

3-51-15



El Dorado, County Recorder
William Schultz Co Recorder Office

DOC- 2015-0017775-00

Acct 6-PLACER TITLE CO

Tuesday, APR 28, 2015 08:03:13

Ttl Pd \$0.00 Nbr - 0001677087

MMF / C1 / 1-6

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

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

APN 101-030-48

**Seller: Pamela Harris, Successor Trustee
Project # 77119**

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

205-15438

Above section for Recorder's use

GRANT OF SLOPE AND DRAINAGE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **PAMELA HARRIS AS SUCCESSOR TRUSTEE OF THE HARRIS FAMILY TRUST DATED JULY 24, 1995**, 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 slop 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 'A' and depicted in Exhibit 'B' attached hereto and made a part hereof, which description is by this reference incorporated herein.

County will use federal and state funds for the acquisition of the land rights for this Project. County has entered into a Master Agreement, Administering Agency – State Agreement for Federal Aid Projects, Agreement No. 03-5925R, effective February 14, 2007. County has agreed to comply with the terms and conditions of that Agreement, which include compliance with all Fair Employment Practices and with all Nondiscrimination Assurances as are contained in said Master Agreement

TO HAVE AND TO HOLD said lands and interests therein unto COUNTY OF EL DORADO and its successors forever, subject, however, to the covenant, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and shall be binding on COUNTY OF EL DORADO, its successors and assigns.

COUNTY OF EL DORADO, does hereby covenant and agree as a covenant running with the land for itself, successors and assigns, that:

(a) no person shall on the grounds of race, color, sex, national origin, religion, age or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed; and


(b) COUNTY OF EL DORADO shall use the lands and interests in land so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of

Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in federally-assisted programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as Regulations may be amended; and

(c) in the event of breach of any of the above-mentioned nondiscrimination conditions, and only after determination that it is necessary in order to effectuate the purposes of Title VI of the Civil Rights Act of 1964, the U.S. Department of Transportation shall have a right to re-enter said lands and facilities on said land, and the above-described land and facilities shall thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed upon COUNTY OF EL DORADO's acquisition.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this 11 day of February, 2015.

GRANTOR: PAMELA HARRIS AS SUCCESSOR TRUSTEE OF THE HARRIS FAMILY TRUST DATED JULY 24, 1995


Pamela Harris, Successor Trustee
Pamela Harris, Successor Trustee

(All signatures must be acknowledged by a Notary Public)

CALIFORNIA ALL PURPOSE 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 El Dorado }

On 2/11/2015 before me, Jeannette Lyon Notary Public,

Date

(here insert name and title of the officer)

personally appeared Pamela Marion Harris

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: [Handwritten Signature] (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Grant of Slope & Drainage Easement Number of Pages: 4

Document Date: 2/11/2015 Other: _____

Exhibit 'A'

All that certain real property situate in the northeast quarter of Section 35, Township 11 North, Range 12 East, M.D.M., County of El Dorado, State of California, being a portion of Parcel B of that certain Parcel Map filed in Book 50 of Parcel Maps at Page 145 official records said county and state, more particularly described as follows:

Area 1:

Beginning on the southerly line that particular 50.0 foot wide road easement described in that certain document number 2012-0038754, official records said county and state from which the east one-quarter corner of said Section 35 bears South 80° 41' 15" East 777.91 feet; said point of beginning being hereinafter referred to as Point 'A'; thence from said POINT OF BEGINNING leaving said southerly line South 63° 25' 20" West 47.03 feet; thence North 71° 34' 40" West 25.81 feet to said southerly line and the beginning of a non-tangent curve to the right having a radius of 200.00 feet; thence along said curve and said southerly line through a central angle of 19° 30' 38" an arc length of 68.10 feet, said curve being subtended by a chord which bears North 79° 02' 25" East 67.78 feet to the POINT OF BEGINNING. Containing 560 square feet more or less.

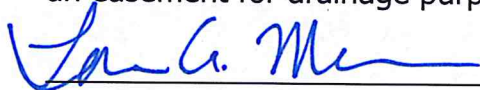
Together with:

Area 2:

Beginning at a point from which the aforementioned said point 'A' bears South 68° 06' 49" East 108.17 feet; thence from said POINT OF BEGINNING South 82° 13' 34" West 32.52 feet to the beginning of a curve to the right having a radius of 272.00 feet; thence along said curve through a central angle of 08° 01' 14" an arc length 38.08 feet, said curve being subtended by chord which bears South 86° 14' 11" West 38.04 feet; thence North 89° 45' 12" West 71.47 feet; thence North 78° 32' 05" East 102.38 feet; thence South 71° 34' 40" East 43.55 feet to the POINT OF BEGINNING. Containing 1428 square feet more or less.

End of Description

The purpose of this description is to describe those portions of said Parcel B as an easement for drainage purposes.



Dated: 09.22.2014

Loren A. Massaro P.L.S. 8117
Associate Land Surveyor, El Dorado County, Transportation Division



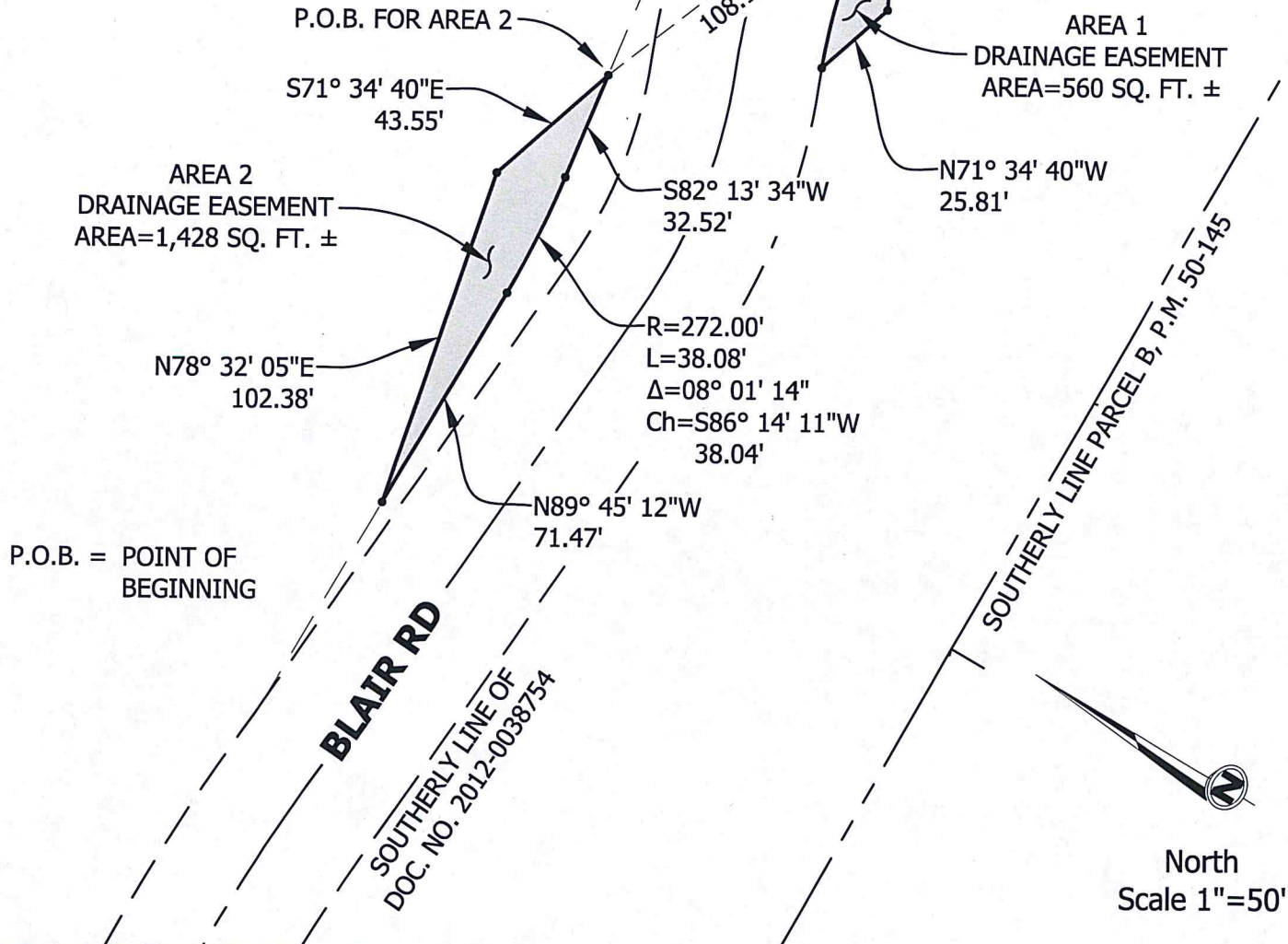
EXHIBIT 'B'

Situate in the NE 1/4 Cor. of Section 35, T. 11 N., R. 12 E., M.D.M.
County of El Dorado, State of California



EAST 1/4 COR. SECTION 35,
T. 11 N., R. 12 E., M.D.M.

2013-0020224
APN 101-030-48
HARRIS
PARCEL B, P.M. 50-145



RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:

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

APN: 101-030-48

CERTIFICATE OF ACCEPTANCE


This is to certify that the interest in real property conveyed by the Slope and Drainage Easement dated February 11, 2015, from **Pamela Harris as Successor Trustee of the Harris Family Trust Dated July 24, 1995**, 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: 101-030-48

Dated this 31 day of March, 2015.

COUNTY OF EL DORADO

By:



Brian K. Veerkamp
Chair, Board of Supervisors

ATTEST:

James S. Mitrisin
Clerk of the Board of Supervisors

By:



Deputy Clerk

04/28/2015, 20150017775