

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 Ct.
Placerville, Ca 95667

DOC# 2021-0010344

02/12/2021

09:38 AM

Titles: 1 Pages: 8

Fees	\$0.00
Taxes	\$0.00
CA SB2 Fee	\$0.00
Total	\$0.00

MMF

Order No: P-382818

APN: 051-250-033-000

Grant of Temporary Construction 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: 051-250-033
Seller: Stymeist, K.
Project #: 72334

E-RECORDED simplifile®

ID: 2021 0010344
County: El Dorado
Date: 2-12-21 Time: 9:58 AM

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

Above section for Recorder's use

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

Kathleen Bell, who acquired title as Kathleen Stymeist, as her sole and separate property, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, hereinafter referred to as "Grantee," a temporary construction easement over, upon, and across a portion of that real property in the unincorporated area of the County of El Dorado, State of California, described as:

**See Exhibits 'A3' and 'B3' attached hereto
and by reference is made a part hereof.**

This temporary construction easement is granted under the express conditions listed below:

1. In consideration of \$8,595.00 (eight thousand five-hundred ninety five dollars AND 00/100) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby Grant to Grantee an easement for temporary construction over and across those identified portions of the Grantor parcel.
2. Grantor represents and warrants that they are the owner of the property described in Exhibit 'A3' and depicted on the map in Exhibit 'B3' attached hereto and made a part hereof, and that Grantor has the exclusive right to grant the temporary construction easement.
3. This temporary construction easement is necessary for the purpose of constructing the **Diamond Springs Parkway Phase 1B Project CIP No. 72334** (Project). Specifically, this temporary construction easement shall allow Grantee or its agents, employees, and contractors the right of ingress and egress as may be reasonably necessary for construction purposes, inclusive of such repairs, replacements, and removals as may be from time to time required as well as for other purposes incidental to construction of the project. Stockpiling or parking of vehicles or equipment is allowed to take place in this area.
4. The Temporary Construction Easement is for a period of 84 months from the date

of full execution. Construction is anticipated to take 84 months.

5. Grantee agrees to indemnify and hold harmless Grantor from and against any liability arising out of the entry onto the property by Grantee or its agents, employees, and contractors during the term of this temporary construction easement. In the event of property damage, Grantee, at its sole option, may either repair the damage or pay the estimated costs for the repair.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this 2 day of October, 2020.

GRANTOR: Kathleen Bell, who acquired title as Kathleen Stymeist, as her sole and separate property



Kathleen Bell

(All signatures must be acknowledged by a Notary Public)

EXHIBIT 'A3'

All that certain real property situate in the Southwest Quarter of Section 19, Township 10 North, Range 11 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel B as shown on that certain Parcel Map filed in Book 29, Page 150 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

AREA 1:

COMMENCING at the Southwest corner of said Parcel; thence North $69^{\circ}25'19''$ East, 73.56 feet to the TRUE POINT OF BEGINNING; thence North $45^{\circ}05'39''$ West, 37.80 feet to the beginning of a non-tangent curve concave westerly, said curve has a radius of 1,033.62 feet; thence northerly along said curve through a central angle of $3^{\circ}30'56''$ an arc distance of 63.42 feet, said curve being subtended by a chord which bears North $14^{\circ}54'34''$ West, 63.41 feet; thence North $16^{\circ}40'01''$ West, 78.65 feet; thence North $37^{\circ}10'10''$ East, 24.77 feet; thence South $16^{\circ}40'01''$ East, 93.27 feet to the beginning of a curve concave westerly, said curve has a radius of 1,053.62 feet; thence southerly along said curve through a central angle of $3^{\circ}30'56''$ an arc distance of 64.65 feet, said curve being subtended by a chord which bears South $14^{\circ}54'34''$ East, 64.64 feet; thence South $13^{\circ}09'06''$ East, 32.08 feet to the TRUE POINT OF BEGINNING. Containing 3,321 square feet (0.08 acres) more or less.

TOGETHER WITH:

AREA 2:

COMMENCING at the Southwest corner of said Parcel; thence along the westerly line of said Parcel North $16^{\circ}26'02''$ West, 231.05 feet to the TRUE POINT OF BEGINNING; thence along the westerly and northerly lines of said Parcel the following two (2) courses: 1) North $16^{\circ}26'02''$ West, 24.20 feet; 2) North $89^{\circ}08'07''$ East, 106.26 feet; thence leaving said northerly line South $0^{\circ}51'53''$ East, 15.93 feet; thence South $88^{\circ}20'20''$ West, 18.96 feet; thence North $1^{\circ}56'29''$ East, 3.10 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 235.00 feet; thence westerly along said curve through a central angle of $19^{\circ}59'46''$ an arc distance of 82.01 feet, said curve being subtended by a chord which bears South $81^{\circ}56'36''$ West, 81.60 feet to the TRUE POINT OF BEGINNING. Containing 1,657 square feet (0.04 acres) more or less.

-End of Description-

See Exhibit 'B3' 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 certain 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 a temporary easement for construction purposes.

Joe Neely

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



Date: 3/2/2020

EXHIBIT 'B3'

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

AREA 2
TEMPORARY CONSTRUCTION
EASEMENT
AREA=1,657 SQ. FT. ±
0.04 ACRES ±

S 00° 51' 53" E 15.93'

N 89° 08' 07" E 106.26'

TRUCK ST

AREA 2
TRUE POINT OF
BEGINNING

THROMMITA WY
N 16° 26' 02" W 2331.05' (TIE)



STYMEIST
APN 051-250-33
PARCEL B P.M. 29-150
2004-0085989

AREA 1
TEMPORARY CONSTRUCTION
EASEMENT
AREA=3,321 SQ. FT. ±
0.08 ACRES ±

POINT OF COMMENCEMENT
SOUTHWEST CORNER
PARCEL B, P.M. 29-150

S 16° 40' 01" E 93.27'

AREA 1
TRUE POINT OF
BEGINNING

N 16° 40' 01" W 78.65'
N 69° 25' 19" E 73.56' (TIE)

(L1) N 45° 05' 39" W 37.80'

(L3) N 16° 26' 02" W 24.20'

(C1) R=1033.62' Δ=03° 30' 56" L=63.42'
CH=N 14° 54' 34" W 63.41'

(L4) S 88° 20' 20" W 18.96'

(L2) N 37° 10' 10" E 24.77'

(L5) N 01° 56' 29" E 3.10'

(C2) R=1053.62' Δ=03° 30' 56" L=64.65'
CH=S 14° 54' 34" E 64.64'

(C1) R=235.00' Δ=19° 59' 46" L=82.01'
CH=S 81° 56' 36" W 81.60'



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 10/2/2020 before me, Kyle Lassner Notary Public,

Date

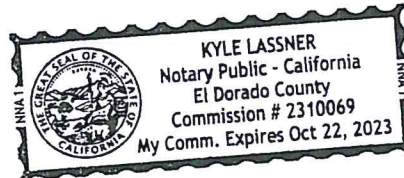
(here insert name and title of the officer)

personally appeared Kathleen Bell

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

Grant of Temporary

Title or Type of Document: Construction Easement Number of Pages: 5

Document Date: 10/2/2020 Other: n/a

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

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

APN: 051-250-033
Seller: Stymeist, K.
Project #: 72334

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Temporary Construction Easement dated October 2, 2020, from Kathleen Bell, who acquired title as Kathleen Stymeist, as her sole and separate property, 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: 051-250-033

Dated this 10th 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: [Signature]
Deputy Clerk