

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

County of El Dorado
Community Development Services
Department of Transportation
Attn: ROW Unit
2850 Fairlane Ct.
Placerville, CA 95667

APN: 115-030-04
Seller: Khoshcar
Project: 76108

20209001643700007
El Dorado, County Recorder
Janelle K. Horne Co Recorder Office
DOC 2020-0016437-00
Acct 1001-Placer Title Company
Friday, APR 10, 2020 10:42:50
Ttl Pd \$0.00 Nbr-0002087032
MMF/C1/1-7

Mail Tax Statements to above
Exempt from Documentary Tr Tax
Per R&T Code 11922
GC 27383

Above section for Recorder's use

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

John Nojan Khoshcar, a married man as his sole and separate property, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, hereinafter referred to as "Grantee", a temporary construction easement over, upon, and across a portion of that real property in the unincorporated area of the County of El Dorado, State of California, described as:

**See Exhibits 'A' and 'B' attached hereto
and by reference is made a part hereof.**

This temporary construction easement is granted under the express conditions listed below:

1. In consideration of \$7,420.00 (seven thousand four hundred twenty dollars AND 00/100) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby Grant to Grantee an easement for temporary construction over and across those identified portions of the Grantor parcel.
2. Grantor represents and warrants that they are the owner of the property described in Exhibit 'A' and depicted on the map in Exhibit 'B' attached hereto and made a part hereof, and that Grantor has the exclusive right to grant the temporary construction easement.
3. This temporary construction easement is necessary for the purpose of constructing the **Silver Springs Parkway to Bass Lake Road (south segment) Project CIP No. 76108 (Project)**. Specifically, this temporary construction easement shall allow Grantee or its agents, employees, and contractors the right of ingress and egress as may be reasonably necessary for construction purposes, inclusive of such repairs, replacements, and removals as may be from time to time required as well as for other purposes incidental to construction of the project. Stockpiling or parking of vehicles or equipment is allowed to take place in this area. This temporary construction easement shall not be revoked and shall not

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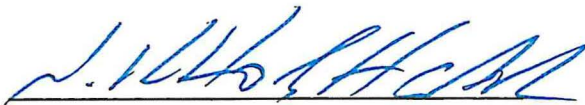
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expire until the recordation of the Notice of Completion of the Project. Included within this temporary construction easement is the right of ingress and egress of Grantee, its agents, employees, and contractors for warranty repairs and the correction of defects in the work within the first year following completion of construction. This right during the one-year warranty period survives the expiration of this easement.

4. Compensation under this temporary construction easement covers the construction period estimated to be 24 (Twenty-Four) months of construction, together with the one-year warranty period. In the event that construction of the Silver Springs Parkway to Bass Lake Road (south segment) Project CIP No. 76108 is not completed within 24 (Twenty-Four) months of commencement of construction, Grantor shall be entitled to additional compensation as follows: for each month thereafter, the sum of \$309.17 (three hundred nine dollars and 17/100 Cents, exactly) will be paid to Grantor, until construction is completed.
5. Grantee agrees to indemnify and hold harmless Grantor from and against any liability arising out of the entry onto the property by Grantee or its agents, employees, and contractors during the term of this temporary construction easement. In the event of property damage, Grantee, at its sole option, may either repair the damage or pay the estimated costs for the repair.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this 16th day of January, 2020.

GRANTOR: John Nojan Khoshcar, a married man as his sole and separate property



John Nojan Khoshcar

(All signatures must be acknowledged by a Notary Public)

Exhibit A
APN 115-030-04 Temporary Construction Easement

All that portion of Parcel 4 of that certain Parcel Map filed in Book 6 of Parcel Maps, at Page 127, records of El Dorado County, California as said Parcel 4 is shown on that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California more particularly described as follows:

Beginning at a point on the northerly boundary of said Parcel 4 from which the northeast corner thereof bears North 89°26'18" East 130.86 feet;

Thence from said Point of Beginning South 06°12'05" East 99.79 feet;

Thence South 09°10'01" East 85.94 feet;

Thence along the arc of a non-tangent curve to the left having a radius of 1470.00 feet, from a radial bearing South 82°39'47" West, through a central angle of 09°03'51", for an arc length of 232.55 feet (Chord: South 11°52'09" East 232.31 feet);

Thence South 16°24'04" East 273.76 feet;

Thence South 10°37'11" East 64.00 feet;

Thence South 18°12'04" East 100.09 feet;

Thence South 27°28'13" East 17.21 feet;

Thence South 16°24'04" East 200.03 feet;

Thence along the arc of a tangent curve to the right having a radius of 2730.00 feet, through a central angle of 01°22'55", for an arc length of 65.85 feet (Chord: South 15°42'37" East 65.85 feet);

Thence South 09°16'59" East 148.83 feet to the southwesterly boundary of said Parcel 4;

Thence along said southwest boundary North 45°00'06" West 26.09 feet;

Thence leaving said southwesterly boundary along the arc of a non-tangent curve to the left having a radius of 2705.00 feet, from a radial bearing North 77°38'23" East, through a central angle of 04°02'27", for an arc length of 190.77 feet (Chord: North 14°22'51" West 190.73 feet);

Thence North 16°24'04" West 654.39 feet;

Thence along the arc of a tangent curve to the right having a radius of 1495.00 feet, through a central angle of 02°27'55", for an arc length of 64.33 feet (Chord: North 15°10'07" West 64.32 feet);

Thence South 76°03'51" West 25.00 feet;

Thence along the arc of a non-tangent curve to the right having a radius of 1520.00 feet, from a radial bearing South 76°03'51" West, through a central angle of 04°26'12", for an arc length of 117.70 feet (Chord: North 11°43'03" West 117.67 feet);

Thence North 80°30'03" East 25.00 feet;

Thence along the arc of a non-tangent curve to the right having a radius of 1495.00 feet, from a radial bearing South 80°30'03" West, through a central angle of 09°21'11", for an arc length of 244.05 feet (Chord: North 04°49'22" West 243.78 feet) to the northerly boundary of said Parcel 4;

Thence along said northerly boundary North 89°26'18" East 12.56 feet to the Point of Beginning containing 32,343 square feet more or less. See Exhibit 'B', attached hereto and made a part hereof.

The Basis of Bearings for this legal description is that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California.

- END OF DESCRIPTION-

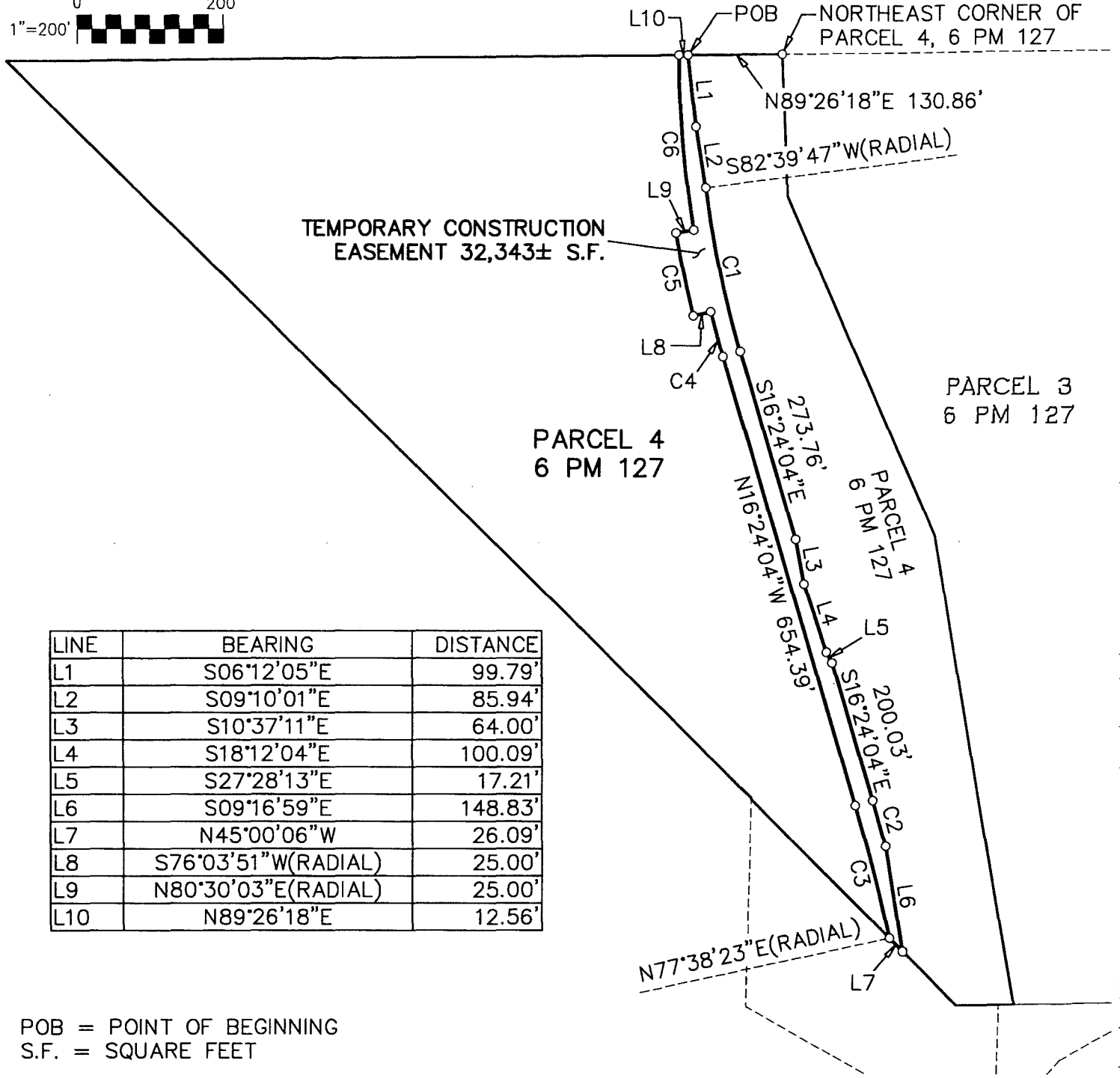
Michael R. Dequine

Michael R. Dequine L.S. 5614
License expires: 9/30/2018

Sept. 13, 2017
Date

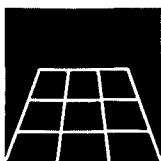


CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1470.00'	9°03'51"	232.55'	S11°52'09"E	232.31'
C2	2730.00'	1°22'55"	65.85'	S15°42'37"E	65.85'
C3	2705.00'	4°02'27"	190.77'	N14°22'51"W	190.73'
C4	1495.00'	2°27'55"	64.33'	N15°10'07"W	64.32'
C5	1520.00'	4°26'12"	117.70'	N11°43'03"W	117.67'
C6	1495.00'	9°21'11"	244.05'	N04°49'22"W	243.78'



LINE	BEARING	DISTANCE
L1	S06°12'05"E	99.79'
L2	S09°10'01"E	85.94'
L3	S10°37'11"E	64.00'
L4	S18°12'04"E	100.09'
L5	S27°28'13"E	17.21'
L6	S09°16'59"E	148.83'
L7	N45°00'06"W	26.09'
L8	S76°03'51"W(RADIAL)	25.00'
L9	N80°30'03"E(RADIAL)	25.00'
L10	N89°26'18"E	12.56'

POB = POINT OF BEGINNING
S.F. = SQUARE FEET



**Michael Dequine
and Associates, Inc.**
2295 Gateway Oaks Drive, Suite 140
Sacramento, Ca 95833
Phone: (916) 923-5820
Fax: (916) 923-1626

EXHIBIT B
APN 115-030-04
TEMPORARY CONSTRUCTION EASEMENT
A PORTION OF PARCEL 4, 6 P.M. 127
COUNTY OF EL DORADO, CALIFORNIA

Checked by: MRD

Drawn By: KS

Job# 16-1429

f:\active\16-1429 Ito silver springs parkway extension\survey\drawing\wip\exhibits for legal descriptions\exhibit_khs\hcar temporary construction easement 16-1429.dwg

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 Sacramento)

On 1/16/2020 before me, A G Thomas Notary Public,

Date

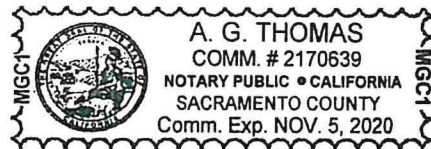
(here insert name and title of the officer)

personally appeared John Nojan Khoschcar

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: Ah (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Grant of Temporary Construction Easement Number of Pages: 5

Document Date: 1/16/2020 Other: _____

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

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

**APN: 115-030-04
Seller: Khoshcar
Project: 76108**

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Temporary Construction Easement dated January 16, 2020, from **John Nojan Khoshcar, a married man as his sole and separate property**, 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: 115-030-04

Dated this 28 day of January, 2020

COUNTY OF EL DORADO

By: Brian Veerkamp
Brian Veerkamp, Chair
Board of Supervisors

ATTEST:

Kim Dawson
Clerk of the Board of Supervisors

By: Jake Smith
Deputy Clerk