

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

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

APN: 122-470-15
Seller: Serrano Associates, LLC
Project: Hawk View Road

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

Above section for Recorder's use

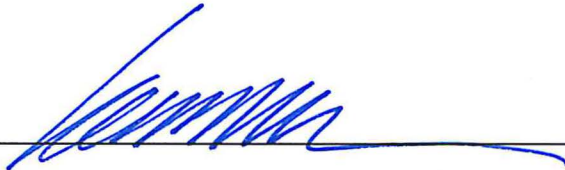
GRANT OF DRAINAGE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SERRANO ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY** hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a drainage easement for construction and maintenance of 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 16th day of March, 2018.

GRANTOR:
SERRANO ASSOCIATES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY



NAME: William R. Parker
TITLE: President



(All signatures must be acknowledged by a Notary Public)

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

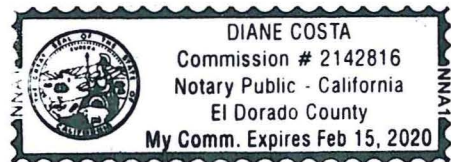
On March 16, 2018 before me, Diane Costa Notary Public
(insert name and title of the officer)

personally appeared William R. Parker,
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 Diane Costa (Seal)



APN 122-470-15

All that real property situate in the County of El Dorado, State of California, being a portion of the real property conveyed by deed to SERRANO ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, hereinafter referred to as "Serrano" Property, recorded in Document 2003-106828, Official Records of said County, being a portion of Lot 9, as shown on the plat of "Serrano Village F", filed in the office of the County Recorder in Book J of Maps, Page 8, and being more particularly described as follows:

STORM DRAIN EASEMENT

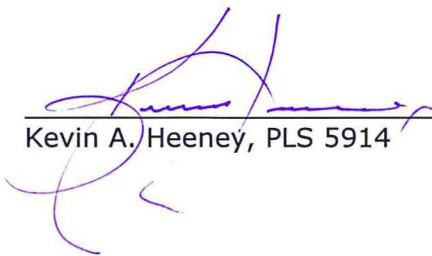
BEGINNING at a 1 1/2" capped iron pipe, stamped LS 3864 marking the Southeast corner of said Lot 9; thence along the South line of said Lot 9, South 89°18'27" West, 340.76 feet; thence leaving said South line, North 00°41'33" West, 22.30 feet; thence North 45°41'33" West, 144.90 feet; thence South 53°34'04" West, 21.19 feet; thence North 36°25'56" West, 24.23 feet to a point on the Southeasterly line of that certain sewer easement granted to El Dorado Irrigation District, recorded in Document No. 2004-021240, Official Records of El Dorado County; thence along the Southeasterly line of said sewer easement, along the arc of a curve, concave to the Northwest, having a radius of 522.50 feet, the chord of which bears North 54°18'06" East, 101.12 feet; thence leaving said Southeasterly line, South 03°21'09" West, 31.05 feet; thence South 14°53'25" East, 44.80 feet; thence South 45°41'33" East, 115.24 feet; thence South 77°08'15" East, 30.57 feet; thence North 89°17'52" East, 271.88 feet to a point on the East line of said Lot 9; thence along said East line, South 00°24'14" East, 27.05 feet to the **POINT OF BEGINNING**, containing 0.398 acres, more or less.

TOGETHER WITH:

End of description

The Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, NAD 83.

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


Kevin A. Heeney, PLS 5914



03/08/2018
Date

CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742
916-638-0919

Exhibit 'B'

LINE DATA TABLE		
LINE	BEARING	DIST.
L1	S53°34'04"W	21.19'
L2	N36°25'56"W	24.23'

SERRANO ASSOCIATES, LLC
 122-470-15
 LOT 9 SD J-8



20' E.I.D. SEWER ESMT.
 PER 2004-021240

15' E.I.D. PIPELINE ESMT.
 PER 2426 O.R. 237

R=522.50'
 Δ=11°06'19"
 N54°18'06"E
 101.12'

16' E.I.D. WATER &/OR SEWER
 ESMT. PER 1328 O.R. 695

S30°08'44"E(R)

S03°21'09"W 31.05'

S14°53'25"E 44.80'

S.D.E.
 0.398 AC.

S77°08'15"E 30.57'

N89°17'52"E 271.88'

N00°41'33"W
 22.30'

S0°24'14"E 27.05'

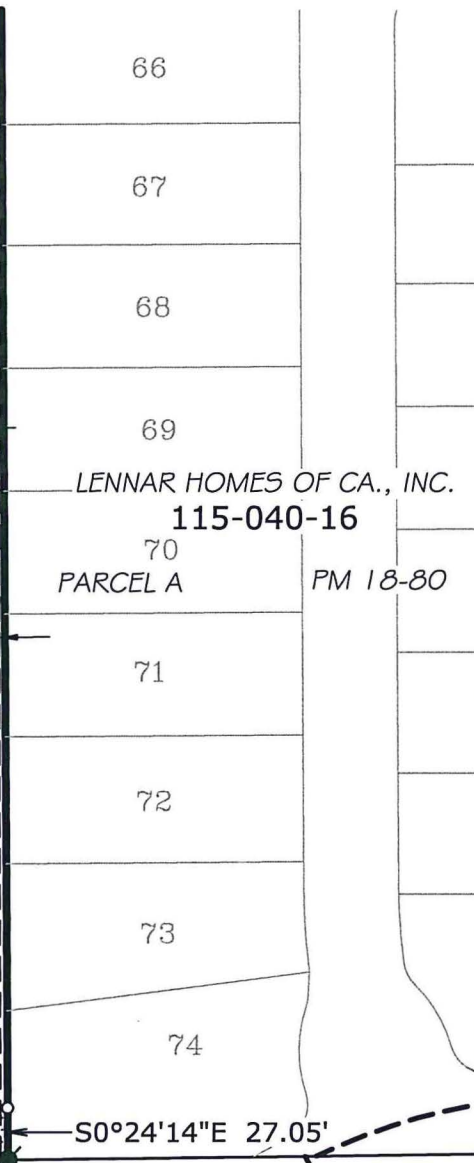
S89°18'27"W 340.76'

FOUND 1 1/2" C.I.P.
 STAMPED L.S. 3864

SMILEY TRUST
 119-100-26
 PARCEL I PM 26-96

RAVANIPOUR/EMDADI
 119-100-55
 PARCEL B PM 25-49

S.D.E. = STORM DRAIN EASEMENT



OWNER:
 SERRANO ASSOCIATES, LLC
 DOC. 2003-106828

A.P.N. 122-470-15

cta Engineering & Surveying

Civil Engineering ■ Land Surveying ■ Land Planning
 3233 Monier Circle, Rancho Cordova, CA 95742
 T (916) 638-0919 • F (916) 638-2479 • www.ctaes.net

DATE:
 03/08/2018

SCALE:
 1"=100'

DRAWN BY:
 KAH

JOB NO.
 16-017-018

SHEET
 1 OF
 1

GRANT OF EASEMENT

STORM DRAIN EASEMENT

A PORTION OF LOT 9, S.D. J-8
 SERRANO VILLAGE 'F'

IN SW1/4 SECTION 31, T.10N., R.9E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA

DATE: 03/08/2018

**CONSENT TO OFFER OF DEDICATION FOR A
GRANT OF DRAINAGE EASEMENT**

At a regular meeting of the Board of Supervisors of the County of El Dorado held on _____, the County of El Dorado consented to the foregoing attached *GRANT OF DRAINAGE EASEMENT*, which is an Irrevocable Offer of Dedication, dated February 14, 2018 from Serrano Associates, LLC, a Delaware Limited Liability Company and authorized the recording of said offer pursuant to Government Code Section 7050, and further rejected said offer at this time, reserving, however, the right to accept the offer at any time specified in said Section 7050.

Dated this _____ day of _____, 20_____

COUNTY OF EL DORADO

By: _____

Chair, Board of Supervisors

Attest:
James S. Mitrison
Clerk of the Board of Supervisors

By: _____
Deputy Clerk