

Placer Title Company
Escrow No. 201-34433-BIAS
RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
County of El Dorado
Department of Transportation
Board of Supervisors
330 Fair Lane
Placerville, CA 95667
APN: 329-280-15
Project: Pleasant Valley Road (State Route 49)/
Patterson Drive Intersection Signalization Project



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2013-0048002-00

Acct 6-PLACER TITLE CO
Friday, SEP 13, 2013 08:13:59
Ttl Pd \$0.00 Rcpt # 0001553629
DLC/C1/1-6

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

2011922

TEMPORARY CONSTRUCTION EASEMENT

PCOS
FILED

DAVID G. QUIGLEY AND SHERRY QUIGLEY, HUSBAND AND WIFE, AS JOINT TENANTS, hereinafter referred to as "Grantor", grant 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 "A1" and "B1" 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 \$672.00 (SIX HUNDRED SEVENTY TWO DOLLARS EXACTLY) 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 **Pleasant Valley Road (State Route 49)/Patterson Drive Intersection Signalization Project #73320 (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, including any staging, stockpiling, and parking of construction vehicles or equipment. This temporary construction easement shall not be revoked and shall not expire until the recordation of the Notice of

048002

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 Project 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 \$28.00 (TWENTY-EIGHT dollars, exactly) monthly will be paid to the 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.

GRANTOR: DAVID G. QUIGLEY AND SHERRY QUIGLEY, HUSBAND AND WIFE, AS JOINT TENANTS

Executed on: 5/13/13, 2013

By: *David G. Quigley*
David G. Quigley

By: *Sherry Quigley*
Sherry Quigley

[Handwritten Signature]

(A Notary Public Must Acknowledge All Signatures)

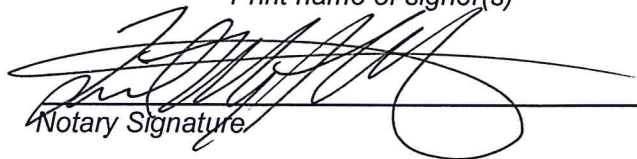


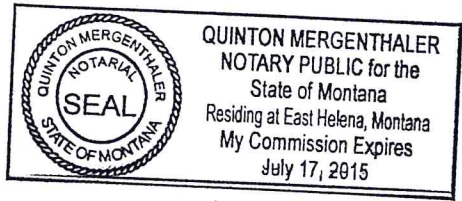
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ACKNOWLEDGMENT

State of Montana
County of LEWIS + CLARK

This instrument was acknowledged before me on 05/15/13 by DAVID and SHERRY QUIGLEY
Print name of signer(s)


Notary Signature



(Seal)

Exhibit 'A1'
(36186-2)

All that certain real property situate in the Southwest One-Quarter of Section 25, Township 10 North, Range 10 East, M.D.M., El Dorado County, State of California, being a portion of Parcel A of that particular Parcel Map filed in book 48 of Parcel Maps at page 34, official records said county and state more particularly described as follows:

Beginning on the northerly line of said Parcel A from which the most easterly corner thereof bears South 45° 46' 22" East 68.66 feet; thence from said POINT OF BEGINNING along a curve to the left having a radius of 2959.98 feet through a central angle of 02° 47' 09" an arc length of 143.91 feet, said curve being subtended by a chord which bears South 41° 37' 08" West 143.90 feet; thence South 40° 13' 33" West 103.48 feet to the beginning of a curve to the left having a radius of 3560.00 feet; thence along said curve through a central angle of 01° 24' 37" an arc length of 87.63 feet, said curve being subtended by a chord which bears South 39° 31' 15" West 87.63 feet to the southerly line of said Parcel A; thence along said line North 86° 20' 36" West 12.22 feet; to the beginning of a non-tangent curve to the right having a radius of 3570.00 feet; thence leaving said southerly line along said curve through a central angle of 01° 31' 24" an arc length of 94.92 feet, said curve being subtended by a chord which bears North 39° 27' 51" East 94.91 feet; thence North 40° 13' 33" East 103.48 feet to the beginning of a curve to the right having a radius of 2970.13 feet; thence along said curve through a central angle of 02° 47' 23" an arc length of 144.61 feet, said curve being subtended by a chord which bears North 41° 37' 15" East 144.60 feet to the northerly line of said Parcel A; thence along said line South 45° 46' 22" East 10.00 feet to the POINT OF BEGINNING. See Exhibit 'B1' attached hereto and made a part hereof.

END OF DESCRIPTION

The basis of bearing for this description is CCS Zone 2 NAD83 grid north. All distances shown are grid distances. Divide distances by 0.999860 to obtain ground distances.

The purpose of this description is to describe that portion of said parcel as an easement for construction purposes.



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

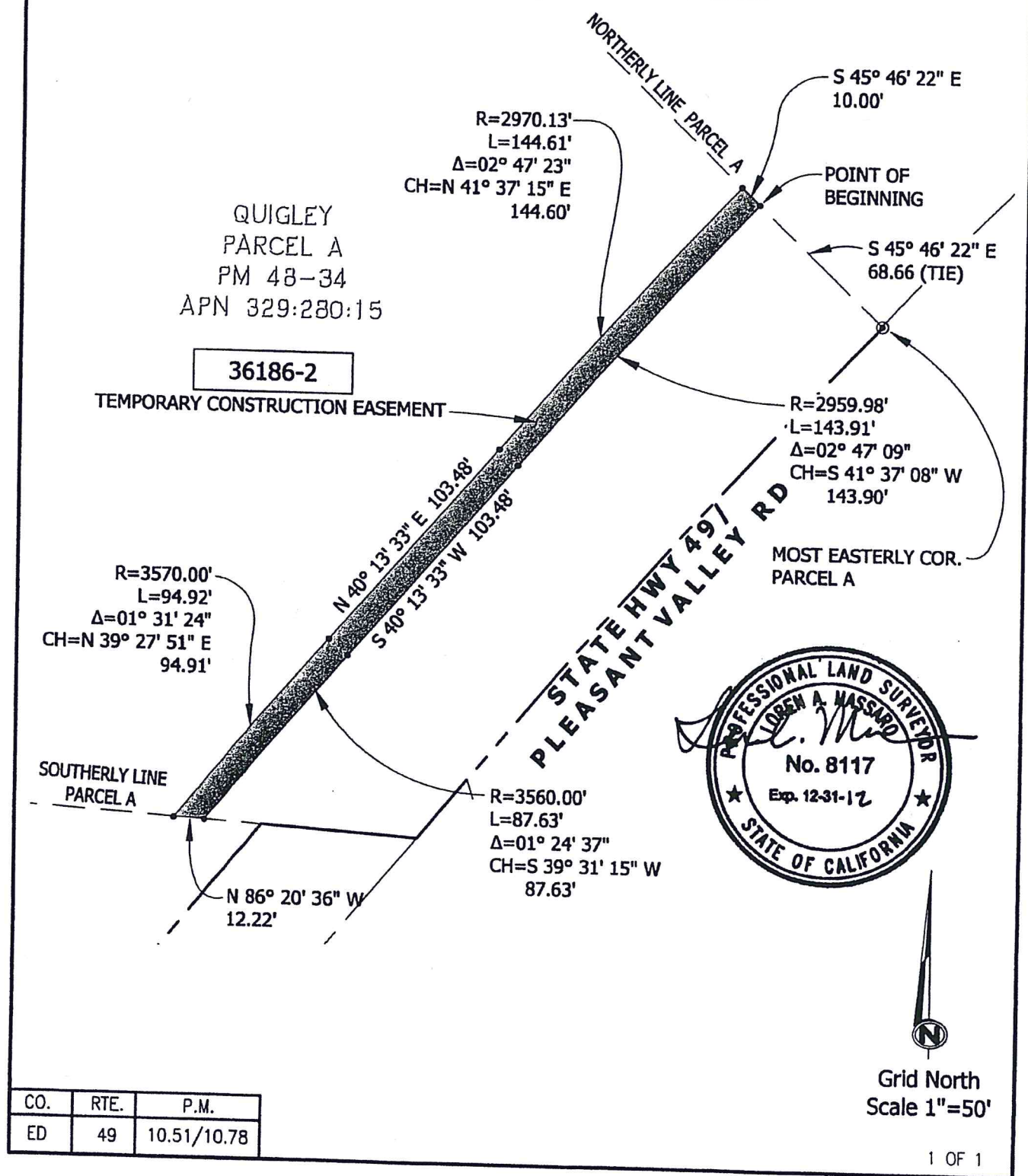
Dated: 11.09.2012



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EXHIBIT 'B1'

Situate in the Southwest One-Quarter of Section 25, T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California



R=2970.13'
L=144.61'
 $\Delta=02^{\circ} 47' 23''$
CH=N 41° 37' 15" E
144.60'

S 45° 46' 22" E
10.00'

POINT OF BEGINNING

S 45° 46' 22" E
68.66 (TIE)

R=2959.98'
L=143.91'
 $\Delta=02^{\circ} 47' 09''$
CH=S 41° 37' 08" W
143.90'

MOST EASTERLY COR.
PARCEL A

R=3570.00'
L=94.92'
 $\Delta=01^{\circ} 31' 24''$
CH=N 39° 27' 51" E
94.91'

N 40° 13' 33" E 103.48'
S 40° 13' 33" W 103.48'

R=3560.00'
L=87.63'
 $\Delta=01^{\circ} 24' 37''$
CH=S 39° 31' 15" W
87.63'

N 86° 20' 36" W
12.22'

CO.	RTE.	P.M.
ED	49	10.51/10.78

048002

RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:

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

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Temporary Construction Easement dated May 13 15, 2013, from **DAVID G. QUIGLEY AND SHERRY QUIGLEY, HUSBAND AND WIFE, AS JOINT TENANTS**, 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: 329-280-15

Dated this 21 day of May, 2013.

COUNTY OF EL DORADO

By: 

Ron Briggs, Chair
Board of Supervisors

ATTEST:

James S. Mitrison

Clerk of the Board of Supervisors

By: 

Deputy Clerk

09/13/2013, 20130048002