

Space above this line for Recorder's Use

# GRANT DEED

District	County	Route	Postmile	Number
03	ED	50	1.0/ R2.0	37720-1, 37721-1 & 37722-1

County of El Dorado, a political subdivision of the State of California, hereinafter called GRANTOR, hereby grants to the State of California, Department of Transportation, hereinafter called STATE, all that real property in the unincorporated area of the County of El Dorado, State of California, described as follows:

See Exhibit "A", attached.

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**EXHIBIT "A"**

**PARCEL 37720-1:**

All that property situate in the unincorporated area of the County of El Dorado, State of California, being all of that property described in that certain GRANT DEED from Serrano Associates, LLC to the County of El Dorado, recorded on December 31, 2012 in Document Number 2012-0068727, Official Records of El Dorado County.

**TOGETHER WITH** all those certain abutter's rights, including access rights, conveyed to the County of El Dorado by said GRANT DEED.

**PARCEL 37721-1:**

All that property situate in the unincorporated area of the County of El Dorado, State of California, being all or portions of the parcels conveyed to the County of El Dorado as follows:

1. GRANT DEED from Serrano Associates, LLC to the County of El Dorado, recorded on December 31, 2012 in Document Number 2012-0068729, Official Records of El Dorado County,
2. SEGMENT NO. 4, described in the Relinquishment of Highway Right of Way in the County of El Dorado, Road 03-ED-50-R1.7-R2.2 Request No. 19938-X-1 from State of California to County of El Dorado, recorded on July 9, 1968 in Book 885, at Page 459, Official Records of El Dorado County, and as shown on that certain plat filed in State Highway Map Book 2, at Pages 90 and 91, El Dorado County Records,
3. GRANT DEED from El Dorado Hills Investors, LTD to the County of El Dorado, recorded on December 14, 2012 in Document Number 2012-0065856, Official Records of El Dorado County,
4. FINAL ORDER IN CONDEMNATION – ACTION IN EMINENT DOMAIN between EDH 52 et al. and the County of El Dorado, recorded on August 4, 2016 in Document Number 2016-0036023, Official Records of El Dorado County,
5. GRANT DEED from Revocable Trust of Ann C. Dolder to the County of El Dorado, recorded on June 13, 1997 in Book 4932, at Page 294, Official Records of El Dorado County, and
6. GRANT DEED from Presbytery of Sacramento to the County of El Dorado, recorded on September 17, 2013 in Document Number 2013-0048723, Official Records of El Dorado County.

Said parcels or portions thereof being bounded by the northerly right of way line of State Route 50, as said right of way line is shown on that certain Amended Record of Survey, filed August 30, 2011 in Book 33 of Record of Surveys, at Page 3, El Dorado County Records, and the following described line:

**COMMENCING** at the section corner common to Sections 1, 2, 11 & 12, Township 9 North, Range 8 East, Mount Diablo Base & Meridian, marked by a 1 1/2" Pipe with grout and tag "LS 2651", as shown on said Amended Record of Survey; thence North 01°56'13" West 70.72 feet; thence North 66°24'30" East 1.79 feet to a found PG&E Hex disk in concrete as shown on said Amended Record of Survey; thence North 72°54'20" West 343.08 feet to a found 2 1/2" brass cap, stamped "25-122 Survey Marker" as shown on said Amended Record of Survey; thence North 78°40'41" West 44.91 feet to a point on the northerly right of way line of State Route 50, as shown on said Amended Record of Survey and the **POINT OF BEGINNING**; thence from said Point of Beginning, leaving said northerly right of way, North 59°25'15" East 370.31 feet; thence North 70°53'56" East 191.65 feet; thence North 62°19'30" East 273.76 feet to the beginning of a curve concave to the northwest, having a radius of 780.00 feet and a chord bearing North 58°55'19" East 92.60 feet; thence northeasterly through a central angle of 06°48'22", 92.66 feet along said curve to the easterly line of said SEGMENT NO. 4; thence along said easterly line, North 23°35'17" West 45.88 feet to the beginning of a non-tangent curve concave to the northwest, having a radius of 735.00 feet and a chord bearing North 48°27'04" East 163.65 feet; thence leaving said easterly line, northeasterly through a central angle of 12°47'00", 163.99 feet along said curve; thence North 42°03'35" East 328.88 feet to the beginning of a curve concave to the southeast, having a radius of 200.00 feet and a chord bearing North 53°12'47" East 77.38 feet; thence northeasterly through a central angle of 22°18'25", 77.87 feet along said curve; thence North 64°22'00" East 200.60 feet to the beginning of a non-tangent curve concave to the west, having a radius of 1120.00 feet and a chord bearing North 22°37'45" West 175.03 feet; thence northerly through a central angle of 08°57'47", 175.21 feet along said curve; thence North 62°53'21" East 150.00 feet to the beginning of a non-tangent curve concave to the west, having a radius of 1270.00 feet and a chord bearing South 22°50'08" East 189.35 feet; thence southerly through a central angle of 08°33'01", 189.52 feet along said curve; thence South 66°23'35" East 76.64 feet; thence North 74°22'00" East 56.53 feet to the beginning of a curve concave to the south, having a radius of 525.00 feet and a chord bearing South 85°55'41" East 354.04 feet; thence easterly through a central angle of 39°24'38", 361.12 feet along said curve; thence South 66°13'22" East 127.07 feet; thence North 23°46'38" East 14.16 feet; thence South 68°07'43" East 171.45 feet to the beginning of a curve concave to the north, having a radius of 700.00 feet and a chord bearing South 83°17'50" East 366.32 feet; thence easterly through a central angle of 30°20'13", 370.64 feet along said curve to the northerly line of said SEGMENT NO. 4 and the beginning of a reverse curve concave to the south, having a radius of 2339.79 feet and a chord bearing North 82°49'32" East 105.46 feet; thence along said northerly line, easterly through a central angle of 02°34'58", 105.47 feet along said curve; thence leaving said northerly line, South 86°26'30" East 482.24 feet to the **POINT OF TERMINATION** on said northerly right of way line of State Route 50, which bears South 12°15'42" East 198.47 feet from a 6x6 Concrete Highway Monument at Engineers Station A2L, 122+03.67, 284.16 feet Left, as shown on said Record of Survey.

This conveyance is made for the purpose of a freeway and the GRANTOR hereby releases and relinquishes to the STATE any and all abutter's rights of access, appurtenant to GRANTOR's remaining property, in and to the freeway, provided, however, that such remaining property shall

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abut upon and have access to a public road which will be connected to the freeway only at such points as may be established by public authority.

**TOGETHER WITH** all those certain abutter’s rights, including access rights, conveyed to the County of El Dorado by said GRANT DEEDS recorded in Document Number 2012-0068729 and Document Number 2013-0048723, and by said FINAL ORDER IN CONDEMNATION – ACTION IN EMINENT DOMAIN, recorded in Document Number 2016-0036023, all of Official Records of El Dorado County.

**PARCEL 37722-1:**

All that property situate in the unincorporated area of the County of El Dorado, State of California, being all or portions of the parcels conveyed to the County of El Dorado as follows:

1. GRANT DEED from El Dorado Hills Investors, LTD to the County of El Dorado, recorded on December 14, 2012 in Document Number 2012-0065858, Official Records of El Dorado County,
2. SEGMENT NO. 5, described in the Relinquishment of Highway Right of Way in the County of El Dorado, Road 03-ED-50-R1.7-R2.2 Request No. 19938-X-1 from State of California to County of El Dorado, recorded on July 9, 1968 in Book 885, at Page 459, Official Records of El Dorado County, and as shown on that certain plat filed in State Highway Map Book 2, at Pages 90 and 91, El Dorado County Records,
3. GRANT DEED from El Dorado Hills Investors, LTD to the County of El Dorado, recorded on December 14, 2012 in Document Number 2012-0065857, Official Records of El Dorado County,
4. FINAL ORDER IN CONDEMNATION – ACTION IN EMINENT DOMAIN between Douglas Grant Line Associates, LTD a California Limited Partnership et al. and the County of El Dorado, recorded on February 15, 2018 in Document Number 2018-0005612, Official Records of El Dorado County,
5. GRANT DEED from Huddinge Partners to the County of El Dorado, recorded on August 28, 2013 in Document Number 2013-0045370, Official Records of El Dorado County, and
6. GRANT DEED from Hardy Community Property Trust to the County of El Dorado, recorded on December 31, 2012 in Document Number 2012-0068723, Official Records of El Dorado County,

Said parcels or portions thereof being bounded by the southerly right of way line of State Route 50, as said right of way line is shown on that certain Amended Record of Survey, filed August 30, 2011 in Book 33 of Record of Surveys, at Page 3, El Dorado County Records, and the following described line:

**COMMENCING** at said section corner common to Sections 1, 2, 11 & 12; thence along the section line common to said Sections 1 & 2, North 01°56’13” West 70.72 feet to the southerly right of way line of State Route 50, as shown on said Record of Survey and the **POINT OF BEGINNING**; thence from said point of

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beginning, along said section line, South 01°56'13" East 48.19 feet; thence leaving said section line, North 74°23'05" East 545.04 feet; thence South 67°24'49" East 237.41 feet to the beginning of a curve concave to the north, having a radius of 845.00 feet and a chord bearing South 79°02'50" East 340.79 feet; thence easterly through a central angle of 23°16'02", 343.15 feet along said curve to a point on the section line common to said Sections 1 and 12; thence along said section line, North 89°17'38" East 117.91 feet to the beginning of a non-tangent curve concave to the west, having a radius of 985.00 feet and a chord bearing South 15°22'39" West 192.96 feet; thence leaving said section line, southerly through a central angle of 11°14'32", 193.27 feet along said curve; thence South 69°17'41" East 230.00 feet to the beginning of a non-tangent curve concave to the west, having a radius of 1215.00 feet and a chord bearing North 14°44'07" East 262.77 feet; thence northerly through a central angle of 12°24'56", 263.28 feet along said curve; thence North 17°28'44" East 16.94 feet to a point on the section line common to said Sections 1 and 12; thence along said section line, South 89°17'38" West 0.16 feet; thence leaving said section line, North 17°28'44" East 189.22 feet to the beginning of a curve concave to the east, having a radius of 482.00 feet and a chord bearing North 23°03'35" East 93.75 feet; thence northerly through a central angle of 11°09'42", 93.90 feet along said curve to the westerly line of PARCEL NO. 4, as described in the GRANT DEED to Robert Stephen Hardy, Trustee of the Hardy Community Property Trust, recorded September 28, 2012, as Document Number 2012- 0049384, Official Records of El Dorado County; thence along said westerly line, North 15°07'19" West 69.88 feet to the beginning of a non-tangent curve concave to the southeast, having a radius of 461.50 feet and a chord bearing North 57°17'15" East 384.23 feet; thence leaving said westerly line, northeasterly through a central angle of 49°12'02", 396.29 feet along said curve; thence North 81°24'12" East 204.57 feet; thence South 63°12'48" East 12.09 feet; thence North 81°24'11" East 102.24 feet; thence North 77°35'27" East 32.19 feet to the **POINT OF TERMINATION** on said southerly right of way line of State Route 50, which bears South 48°20'28" West 865.46 feet from said 6x6 Concrete Highway Monument at Engineers Station A2L, 122+03.67, 284.16 feet Left.

This conveyance is made for the purpose of a freeway and the GRANTOR hereby releases and relinquishes to the STATE any and all abutter's rights of access, appurtenant to GRANTOR's remaining property, in and to the freeway, provided, however, that such remaining property shall abut upon and have access to a public road which will be connected to the freeway only at such points as may be established by public authority.

**TOGETHER WITH** all those certain abutter's rights, including access rights, conveyed to the County of El Dorado by said GRANT DEEDS recorded in Document Number 2012-0068723 and Document Number 2013-0045370, both of Official Records of El Dorado County.

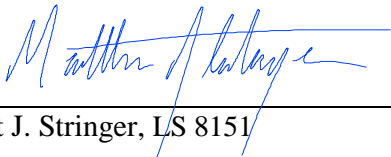
The descriptions herein are monumented as shown on Book 38 of Surveys Page 81, El Dorado County Records.

**BASIS of BEARINGS:**

Bearings and distances described are based on the California Coordinate System of 1983, Epoch 1991.35, Zone 2. Distances are in US Survey Feet unless otherwise noted. Multiply distances shown by 1.000090 to obtain ground level distances.

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This real property description has been prepared at Mark Thomas & Company, Inc., by me, or under my direction, in conformance with the Professional Land Surveyors' Act.



\_\_\_\_\_  
Matt J. Stringer, LS 8151



January 25, 2023  
Date

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The GRANTOR further understands that the present intention of the STATE is to construct and maintain a public highway on the lands hereby conveyed in fee and the GRANTOR, for itself and its successors and assigns, hereby waives any claim for any and all damages to GRANTOR's remaining property contiguous to the property hereby conveyed by reason of the location, construction, landscaping or maintenance of the highway.

IN WITNESS WHEREOF, said county, by Minute Order \_\_\_\_\_ has caused its name to be hereunto subscribed, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

El Dorado County

\_\_\_\_\_  
Wendy Thomas  
Chair, Board of Supervisors

ATTEST:

\_\_\_\_\_  
Kim Dawson  
Clerk, Board of Supervisors

This is to certify that the State of California, acting by and through the Department of Transportation (according to Section 27281 of the Government Code), accepts for public purposes the real property described in this deed and consents to its recordation.

IN WITNESS WHEREOF, I hereunto set my hand

Dated \_\_\_\_\_

By \_\_\_\_\_  
Director of Transportation

By \_\_\_\_\_  
Attorney in Fact