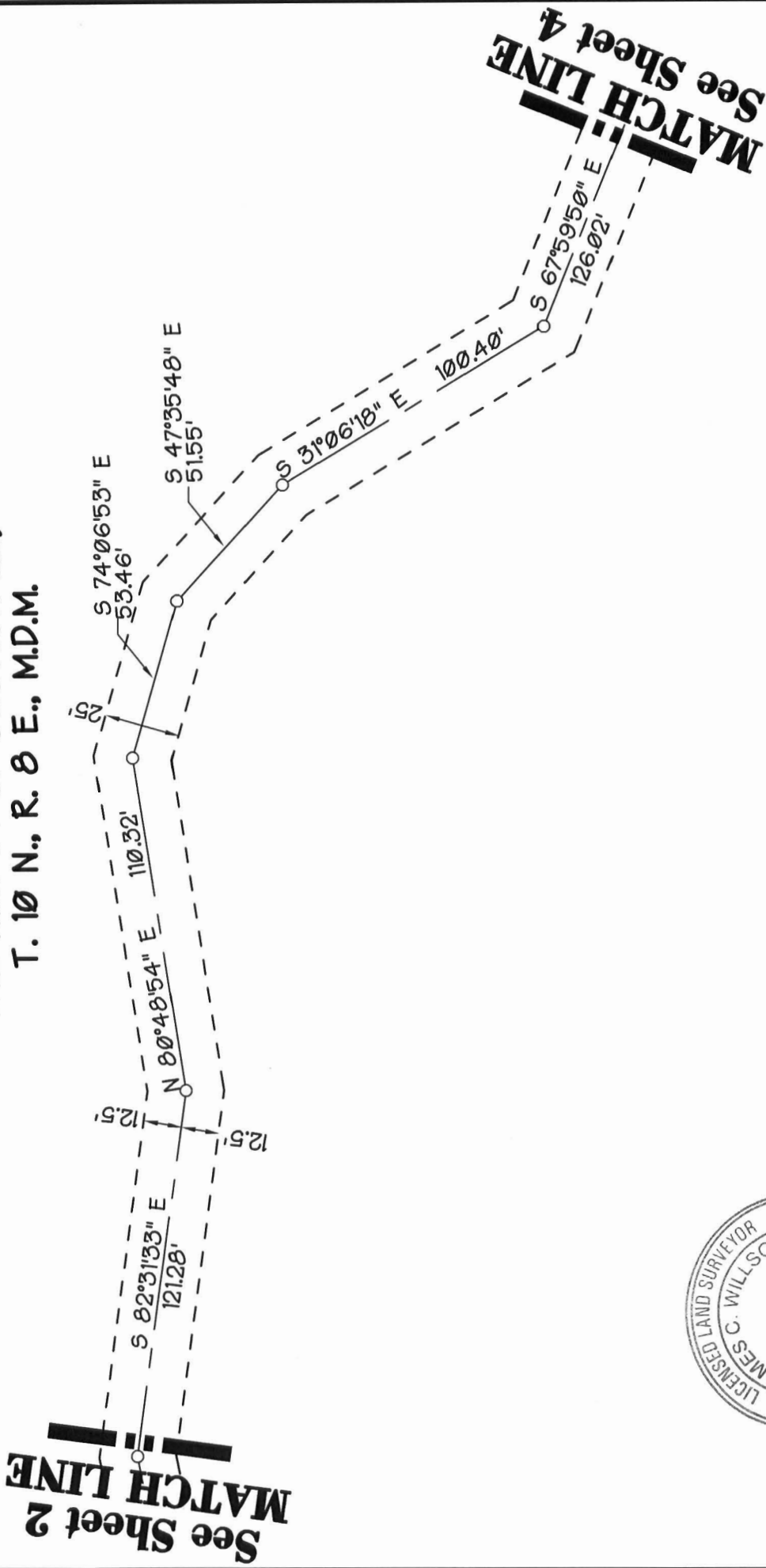


**MATCH LINE**  
See Sheet 3



# Exhibit B

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THE N.W. 1/4 OF SECTION 22,  
T. 10 N., R. 8 E., M.D.M.



5044-01-04

SHEET 3 of 4

**CARLTON**  
Engineering Inc.

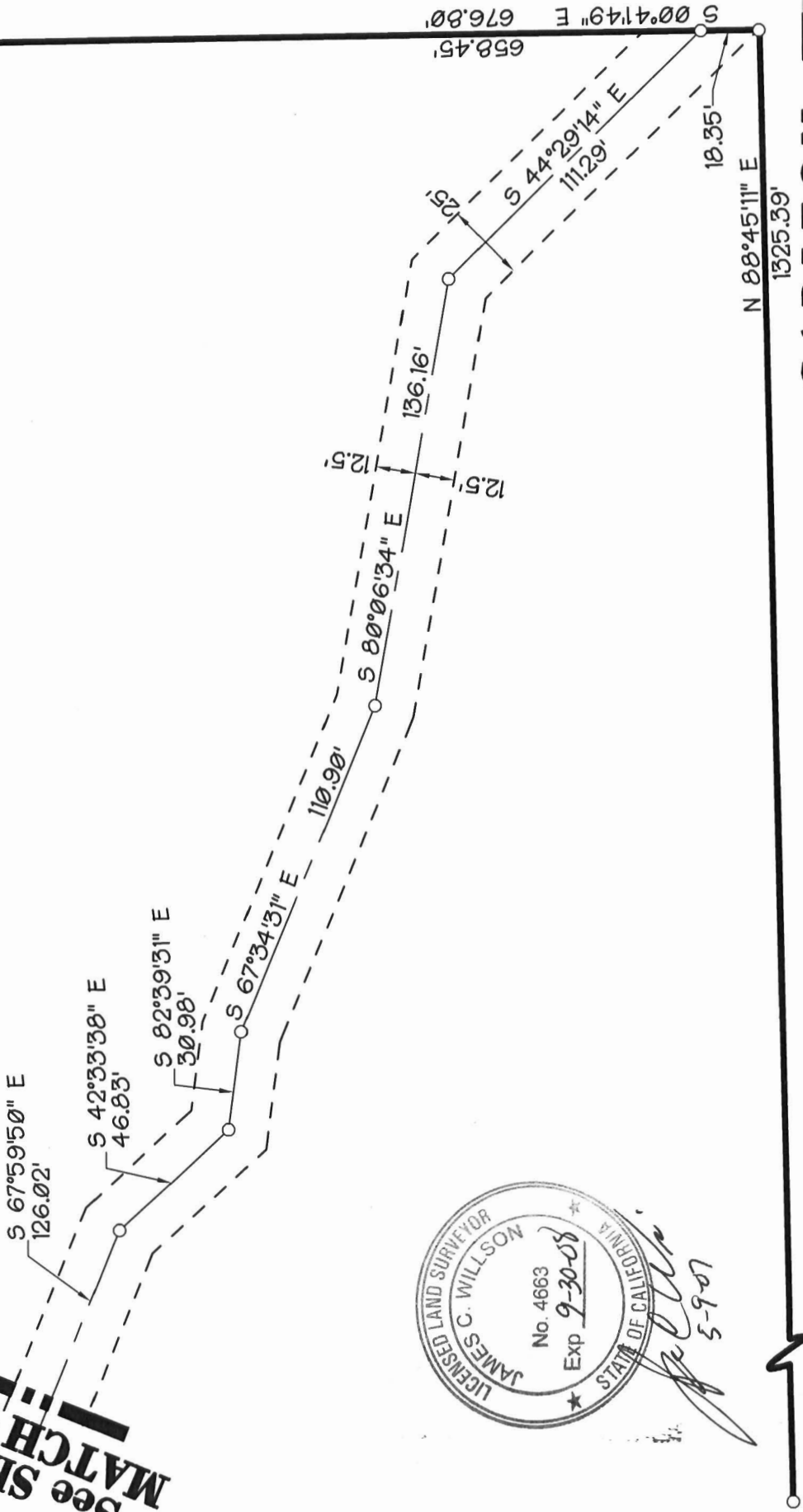
3883 Ponderosa Road, Shingle Springs, CA 95682  
Voice 530.677.5515 Fax 530.677.6645



# Exhibit B

A PORTION OF THE S.E. 1/4 OF  
THE N.W. 1/4 OF SECTION 22,  
T. 10 N., R. 8 E., M.D.M.

See Sheet 3  
MATCH LINE



*[Signature]*  
5-9-07



**CARLTON**  
Engineering Inc.

3983 Ponderosa Road, Shingle Springs, CA 95682  
Voice 530.677.5515 Fax 530.677.6645



WHEN RECORDED, RETURN TO  
THE BOARD OF SUPERVISORS  
EL DORADO COUNTY

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed of Easement of Hiking Trail dated \_\_\_\_\_, from Sundance Properties, to the COUNTY OF EL DORADO, a political corporation and/or government agency, is hereby accepted by order of the Board of Supervisors of the County of El Dorado on August 28, 2007, and the Grantee consents to the recordation thereof by its duly authorized officer.

DATED this 28th day of August 28, 2007

COUNTY OF EL DORADO

By

\_\_\_\_\_  
Chairman  
Board of Supervisors

ATTEST:

CINDY KECK  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk