



El Dorado, County Recorder

William Schultz Co Recorder Office

DOC- 2017-0022221-00

Acct 6-PLACER TITLE CO

Friday, JUN 02, 2017 08:07:33

Ttl Pd \$0.00 Nbr - 0001856201

JLR / C1 / 1-5

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

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

APN: 051-250-61 (formerly 051-250-46)

Seller: Abel

Project: DSP 1A 72375

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, **Laurence E. Abel and Jacqueline Abel, Trustees of the Laurence E. and Jacqueline Abel Family Trust dated October 8, 2009**, 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 'A12' AND DEPICTED IN EXHIBIT 'B12' 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 30 day of March, 2017.

GRANTOR: Laurence E. Abel and Jacqueline Abel, Trustees of the Laurence E. and Jacqueline Abel Family Trust dated October 8, 2009

Laurence E. Abel Trustees

Laurence E. Abel, Trustee

Jacqueline Abel Trustee

Jacqueline Abel, Trustee

(A Notary Public Must Acknowledge All Signatures)

EXHIBIT 'A12'

All that certain real property situate in Section 19, Township 10 North, Range 11 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel A of that particular Parcel Map filed in Book 46, Page 95 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:


COMMENCING at the northerly corner of said Parcel; thence along the westerly line of said Parcel the following three (3) courses: 1) South 13° 06' 09" East 77.37 feet to the beginning of a curve to the right having a radius of 594.93 feet; 2) thence southerly 72.33 feet along said curve, through a central angle of 6° 57' 58", said curve being subtended by a chord which bears South 9° 37' 09" East 72.29 feet to the TRUE POINT OF BEGINNING; 3) thence continuing southerly 14.70 feet along said curve through a central angle of 1° 24' 58", said curve being subtended by a chord which bears South 5° 25' 42" East 14.70 feet; thence leaving said westerly line South 84° 04' 48" East 68.41 feet to the northerly line of said Parcel the following two (2) courses: 1) North 8° 15' 46" West 5.17 feet; 2) thence North 31° 03' 54" West 11.77 feet; thence leaving said northerly line North 84° 04' 48" West 62.96 feet to the TRUE POINT OF BEGINNING. Containing 958 square feet more or less.

-End of Description-

See Exhibit 'B12' 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 an easement for public utilities purposes.



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

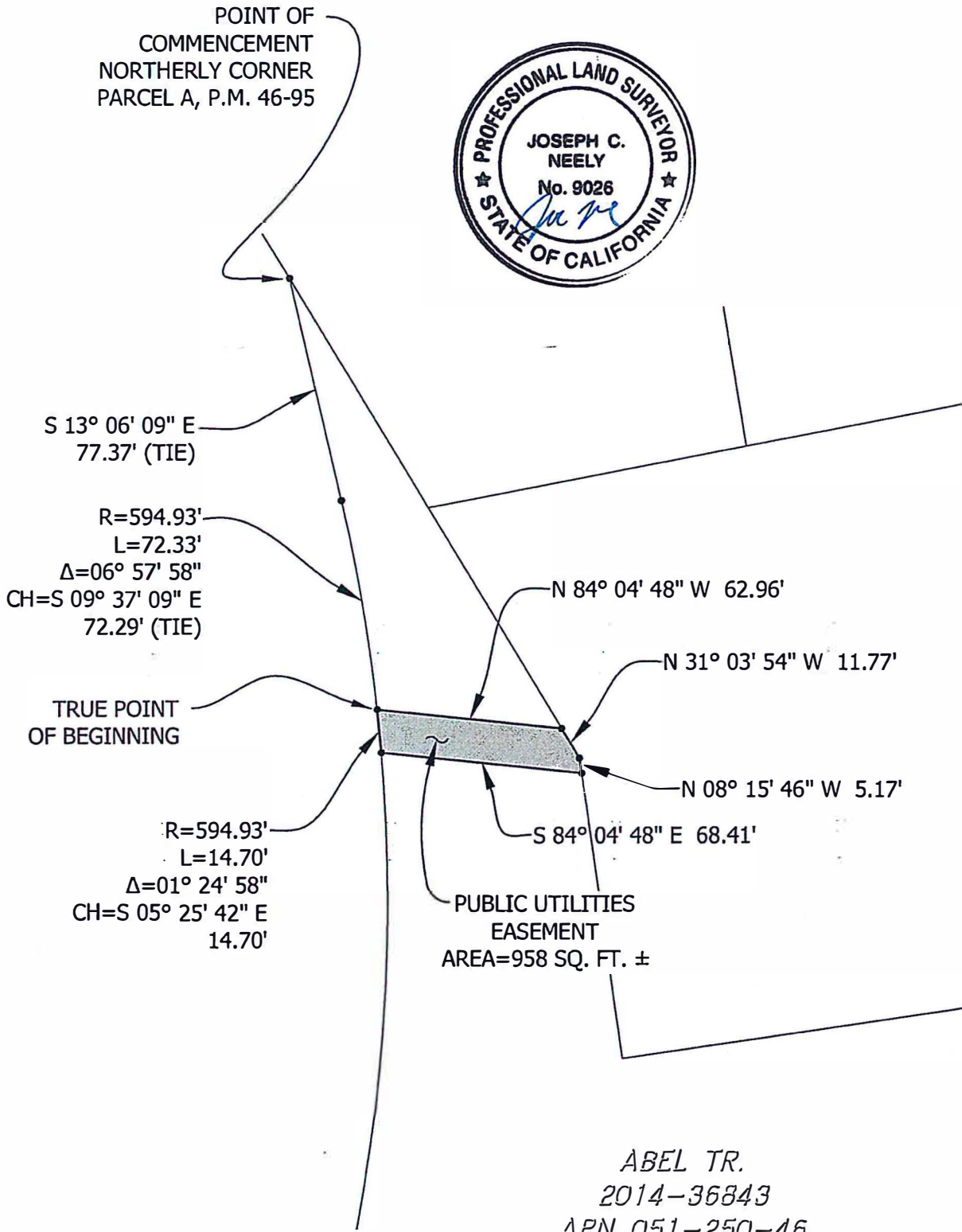


Dated: 8/5/2016

EXHIBIT 'B12'

Situate in Section 19, T. 10 N., R. 11 E., M.D.M.
County of El Dorado, State of California

POINT OF
COMMENCEMENT
NORTHERLY CORNER
PARCEL A, P.M. 46-95



ABEL TR.
2014-36843
APN 051-250-46
PARCEL A
P.M. 46-95



Grid North
Scale 1"=50'
PAGE 1 OF 1

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 3/30/17 before me, Kyle R. Lassner Notary Public,
Date (here insert name and title of the officer)

personally appeared Lawrence^E & Jacqueline Abel

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 PUE Number of Pages: 3

Document Date: 3/30/17 Other: _____

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

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

APN: 051-250-61 (formerly 051-250-46)
Seller: Abel
Project: DSP 1A 72375

CERTIFICATE OF ACCEPTANCE

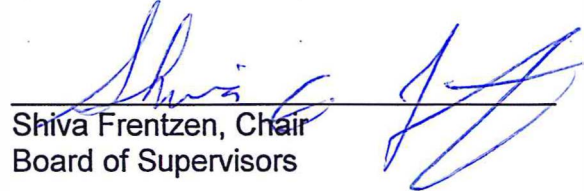
This is to certify that the interest in real property conveyed by the Grant of Public Utility Easement dated March 30, 2017, from **Laurence E. Abel and Jacqueline Abel, Trustees of the Laurence E. and Jacqueline Abel Family Trust dated October 8, 2009** is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

APN: 051-250-61 (formerly 051-250-46)

Dated this 25 day of April, 2017.

COUNTY OF EL DORADO

By:



Shiva Frentzen, Chair
Board of Supervisors

ATTEST:

James S. Mitrisin
Clerk of the Board of Supervisors

By:



Deputy Clerk

06/02/2017,20170022221