

RECORDING REQUESTED BY

NAME: County of El Dorado

WHEN RECORDED MAIL TO:

NAME: Board of Supervisors

ADDRESS: 330 Fair Lane

CITY/STATE/ZIP: Placerville, CA 95667

(DOCUMENT WILL ONLY BE RETURNED TO NAME & ADDRESS IDENTIFIED ABOVE)

Recorded in Official Records  
County of El Dorado  
Janelle K Horne  
Recorder-Clerk

**2021-0047362**

07/21/2021  
10:40:32 AM  
PL

Titles: 1 Pages: 8

GL

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



(SPACE ABOVE FOR RECORDER'S USE)

Easement Quitclaim Deed  
**(DOCUMENT TITLE)**

**ORIGINAL**

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

County of El Dorado

APN 325-300-039

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

Above section for Recorder's use

**EASEMENT QUITCLAIM DEED**

*Capital Consultants inc.*

("GRANTOR"), successor in interest to Alex F. Forni, a grantee under that certain Grant of Easement Agreement from Franciska O'Keefe, Francis J. O'Keefe, Maggie L.T. Akins recorded on October 25, 1912 in Book 80, Page 135 of the Official Records of the El Dorado County ("Easement Agreement"), hereby remise, release and forever quitclaim to COUNTY OF EL DORADO, a political subdivision of the State of California ("GRANTEE"), the current record owner of the real property described in **Exhibit A**, attached hereto and made a part hereof (the "Property"), any and all right, title, and interest of Grantor in and to the water ditch and pipeline easement on the Property created by the Easement Agreement.

Dated : 6-10, 2021

GRANTOR

  
By: Ron Briggs Ron Briggs  
PRESIDENT  
CAPITAL CONSULTANTS, INC.

[SIGNATURE MUST BE NOTARIZED]

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 }

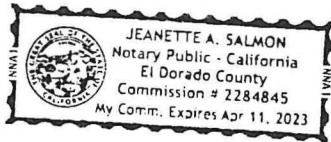
On JUNE 10, 2021 before me, JEANETTE A. SALMON, NOTARY PUBLIC  
*Date Here Insert Name and Title of the Officer*

personally appeared RON BRIGGS  
*Name(s) of Signer(s)*

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.



Place Notary Seal and/or Stamp Above

Signature *Jeanette A. Salmon*  
*Signature of Notary Public*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the easement interest in real property conveyed by the Easement Quitclaim Deed dated June 10, 2021 from Ron Briggs, Capitol Consultants, Inc. 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 on July 13, 2021 and the Grantee consents to the recordation thereof by its duly authorized officer.

**GRANTEE  
COUNTY OF EL DORADO**

Dated: 7/13/21  
[Signature] 2021

By: [Signature]  
John Hidahl, Chair  
Board of Supervisors

ATTEST:

Kim Dawson  
Clerk of the Board of Supervisors

By: [Signature]  
Deputy Clerk

Exhibit "A"

Legal Description

The land described herein is situated in the State of California, County of El Dorado, City of Placerville, described as follows:

PARCEL A:

A PORTION OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE TRACT HEREIN DESCRIBED, A 3/4 INCH DIAMETER CAPPED PIPE FROM WHICH THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEARS NORTH 49 DEG 52' 45" EAST 2544.83 FEET; THENCE FROM THE POINT OF BEGINNING SOUTH 43 DEG 35' 55" WEST 664.44 FEET TO A SIMILAR PIPE AT THE MOST SOUTHERLY CORNER THEREOF IN THE EASTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY FROM WHICH A POINT IN THE CENTERLINE OF SAID RIGHT OF WAY AT OR NEAR STATION 3083+89.0 BEARS SOUTH 43 DEG 35' 55" WEST 53.56 FEET; THENCE ALONG THE EASTERLY LINE OF SAID RIGHT OF WAY 50 FEET FROM THE CENTERLINE THEREOF AND PARALLEL THEREWITH NORTH 25 DEG 15' 45" WEST 475.30 FEET TO A SIMILAR PIPE; NORTH 23 DEG 26' 05" WEST 86.08 FEET TO A SIMILAR PIPE; NORTH 20 DEG 24' 35" WEST 16.61 FEET TO A SIMILAR PIPE; NORTH 14 DEG 35' 25" WEST 91.28 FEET; NORTH 4 DEG 20' 05" WEST 91.28 FEET; NORTH 5 DEG 25' 25" EAST 91.28 FEET TO A SIMILAR PIPE; NORTH 15 DEG 27' 25" EAST 91.28 FEET TO A SIMILAR PIPE; NORTH 25 DEG 48' 25" EAST 91.28 FEET; NORTH 35 DEG 36' 55" EAST 91.28 FEET TO A SIMILAR PIPE; NORTH 45 DEG 55' 25" EAST 91.28 FEET TO A SIMILAR PIPE AND NORTH 53 DEG 10' 25" EAST 22.29 FEET TO A SIMILAR PIPE AT THE MOST NORTHERLY CORNER THEREOF SOUTHEASTERLY FROM THE CENTERLINE STATION 3097+15.0; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 39 DEG 26' 20" EAST 821.52 FEET TO THE POINT OF BEGINNING, CONTAINING 9.94 ACRES MORE OR LESS, ACCORDING TO A SURVEY BY ELMER J. KENT, COUNTY SURVEYOR, NO. 1820, COUNTY OF EL DORADO, STATE OF CALIFORNIA.

APN: 325-300-39 (PORTION)

PARCEL B:

ALL THAT PORTION OF THE NORTH HALF OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH CAPPED IRON PIPE, THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 13 BEARS NORTH 64 DEG 36' 05" EAST 1519.14 FEET, AND FROM WHICH POINT OF BEGINNING A 1 1/4 INCH CAPPED IRON PIPE BEARS NORTH 7 DEG 28' EAST 445.17 FEET; THENCE LEAVING SAID POINT OF BEGINNING, WEST 629.38 FEET TO A 3/4 INCH CAPPED IRON PIPE AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY OF FORNI ROAD AND THE EASTERLY BOUNDARY OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY, SAID PIPE BEING EAST 66.62 FEET FROM ENGINEER'S STATION 3102+48.6 OF THE CENTERLINE OF SAID RAILROAD RIGHT OF WAY; THENCE LEAVING SAID FORNI ROAD AND ALONG THE EASTERLY BOUNDARY OF SAID RAILROAD RIGHT OF WAY, SOUTH 40 DEG 56' 30" WEST 46.16 FEET, TO A SIMILAR PIPE; THENCE SOUTH 48 DEG 18' 25" WEST 72.51 FEET TO A SIMILAR PIPE; THENCE SOUTH 53 DEG 10' 25" WEST 94.09 FEET, TO A SIMILAR PIPE; THENCE SOUTH 55 DEG 25' 25" WEST 310.20 FEET, TO A SIMILAR PIPE; THENCE SOUTH 53 DEG 10' 25" WEST 63.79 FEET, TO A SIMILAR PIPE; THE MOST WESTERLY CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE LEAVING SAID RAILROAD RIGHT OF WAY LINE, SOUTH 39 DEG 26' 20" EAST 821.52 FEET TO A SIMILAR PIPE, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 13 BEARS NORTH 49 DEG 52' 45" EAST 2544.83 FEET; THENCE NORTH 43 DEG 35' 55" EAST 825.54 FEET, TO A SIMILAR PIPE, FROM WHICH A 1 1/4 INCH CAPPED IRON PIPE BEARS SOUTH 59 DEG 26' 50" EAST 390.29 FEET; THENCE NORTH 0 DEG 38' 40" EAST 390.41 FEET TO THE POINT OF BEGINNING, AND CONTAINING AN AREA OF 15.06 ACRES, MORE OR LESS, ACCORDING TO A SURVEY MADE IN DECEMBER 1961, UNDER THE DIRECTION OF ELMER J. KENT, L.S. 1820.

EXCEPTING THEREFROM ALL THAT PORTION GRANTED TO THE STATE OF CALIFORNIA IN DEED RECORDED JANUARY 28, 1997 IN BOOK 4846 AT PAGE 142 OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE GRANT DEED RECORDED FEBRUARY 27, 1962 IN BOOK 582 OF OFFICIAL RECORDS OF EL DORADO COUNTY, AT PAGE 253, BEING LOCATED IN THE NORTH 1/2 OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF EL DORADO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH CAPPED IRON PIPE STAMPED "LS 1820, 1961", FROM WHICH THE SOUTHWEST CORNER OF PARCEL 3 AS SHOWN ON THAT PARCEL MAP FILED FEBRUARY 2, 1982 IN BOOK 30 OF PARCEL MAPS AT PAGE 90 BEARS NORTH 89 DEG 35' 51" EAST 2.50 FEET, SAID PIPE IS ALSO THE NORTHWEST CORNER OF SAID GRANT DEED LAST ABOVE MENTIONED; THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 3, NORTH 89 DEG 35' 51" EAST 39.84 FEET; THENCE LEAVING SAID BOUNDARY, NON-TANGENT, ALONG A 392.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06 DEG 03' 08" AN ARC DISTANCE OF 41.41 FEET, SUBTENDED BY A CHORD OF SOUTH 47 DEG 53' 28" WEST 41.39 FEET, THENCE SOUTH 50 DEG 55' 02" WEST 8.05 FEET; THENCE NORTH 39 DEG 04' 58" WEST 23.74 FEET TO THE EASTERLY BOUNDARY OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY NORTH 40 DEG 32' 56" EAST 18.59 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 890 SQUARE FEET, MORE OR LESS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION DEEDED TO JOHN V. BRIGGS AKA JUNIOR VERN BRIGGS AND CARMEN BRIGGS, TRUSTEES OF THE BRIGGS FAMILY TRUST DATED MARCH 30, 1992 BY GRANT DEED RECORDED ON FEBRUARY 24, 2015 AS DOCUMENT NO. 2015-0006925-00 OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN BOOK 582 OF OFFICIAL RECORDS AT PAGE 253 ON FILE IN THE OFFICE OF THE EL DORADO COUNTY RECORDER BEING A PORTION OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA, ALSO BEING A PORTION OF THAT CERTAIN 24.99 ACRE PARCEL SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 24 AT PAGE 35, OF THE OFFICIAL RECORDS OF SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID REAL PROPERTY MARKED BY THE 3/4" CAPPED IRON PIPE STAMPED "LS 1820" AND SHOWN ON SAID RECORD OF SURVEY FILED IN BOOK 24 AT PAGE 35; THENCE ALONG THE EASTERLY BOUNDARY OF SAID RECORD OF SURVEY, SOUTH 00 DEG 15' 08" WEST 390.41 FEET TO A SIMILAR PIPE; THENCE SOUTH 43 DEG 12' 23" WEST 269.91 FEET; THENCE LEAVING SAID EASTERLY BOUNDARY NORTH 44 DEG 54' 09" WEST 563.06 FEET; THENCE NORTH 45 DEG 05' 51" EAST 262.92 FEET TO THE NORTH BOUNDARY OF SAID RECORD OF SURVEY; THENCE ALONG SAID NORTH BOUNDARY NORTH 89 DEG 36' 28" EAST 397.75 FEET TO THE POINT OF BEGINNING, CONTAINING 5.20 ACRES MORE OR LESS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION GRANTED TO THE CITY OF PLACERVILLE IN THE GRANT DEED RECORDED MAY 26, 2017, INSTRUMENT NO. 2017-0021485-00, OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA, LYING WITHIN A PORTION OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND BEING A PORTION OF THE TRACT OF LAND AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 24, AT PAGE 35 OF MAPS, RECORDS OF EL DORADO COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE NORTH LINE OF THE ABOVE MENTIONED TRACT OF LAND, SAID POINT ALSO BEING THE WESTERLY TERMINUS OF THE LINE SHOWN AS NORTH 89 DEG. 36' 28" EAST, 252.69 FEET ON SAID MAP; THENCE FROM THE POINT OF BEGINNING ALONG THE NORTH LINE OF SAID TRACT OF LAND NORTH 89 DEG. 36' 44" EAST, 8.52 FEET; THENCE LEAVING SAID NORTH LINE ALONG A CURVE TO THE RIGHT AND HAVING A RADIUS OF 471.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 52 DEG. 43' 20" WEST, 271.89 FEET; THENCE SOUTH 69 DEG. 29' 55" WEST, 58.03 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT OF LAND; THENCE ALONG THE WESTERLY LINE OF SAID TRACT OF LAND THE FOLLOWING COURSES: NORTH 55 DEG. 08' 01" EAST, 78.17 FEET TO A 3/4" CAPPED IRON PIPE STAMPED LS 1820 1961; THENCE NORTH 52 DEG. 45' 57" EAST, 93.80 FEET; THENCE NORTH 47 DEG. 59' 49" EAST, 72.20 FEET; THENCE NORTH 40 DEG. 32' 56" EAST, 27.31 FEET; THENCE SOUTH 39 DEG. 08' 51" EAST, 23.75 FEET TO A REBAR WITH ALUMINUM CAP STAMPED LS 6626; THENCE NORTH 50 DEG. 58' 09" EAST, 8.03 FEET TO A SIMILAR REBAR; THENCE ALONG A CURVE TO THE LEFT AND HAVING A RADIUS OF 392.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 47 DEG. 51' 16" EAST, 41.43 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT OF LAND AND THE POINT OF BEGINNING, CONTAINING 7.557 SQUARE FEET MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS IDENTICAL TO THAT OF RECORD OF SURVEY MAP FILED IN BOOK 23 AT PAGE 26 OF MAPS, EL DORADO COUNTY RECORDS AS DETERMINED BY FOUND MONUMENTS.

APN: 325-300-039-000(PORTION)