

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

City of Placerville
3101 Center Street
Placerville, CA 95667

APN: 325-300-37
Seller: County of El Dorado
Project: Western Placerville Interchange
Phase 2

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 EASEMENT

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 **City of Placerville, a municipal corporation in the State of California**, a slope easement for construction and maintenance of slope/s together with any and all appurtenances appertaining thereto, over, under, upon, and across a portion of all that certain real property situate in the County of El Dorado, State of California,

Described in Exhibit "A" and depicted in Exhibit "B" 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 _____ day of _____, 20__.

GRANTOR: The County of El Dorado, a political subdivision of the State of California

Shiva Frentzen, Chair
Board of Supervisors

ATTEST:
James S. Mitrisin
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

(First signature must be acknowledged by a Notary Public)

EXHIBIT "A"

A.P.N. : 325-300-37
Slope Easement

All that real property situate in the City of Placerville, County of El Dorado, State of California, lying within a portion of Section 13, Township 10 North, Range 10 East, M.D.M and being a portion of the Tract of land as shown on Record of Survey filed in Book 24 at Page 35 of Maps, Records of El Dorado County, and being more particularly described as follows:


Beginning at a point in the North line of the above mentioned Tract of land, from which the Westerly terminus of the line shown as North 89°36'28" East, 252.69 feet on said map bears South 89°36'44" West, 8.52 feet; thence from the point of beginning and along the North line of said Tract of land North 89°36'44" East, 85.00 feet; thence leaving said North line of said Tract of land South 45°37'05" West, 404.68 feet; thence North 58°50'53" West, 50.00 feet; thence South 78°21'12" West, 182.35 feet to a point on the Westerly line of said Tract of Land; thence along the Westerly line of said Tract of land North 55°00'46" East, 189.08 feet; thence leaving said Westerly line of said Tract of land North 69°29'55" East, 58.03 feet; thence along a curve to the left and having a radius of 471.00 feet and a chord bearing and distance of North 52°43'20" East, 271.89 feet to a point on the Northerly line of said Tract of land and the point of beginning containing 33,417 square feet more or less.

See Exhibit 'B' attached hereto and made a part of this description.

End of Description

The **Basis of Bearings** for this description is identical to that of Record of Survey Map filed in Book 23 at Page 26 of Maps, El Dorado County Records as determined by found monuments.

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


Ryan Thompson L.S. 8749

3-20-17
Date

UNICO Engineering, Inc.
Folsom, CA



EXHIBIT B

LINE TABLE

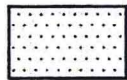
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89° 36' 44" E	85.00'	L5	N55° 00' 46" E	189.08'
L2	S45° 37' 05" W	404.68'	L6	N69° 29' 55" E	58.03'
L3	N58° 50' 53" W	50.00'	L7	S89° 36' 44" W	8.52'
L4	S78° 21' 12" W	182.35'	L8	S50° 58' 09" W	8.03'
			L9	N39° 08' 51" W	23.75'

CURVE TABLE

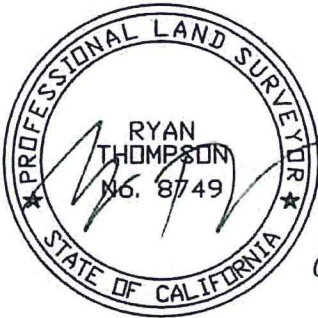
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	41.45'	392.00'	06°03'32"	S47° 51' 16" W	41.43'



1" = 100'



SLOPE EASEMENT
AREA: 33,417 SF



STATE OF CALIFORNIA

STATE OF CALIFORNIA
325-300-33

WESTERLY TERMINUS
N89°36'28"E 252.69'
ROS 24-35 FOUND REBAR
AND ALUM CAP
P.O.B. RCE 22180

FOUND REBAR
AND ALUM CAP
PLS 6626 TYP.

PARCEL 030803-7
PER ROS 23-26

CH=N52°43'20"E 271.89'
R=471.00'
DELTA=33°33'07"
LENGTH=275.81'

NO ACCESS
JANUARY 28, 1997
BOOK 4846 PAGE 142

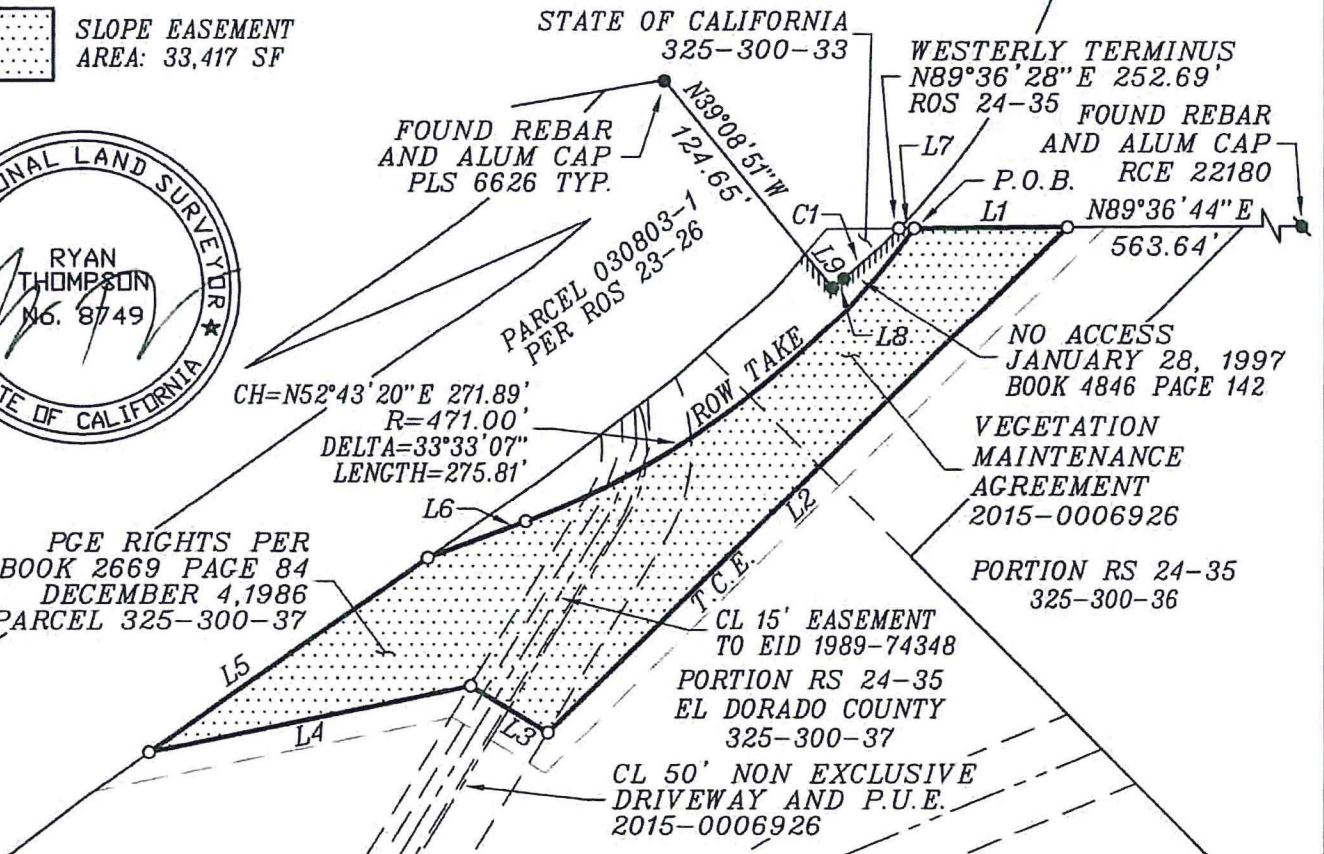
VEGETATION
MAINTENANCE
AGREEMENT
2015-0006926

PORTION RS 24-35
325-300-36

PGE RIGHTS PER
BOOK 2669 PAGE 84
DECEMBER 4, 1986
ON PARCEL 325-300-37

CL 15' EASEMENT
TO EID 1989-74348
PORTION RS 24-35
EL DORADO COUNTY
325-300-37

CL 50' NON EXCLUSIVE
DRIVEWAY AND P.U.E.
2015-0006926



APN

325-300-37

WESTERN PLACERVILLE
INTERCHANGE PROJECT PHASE 2

UNICO
ENGINEERING

SHEET 2 OF 2

SLOPE EASEMENT ACQUISITION

110 BLUE RAVINE RD SUITE 101 | FOLSOM, CA 95630
PHONE: 800.277.6623 | uniconengineering.com

CITY OF PLACERVILLE

CALIFORNIA