

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

City of Placerville
3101 Center Street
Placerville, CA 95667

APN: 325-300-37
Seller: County of El Dorado
**Project: Western Placerville Interchange
Phase 2**

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

Above section for Recorder's use

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

The County of El Dorado, a political subdivision of the State of California, hereinafter referred to as "Grantor", grants to the **City of Placerville, a municipal corporation in 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 County of El Dorado, State of California, described as:

**See Exhibits "A" and "B" 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 \$0.00 (zero 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 A and depicted on the map in Exhibit B 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 **Western Placerville Interchange Phase 2 (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. This temporary construction easement shall not be revoked and shall not expire until the recordation of the Notice of Completion of the Project. Included within this temporary construction easement is the right of ingress and egress of Grantee, its agents, employees, and contractors for warranty repairs and the correction of

defects in the work within the first year following completion of construction. This right during the one-year warranty period survives the expiration of this easement.

4. The Temporary Construction Easement is for a period of 36 months from the date of full execution of this Agreement. Construction is anticipated to take 36 months. This Easement also covers a one-year warranty period.
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 _____ day of _____, 20__.

GRANTOR: The County of El Dorado, a political subdivision of the State of California

Shiva Frentzen, Chair
Board of Supervisors

ATTEST:
James S. Mitrishin
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

(First signature must be acknowledged by a Notary Public)

EXHIBIT "A"

A.P.N. : 325-300-37

Temporary Construction Easement

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, M.D.M 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 a point in the North line of the above mentioned Tract of land, from which the Westerly terminus of the line shown as North 89°36'28" East, 252.69 feet on said map bears South 89°36'44" West, 93.52 feet; thence from the point of beginning and along the North line of said Tract of land North 89°36'44" East, 21.59 feet; thence leaving said North line of said Tract of land South 45°37'05" West, 437.00 feet; thence North 58°50'53" West, 59.85 feet; thence South 78°21'12" West, 203.87 feet to a point on the Westerly line of said Tract of land; thence along the Westerly line of said Tract of land North 55°00'46" East, 37.86 feet; thence leaving the Westerly line of said Tract of land North 78°21'12" East, 182.35 feet; thence South 58°50'53" East, 50.00 feet; thence North 45°37'05" East, 404.68 feet to a point on the Northerly line of said Tract of land and the point of beginning containing 10,306 square feet more or less.

See Exhibit 'B' attached hereto and made a part of this description.

End of Description

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.

This description has been prepared by me or under my direct supervision.


Ryan Thompson, L.S. 8749

3-20-17
Date

UNICO Engineering, Inc.
Folsom, CA



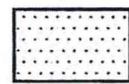
EXHIBIT B

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	41.45'	392.00'	06°03'32"	S47° 51' 16"W	41.43'

LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89° 36' 44"E	21.59'	L6	N78° 21' 12"E	182.35'
L2	S45° 37' 05"W	437.00'	L7	S58° 50' 53"E	50.00'
L3	N58° 50' 53"W	59.85'	L8	N45° 37' 05"E	404.68'
L4	S78° 21' 12"W	203.87'	L9	S50° 58' 09"W	8.03'
L5	N55° 00' 46"E	37.86'	L10	N39° 08' 51"W	23.75'



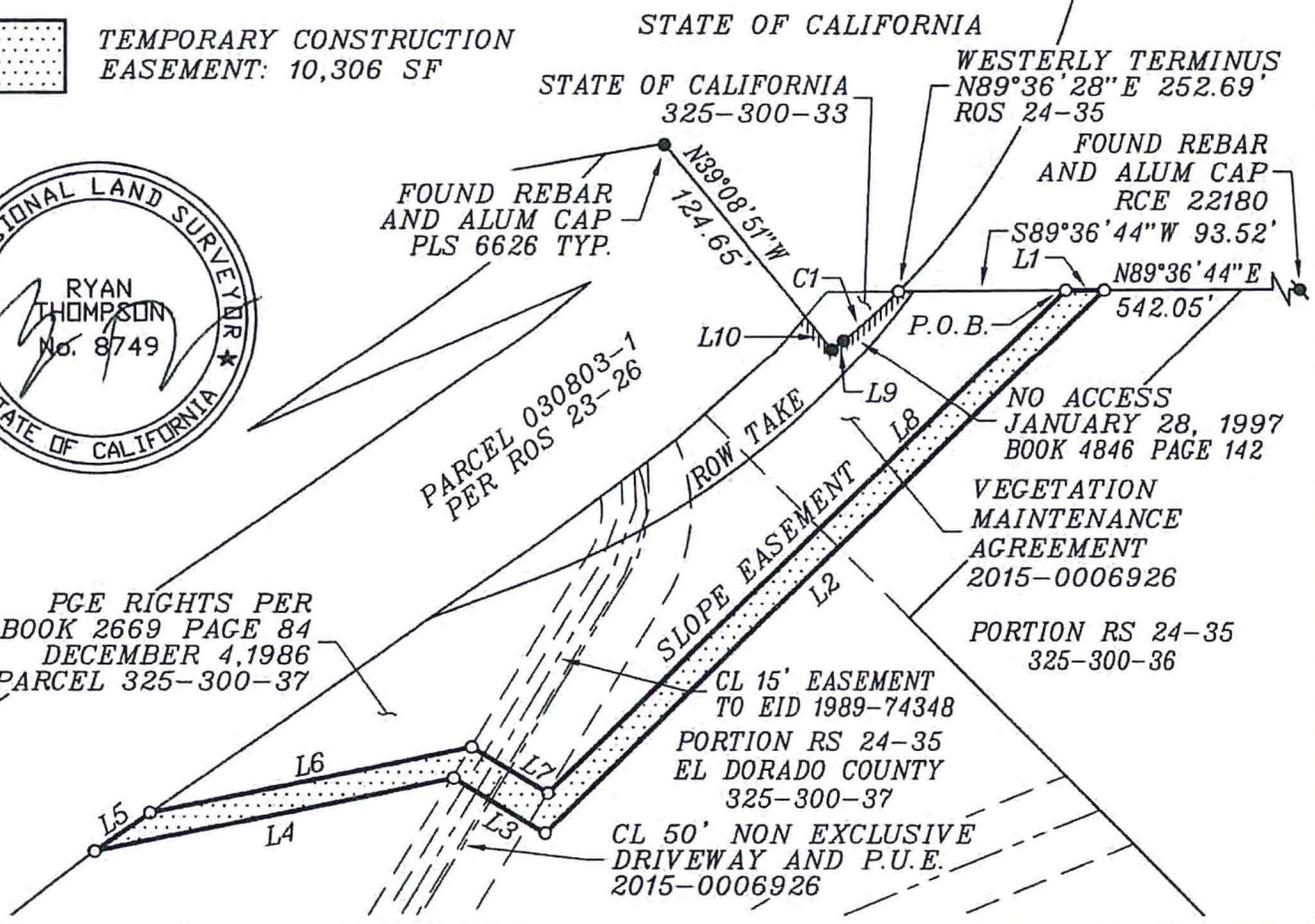
1"=100'



TEMPORARY CONSTRUCTION EASEMENT: 10,306 SF



PCE RIGHTS PER BOOK 2669 PAGE 84 DECEMBER 4, 1986 ON PARCEL 325-300-37



APN
325-300-37

WESTERN PLACERVILLE INTERCHANGE PROJECT PHASE 2



SHEET 2 OF 2

TEMPORARY CONSTRUCTION EASEMENT
CITY OF PLACERVILLE CALIFORNIA

110 BLUE RAVINE RD SUITE 101 | FOLSOM, CA 95630
PHONE: 800.277.6623 | uniconengineering.com