

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

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



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2016-0051184-00**

Acct 6-PLACER TITLE CO

Tuesday, OCT 25, 2016 14:24:09

Ttl Pd \$0.00 Rcpt # 0001807243

KMV/C1/1-6

Kragel  
APN 079-030-07

Above section for Recorder's use

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

## GRANT OF SLOPE AND DRAINAGE EASEMENT

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **STEPHEN KRAGEL and MARY KRAGEL, husband and wife as Joint Tenants**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a slope and drainage easement for slope construction, maintenance and drainage together with any and all appurtenances appertaining thereto, 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.**

TO HAVE AND TO HOLD said lands and interests therein unto COUNTY OF EL DORADO and its successors forever, subject, however, to the covenant, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and shall be binding on COUNTY OF EL DORADO, its successors and assigns.

COUNTY OF EL DORADO, does hereby covenant and agree as a covenant running with the land for itself, successors and assigns, that

(a) no person shall on the grounds of race, color, sex, national origin, religion, age or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed; and

(b) COUNTY OF EL DORADO shall use the lands and interests in land so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in federally-assisted programs of the Department

of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as Regulations may be amended; and

(c) in the event of breach of any of the above-mentioned nondiscrimination conditions, and only after determination that it is necessary in order to effectuate the purposes of Title VI of the Civil Rights Act of 1964, the U.S. Department of Transportation shall have a right to re-enter said lands and facilities on said land, and the above-described land and facilities shall thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed upon COUNTY OF EL DORADO's acquisition.

IN WITNESS WHEREOF, Grantor has herein subscribed his/her/their name(s) on this ~~16th~~ day of ~~NOVEMBER~~, 2015.  
16<sup>th</sup> JUNE

**GRANTOR:**

**STEPHEN KRAGEL and MARY KRAGEL, husband and wife as Joint Tenants**

By:   
STEPHEN KRAGEL

By:   
MARY KRAGEL

**Notary Acknowledgments Follow**

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 the document.

STATE OF CA  
COUNTY OF EL DORADO

On 11-18-2015 before me, KELLY L DUFFIN, Notary Public,  
personally appeared STEPHEN KRAGEL AND MARY KRAGEL

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: *Kelly L Duffin*  
Commission Expiration Date: 6-24-2016



## Exhibit 'A'

All that certain real property situate in the South One-Half of Section 27, Township 10 North, Range 12 East, M.D.M., El Dorado County, State of California, being a portion of Tract 7 of that particular Record of Survey filed in book 01 of Record of Surveys at page 33, official records said county and state more particularly described as follows:

Beginning at the northeast corner of said Tract 7; thence from said POINT OF BEGINNING along the easterly line of said Tract South 00° 51' 20" East 23.52 feet to the beginning of a non-tangent curve to the right having a radius of 639.00 feet; thence leaving said line along said curve through a central angle of 04° 44' 41" an arc length of 52.92 feet, said curve being subtended by a chord which bears South 67° 18' 08" West 52.90 feet; thence North 34° 38' 59" East 32.30 feet to the northerly line of said Tract; thence along said line North 60° 00' 40" East 34.74 feet to the POINT OF BEGINNING, containing 837 square feet 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 as shown on that particular Record of Survey filed in Book 31 of Surveys at Page 87 official records said county and state. All distances shown are grid distances. Divide distances by 0.99982 to obtain ground distances.

The purpose of this description is to describe that portion of said tract as an easement for slope and drainage purposes.



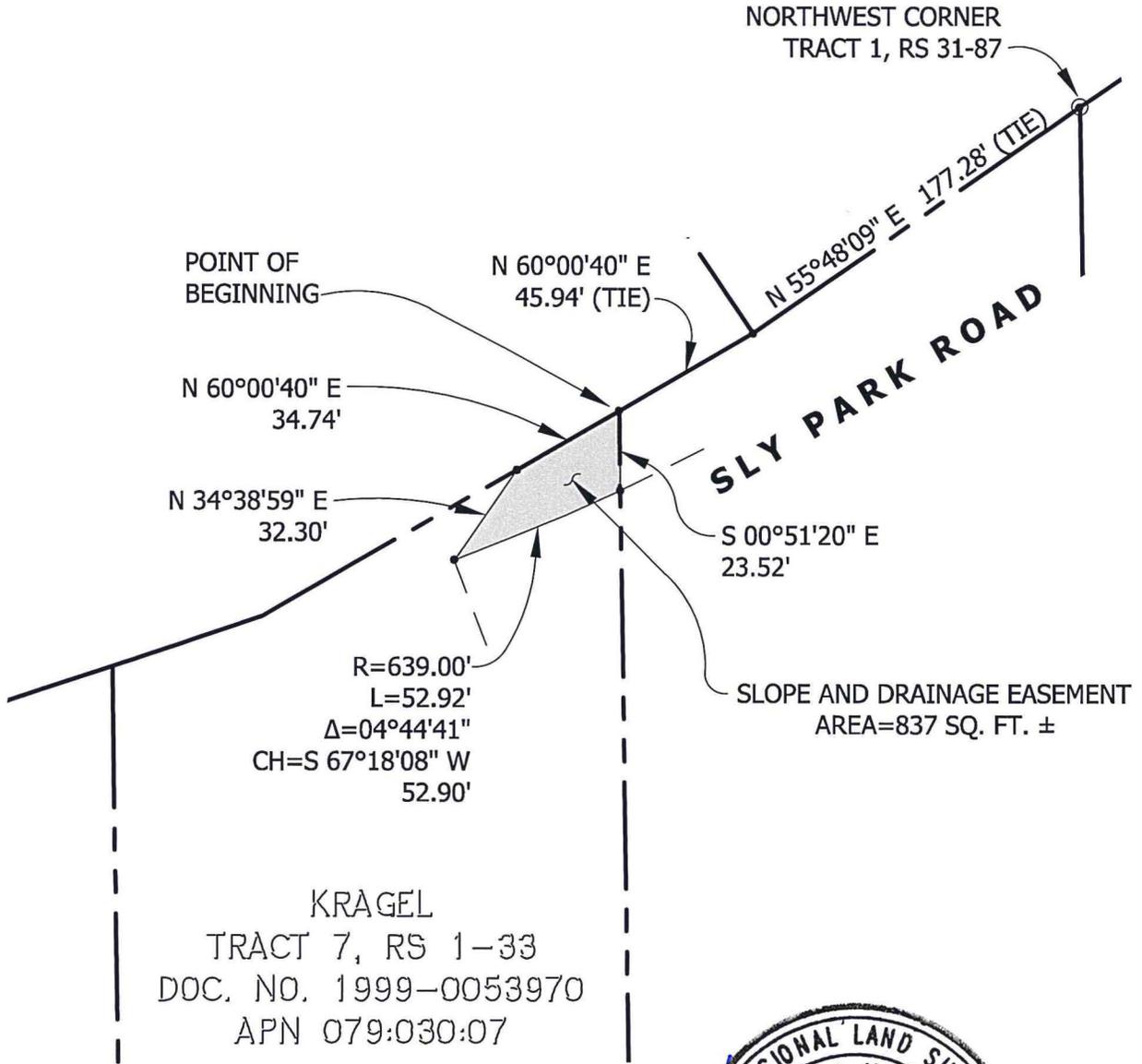
Loren A. Massaro                      P.L.S. 8117  
Associate Land Surveyor  
El Dorado County  
Department of Transportation



Dated: 12.06.2012

# EXHIBIT 'B'

Situate in the South One-Half of Section 27, T. 10 N., R. 12 E., M.D.M.  
County of El Dorado, State of California



Grid North  
Scale 1"=50'

WHEN RECORDED, RETURN TO:

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Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

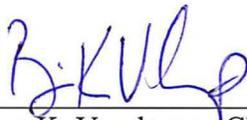
Kragel  
APN: 079-030-07  
Project: 77115

### CERTIFICATE OF ACCEPTANCE

**This is to certify** that the interest in real property conveyed by the Grant of Slope and Drainage Easement dated 6-16, 2015 from **STEPHEN KRAGEL and MARY KRAGEL, husband and wife as Joint Tenants**, 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 16th day of June, 2015.

#### COUNTY OF EL DORADO

By:   
Brian K. Veerkamp, Chair  
Board of Supervisors

ATTEST:

James S. Mitrisin  
Clerk of the Board of Supervisors

By:   
Deputy Clerk