

Janelle K. Horne  
Recorder-Clerk

RECORDING REQUESTED BY:

Pasion Title  
Placer Title Company  
Branch Number: 201

WHEN RECORDED MAIL TO:

The County of El Dorado  
Dept of Transportation  
Attn: ROW Unit  
2850 Fairlane Court  
Placerville, CA 95667

**DOC# 2021-0011945**

02/19/2021

Titles: 1 Pages: 7

12:03 PM

MMF

Fees	\$0.00
Taxes	\$0.00
CA SB2 Fee	\$0.00
<b>Total</b>	<b>\$0.00</b>

Order No: P-365404

APN: 051-250-055-000

**Grant of Slope and Drainage Easement**

(Please fill in document title(s) on this line)

- Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- Exempt from fee per GC27388.1(a)(1) due to the maximum fees being paid on documents in this transaction, or,
- Partially exempt from fee per GC27388.1(a)(1). Only \$75.00 to be charged as \$150.00 in fees has been paid on documents recorded immediately prior hereto or,
- Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,
- Exempt from fee under GC27388.1(a)(1) for the following reasons:  
**Public Entity**

NOTE: The following exemptions may not be acceptable for use in all counties:

- Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,
- Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Partially exempt from fee per GC27388.1. Only \$75.00 to be charged as \$150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s).

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION  
(Additional recording fee applies)

**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: 051-250-055**  
**Seller: Dawson Family Trust**  
**Project: 72334**

**E-RECORDED** simplifile®

ID: 2021-0611945  
County: El Dorado  
Date: 2-19-21 Time: 12:05pm

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

Above section for Recorder's use

**GRANT OF SLOPE AND DRAINAGE EASEMENT**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **Philip J. Dawson and Christine Dawson, Trustees of The Phil & Chris Dawson Family Trust, dated July 31, 2012**, 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 construction and maintenance of slope and drainage facilities 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 'A2' and depicted in Exhibit 'B2' 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 9 day of Oct, 2020.

**GRANTOR: Philip J. Dawson and Christine Dawson, Trustees of The Phil & Chris Dawson Family Trust, dated July 31, 2012**

  
Philip J. Dawson, Trustee

  
Christine Dawson, Trustee

**(All signatures must be acknowledged by a Notary Public)**

## EXHIBIT 'A2'

All that certain real property situate in the Southwest Quarter of Section 19, Township 10 North, Range 11 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of the parcel described in that document no. 2012-0044730 filed in the Official Records of El Dorado County and as shown as Tract 1 on that certain Record of Survey filed in Book 28 of Surveys, Page 38 more particularly described as follows:

### AREA 1:

COMMENCING at the Southeast corner of said parcel; thence along the southeasterly line of said parcel South 62°41'11" West, 274.84 feet to the TRUE POINT OF BEGINNING; thence continuing along said southeasterly line South 62°41'11" West, 63.07 feet; thence leaving said southeasterly line North 84°02'49" West, 173.62 feet to the northwesterly line of said parcel; thence along said northwesterly line North 45°38'07" East, 44.95 feet; thence leaving said northwesterly line South 84°02'49" East, 197.65 feet to the TRUE POINT OF BEGINNING. Containing 6,422 square feet (0.15 acres) more or less.

TOGETHER WITH:

### AREA 2:

BEGINNING at the Southeast corner of said parcel; thence along the southeasterly line of said parcel South 62°41'11" West, 51.01 feet; thence leaving said southeasterly line North 14°46'54" East, 42.72 feet to the beginning of a non-tangent curve concave westerly, said curve has a radius of 951.38 feet; thence northerly along said curve through a central angle of 4°29'55" an arc distance of 74.70 feet, said curve being subtended by a chord which bears North 14°25'04" West, 74.68 feet; thence North 16°40'01" West, 116.28 feet; thence South 63°39'25" East, 35.15 feet to the easterly line of said parcel; thence along said easterly line South 16°26'02" East, 193.95 feet to the POINT OF BEGINNING. Containing 5,801 square feet (0.13 acres) more or less.

-End of Description-

See Exhibit 'B2' 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 easements for 1) slope and drainage purposes and 2) public utilities purposes.



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



Date: 10/24/19

# EXHIBIT 'B2'

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



AREA 2  
SLOPE & DRAINAGE AND  
PUBLIC UTILITY EASEMENT  
AREA=5,801 SQ. FT. ±  
0.13 ACRES ±



AREA 1 POINT OF  
COMMENCEMENT,  
AREA 2 POINT OF  
BEGINNING  
SOUTHEAST CORNER  
TRACT 1, R.S. 28-38

AREA 1  
SLOPE & DRAINAGE AND  
PUBLIC UTILITY EASEMENT  
AREA=6,422 SQ. FT. ±  
0.15 ACRES ±

AREA 1  
TRUE POINT  
OF BEGINNING

(L1) S 62° 41' 11" W 63.07'

(L2) N 45° 38' 07" E 44.95'

(L3) S 62° 41' 11" W 51.01'

(L4) N 14° 46' 54" E 42.72'

(C1) R=951.38' Δ=04° 29' 55" L=74.70'  
CH=N 14° 25' 04" W 74.68'



Grid North  
Scale 1"=100'

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 10/9/2020 before me, Kyle Lassner Notary Public,

Date

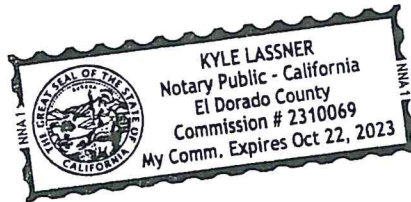
(here insert name and title of the officer)

personally appeared Philip J. Dawson & Christine Dawson

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: [Handwritten Signature] (Seal)

OPTIONAL

Description of Attached Document

Grant of Slope and

Title or Type of Document: Drainage Easement Number of Pages: 4

Document Date: 10/9/2020 Other: n/a

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

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

**APN: 051-250-055**  
**Seller: Dawson Family Trust**  
**Project #: 72334**

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Grant of Slope and Drainage Easement dated October 9<sup>th</sup>, 2020, from Philip J. Dawson and Christine Dawson, Trustees of The Phil & Chris Dawson Family Trust, dated July 31, 2012, 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: 051-250-055

Dated this 10<sup>th</sup> day of November, 2020.

**COUNTY OF EL DORADO**

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

ATTEST:

Clerk of the Board of Supervisors

By: Michelle Sute  
Deputy Clerk