

Janelle K. Horne  
Recorder-Clerk

RECORDING REQUESTED BY:

Simplifile  
Placer Title Company  
Branch Number: 201

WHEN RECORDED MAIL TO:

County of El Dorado  
Dept of Transportation  
Attn: ROW Unit  
2850 Fairlane Court  
Placerville, CA 95667

**DOC# 2021-0020886**

03/25/2021

Titles: 1 Pages: 7

11:51 AM

RAB

Fees	\$0.00
Taxes	\$0.00
CA SB2 Fee	\$0.00
<b>Total</b>	<b>\$0.00</b>

Order No: P-365434

APN: 327-260-005-000, 327-260-006-000

**Grant of Public Utility Easement**

(Please fill in document title(s) on this line)

- Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- Exempt from fee per GC27388.1(a)(1) due to the maximum fees being paid on documents in this transaction, or,
- Partially exempt from fee per GC27388.1(a)(1). Only \$75.00 to be charged as \$150.00 in fees has been paid on documents recorded immediately prior hereto or,
- Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,
- Exempt from fee under GC27388.1(a)(1) for the following reasons:  
**Public Entity**

NOTE: The following exemptions may not be acceptable for use in all counties:

- Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,
- Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Partially exempt from fee per GC27388.1. Only \$75.00 to be charged as \$150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s).

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION  
(Additional recording fee applies)

**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: 327-260-005**  
**Seller: Petersen Family Trust**  
**Project #: 72334**

**E-RECORDED** simplifile

ID: 2021-0020886

County: El Dorado

Date: 3-25-21 Time: 11:51 am

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

Above section for Recorder's use

**GRANT OF PUBLIC UTILITY EASEMENT**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **Lissa E. Luckinbill, Trustee of the Donald F. Petersen Family Trust**, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a public utility easement over, upon, under, 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.**

Said public utility easement shall include rights of way for water, sewer and gas, and for poles, guy wires, anchors, overhead and underground wires and conduits for electric, telephone and television cable services, with the right to trim and remove trees, tree limbs, and brush, together with any and all appurtenances appertaining thereto, over, under and across said parcel.

**IN WITNESS WHEREOF**, Grantor has herein subscribed its name on this 23<sup>rd</sup> day of September, 2020.

**GRANTOR: Lissa E. Luckinbill, Trustee of the Donald F. Petersen Family Trust**

Lissa Luckinbill, Trustee  
Lissa E. Luckinbill, Trustee

**(A Notary Public Must Acknowledge All Signatures)**

## EXHIBIT 'A2'

All that certain real property situate in the Southwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of the parcel described in that certain document filed in Book 3091, Page 59 in the official records of El Dorado County more particularly described as follows:

COMMENCING at a 1-1/4" Capped Iron Pipe marking the Center-South One-Sixteenth Corner of said Section 24; thence along the North-South centerline of said Section North 2°28'20" East, 165.08 feet to the TRUE POINT OF BEGINNING and the beginning of a non-tangent curve concave northeasterly, said curve has a radius of 2,485.00 feet; thence leaving said centerline northwesterly along said curve through a central angle of 3°11'33" an arc distance of 138.47 feet, said curve being subtended by a chord which bears North 51°36'04" West, 138.45 feet to the southerly line of the right of way granted to the Sacramento-Placerville Transportation Corridor Joint Powers Authority as described in the deeds filed in Book 4764, Pages 134 and 153 in the official records of El Dorado County and the beginning of a non-tangent curve concave southerly, said curve has a radius of 1,095.85 feet; thence easterly along said right of way curve through a central angle of 2°29'30" an arc distance of 47.66 feet, said curve being subtended by a chord which bears North 82°21'37" East, 47.65 feet to the beginning of a non-tangent curve concave northeasterly, said curve has a radius of 2,450.00 feet; thence leaving said right of way southeasterly along said curve through a central angle of 1°52'50" an arc distance of 80.42 feet, said curve being subtended by a chord which bears South 51°41'46" East, 80.42 feet to the North-South centerline of said Section; thence along said centerline South 2°28'20" West, 42.53 feet to the TRUE POINT OF BEGINNING. Containing 3,840 square feet (0.09 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 particular 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.

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

Dated 10/25/19



# EXHIBIT 'B2'

Situate in Section 24, T. 10 N., R. 10 E., M.D.M.  
County of El Dorado, State of California



JOINT POWERS AUTHORITY  
SAC-PLACERVILLE TRANS CORRIDOR  
4764-OR-134  
4764-OR-153

SLOPE & DRAINAGE AND  
PUBLIC UTILITY EASEMENT  
AREA=3,840 SQ. FT. ±  
0.09 ACRES ±

MISSOURI FLAT RD

PETERSEN  
327-260-05  
O.R. 3091-59

TRUE POINT OF  
BEGINNING

N 02° 28' 20" E  
165.08' (TIE)

1-1/4" C.I.P. MARKING THE  
CENTER-SOUTH 1/16 CORNER  
SECTION 24

- (C1) R=2485.00' Δ=03° 11' 33" L=138.47'  
CH=N 51° 36' 04" W 138.45'
- (C2) R=1095.85' Δ=02° 29' 30" L=47.66'  
CH=N 82° 21' 37" E 47.65'
- (C3) R=2450.00' Δ=01° 52' 50" L=80.42'  
CH=S 51° 41' 46" E 80.42'
- (L1) S 02° 28' 20" W 42.53'



Grid North  
Scale 1"=100'

# 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 9-23-20 before me, Kyle Lassner Notary Public,

Date

(here insert name and title of the officer)

personally appeared Lissa E. Luckinbill

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 Public Utility Easement

Number of Pages: 4

Document Date: 9-23-20 Other: ☒

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

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

**APN: 327-260-005**  
**Seller: Petersen Family Trust**  
**Project #: 72334**

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Grant of Public Utility Easement dated September 23, 2020, from Lissa E. Luckinbill, Trustee of the Donald F. Petersen Family Trust, 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: 327-260-005

Dated this 10<sup>th</sup> day of November, 2020.

**COUNTY OF EL DORADO**

By: Brian K. Veerkamp  
Brian K. Veerkamp, Chair  
Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

By: Abha Suth  
Deputy Clerk