

10/30/12 #25

El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2013-0024716-00**

Acct 30-EL DORADO CO BOARD OF SUPERVISORS  
Wednesday, MAY 15, 2013 13:47:03  
Ttl Pd \$0.00 Rcpt # 0001522753  
LJP/C1/1-7

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**  
County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

Assessor's Parcel Number 115-410-05  
(Formerly APN 115-010-30)

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**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **ESSENTIAL PROPERTIES GROUP, INC., a California Corporation**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a temporary construction easement over, upon and across a portion of all that certain real property situate in the unincorporated area of 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.**

Said easement is for construction purposes to include the right of ingress and egress, as well as other incidental rights including storage of equipment and supplies, for a period of three years from the date of recordation of this document, or upon completion of the construction project, whichever shall occur first, at which time said easement will expire.

**IN WITNESS WHEREOF**, Grantor has herein subscribed its name on this 30 day of March, 2011.

**GRANTOR**

**Essential Properties Group, Inc.  
a California Corporation**

By: [Signature]  
President

SEE ATTACHED  
NOTARY CERTIFICATE

Its:

(All Signatures Must Be Notarized)

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Exhibit "A"

**APN 115-010-30-100  
LEGAL DESCRIPTION**

All that certain real property situate in the County of El Dorado, State of California in the Southeast One-Quarter of the Southwest One-Quarter and the Southwest One-Quarter of the Southeast One-Quarter of Section 19, Township 10 North, Range 9 East, M.D.M., being a portion of "PARCEL NO. 2" as conveyed to "SPRINGS EQUESTRIAN CENTER, INC." per that grant deed filed as "Doc-2003-0043679-00" Official Records of said County, being more particularly described as follows:

**TEMPORARY CONSTRUCTION EASEMENT**

Commencing at the Section Corner common to Sections 19, 20, 29 and 30 of said Township and Range at a 1-1/2 inch capped iron pipe marked appropriately for said section corner and stamped "RCE 20462 1974", thence from said point of commencement along the following 3 courses:

1. North 64°08'11" West 2840.95 feet to a 2 inch capped iron pipe set on the Northerly line of Parcel 1 per that particular Parcel Map filed in Book 10 of Parcel Maps at Page 81, El Dorado County Records and stamped "ED. CO. DPW 40.00 2+59 1976"; thence,
2. Leaving said Northerly line North 81°15'38" West 430.27 feet to a 2-1/2 inch iron pipe with tag stamped RCE 13409 on the Southerly line of Green Valley Road; thence,
3. South 35°23'29" East 273.26 feet to a point on the Southerly line of Deer Valley Road and the **True Point of Beginning** of the herein described strip of land.

Thence from said **Point of Beginning** along the following 14 courses:

1. Leaving said Southerly line North 87° 01'32" East 13.63 feet; thence,
2. North 57°28'38" East 22.64 feet; thence,
3. South 45°58'59" East 178.87 feet; thence,
4. South 44°09'18" East 136.93 feet; thence,
5. South 55°12'22" East 201.33 feet; thence,
6. South 74°08'11" East 25.50 feet to a point on the Southerly line of Green Valley Road; thence,

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7. Along said Southerly line South 51°02'46" East 25.50 feet; thence,
8. Leaving said Southerly line North 74°08'11" West 50.62 feet; thence,
9. North 55°12'22" West 203.96 feet; thence,
10. North 44°09'18" West 137.74 feet; thence,
11. North 45°58'59" West 170.82 feet; thence,
12. South 57°28'38" West 17.39 feet; thence,
13. South 87°01'32" West 28.31 feet to a point on said Southerly line of Deer Valley Road, on the arc of a 530.00 feet radius non-tangent curve, being concave to the Northwest and having a radial bearing of South 41°49'55" East; thence,
14. Along said Southerly line, to the left, along the arc of said curve, having a central angle of 1°41'33" and being subtended by a chord bearing North 47°19'19" East 15.65 feet to the **Point of Beginning** from which said Section Corner bears South 69°02'00" East 3023.59 feet.

Containing 5,939 SQ. FT, more or less.

### End of Description

The basis for all bearings contained herein is the bearing North 64° 08' 11" West, along a line between a one and one-half inch capped iron pipe, stamped "RCE 20462 1974", marked appropriately for the Section corner common to Sections 19, 20, 29 and 30, Township 10 North, Range 9 East, M.D.M and a 2 inch capped iron pipe on the Southerly line of "Deer Valley Road", stamped "ED. CO. DPW. 40.00 2+59 1976".

### SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California; that this Plat (and/or) description (were/was) prepared under my supervision.

Dated: March 4, 2008

James V. Merle  
 James V. Merle, L.S. 5537  
 (Expires 12/31/2008)



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GOVERNMENT CODE 27361.7

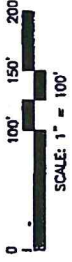
I certify under the penalty of perjury that the portion(s) of the document that will not reproduce a readable copy to which this statement is attached, reads as follows:

LICENSED LAND SURVEYOR  
JAMES VASSEPIOT MERLE  
NO. LS 5537  
STATE OF CALIFORNIA

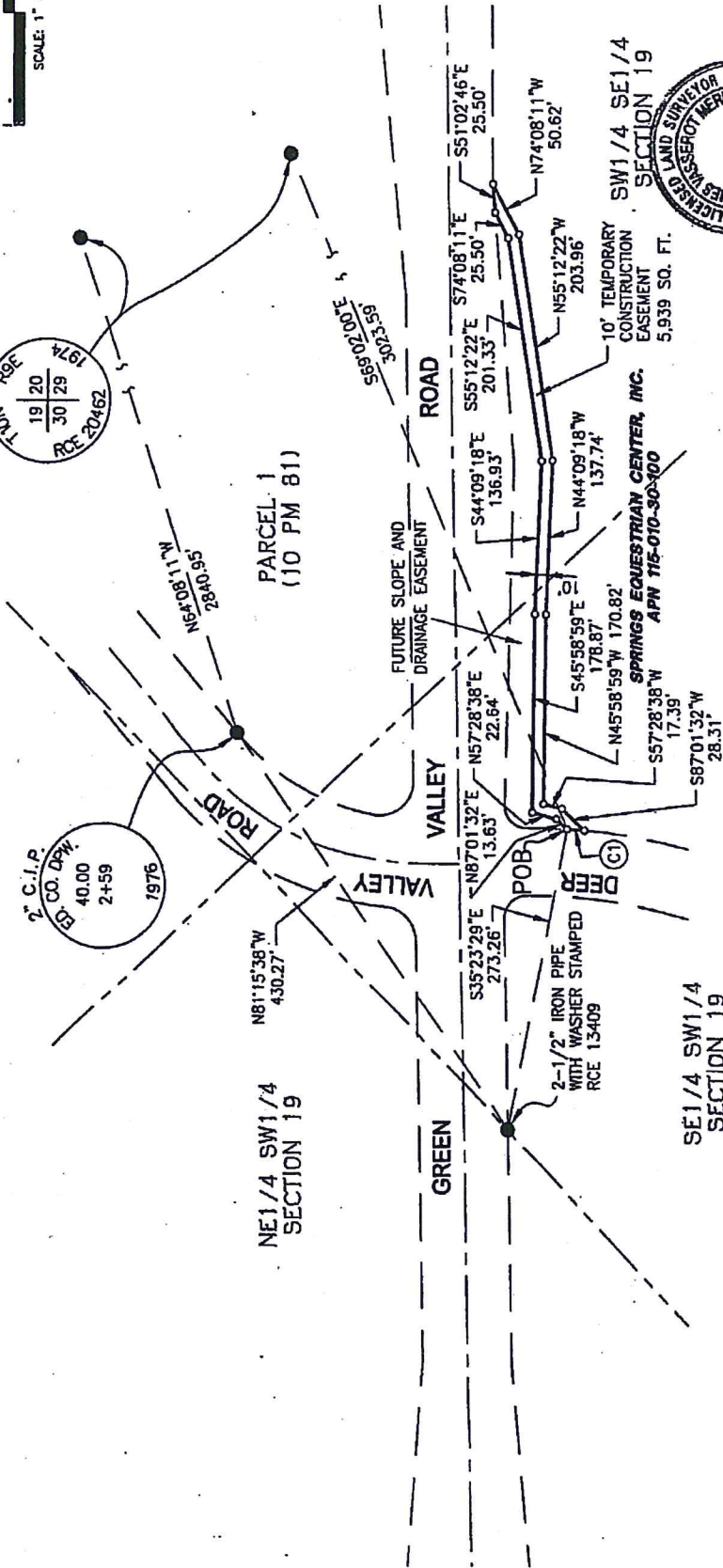
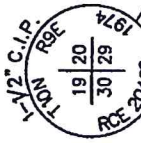
DATED: MAY 14, 2013 *Dori Floyd*  
Signature  
COUNTY OF EL DORADO, CPA, TD  
(Firm Name, if applicable)  
DORI FLOYD

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CURVE TABLE			
CURVE	RADIUS	DELTA	CH. BEARING & DISTANCE
C1	530.00'	1°41'33"	N47°19'19"E 15.65'



SW 1/4 SE 1/4  
SECTION 19  
10' TEMPORARY  
CONSTRUCTION  
EASEMENT  
5,939 SQ. FT.

SPRINGS EQUESTRIAN CENTER, INC.  
APN 115-010-30-000

SE 1/4 SW 1/4  
SECTION 19



EXHIBIT "B"

SILVER SPRINGS, LLC  
OFFSITE IMPROVEMENTS  
GREEN VALLEY ROAD/DEER VALLEY ROAD

10' WIDE TEMPORARY  
CONSTRUCTION EASEMENT  
March 2008  
154412000

# California All-Purpose Acknowledgment

State of California  
County of Placer } SS.

On 03/30/11 before me, CECILIA VASQUEZ, NOTARY PUBLIC  
Name and Title of Notary Public  
personally appeared Dennis Graham

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 the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten Signature]  
Signature of Notary Public



This area for official notarial seal

(Optional) My commission expires on: May 24, 2013

(Optional) Phone No.: 916 772-6245

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RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

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

APN 115-410-05

Above section for Recorder's use

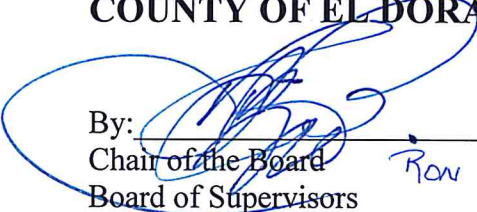
### CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Temporary Construction Easement dated March 30, 2011 from **ESSENTIAL PROPERTIES GROUP, 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 and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated this 14 day of MAY, 2013.

Board date 10-30-12

### COUNTY OF EL DORADO

By:   
Chair of the Board  
Board of Supervisors

Ron Briggs, Chair

ATTEST:

James S. Mitrusin  
Clerk of the Board of Supervisors

By:   
Deputy Clerk