

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

County of El Dorado
Community Development Services
Department of Transportation
Attn: ROW Unit
2850 Fairlane Ct.
Placerville, CA 95667

APN: 115-030-15
Seller: Pierce/Duby-Pierce
Project: 76108

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

17-0927

Above section for Recorder's use

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Daniel Pierce, a married man, as his sole and separate property, as to an undivided 50% interest and Emily Duby-Pierce, a married woman, as her sole and separate property, as to an undivided 50% interest, together as tenants in common**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, in fee, all that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

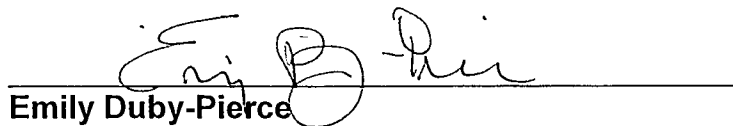
Described in Exhibit 'A' and depicted in Exhibit 'B' attached hereto and made a part hereof, which description is by this reference incorporated herein.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this 16 day of February, 2018.

GRANTOR: Daniel Pierce, a married man, as his sole and separate property, as to an undivided 50% interest and Emily Duby-Pierce, a married woman, as her sole and separate property, as to an undivided 50% interest, together as tenants in common



Daniel Pierce



Emily Duby-Pierce

(All signatures must be acknowledged by a Notary Public)

Exhibit A
APN 115-030-15 Fee Right of Way

All that portion of Tract 1 of that certain Record of Survey filed in Book 28 of Record of Surveys at Page 26, records of El Dorado County, California as said Tract 1 is shown on that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California more particularly described as follows:

Beginning the southeast corner of said Tract 1;

Thence from said Point of Beginning along the southerly boundary of said Tract 1 North 60°43'29" West 69.44 feet,

Thence leaving said southerly boundary North 07°53'11" West 57.64 feet;

Thence along the arc of a tangent curve to the left having a radius of 2750.00 feet, through a central angle of 03°02'17", for an arc length of 145.82 feet (Chord: North 09°24'20" West 145.80 feet) to the northerly boundary of said Tract 1;


Thence along said northerly boundary the following two (2) courses:

- (1) South 45°00'06" East 51.40 feet, and
- (2) North 89°32'12" East 61.05 feet to the northeasterly corner of said Tract 1;
- (3) Thence along the easterly boundary of said Tract 1 South 01°27'45" West 199.12 feet to the Point of Beginning containing 14,007 square feet, more or less.

See Exhibit 'B', attached hereto and made a part hereof.

The Basis of Bearings for this legal description is that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California.

- END OF DESCRIPTION-



Michael R. Dequine L.S. 5614
License expires: 9/30/2018

Sept. 13, 2017
Date





PARCEL 4
6 PM 127

PARCEL 3
6 PM 127

PROPERTY BOUNDARY

TRACT 1
28 RS 26

S45°00'06"E
51.40'

61.05'
N89°32'12"E

R=2750.00'
Δ=3°02'17"
L=145.82'
CH=N09°24'20"W
CHL=145.80'

PROPERTY BOUNDARY

TRACT 2
28 RS 26

FEE RIGHT OF WAY
14,007 S.F.

PROPERTY BOUNDARY

57.64'
N07°53'11"W

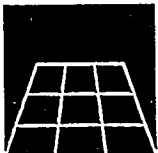
S01°27'45"W 199.12'

N60°43'29"W
69.44'

POB - SOUTHEAST
CORNER TRACT 1
28 RS 26

POB = POINT OF BEGINNING
S.F. = SQUARE FEET

i:\active\16-1429 lta silver springs parkway extension\survey\drawing\wp\exhibits for legal descriptions\exhibit parcel right of way 16-1429.dwg



**Michael Dequine
and Associates, Inc.**

2295 Gateway Oaks Drive, Suite 140
Sacramento, Ca 95833
Phone: (916) 923-5820
Fax: (916) 923-1626

EXHIBIT B
APN 115-030-15
FEE RIGHT OF WAY
A PORTION OF TRACT 1, 28 R.S. 26
COUNTY OF EL DORADO, CALIFORNIA

Checked by: MRD

Drawn By: KS

Job# 16-1429

Scale: 1"=60'

Date: 7/17/2017

Sheet 1 of 1

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 2-16-18 before me, Kyle R. Lassner Notary
Public,

Date

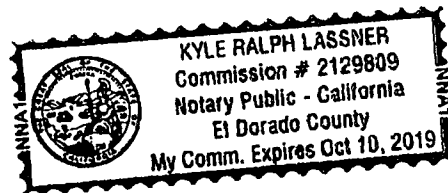
(here insert name and title of the officer)

personally appeared Daniel Pierce & Emily DUBY-Pierce

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

Title or Type of Document: Grant Deed Number of Pages: 3

Document Date: 2-16-18 Other: Ø

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

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

APN: 115-030-15
Seller: Pierce/Duby-Pierce
Project #: 76108

17-0927

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated February 16th, 2018, from **Daniel Pierce, a married man, as his sole and separate property, as to an undivided 50% interest and Emily Duby-Pierce, a married woman, as her sole and separate property, as to an undivided 50% interest, together as tenants in common**, 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: 115-030-15

Dated this 10th day of April, 2018.

COUNTY OF EL DORADO

By: _____


Michael Ranalli, Chair
Board of Supervisors

ATTEST:

James S. Mitrusin
Clerk of the Board of Supervisors

By: _____


Deputy Clerk

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

County of El Dorado
Community Development Services
Department of Transportation
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2850 Fairlane Ct.
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APN: 115-030-15
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Mail Tax Statements to above.
Exempt from Documentary Tax Transfer
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17-0927

Above section for Recorder's use

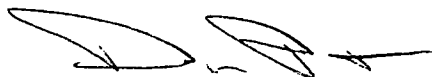
GRANT OF SLOPE AND DRAINAGE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Daniel Pierce**, a married man, as his sole and separate property, as to an undivided 50% interest and **Emily Duby-Pierce**, a married woman, as her sole and separate property, as to an undivided 50% interest, together as tenants in common, 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 construction and maintenance of slope and drainage facilities 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,

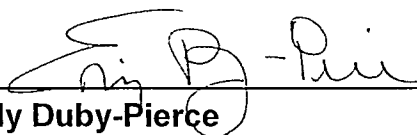
Described in Exhibit 'A' and depicted in Exhibit 'B' attached hereto and made a part hereof, which description is by this reference incorporated herein.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this 16 day of February, 2018.

GRANTOR: Daniel Pierce, a married man, as his sole and separate property, as to an undivided 50% interest and **Emily Duby-Pierce**, a married woman, as her sole and separate property, as to an undivided 50% interest, together as tenants in common



Daniel Pierce



Emily Duby-Pierce

(All signatures must be acknowledged by a Notary Public)

Exhibit A
APN 115-030-15 Slope and Drainage Easement

All that portion of Tract 1 of that certain Record of Survey filed in Book 28 of Record of Surveys at Page 26, records of El Dorado County, California as said Tract 1 is shown on that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California more particularly described as follows:

Beginning at a point on the southerly boundary of said Tract 1 from which the southeast corner thereof bears South 60°43'29" East 69.44 feet;

Thence from said Point of Beginning along said southerly boundary North 60°43'29" West 112.95 feet;

Thence leaving said southerly boundary North 14°26'36" East 18.99 feet;

Thence North 00°51'54" East 26.35 feet;

Thence North 25°13'49" East 58.26 feet;

Thence along the arc of a non-tangent curve to the left having a radius of 2705.00 feet, from a radial bearing North 79°55'54" East, through a central angle of 01°27'39", for an arc length of 68.97 feet (Chord: North 10°47'56" West 68.97 feet);

Thence North 54°30'26" East 14.95 feet;

Thence North 09°16'59" West 11.40 feet to the northerly boundary of said Tract 1;


Thence along said northerly boundary South 45°00'06" East 55.74 feet;

Thence leaving said northerly boundary along the arc of a non-tangent curve to the right from a radial bearing North 79°04'32" East, through a central angle of 03°02'17", for an arc length of 145.82 feet (Chord: South 09°24'20" East 145.80 feet);

Thence South 07°53'11" East 57.64 feet to the Point of Beginning containing 12,730 square feet, more or less. See Exhibit 'B', attached hereto and made a part hereof.

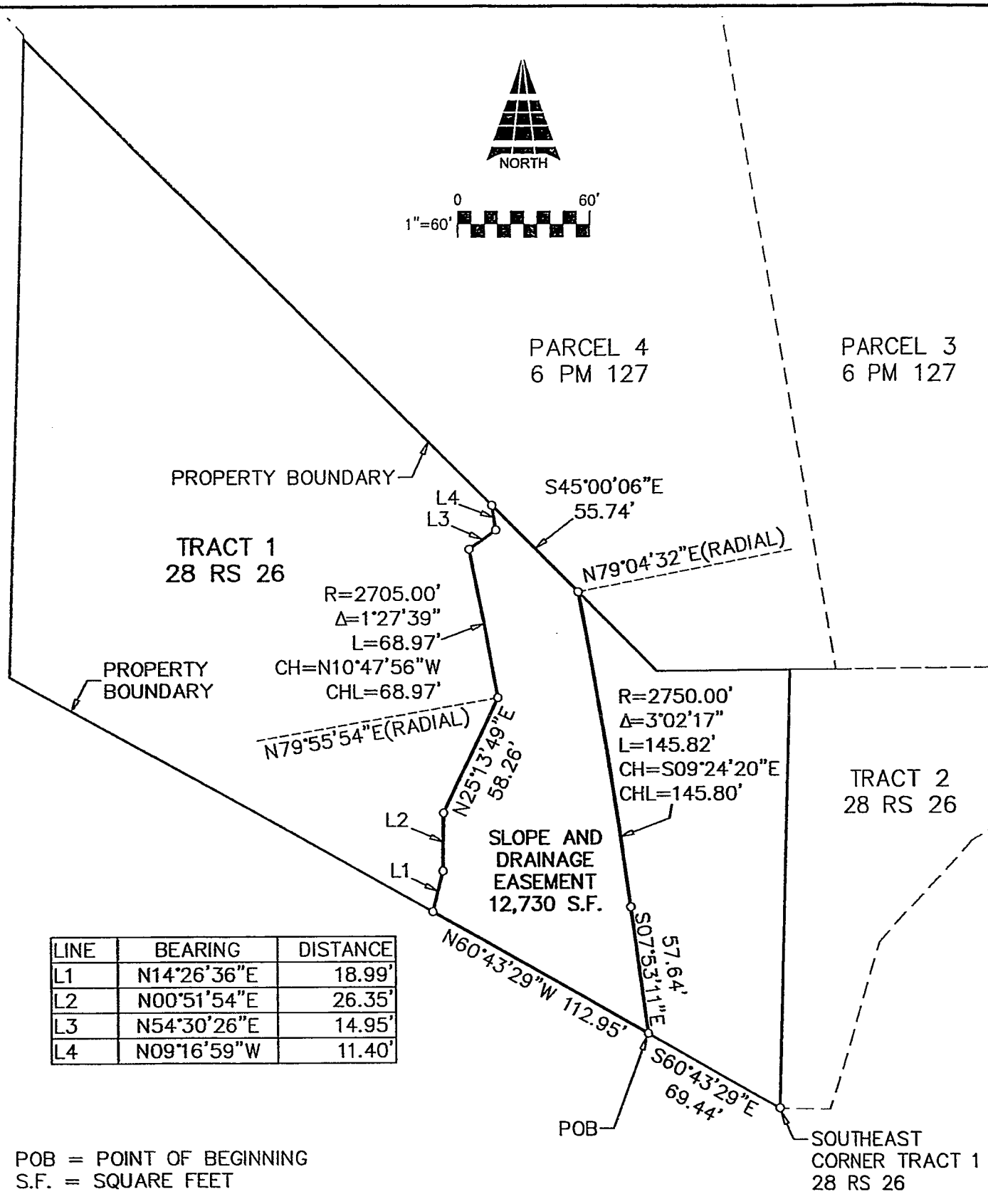
The Basis of Bearings for this legal description is that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California.

- END OF DESCRIPTION-


Michael R. Dequine L.S. 5614
License expires: 9/30/2018

Sept. 13, 2017
Date

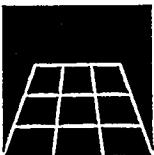




LINE	BEARING	DISTANCE
L1	N14°26'36"E	18.99'
L2	N00°51'54"E	26.35'
L3	N54°30'26"E	14.95'
L4	N09°16'59"W	11.40'

POB = POINT OF BEGINNING
S.F. = SQUARE FEET

i:\active\16-1429 lta silver springs parkway extension\survey\drawing\wp\exhibits for legal descriptions\exhibit pierce slope and drainage easement 16-1429.dwg



**Michael Dequine
and Associates, Inc.**
2295 Gateway Oaks Drive, Sulle 140
Sacramento, Ca 95833
Phone: (916) 923-5820
Fax: (916) 923-1626

EXHIBIT B
APN 115-030-15
SLOPE AND DRAINAGE EASEMENT
A PORTION OF TRACT 1, 28 R.S. 26
COUNTY OF EL DORADO, CALIFORNIA

Checked by: MRD	Drawn By: KS	Job# 16-1429
Scale: 1"=60'	Date: 8/21/2017	Sheet 1 of 1

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 2-16-18 before me, Kyle R. Lassner Notary Public,

Date

(here insert name and title of the officer)

personally appeared Daniel Pierce & Emily Duby-Piercc

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

Title or Type of Document: Grant of Slope and Drainage Easement Number of Pages: 3

Document Date: 2-16-18 Other: ∅

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

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

APN: 115-030-15
Seller: Pierce/Duby-Pierce
Project #: 76108

17-6927

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Slope and Drainage Easement dated February 16th, 2018, from Daniel Pierce, a married man, as his sole and separate property, as to an undivided 50% interest and Emily Duby-Pierce, a married woman, as her sole and separate property, as to an undivided 50% interest, together as tenants in common, 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: 115-030-15

Dated this 10th day of April, 2018.

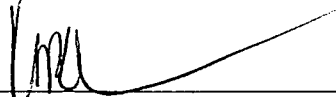
COUNTY OF EL DORADO

By: _____


Michael Ranalli, Chair
Board of Supervisors

ATTEST:

James S. Mitrisin
Clerk of the Board of Supervisors

By: 
Deputy Clerk

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

County of El Dorado
Community Development Services
Department of Transportation
Attn: ROW Unit
2850 Fairlane Ct.
Placerville, CA 95667

APN: 115-030-15
Seller: Pierce/Duby-Pierce
Project: 76108

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

17-0927

Above section for Recorder's use

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

Daniel Pierce, a married man, as his sole and separate property, as to an undivided 50% interest and Emily Duby-Pierce, a married woman, as her sole and separate property, as to an undivided 50% interest, together as tenants in common, hereinafter referred to as "Grantor", grant 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 '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 \$510.86 (five hundred ten dollars AND 86/100) 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 **Silver Springs Parkway to Bass Lake Road (south segment) Project CIP No. 76108 (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. 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. Compensation under this temporary construction easement covers the construction period estimated to be 24 (Twenty-Four) months of construction, together with the one-year warranty period. In the event that construction of the Silver Springs Parkway to Bass Lake Road (south segment) Project CIP No. 76108 is not completed within 24 (Twenty-Four) months of commencement of construction, Grantor shall be entitled to additional compensation as follows: for each month thereafter, the sum of \$21.29 (twenty one dollars and 29/100 Cents, exactly) will be paid to Grantor, until construction is completed.
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 16 day of February, 2018.

GRANTOR: Daniel Pierce, a married man, as his sole and separate property, as to an undivided 50% interest and Emily DUBY-Pierce, a married woman, as her sole and separate property, as to an undivided 50% interest, together as tenants in common



Daniel Pierce



Emily DUBY-Pierce

(All signatures must be acknowledged by a Notary Public)

Exhibit A
APN 115-030-15 Temporary Construction Easement

AREA 1

All that portion of Tract 1 of that certain Record of Survey filed in Book 28 of Record of Surveys at Page 26, records of El Dorado County, California as said Tract 1 is shown on that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California more particularly described as follows:

Beginning at a point on the southerly boundary of said Tract 1 from which the southeast corner thereof bears South 60°43'29" East 182.39 feet,

Thence from said Point of Beginning, leaving said southerly boundary North 14°26'36" East 18.99 feet;

Thence North 00°51'54" East 26.35 feet;

Thence North 25°13'49" East 3.22 feet;

Thence North 71°10'11" West 14.64 feet;

Thence South 18°49'49" West 42.80 feet to a point on the southerly boundary of said Tract 1;

Thence along said southerly boundary South 60°43'29" East 24.27 feet to the Point of Beginning containing 892 square feet more or less.

AREA 2

All that portion of Tract 1 of that certain Record of Survey filed in Book 28 of Record of Surveys at Page 26, records of El Dorado County, California as said Tract 1 is shown on that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California more particularly described as follows:

Commencing at a point on the southerly boundary of said Tract 1 from which the southeast corner thereof bears South 60°43'29" East 182.39 feet,

Thence from said Point of Commencement, leaving said southerly boundary North 14°26'36" East 18.99 feet;

Thence North 00°51'54" East 26.35 feet;

Thence North 25°13'49" East 58.26 feet;

Thence along the arc of a non-tangent curve to the left having a radius of 2705.00 feet, from a radial bearing North 79°55'54" East, through a central angle of 01°27'39", for an arc length of 68.97 feet (Chord: North 10°47'56" West 68.97 feet) to the Point of Beginning of the herein described Area 2:

Thence from said Point of Beginning North 54°30'26" East 14.95 feet;

Thence North 09°16'59" West 11.40 feet to a point on the northerly boundary of said Tract 1;

Thence along said northerly boundary North 45°00'06" West 26.09 feet;

Thence leaving said northerly boundary, along the arc of a 2705.00 foot radius curve to the right, from a radial line bearing North 77°38'24" East, through a central angle of 00°49'51", for an arc length of 39.23 feet (Chord: South 11°56'41" East 39.23 feet) to the Point of Beginning containing 354 square feet, more or less. See Exhibit 'B', attached hereto and made a part hereof.

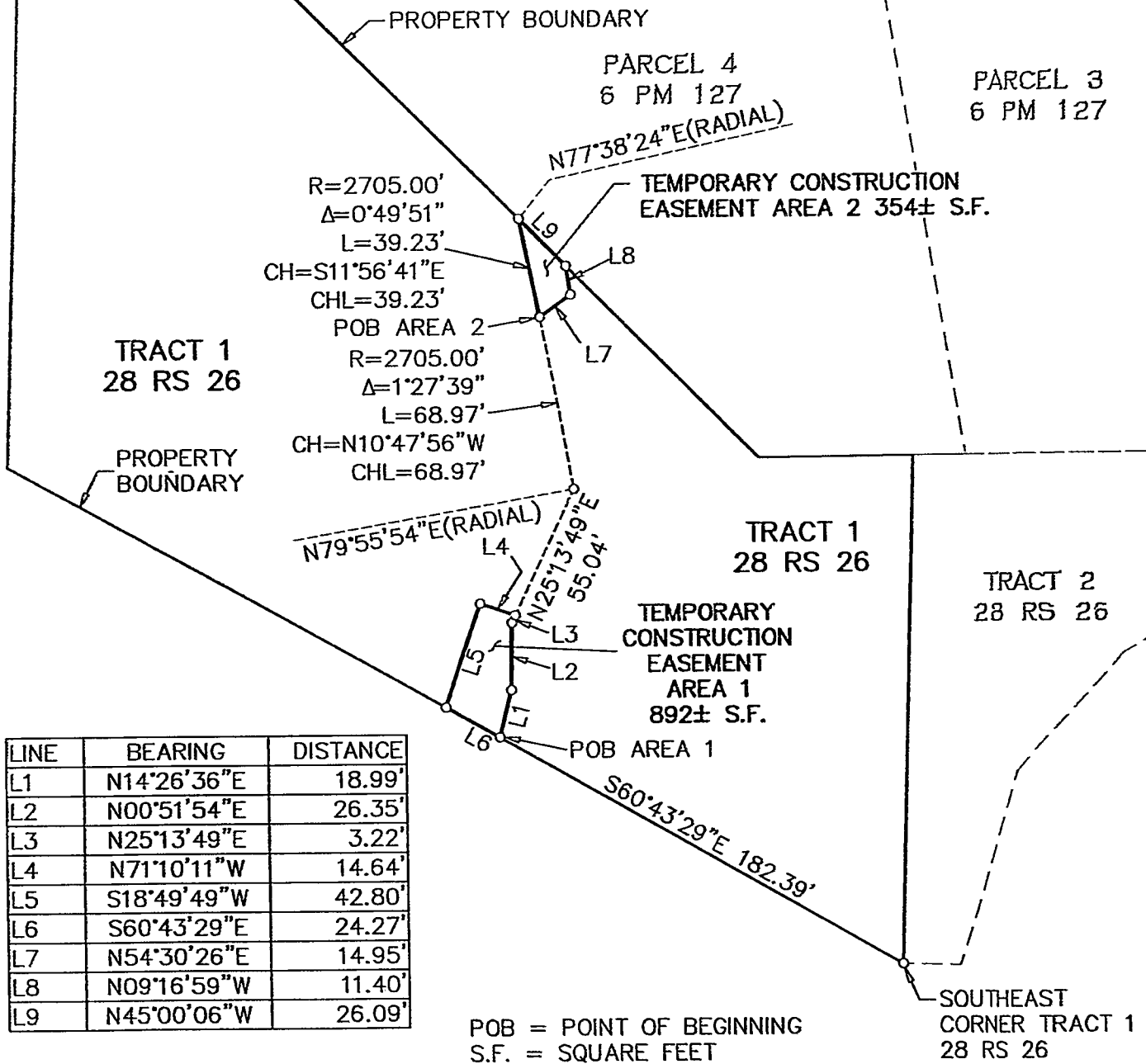
The Basis of Bearings for this legal description is that certain Record of Survey filed in Book 35 of Record of Surveys, at Page 138, records of El Dorado County, California.

- END OF DESCRIPTION-

Michael R. Dequine
Michael R. Dequine L.S. 5614
License expires: 9/30/2018

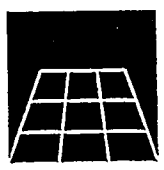
Sept. 13, 2017
Date





LINE	BEARING	DISTANCE
L1	N14°26'36"E	18.99'
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L3	N25°13'49"E	3.22'
L4	N71°10'11"W	14.64'
L5	S18°49'49"W	42.80'
L6	S60°43'29"E	24.27'
L7	N54°30'26"E	14.95'
L8	N09°16'59"W	11.40'
L9	N45°00'06"W	26.09'

POB = POINT OF BEGINNING
S.F. = SQUARE FEET



**Michael Dequine
and Associates, Inc.**
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Sacramento, Ca 95833
Phone: (916) 923-5820
Fax: (916) 923-1626

EXHIBIT B
APN 115-030-15
TEMPORARY CONSTRUCTION EASEMENT
A PORTION OF TRACT 1, 28 R.S. 26
COUNTY OF EL DORADO, CALIFORNIA

Checked by: MRD	Drawn By: KS	Job# 16-1429
Scale: 1"=60'	Date: 9/13/2017	Sheet 1 of 1

i:\active\16-1429 (16) silver springs parkway extension\survey\drawing\wp\exhibits for local descriptions\exhibit pierce temporary construction easement 16-1429.dwg

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STATE OF CALIFORNIA }

COUNTY OF El Dorado }

On 2-16-18 before me, Kyle R. Lassner Notary Public,

Date

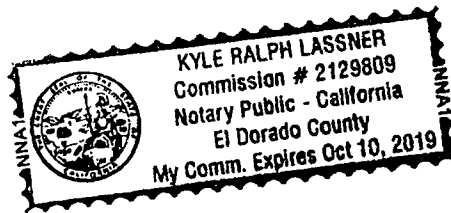
(here insert name and title of the officer)

personally appeared Daniel Pierce & Emily DUBY - Pierce

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

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

Document Date: 2-16-18 Other: Ø

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WHEN RECORDED RETURN TO:**

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Board of Supervisors
330 Fair Lane
Placerville, CA 95667

APN: 115-030-15
Seller: Pierce/Duby-Pierce
Project #: 76108

17-0927

CERTIFICATE OF ACCEPTANCE

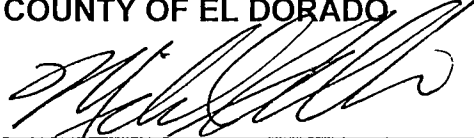
This is to certify that the interest in real property conveyed by the Grant of Temporary Construction Easement dated February 16th, 2018, from **Daniel Pierce, a married man, as his sole and separate property, as to an undivided 50% interest and Emily Duby-Pierce, a married woman, as her sole and separate property, as to an undivided 50% interest, together as tenants in common**, 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: 115-030-15

Dated this 10th day of April, 2018.

COUNTY OF EL DORADO

By: _____


Michael Ranalli, Chair
Board of Supervisors

ATTEST:

James S. Mitrissin
Clerk of the Board of Supervisors

By: _____


Deputy Clerk