

Janelle K. Horne
Recorder-Clerk

RECORDING REQUESTED BY:

Simplifile
Placer Title Company
Branch Number: 201

WHEN RECORDED MAIL TO:

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

DOC# 2021-0020885

03/25/2021

Titles: 1 Pages: 7

11:51 AM

RAB

Fees	\$0.00
Taxes	\$0.00
CA SB2 Fee	\$0.00
Total	\$0.00

Order No: P-365434

APN: 327-260-005-000, 327-260-006-000

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: 327-260-005
Seller: Petersen Family Trust
Project: 72334

E-RECORDED simplifile®

ID: 2021 0020885
County: El Dorado
Date: 3-25-21 Time: 11:51 AM

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, **Lissa E. Luckinbill, Trustee of the Donald F. Petersen Family Trust**, 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 23rd day of September, 2020

GRANTOR: Lissa E. Luckinbill, Trustee of the Donald F. Petersen Family Trust

Lissa Luckinbill, Trustee
Lissa E. Luckinbill, Trustee

(All signatures must be acknowledged by a Notary Public)

EXHIBIT 'A2'

All that certain real property situate in the Southwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of the parcel described in that certain document filed in Book 3091, Page 59 in the official records of El Dorado County more particularly described as follows:

COMMENCING at a 1-1/4" Capped Iron Pipe marking the Center-South One-Sixteenth Corner of said Section 24; thence along the North-South centerline of said Section North 2°28'20" East, 165.08 feet to the TRUE POINT OF BEGINNING and the beginning of a non-tangent curve concave northeasterly, said curve has a radius of 2,485.00 feet; thence leaving said centerline northwesterly along said curve through a central angle of 3°11'33" an arc distance of 138.47 feet, said curve being subtended by a chord which bears North 51°36'04" West, 138.45 feet to the southerly line of the right of way granted to the Sacramento-Placerville Transportation Corridor Joint Powers Authority as described in the deeds filed in Book 4764, Pages 134 and 153 in the official records of El Dorado County and the beginning of a non-tangent curve concave southerly, said curve has a radius of 1,095.85 feet; thence easterly along said right of way curve through a central angle of 2°29'30" an arc distance of 47.66 feet, said curve being subtended by a chord which bears North 82°21'37" East, 47.65 feet to the beginning of a non-tangent curve concave northeasterly, said curve has a radius of 2,450.00 feet; thence leaving said right of way southeasterly along said curve through a central angle of 1°52'50" an arc distance of 80.42 feet, said curve being subtended by a chord which bears South 51°41'46" East, 80.42 feet to the North-South centerline of said Section; thence along said centerline South 2°28'20" West, 42.53 feet to the TRUE POINT OF BEGINNING. Containing 3,840 square feet (0.09 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 particular 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.

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

Dated 10/25/19



EXHIBIT 'B2'

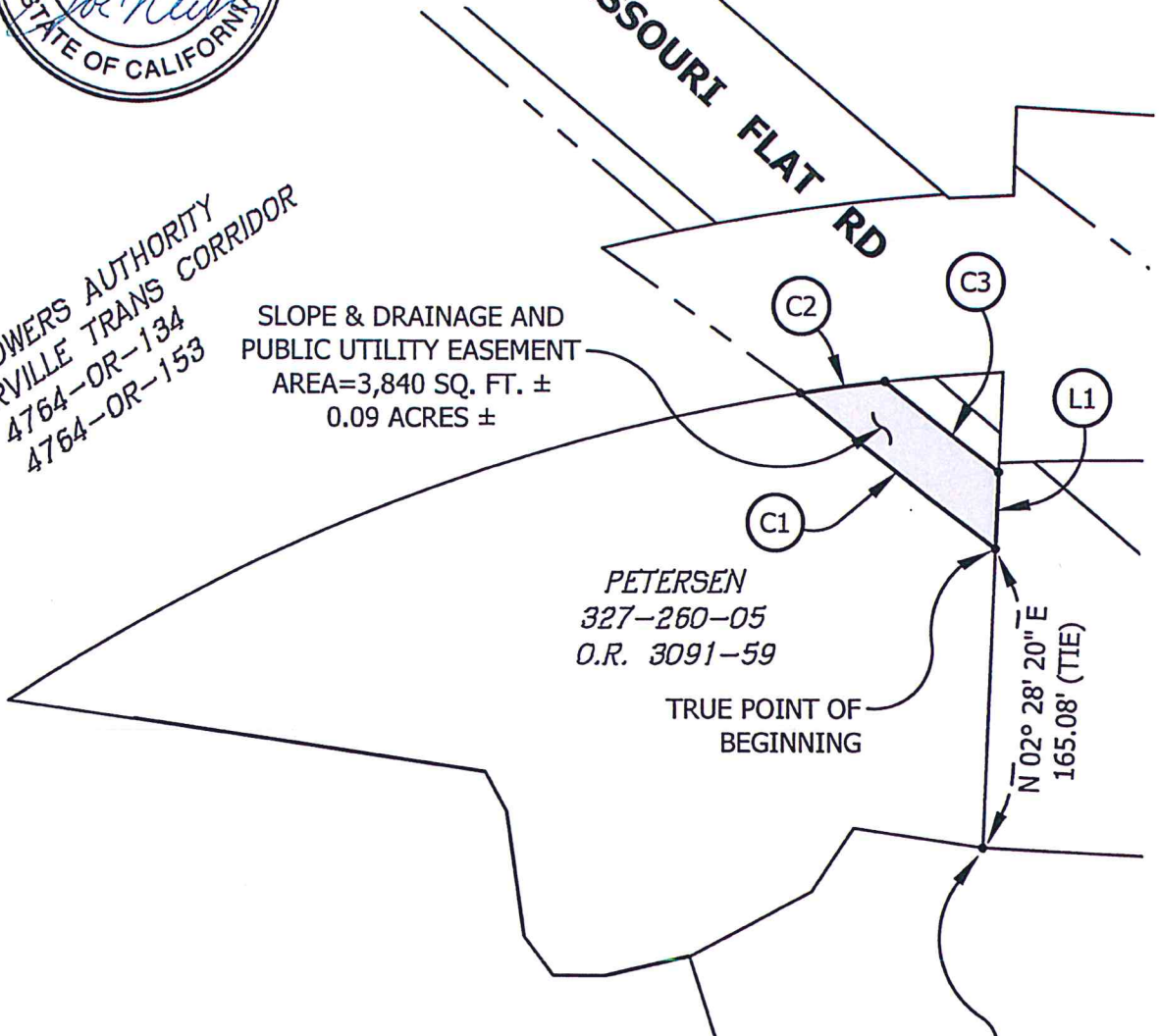
Situate in Section 24, T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California



JOINT POWERS AUTHORITY
SAC-PLACERVILLE TRANS CORRIDOR
4764-OR-134
4764-OR-153

SLOPE & DRAINAGE AND
PUBLIC UTILITY EASEMENT
AREA=3,840 SQ. FT. ±
0.09 ACRES ±

MISSOURI FLAT RD



PETERSEN
327-260-05
O.R. 3091-59

TRUE POINT OF
BEGINNING

N 02° 28' 20" E
165.08' (TIE)

1-1/4" C.I.P. MARKING THE
CENTER-SOUTH 1/16 CORNER
SECTION 24

- (C1) R=2485.00' Δ=03° 11' 33" L=138.47'
CH=N 51° 36' 04" W 138.45'
- (C2) R=1095.85' Δ=02° 29' 30" L=47.66'
CH=N 82° 21' 37" E 47.65'
- (C3) R=2450.00' Δ=01° 52' 50" L=80.42'
CH=S 51° 41' 46" E 80.42'
- (L1) S 02° 28' 20" W 42.53'



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 9-23-20 before me, Kyle Lassner Notary Public,

Date

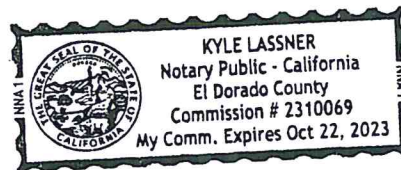
(here insert name and title of the officer)

personally appeared Lissa E. Luckinbill

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

Title or Type of Document: Grant of Slope and Drainage Easement Number of Pages: 4

Document Date: 9-23-20 Other: Ø

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

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

APN: 327-260-005
Seller: Petersen 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 September 23, 2020, from Lissa E. Luckinbill, Trustee of the Donald F. Petersen Family Trust, 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: 327-260-005

Dated this 10th 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: Antonia Sutil
Deputy Clerk