

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667  
Assessor's Parcel Number: 119-090-65  
Hessameddin Fallah-Najmabadi



SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

Project: Hollow Oak Road Drainage  
Project #72369

**GRANT OF TEMPORARY CONSTRUCTION EASEMENT**

**Hessameddin Fallah-Najmabadi**, 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 A and B attached hereto and made a part hereof.**

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

1. For good and valuable consideration, as more specifically described in the Easement Acquisition Agreement for Public Purposes entered into by Grantor and Grantee dated \_\_\_\_\_, 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 he is 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 Hollow Oak Road Drainage Project #72369. 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 facilitating the installation of a storm drain system and re-landscaping the slope disturbed by the storm drain installation. This temporary construction easement shall not be revoked and shall not expire until the recordation of the Notice of Acceptance of the Hollow Oak Road Drainage Project #72369. 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 4 (four) months of construction, together with the one-year warranty period. In the event that construction of the Hollow Oak Road Drainage Project #72369 is not completed within 4 months of commencement of construction, Grantor shall be entitled to additional compensation as follows: for each month thereafter, the sum of **\$60.69 (Sixty Dollars, and Sixty-Nine Cents)** will be paid to Grantor, until construction is completed, at which time the one-year warranty period will commence at no additional compensation.
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**

 Date: 3/6/2014  
Hessameddin Fallah Najmabadi

(All signatures must be acknowledged by a Notary Public)

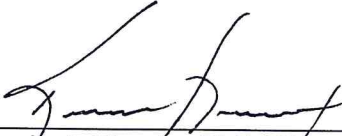
Hollow Oak Drive  
"Temporary Construction Easement"

All that real property situate in the County of El Dorado, State of California, lying within the Northeast One-quarter of Section 6, Township 9 North, Range 9 East, M.D.M., and being a portion of Parcel C, as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 11 of Parcel Maps, Page 137 and being more particularly described as follows:

Beginning at a point on the West line of said Parcel C, at the intersection with said line and the South line of Hollow Oak Drive, said point being the Southwest corner of that certain Irrevocable Offer of Dedication to the County of El Dorado and recorded in Document No. 2005-0092135; thence from said Point of Beginning and along the South line of said Hollow Oak Drive, South 76°30'00" East, 330.77 feet; thence along the arc of a curve to the left, having a radius of 1530.00 feet, the chord of which bears South 81°42'28" East, 277.75 feet to a point on the East line of said Parcel C, being the Southeast corner of said Irrevocable Offer of Dedication; thence along said East line, South 05°26'13" West, 15.01 feet; thence leaving said East line and along the arc of a curve, concave to the Northeast, having a radius of 1545.00 feet, the chord of which bears North 81°41'47" West, 279.86 feet; thence North 76°30'00" West, 325.10 feet more or less to a point on the West line of said Parcel C; thence along said West line, North 07°11'12" West, 16.03 feet to the Point of Beginning, containing 0.209 acres, more or less.

End of Description

This description has been prepared by me or under my direct supervision

  
\_\_\_\_\_  
Kevin A. Heeney, PLS 5914

06/20/2013  
Date:



A portion of APN 119-090-65



APN 119-090-67

APN 119-090-17

Point of Beginning

(2005-0092134)

HOLLOW

OAK

DRIVE

N07°11'12"W  
16.03'

S76°30'00"E 330.77'  
N76°30'00"W 325.10'

(2005-0092135)

R=1530.00' D=10°24'56"  
S81°42'28"E 277.75'  
R=1545.00' D=10°23'34"  
N81°41'47"W 279.86'

0.209 Ac.

S05°26'13"W  
15.01'

FALLAH-NAJMABADI HESSAMEDDIN

PARCEL C  
PM 11-137

APN 119-090-65

APN 119-090-71

APN 119-090-17



06/20/2013

EXHIBIT PLAT

"Temporary Construction Easement"  
HOLLOW OAK DRIVE

PORTION OF THE NE 1/4 SEC. 6, T.9 N., R., 9 E., M.D.M.  
and a PORTION OF PARCEL "C" (11 PM 137)  
COUNTY OF EL DORADO STATE OF CALIFORNIA

DATE:	06-20-2013
SCALE:	1"=100'
BY:	KAH
JOB NO.	03-047-002

C.T.A.  R.E.Y., INC.

Civil Engineering, Planning, Land Surveying  
3233 Monier Circle  
Rancho Cordova, Ca 95742  
(916) 638-0919 FAX 638-2479

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

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

APN 119-090-65  
Hessameddin Fallah-Najmabadi


Above section for Recorder's use

### CERTIFICATE OF ACCEPTANCE

**This is to certify** that the interest in real property conveyed by the Grant of Temporary Construction Easement dated \_\_\_\_\_, 201\_\_ from **Hessameddin Fallah-Najmabadi** to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, 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.

Dated this 10 day of June, 2014

**COUNTY OF EL DORADO**

By:   
**Norma Santiago**  
Chair, Board of Supervisors

ATTEST:

James S. Mitrison  
Clerk of the Board of Supervisors

By:   
Deputy Clerk

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SACRAMENTO }

On MAR 6 2014 before me, DORI FLOYD NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared HESSAMEDDIN FALLAH-NATMABADI  
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.



Place Notary Seal Above

Signature [Handwritten Signature]  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: GRANT OF TEMPORARY CONSTRUCTION EASEMENT

Document Date: MARCH 6, 2014 Number of Pages: 5

Signer(s) Other Than Named Above: N/A

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: \_\_\_\_\_