

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
El Dorado County
Board of Supervisors
330 Fair Lane
Placerville, CA 95667



El Dorado, County Recorder
Janelle K. Horne Co Recorder Office
DOC- 2019-0039594-00

Acct 6-PLACER TITLE CO

Friday, SEP 20, 2019 15:01:15

Ttl Pd \$0.00 Rcpt # 0002039754

JLR/C1/1-6

Carmichael
APN 079-030-11

Above section for Recorder's use

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

GRANT OF SLOPE AND DRAINAGE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **MATTHEW E. CARMICHAEL AND ANGELICA CARMICHAEL HUSBAND AND WIFE**, 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 slope construction, maintenance and drainage 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-1' AND DEPICTED IN EXHIBIT 'B-1' ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.

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

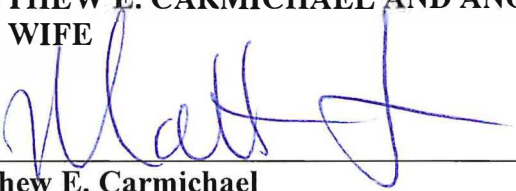
of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as Regulations may be amended; and

(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 his/her/their name(s) on this 28th day of August, 2015.

GRANTOR:

MATTHEW E. CARMICHAEL AND ANGELICA CARMICHAEL HUSBAND AND WIFE



Matthew E. Carmichael



Angelica Carmichael

Notary Acknowledgments Follow

Exhibit 'A1'

All that certain real property situate in the South One-Half of Section 27, Township 10 North, Range 12 East, M.D.M., El Dorado County, State of California, being a portion of that particular Parcel described in that certain document number 2013-0061993, official records said county and state more particularly described as follows:

Beginning on the westerly line of said Parcel from which the northwest corner thereof bears North 12° 14' 28" East 11.81 feet; thence from said POINT OF BEGINNING along a non-tangent curve to the right having a radius of 517.83 feet through a central angle of 12° 48' 15" an arc length of 115.72 feet, said curve being subtended by a chord which bears South 57° 17' 24" East 115.48 feet; thence South 50° 53' 16" East 168.22 feet; thence South 41° 46' 39" West 18.82 feet; thence North 55° 44' 02" West 37.12 feet; thence North 65° 52' 55" West 25.85 feet; thence North 50° 09' 49" West 40.78 feet; thence North 53° 34' 30" West 114.66 feet; thence North 77° 58' 21" West 36.61 feet; thence North 64° 52' 20" West 12.24 feet to said westerly line; thence along said line North 12° 14' 28" East 45.10 feet to the POINT OF BEGINNING, containing 8233 square feet or 0.19 acres more or less. See exhibit 'B1' attached hereto and made a part hereof.

END OF DESCRIPTION

The basis of bearing for this description is grid north as shown on that particular Record of Survey filed in Book 31 of Surveys at Page 87 official records said county and state. All distances shown are grid distances. Divide distances by 0.99982 to obtain ground distances.

The purpose of this description is to describe that portion of said Parcel for slope and drainage easement purposes.



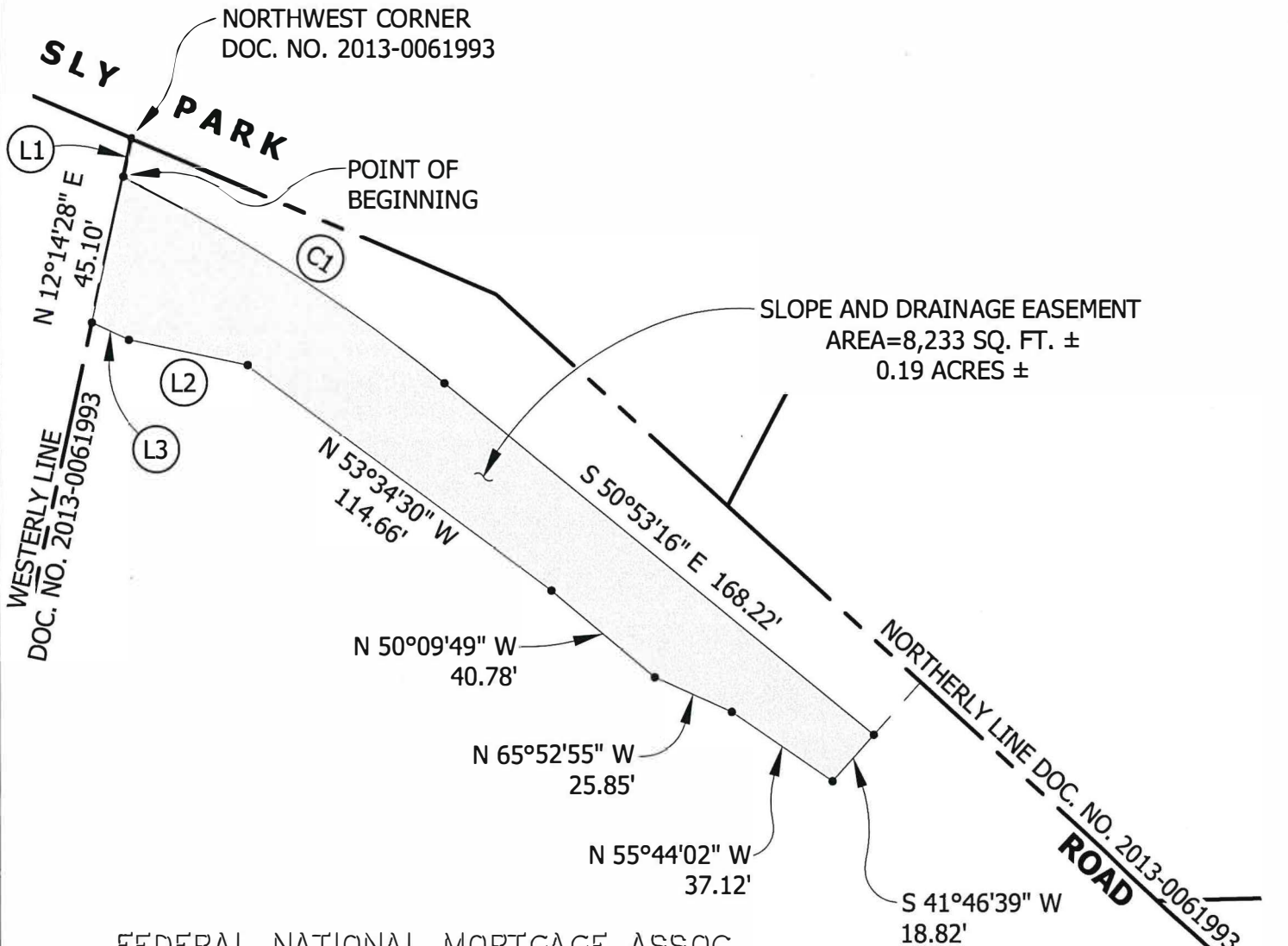
Loren A. Massaro P.L.S. 8117
Associate Land Surveyor
Transportation Division
El Dorado County



Dated: 07.24.2014

EXHIBIT 'B1'

Situate in the South One-Half of Section 27, T. 10 N., R. 12 E., M.D.M.
County of El Dorado, State of California



FEDERAL NATIONAL MORTGAGE ASSOC.
POR. TRACT 9, RS 1-33
DOC. NO. 2013-0061993
APN 079:030:11

- (L1) N 12°14'28" E 11.81' (TIE)
- (C1) R=517.83' Δ=12°48'15" L=115.72'
CH=S 57°17'24" E 115.48'
- (L2) N 77°58'21" W 36.61'
- (L3) N 64°52'20" W 12.24'



Grid North
Scale 1"=50'

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 8/21/15 before me, Jeannette Lyon Notary Public,

Date

(here insert name and title of the officer)

personally appeared Matthew E. Carmichael
and Angelica S. Carmichael

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: Jeannette Lyon (Seal)

OPTIONAL

Description of Attached Document

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

Document Date: 8/21/15 Other: _____

WHEN RECORDED, RETURN TO:

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

Carmichael
APN: 079-030-11
Project 77115

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Slope and Drainage Easement dated 8/21/2015, 2015 from **MATTHEW E. CARMICHAEL AND ANGELICA CARMICHAEL HUSBAND AND WIFE**, to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, 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.

Dated this 6th day of October, 2015.

COUNTY OF EL DORADO

By: _____



Brian K. Veerkamp, Chair
Board of Supervisors

ATTEST:

James Mitrisin
Clerk of the Board of Supervisors

By: _____



Marcie Michaelson
Deputy Clerk

09/20/2019, 20190039594