

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2015-0023490-00

Acct 6-PLACER TITLE CO

Wednesday, MAY 27, 2015 14:31:55

Ttl Pd \$0.00

Nbr-0001684677

MMF / C1 / 1-6

Avery
APN 079-030-15

Above section for Recorder's use

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

201-39935

GRANT OF SLOPE AND DRAINAGE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RODERICK S. AVERY, JR. and KRISTINE M. AVERY, husband and wife, as Joint Tenants**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a slope and drainage easement for slope construction, maintenance and drainage together with any and all appurtenances appertaining thereto, over, under, upon, 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 'A-1' AND DEPICTED IN EXHIBIT 'B-1' ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.

TO HAVE AND TO HOLD said lands and interests therein unto COUNTY OF EL DORADO and its successors forever, subject, however, to the covenant, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and shall be binding on COUNTY OF EL DORADO, its successors and assigns.

COUNTY OF EL DORADO, does hereby covenant and agree as a covenant running with the land for itself, successors and assigns, that

(a) no person shall on the grounds of race, color, sex, national origin, religion, age or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed; and

(b) COUNTY OF EL DORADO shall use the lands and interests in land so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the

Secretary, Part 21, Non-discrimination in federally-assisted programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as Regulations may be amended; and

(c) in the event of breach of any of the above-mentioned nondiscrimination conditions, and only after determination that it is necessary in order to effectuate the purposes of Title VI of the Civil Rights Act of 1964, the U.S. Department of Transportation shall have a right to re-enter said lands and facilities on said land, and the above-described land and facilities shall thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed upon COUNTY OF EL DORADO's acquisition.

IN WITNESS WHEREOF, Grantor has herein subscribed his/her/their name(s) on this 22nd day of May, 2015.

GRANTOR: RODERICK S. AVERY, JR. and KRISTINE M. AVERY, husband and wife, as Joint Tenants.

By: 

RODERICK S. AVERY, JR.

By: 

KRISTINE M. AVERY

Notary Acknowledgments Follow

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 the document.

STATE OF CA
COUNTY OF EL DORADO

On 5.22.15 before me, Kelly L Duffin, Notary Public,
personally appeared RODERICK S AVERY JR
KRISTINE M AVERY

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: Kelly L Duffin
Commission Expiration Date: 6-24-16



Exhibit 'A1'

All that certain real property situate in the South One-Half of Section 27, Township 10 North, Range 12 East, M.D.M., El Dorado County, State of California, being a portion of Parcel 1 of that particular Parcel Map filed in book 41 of Parcel Maps at page 78 official records said county and state more particularly described as follows:

Beginning on the easterly line of said Parcel from which the southeast corner thereof bears South 27° 48' 06" West 16.29 feet; thence from said POINT OF BEGINNING North 45° 35' 26" West 85.09 feet to the beginning of a non-tangent curve to the left having a radius of 520.00 feet; thence along said curve through a central angle of 12° 57' 10" an arc length of 117.56 feet, said curve being subtended by a chord which bears North 52° 04' 06" West 117.31 feet; thence North 32° 53' 05" East 4.00 feet to the beginning of a non-tangent curve to the left having a radius of 448.00 feet; thence along said curve through a central angle of 11° 45' 55" an arc length of 91.99 feet, said curve being subtended by a chord which bears North 62° 59' 52" West 91.83 feet to the westerly line of said Parcel; thence along said line North 56° 51' 52" East 26.84 feet; thence leaving said line South 62° 36' 43" East 73.44 feet; thence South 52° 43' 47" East 50.80 feet; thence South 21° 36' 14" East 10.26 feet; thence South 49° 16' 51" East 68.30 feet; thence South 47° 06' 37" East 56.99 feet; thence South 65° 29' 39" East 10.70 feet; thence South 45° 25' 42" East 12.36 feet to said easterly line; thence South 27° 48' 06" West 23.56 feet to the POINT OF BEGINNING, containing 5764 square feet or 0.13 acres more or less. See exhibit 'B1' attached hereto and made a part hereof.

END OF DESCRIPTION

The basis of bearing for this description is grid north as shown on that particular Record of Survey filed in Book 31 of Surveys at Page 87 official records said county and state. All distances shown are grid distances. Divide distances by 0.99982 to obtain ground distances.

The purpose of this description is to describe that portion of said Parcel for slope and drainage easement purposes.



Loren A. Massaro P.L.S. 8117
Associate Land Surveyor
El Dorado County, Department of Transportation

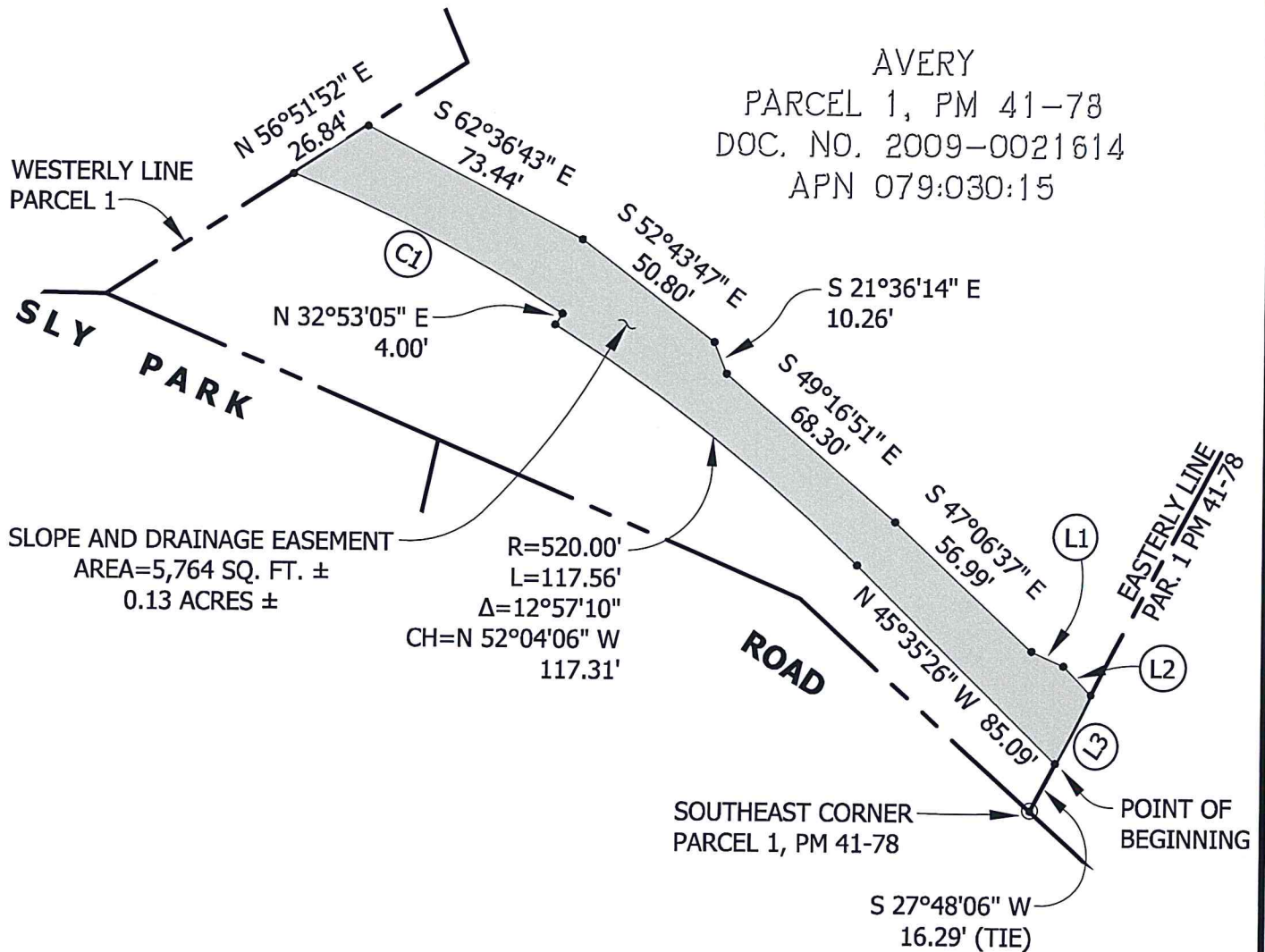
Dated: 12.06.2012



EXHIBIT 'B1'

Situate in the South One-Half of Section 27, T. 10 N., R. 12 E., M.D.M.
County of El Dorado, State of California

AVERY
PARCEL 1, PM 41-78
DOC. NO. 2009-0021614
APN 079:030:15



- (C1) R=448.00' Δ=11°45'55" L=91.99'
CH=N 62°59'52" W 91.83'
- (L1) S 65°29'39" E 10.70'
- (L2) S 45°25'42" E 12.36'
- (L3) S 27°48'06" W 23.56'



Grid North
Scale 1"=50'

WHEN RECORDED, RETURN TO:

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

APN: 079-030-15

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Slope and Drainage Easement dated 5-22, 2015 from **RODERICK S. AVERY, JR. and KRISTINE M AVERY, husband and wife, as Joint Tenants**, 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 and the grantee consents to the recordation thereof by its duly authorized officer.

Dated this 14th day of April, 2015.


COUNTY OF EL DORADO

By: 
Brian K. Veerkamp

Chair, Board of Supervisors

ATTEST: James S. Mitrisin

Clerk of the Board of Supervisors

By: 
Deputy Clerk

05/27/2015, 20150023490