

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

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

**APN 048-471-07  
Seller Harmon  
Project # 97012**



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2015-0056248-00**

Acct 6-PLACER TITLE CO  
Thursday, DEC 03, 2015 08:03:50  
Ttl Pd \$0.00 Rcpt # 0001729629  
JLR/C1/1-7

Mail Tax Statements to above.  
Exempt from Documentary Tax Transfer  
Per Revenue and Taxation Code 11922

Above section for Recorder's use

1601-1333

**GRANT OF TEMPORARY CONSTRUCTION EASEMENT**

Martin A. Harmon, a single man, hereinafter referred to as "Grantor", grants 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 by reference is made a part hereof.**

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

1. In consideration of \$ 1,100.00 (Eleven Hundred dollars exactly) 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 they are 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 **El Dorado Trail – Los Trampas to Halcon Dr., CIP No. 97012 (Project)**. 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. No stockpiling or parking of vehicles or equipment are allowed to take place in this area. This temporary construction easement shall not be revoked and shall not expire until the recordation of the Notice of Completion of the Project. 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 **24 (Twenty-four) months of construction**, together with the five-year warranty period. In the event that construction of the Project is not completed within **24 (Twenty-four) months** of commencement of construction, Grantor shall be entitled to additional compensation as follows: For each month thereafter, the sum of \$44.79 (Forty-four dollars and 79/100) monthly will be paid to the Grantor, until construction is completed.
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.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this <sup>30th</sup> ~~4-30-15~~ day of November, 2015

**GRANTOR:**            **Martin A. Harmon, a single man**

  
\_\_\_\_\_  
Martin A. Harmon

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

## 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 Placer)

On 30 November 2015 before me, Caren Ellis, Notary Public  
(insert name and title of the officer)

personally appeared Martin A. Harmon,  
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 Caren Ellis (Seal)



## EXHIBIT 'A'

All that certain real property situate in Section 12, Township 10 North, Range 11 East, Mount Diablo Meridian, being a portion of Parcel 1 of that certain Parcel Map filed in Book 19, Page 147, of the official records of El Dorado County, contained within a strip of land 50.00 feet wide lying 25.00 feet on each side of the following described centerline:

BEGINNING at a point on the East boundary of said Parcel 1 from which the Southeast corner of said Parcel 1 bears the following two (2) courses: South 21° 29' 57" West 21.57 feet; thence South 9° 12' 59" West 162.51 feet; thence from said POINT OF BEGINNING South 57° 17' 13" 23.57 feet; thence South 70° 03' 16" West 56.00 feet; thence South 75° 53' 01" West 58.51 feet; thence South 82° 14' 57" West 52.78 feet; thence North 89° 38' 26" West 106.47 feet; thence North 80° 51' 40" West 82.77 feet; thence North 74° 57' 04" West 43.03 feet.

EXCEPT that portion thereof lying southerly of the northerly boundary of the Camino, Placerville, Lake Tahoe Railroad.

The sidelines of said strip to be prolonged or shortened to meet at the East boundary of said Parcel 1 and the northerly boundary of the Camino, Placerville, Lake Tahoe Railroad.


Containing 17,337 square feet (0.40 acres) more or less.

-End of Description-

See Exhibit 'B' attached hereto and made a part hereof.

The Basis of Bearings of the above description is identical to that easement recorded in Book 2906, Page 31 of the official records of El Dorado County.

The purpose of the above description is to describe that portion of said Parcel as a temporary easement for construction purposes.

  
\_\_\_\_\_  
Joseph C. Neely, P.L.S. 9026  
Associate Land Surveyor  
El Dorado County  
Community Development Agency  
Transportation Division

Dated: 3/26/2015



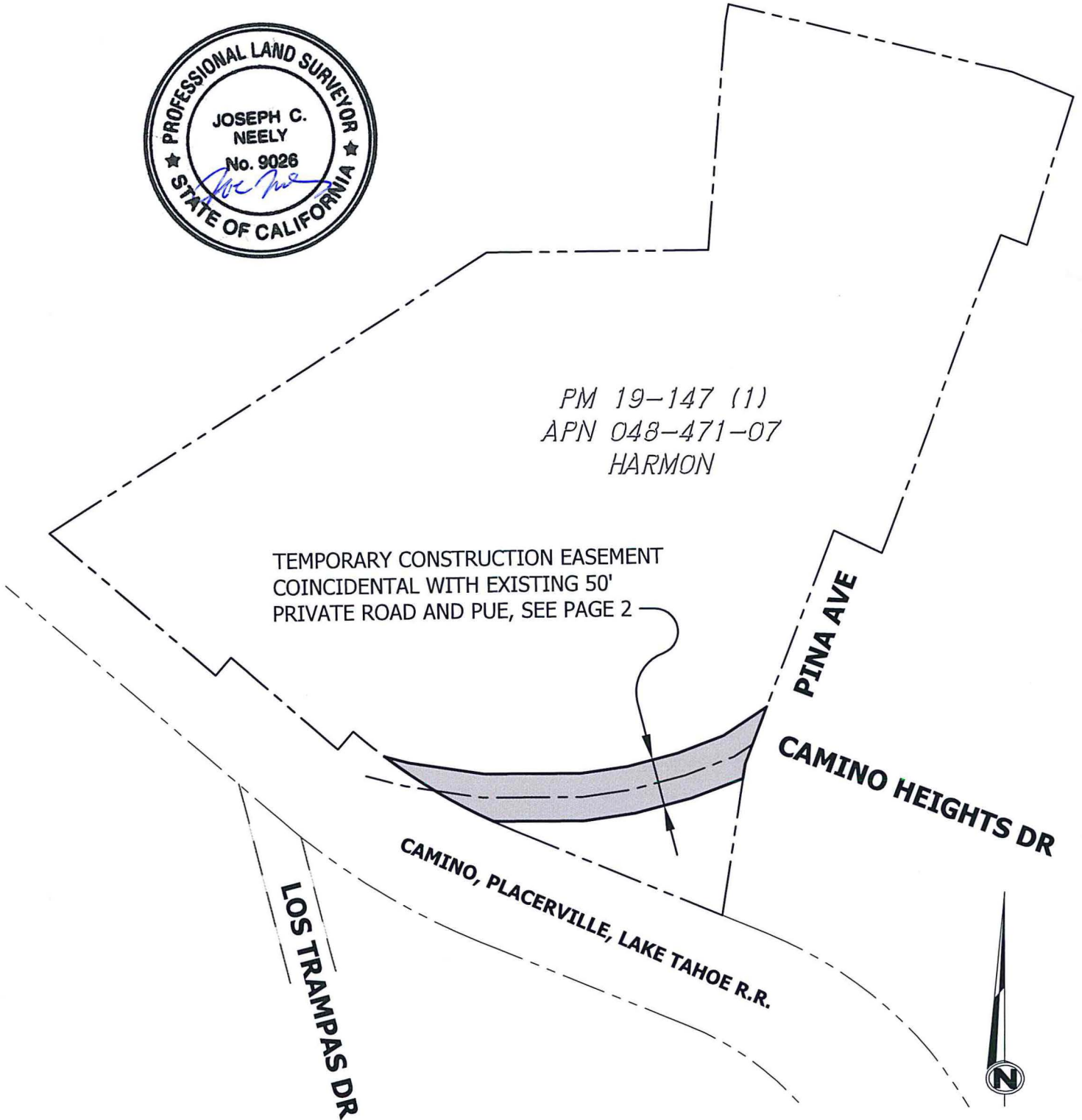
# EXHIBIT 'B'

Situate in Section 12, T. 10 N., R. 11 E., M.D.M.  
County of El Dorado, State of California



PM 19-147 (1)  
APN 048-471-07  
HARMON

TEMPORARY CONSTRUCTION EASEMENT  
COINCIDENTAL WITH EXISTING 50'  
PRIVATE ROAD AND PUE, SEE PAGE 2

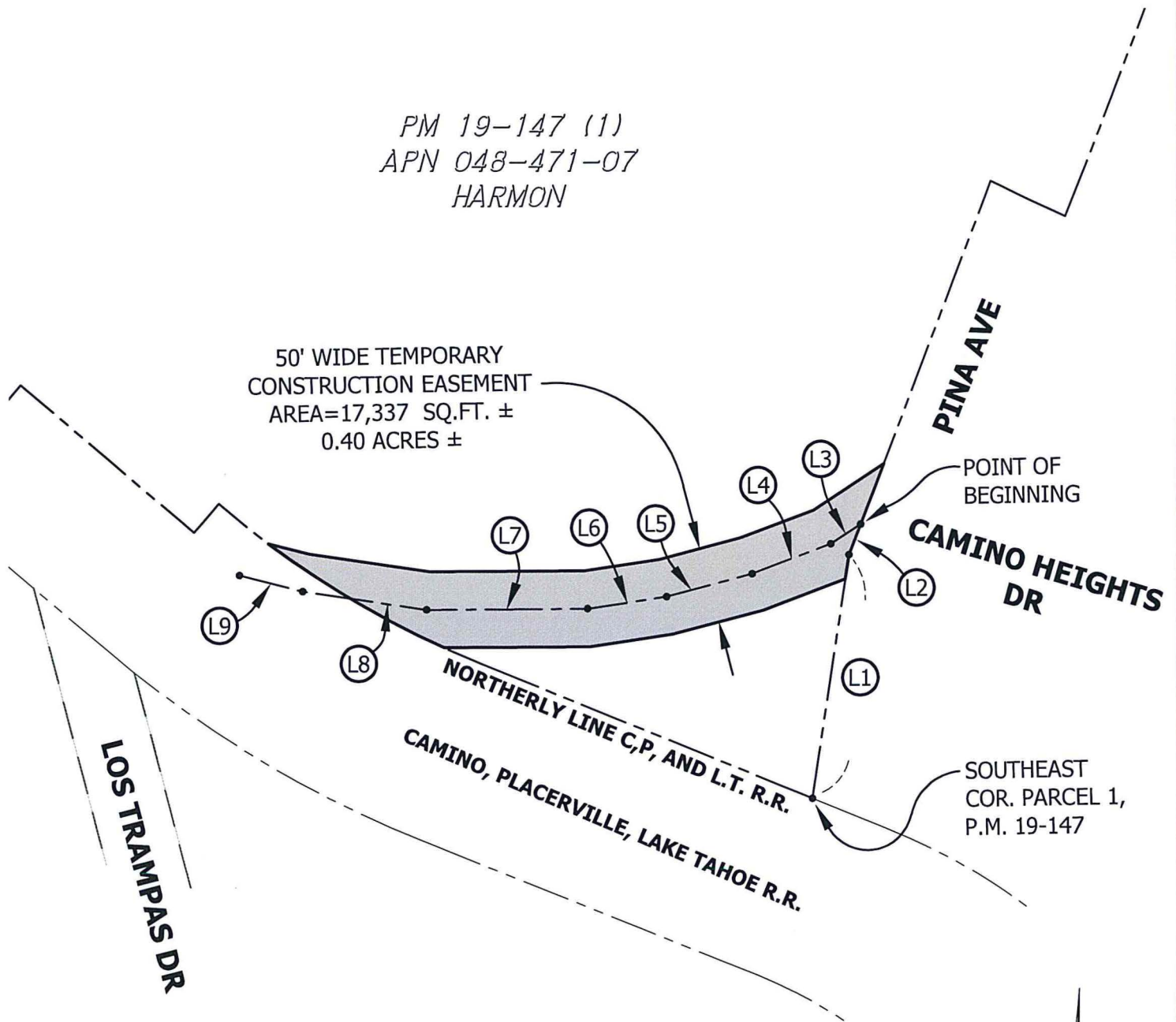


Scale 1"=150'  
Page 1 of 2

# EXHIBIT 'B'

Situate in Section 12, T. 10 N., R. 11 E., M.D.M.  
County of El Dorado, State of California

PM 19-147 (1)  
APN 048-471-07  
HARMON



50' WIDE TEMPORARY  
CONSTRUCTION EASEMENT  
AREA=17,337 SQ.FT. ±  
0.40 ACRES ±

PINA AVE

POINT OF  
BEGINNING

CAMINO HEIGHTS  
DR

LOS TRAMPAS DR

NORTHERLY LINE C,P, AND L.T. R.R.  
CAMINO, PLACERVILLE, LAKE TAHOE R.R.

SOUTHEAST  
COR. PARCEL 1,  
P.M. 19-147

- |                                    |                              |
|------------------------------------|------------------------------|
| (L1) S 09° 12' 59" W 162.51' (TIE) | (L6) S 82° 14' 57" W 52.78'  |
| (L2) S 21° 29' 57" W 21.57' (TIE)  | (L7) N 89° 38' 26" W 106.47' |
| (L3) S 57° 17' 13" W 23.57'        | (L8) N 80° 51' 40" W 82.77'  |
| (L4) S 70° 03' 16" W 56.00'        | (L9) N 74° 57' 04" W 43.03'  |
| (L5) S 75° 53' 01" W 58.51'        |                              |



Scale 1"=100'  
Page 2 of 2

RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:

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

Name: Harmon  
APN: 048-471-07  
Project: 97012

### CERTIFICATE OF ACCEPTANCE


This is to certify that the interest in real property conveyed by the Temporary Construction Easement dated 10 27, 2015, from **Martin A. Harmon**, 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: 048-471-07

Dated this 27th day of October, 2015.

**COUNTY OF EL DORADO**

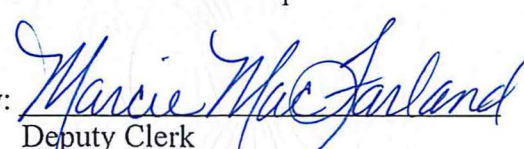
By: \_\_\_\_\_

  
Ron Mikulaco, First Vice-Chair  
Board of Supervisors

ATTEST:

James S. Mitrison  
Clerk of the Board of Supervisors

By: \_\_\_\_\_

  
Deputy Clerk

12/03/2015, 20150056248