

Placer Title Company  
ESCROW NO. 201-39442-BAS  
RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
El Dorado County  
Board of Supervisors  
360 Fair Lane  
Placerville, CA 95667  
APN 325-450-01



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2013-0025524-00**

Acct 6-PLACER TITLE CO  
Monday, MAY 20, 2013 14:32:02  
Ttl Pd \$0.00 Rcpt # 0001523832  
JLR/C1/1-6

Above section for Recorder's use

Mail Tax Statements to above:  
Exempt from Documentary Transfer Tax  
Per Revenue & Taxation Code 11922

**PCOS  
FILED**

## GRANT OF PUBLIC UTILITY EASEMENT

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **KYLE IGNAITIS AND COLLEEN NICHOLLS, 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 public utility easement over, upon, under, 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 'A1' AND DEPICTED IN EXHIBIT 'B1' ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.**

Said public utility easement shall include rights of way for water, sewer and gas, and for poles, guy wires, anchors, overhead and underground wires and conduits for electric, telephone and television cable services, with the right to trim and remove trees, tree limbs, and brush, together with any and all appurtenances appertaining thereto, over, under and across said parcel.

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

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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 their names on this 14th day of May, 2013.

**GRANTOR**

Date: 05/14/2013

By:   
KYLE IGNAITIS

Date: 05/14/2013

By:   
COLLEEN NICHOLS NICHOLLS

**Notary Acknowledgments Follow**

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CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

State of California )  
 )ss.  
County of EL DORADO )

On May 14, 2013 before me, MIEKO SAETTA, Notary Public, personally appeared KYLE IGNAITIS AND COLLEEN NICHOLLS, 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 Mieko Saetta (Seal)





**Exhibit 'A1'**

All that certain real property situate in Section 14, Township 10 North, Range 10 East, M.D.M., El Dorado County, State of California, being a portion of that particular parcel described in that certain document number 2010-63976 official records said county and state more particularly described as follows:

Beginning on the southerly boundary of said parcel from which the southeast corner thereof bears North 88° 48' 57" East 19.51 feet; thence from said POINT OF BEGINNING along said boundary South 88° 48' 57" West 28.11 feet; thence leaving said boundary North 46° 06' 17" West 55.33 feet; thence North 54° 33' 42" West 155.45 feet to the beginning of a non-tangent curve to the left having a radius of 317.00 feet; thence along said curve through a central angle of 08° 32' 22" an arc length of 47.25 feet, said curve being subtended by a chord which bears South 78° 15' 36" East 47.20 feet to the northerly boundary of said parcel; thence along said boundary South 61° 51' 03" East 8.10 feet; thence leaving said boundary South 54° 33' 42" East 44.12 feet to the beginning of a non-tangent curve to the left having a radius of 66.00 feet; thence along said curve through a central angle of 33° 28' 40" an arc length of 38.56 feet, said curve being subtended by a chord which bears South 46° 48' 43" East 38.02 feet; thence South 63° 33' 03" East 28.63 feet; thence South 46° 01' 52" East 72.21 feet to the POINT OF BEGINNING, containing 3,707 square feet or 0.08 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 identical to that of Record of Survey book 31 page 86 official records said county and state and is grid north. All distances shown are grid distances. Divide distances by 0.999868 to obtain ground distances.

The purpose of this description is to describe that portion of said parcel for utility easement purposes.

Loren A. Massaro P.L.S. 8117  
Associate Land Surveyor  
El Dorado County  
Transportation Division

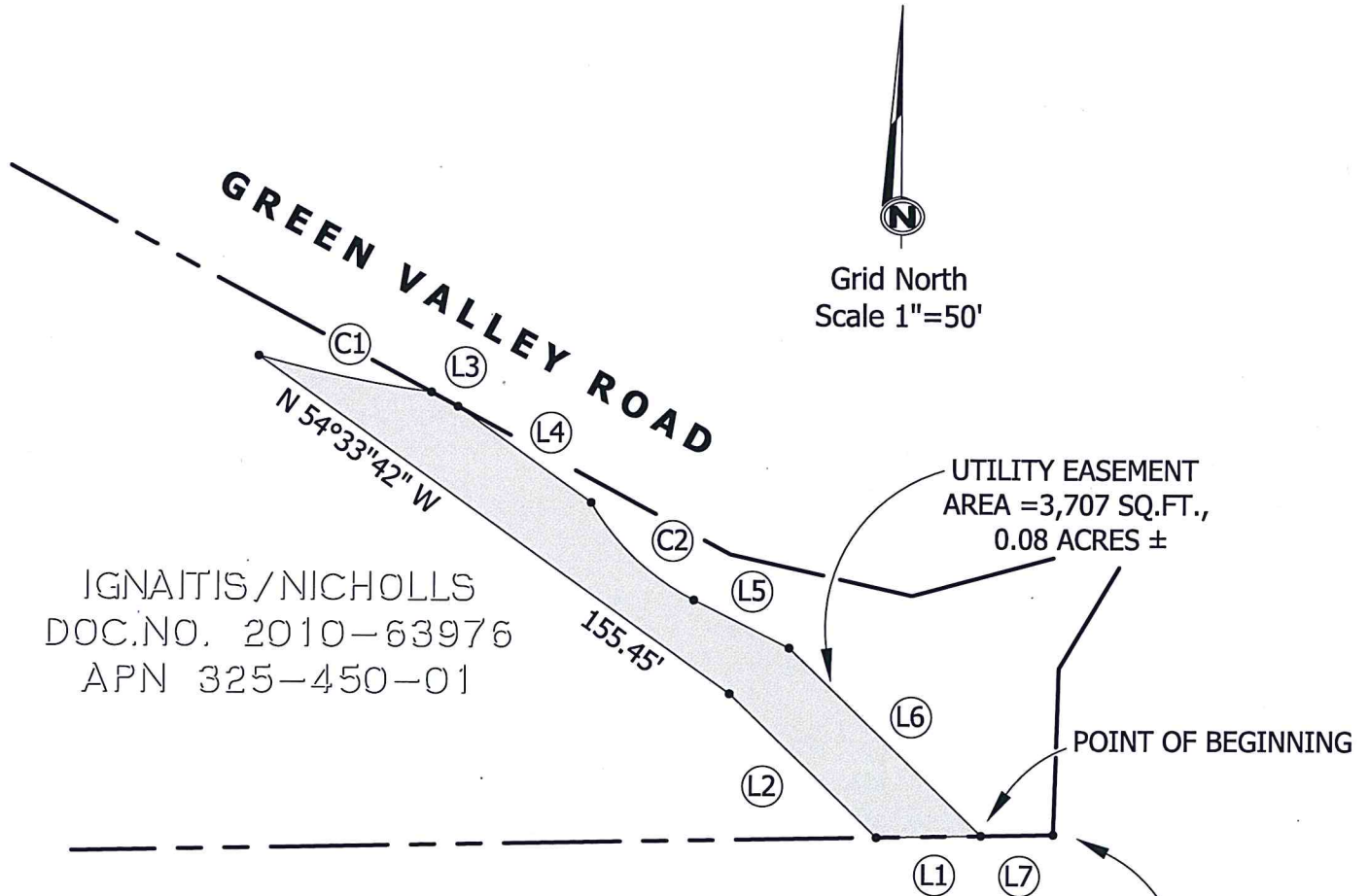


Dated: 01.29.2013

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# EXHIBIT 'B1'

Situate in Section 14, Township 10 North, Range 10 East, M.D.M.  
El Dorado County State of California



IGNAITIS/NICHOLLS  
DOC.NO. 2010-63976  
APN 325-450-01

Grid North  
Scale 1"=50'

UTILITY EASEMENT  
AREA = 3,707 SQ.FT.,  
0.08 ACRES ±

POINT OF BEGINNING

SOUTHEAST CORNER  
DOC. NO. 2010-63976

- (L1) S 88°48'57" W 28.11'
- (L2) N 46°06'17" W 55.33'
- (L3) S 61°51'03" E 8.10'
- (L4) S 54°33'42" E 44.12'
- (L5) S 63°33'03" E 28.63'
- (L6) S 46°01'52" E 72.21'
- (L7) N 88°48'57" E 19.51'

- (C1) R = 317.00' Δ = 08°32'22" L = 47.25'  
CH = S 78°15'36" E 47.20' (Non-tangent)
- (C2) R = 66.00' Δ = 33°28'40" L = 38.56'  
CH = S 46°48'43" E 38.02' (Non-tangent)



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RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:

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

**CERTIFICATE OF ACCEPTANCE**


**This is to certify** that the interest in real property conveyed by the Grant of Public Utility Easement dated May 14, 2013, from **KYLE IGNAITIS AND COLLEEN NICHOLLS, HUSBAND AND WIFE AS JOINT TENANTS**, 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: 325-450-01

Dated this 23 day of April, 2013

**COUNTY OF EL DORADO**

By:

  
\_\_\_\_\_  
Ron Briggs, Chair  
Board of Supervisors

ATTEST:

James S. Mitrisin

Clerk of the Board of Supervisors

By:   
\_\_\_\_\_  
Deputy Clerk

05/20/2013, 20130025524