

RECORDING REQUESTED BY:

Pasion Title  
Placer Title Company  
Branch Number: 205

WHEN RECORDED MAIL TO:

The El Dorado Hills Community Services District  
2850 Fairlane Ct  
Placerville, Ca. 95667



El Dorado, County Recorder  
Janelle K. Horne Co-Recorder Office

DOC- 2020-0011475-00  
Acct 6-PLACER TITLE CO

Wednesday, MAR 11, 2020 14:55:53

Ttl Pd \$0.00 Nbr - 0002080564  
MMF / C1 / 1-8

Order No: P-356002

APN: 115-400-002-000

Grant Deed

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

PCDS  
FILED

- 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:  
**EXEMPT PER 11922, RECORDING FOR A GOVERNMENTAL AGENCY**

*NO recording fee per  
Govt Code 27383*

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: 115-400-002-000**  
**Seller: County of El Dorado**  
**Project: N/A**

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

Above section for Recorder's use

**GRANT DEED**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, the **COUNTY OF EL DORADO**, a political subdivision of the State of California, hereinafter referred to as "Grantor," grants to the **El Dorado Hills Community Services District**, in fee, all that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

ALL THAT PORTION OF SECTIONS 31 AND 32, TOWNSHIP 10 NORTH, RANGE 09 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 32; THENCE FROM SAID POINT OF BEGINNING SOUTHEASTERLY IN A STRAIGHT LINE TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE CONTINUING ALONG THE SOUTHEASTERLY EXTENSION OF SAID LINE TO THE WEST LINE OF BASS LAKE ROAD; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID BASS LAKE ROAD TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE NORTHWEST CORNER THEREOF; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, TO THE NORTHWEST CORNER THEREOF, BEING ON THE SECTION LINE BETWEEN SECTIONS 30 AND 31, SAID TOWNSHIP AND RANGE, THENCE ALONG SAID SECTION LINE EAST TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN A FENCE LINE, THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, FROM WHENCE THE NORTHWEST CORNER OF SAID SECTION 32, BEARS NORTH 45 DEG 00' WEST 1417.53 FEET; THENCE FROM SAID POINT BEGINNING ALONG A EXISTING FENCE LINE SOUTH 45 DEG 00' EAST 476.92 FEET TO A 3/4 INCH OPEN IRON PIPE; THENCE SOUTH 03 DEG 06' 30" WEST 214.19 FEET TO A SIMILAR 3/4 INCH OPEN IRON PIPE IN A FENCE LINE OF THE WESTERLY LINE OF BASS LAKE ROAD; THENCE NORTH 59 DEG 06' 50" WEST 401.66 FEET; THENCE NORTH 03 DEG 10' EAST 345.46 FEET TO THE POINT OF BEGINNING.

Excepting therefrom, **fee title** to all that certain real property for the future widening, construction, and maintenance of Bass Lake Road as shown and described on **Exhibit A & B** attached hereto and made a part hereof, which description is by this reference incorporated herein.

Excepting therefrom, a **temporary construction easement** for the future construction of the County's Silver Springs Parkway Project CIP No. 76108 as shown and described on **Exhibit A1 & B1** attached hereto and made a part hereof, which description is by this reference incorporated herein. Specifically, this temporary construction easement shall allow Grantor 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 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 Grantor, 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.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this 28 day of January, 2020.

**GRANTOR: COUNTY OF EL DORADO, a political subdivision of the State of California**

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

ATTEST:

Kim Dawson  
Clerk of the Board of Supervisors

By: Jarvis Smith  
Deputy Clerk

(All signatures must be acknowledged by a Notary Public)

EXHIBIT 'A'

All that certain real property situate in Sections 31 and 32, Township 10 North, Range 9 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of the parcel described in that certain document number 2001-0036621 filed in the official records of said county and state more particularly described as follows:

All that portion of said parcel lying easterly of the following described line:  
BEGINNING at a point on the southerly line of that certain 1.79 acre Tract shown on that certain Record of Survey filed in Book 35 of Surveys, Page 138, official records of said county and state which bears North 61° 20' 08" West 69.43 feet from the Southeast corner thereof; thence from said POINT OF BEGINNING leaving said southerly line South 5° 25' 30" East 528.22 feet to the beginning of a curve to right having a radius of 650.00 feet; thence southerly 339.49 feet along said curve through a central angle of 29° 55' 30", said curve being subtended by a chord which bears South 9° 32' 14" West 335.64 feet; thence South 24° 30' 00" West 233.46 feet; thence North 65° 30' 00" West 70.57 feet; thence South 24° 30' 00" West 226.33 feet; thence South 65° 30' 00" East 70.57 feet; thence South 24° 30' 00" West 96.82 feet; to the beginning of a curve to the right having a radius of 1000.00 feet; thence southwesterly 159.60 feet along said curve through a central angle of 9° 08' 39", said curve being subtended by a chord which bears South 29° 04' 19" West 159.43 feet to the POINT OF TERMINUS on southwesterly line of said parcel which bears South 0° 26' 15" East 333.44 feet from a 1-1/2" Capped Iron Pipe stamped "LS 3012".


TOGETHER WITH:

That certain 1,622 square foot Tract shown on said Record of Survey filed in Book 35 of Surveys, Page 138.

-End of Description-

See Exhibit 'B' attached hereto and made a part hereof.

The Basis of Bearings of the above description is Grid North. Distances used in the above description are grid distances. Divide distances by 0.999885 to obtain ground distances.

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

Date 1/10/20





# EXHIBIT 'B'

Situate in Sections 31 & 32

T. 10 N., R. 9 E., M.D.M.

County of El Dorado, State of California



COUNTY OF  
EL DORADO  
APN 115-400-02  
2001-0036621

1.79 AC  
TRACT  
R.S. 35-138

1,622 SQ. FT.  
TRACT  
R.S. 35-138



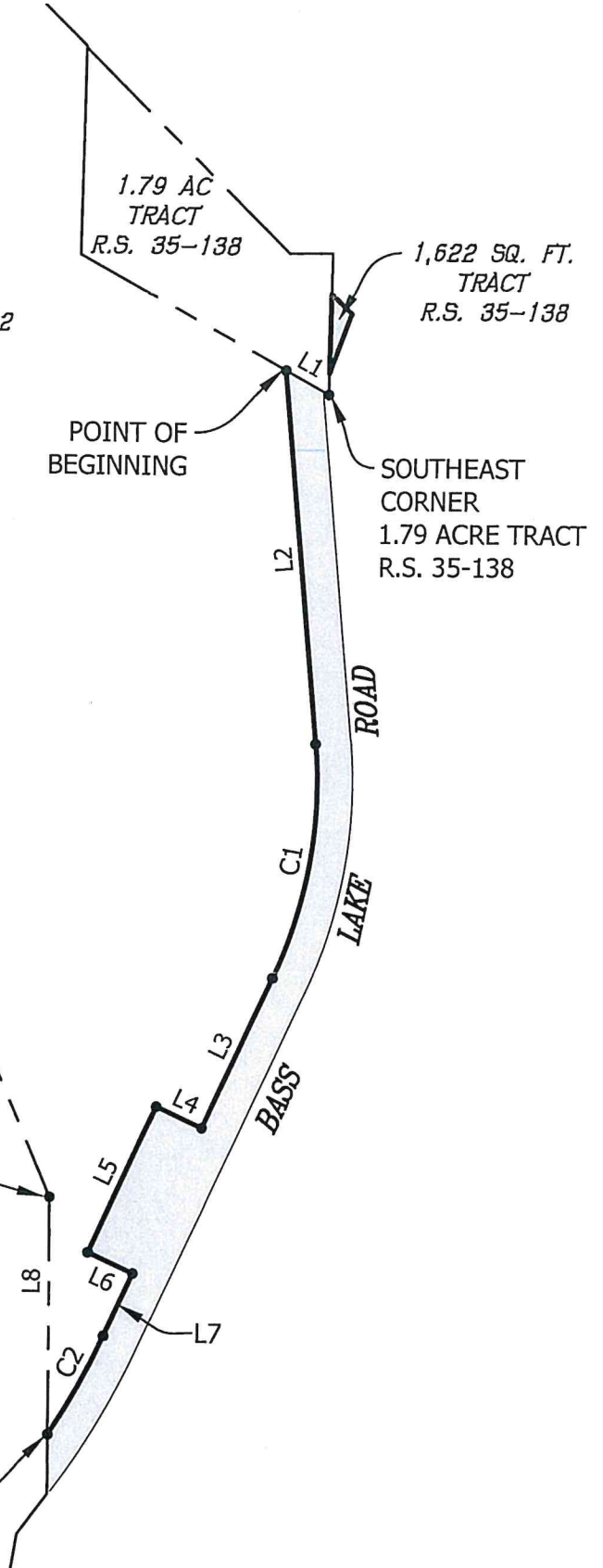
POINT OF  
BEGINNING

SOUTHEAST  
CORNER  
1.79 ACRE TRACT  
R.S. 35-138

- C1 ..... R=650.00' L=339.49' Δ=29°55'30"  
CH=S9°32'14"W 335.64'
- C2 ..... R=1000.00' L=159.60' Δ=9°08'39"  
CH=S29°04'19"W 159.43'
- L1 ..... N61°20'08"W 69.43'
- L2 ..... S5°25'30"E 528.22'
- L3 ..... S24°30'00"W 233.46'
- L4 ..... N65°30'00"W 70.57'
- L5 ..... S24°30'00"W 226.33'
- L6 ..... S65°30'00"E 70.57'
- L7 ..... S24°30'00"W 96.82'
- L8 ..... S0°26'15"E 333.44'

1-1/2" C.I.P.  
"LS 3012"

POINT OF  
TERMINUS



**EXHIBIT 'A1'**

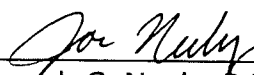
All that certain real property situate in Sections 31 and 32, Township 10 North, Range 9 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of the parcel described in that certain document number 2001-0036621 filed in the official records of said county and state more particularly described as follows:

COMMENCING at the Southeast corner of that certain 1.79 acre Tract shown on that certain Record of Survey filed in Book 35 of Surveys, Page 138, official records of said county and state; thence along the southerly line of said Tract North 60° 43' 29" West 69.44 feet; thence leaving said southerly line South 4° 48' 49" East 276.66 feet to the POINT OF BEGINNING; thence continuing South 4° 48' 49" East 251.63 feet to the beginning of a curve to right having a radius of 650.00 feet; thence southerly 120.39 feet along said curve through a central angle of 10° 36' 45", said curve being subtended by a chord which bears South 0° 29' 33" West 120.22 feet; thence North 84° 12' 04" West 115.86 feet; thence North 4° 48' 49" West 350.00 feet; thence North 85° 11' 11" East 125.00 feet to the POINT OF BEGINNING. Containing 44,760 square feet (1.03 acres) more or less.

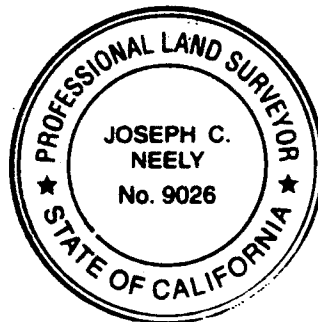
-End of Description-

See Exhibit 'B1' attached hereto and made a part hereof.

The Basis of Bearings of the above description is identical to that certain Record of Survey filed in Book 35 of Surveys, Page 138. Distances used in the above description are ground distances. Multiply distances by 0.999885 to obtain grid distances.

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

Dated 9/6/19 \_\_\_\_\_

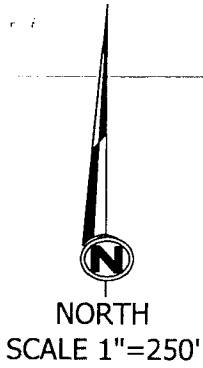


# EXHIBIT 'B1'

Situate in Sections 31 & 32

T. 10 N., R. 9 E., M.D.M.

County of El Dorado, State of California



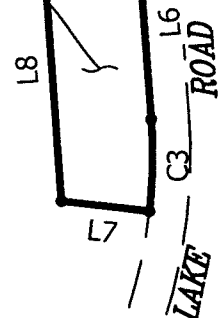
COUNTY OF  
EL DORADO  
APN 115-400-02  
2001-0036621

1.79 AC  
TRACT  
R.S. 35-138

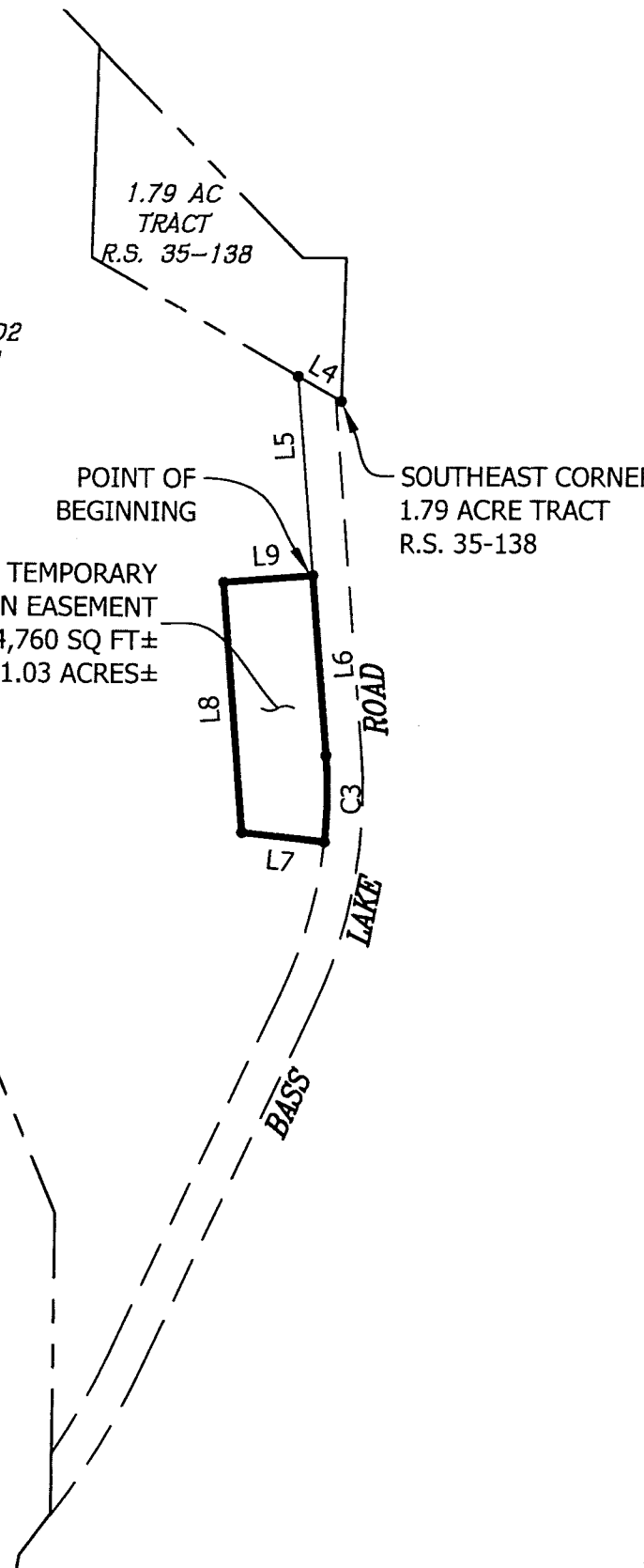
POINT OF  
BEGINNING

SOUTHEAST CORNER  
1.79 ACRE TRACT  
R.S. 35-138

TEMPORARY  
CONSTRUCTION EASEMENT  
AREA=44,760 SQ FT±  
1.03 ACRES±



- C3 ..... R=650.00' L=120.39' Δ=10°36'45"  
CH=S0°29'33"W 120.22'
- L4 ..... N60°43'29"W 69.44'
- L5 ..... S4°48'49"E 276.66'
- L6 ..... S4°48'49"E 251.63'
- L7 ..... N84°12'04"W 115.86'
- L8 ..... N4°48'49"W 350.00'
- L9 ..... N85°11'11"E 125.00'



**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

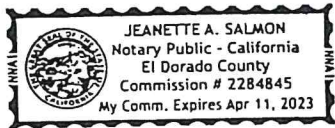
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of EL DORADO

On 2/7/2020 before me, JEANETTE A. SALMON, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared BRIAN K. VEERKAMP  
Name(s) of Signer(s)

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 Jeanette A. Salmon  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**  
Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**  
Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_