

**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: Por. 327-270-018**  
**Seller: Placerville Mini Storage, LLC**  
**Project: 72334/36105011**

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 AND PUBLIC UTILITY EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **PLACERVILLE MINI STORAGE, LLC**, a California limited liability company, 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 21 day of June, 2022

**GRANTOR: PLACERVILLE MINI STORAGE, LLC, a California limited liability company**



Stuart Tunick, Member

**(All signatures must be acknowledged by a Notary Public)**

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 Contra Costa ) ss.

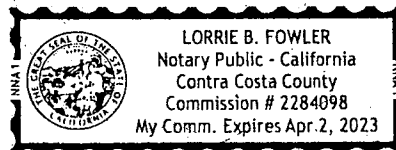
On June 21, 2022 before me,  
Lorrie B Fowler

Notary Public personally appeared Stuart Tunick

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 Lorrie B Fowler



**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 Parcel B as shown on that certain Parcel Map filed in Book 12, Page 81 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

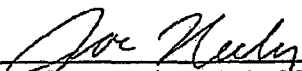
COMMENCING at the Northwest corner of said Parcel; thence along the westerly line of said Parcel South 28°56'31" West, 263.98 feet to the TRUE POINT OF BEGINNING and the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,450.00 feet; thence leaving said westerly line easterly along said curve through a central angle of 0°30'33" an arc distance of 39.55 feet, said curve being subtended by a chord which bears South 84°18'06" East, 39.55 feet; thence South 84°02'49" East, 394.07 feet to the northeasterly line of said Parcel; thence along said northeasterly line South 47°44'31" East, 76.00 feet; thence leaving said northeasterly line North 84°02'49" West, 58.15 feet; thence North 47°44'31" West, 38.85 feet; thence North 84°02'49" West, 365.86 feet to the beginning of a curve concave southerly, said curve has a radius of 4,428.00 feet; thence westerly along said curve through a central angle of 0°37'59" an arc distance of 48.93 feet, said curve being subtended by a chord which bears North 84°21'49" West, 48.93 feet to the westerly line of said Parcel; thence along said westerly line North 28°56'31" East, 24.00 feet to the TRUE POINT OF BEGINNING. Containing 11,310 square feet (0.26 acres) more or less.

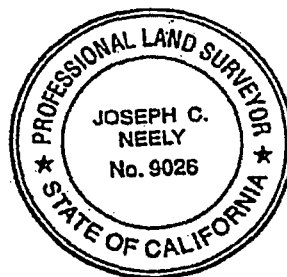
-End of Description-

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.

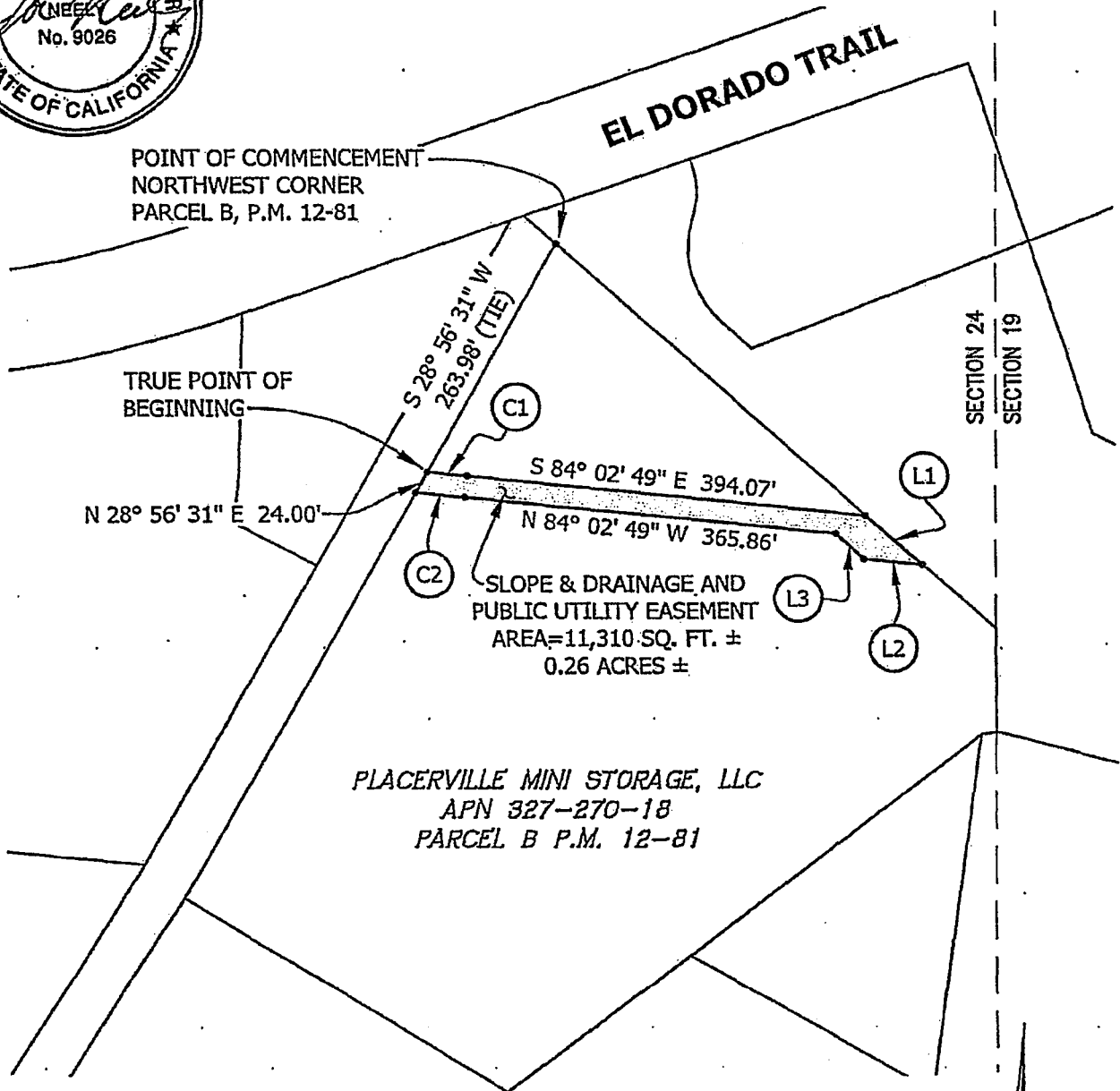
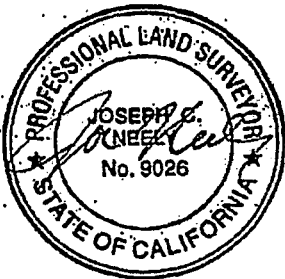
  
\_\_\_\_\_  
Joseph C. Neely, P.L.S. 9026  
Associate Land Surveyor  
El Dorado County  
Department of Transportation



Date: 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



(C1) R=4450.00' Δ=00° 30' 33" L=39.55'  
 CH=S 84° 18' 06" E 39.55'

(L1) S 47° 44' 31" E 76.00'

(L2) N 84° 02' 49" W 58.15'

(L3) N 47° 44' 31" W 38.85'

(C2) R=4428.00' Δ=00° 37' 59" L=48.93'  
 CH=N 84° 21' 49" W 48.93'



Grid North  
 Scale 1"=150'

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

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

**APN: Por. 327-270-018**  
**Seller: Placerville Mini Storage, LLC**  
**Project #: 72334 / 36105011**

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**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Grant of Slope, Drainage and Public Utility Easement dated June 21, 2022, from **PLACERVILLE MINI STORAGE, LLC, a California limited liability company**, 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: 327-270-018

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**COUNTY OF EL DORADO**

By: \_\_\_\_\_  
Lori Parlin, Chair  
Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk