

**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: 327-270-050**

**Sellers: 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 PUBLIC UTILITY EASEMENT**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **James E. Teter and Elizabeth Ann Teter, as Trustees under "The Teter Family Trust", Declaration of Trust dated April 4, 1978**, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a public utility easement over, upon, under, 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.**

Said public utility easement shall include rights of way for water, sewer and gas, and for poles, guy wires, anchors, overhead and underground wires and conduits for electric, telephone and television cable services, with the right to trim and remove trees, tree limbs, and brush, together with any and all appurtenances appertaining thereto, over, under and across said parcel.

**IN WITNESS WHEREOF**, Grantor has herein subscribed its name on this 22<sup>nd</sup> day of July, 2021.

**GRANTOR: James E. Teter and Elizabeth Ann Teter, as Trustees under "The Teter Family Trust", Declaration of Trust dated April 4, 1978**

James E Teter (Trustee)  
James E. Teter, Trustee

Elizabeth Ann Teter (Trustee)  
Elizabeth Ann Teter, Trustee

**(A Notary Public Must Acknowledge All Signatures)**

**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 the parcel described in that certain document number 1999-11574 filed in the Official Records of El Dorado County and as shown on that certain Parcel Map filed in Book 30, Page 13 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:


COMMENCING at the Northwest corner of that certain 1.31 acre Parcel as shown on said Parcel Map; thence along the westerly line of said Parcel South 28°56'31" West, 285.96 feet to the TRUE POINT OF BEGINNING and the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,450.00 feet; thence leaving said westerly line easterly along said curve through a central angle of 0°42'14" an arc distance of 54.66 feet, said curve being subtended by a chord which bears South 84°54'29" East, 54.66 feet to the easterly line of said Parcel; thence along said easterly line South 28°56'31" West, 38.19 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,415.00 feet; thence leaving said easterly line westerly along said curve through a central angle of 0°42'38" an arc distance of 54.75 feet, said curve being subtended by a chord which bears North 85°06'33" West, 54.75 feet to said westerly line; thence along said westerly line North 28°56'31" East, 38.40 feet to the TRUE POINT OF BEGINNING. Containing 1,915 square feet (0.04 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

NORTHWEST CORNER  
1.31 ACRE PARCEL,  
PM 30-13

**EL DORADO TRAIL**

TRUE POINT OF  
BEGINNING

N 28° 56' 31" E 38.40'

SLOPE & DRAINAGE AND  
PUBLIC UTILITY EASEMENT  
AREA=1,915 SQ. FT. ±  
0.04 ACRES ±

S 28° 56' 31" W 285.96' (TIE)

R=4450.00'  
L=54.66'  
Δ=00° 42' 14"  
CH=S 84° 54' 29" E  
54.66'

S 28° 56' 31" W  
38.19'

R=4415.00'  
L=54.75'  
Δ=00° 42' 38"  
CH=N 85° 06' 33" W  
54.75'

TETER  
APN 327-270-50  
PM 30-13  
DOC 1999-11574



Grid North  
Scale 1"=100'

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 22<sup>nd</sup> 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

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

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

**APN: 327-270-50**  
**Seller: Teter**  
**Project #: 72334**

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Grant of Public Utility 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: 327-270-50

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