

**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: 327-270-043
Seller: Teter
Project: 72334

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

Above section for Recorder's use

GRANT OF SLOPE AND DRAINAGE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **James E. Teter and Elizabeth Ann Teter, Trustees under The Teter 1991 Revocable Living Trust dated July 22, 1991**, 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 22nd day of July, 2024.

GRANTOR: James E. Teter and Elizabeth Ann Teter, Trustees under The Teter 1991 Revocable Living Trust dated July 22, 1991


James E. Teter, Trustee


Elizabeth Ann Teter, Trustee

(All signatures must be acknowledged by a Notary Public)

EXHIBIT 'A2'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel 2 as shown on that certain Parcel Map filed in Book 30, Page 62 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 1°36'16" West, 147.24 feet to the TRUE POINT OF BEGINNING; thence continuing along said westerly line the following two (2) courses: 1) South 1°36'16" West, 16.44 feet; 2) South 4°51'16" West, 18.58 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,415.00 feet; thence leaving said westerly line easterly along said curve through a central angle of 1°28'36" an arc distance of 113.78 feet, said curve being subtended by a chord which bears South 86°12'10" East, 113.77 feet to the easterly line of said Parcel; thence along said easterly line North 28°56'31" East, 38.40 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,450.00 feet; thence leaving said easterly line westerly along said curve through a central angle of 1°40'43" an arc distance of 130.38 feet, said curve being subtended by a chord which bears North 86°05'58" West, 130.38 feet to the TRUE POINT OF BEGINNING. Containing 4,264 square feet (0.10 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



Dated: 10/24/19

EXHIBIT 'B2'

Situate in Section 24, T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California

EL DORADO TRAIL

NORTHWEST CORNER
PARCEL 2, P.M. 30-62

S 01° 36' 16" W
147.24' (TIE)

TETER
APN 327-270-43
PARCEL 2 P.M. 30-62

SLOPE & DRAINAGE AND
PUBLIC UTILITY EASEMENT
AREA=4,264 SQ. FT. ±
0.10 ACRES ±

TRUE POINT OF
BEGGINNING

(L1)

(L2)

R=4450.00'
L=130.38'
 $\Delta=01^{\circ} 40' 43''$
CH=N 86° 05' 58" W 130.38'

N 28° 56' 31" E
38.40'

R=4415.00'
L=113.78'
 $\Delta=1^{\circ} 28' 36''$
CH=S 86° 12' 10" E
113.77'



(L1) S 01° 36' 16" W 16.44'

(L2) S 04° 51' 16" W 18.58'



Grid North
Scale 1"=50'

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 July 22nd 2021, before me, Tanna Reynoso,
a Notary Public, personally appeared James E. Teter & Elizabeth Ann Teter, Trustees
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.

Tanna Reynoso
Notary Public in and for said County and State



Notary Public Seal

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WHEN RECORDED RETURN TO:**

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Department of Transportation
Attn: ROW Unit
2850 Fairlane Court
Placerville, CA 95667

APN: 327-270-43
Seller: Teter
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 July 22, 2021, from **James E. Teter and Elizabeth Ann Teter, as Trustees under "The Teter Family Trust", Declaration of Trust dated April 4, 1978**, 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: 327-270-43

Dated this _____ day of _____, 20__.

COUNTY OF EL DORADO

By: _____

John Hidahl, Chair
Board of Supervisors

ATTEST:

Kim Dawson
Clerk of the Board of Supervisors

By: _____
Deputy Clerk