

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
El Dorado County  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667  
APN: 069-241-15

Above section for Recorder's use

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

## PUBLIC UTILITY EASEMENT

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **Cynthia A. Sanchez and Louis A. Sanchez, Wife and Husband 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 'A' AND DEPICTED IN EXHIBIT 'B' 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

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 \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**GRANTOR: Cynthia A. Sanchez and Louis A. Sanchez, Wife and Husband as Joint Tenants**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
CYNTHIA A. SANCHEZ

Date: \_\_\_\_\_

By: \_\_\_\_\_  
LOUIS A. SANCHEZ

**Notary Acknowledgments Follow**

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**PUBLIC UTILITY EASEMENT**

All that portion of Parcel B, as said parcel is shown on the map recorded in Book 22 of Parcel Maps, at Page 60, in the office of the El Dorado County Recorder, being a portion of the south half of Section 13, Township 10 North, Range 9 East, M.D.M., unincorporated area of El Dorado County, State of California, and more particularly described as follows:

Beginning on the southwesterly boundary of said parcel, from which the most westerly corner of said parcel bears North 24°03'27" West 26.80 feet; **thence from said point of beginning** and leaving said boundary along the new Public Utility Easement line the following 3 courses: 1) North 44°19'07" East 33.27 feet; 2) North 34°36'12" East 182.40 feet; 3) North 29°32'00" East 153.37 feet to the southeasterly limit of an existing 10' wide Public Utility Easement and the beginning of a 2,559.88 foot radius non-tangent curve to the right; thence along said existing easement the following 3 courses: 1) southwesterly along said curve an arc distance of 25.27 feet, through a central angle of 00°33'56", and subtended by a chord which bears South 37°40'01" West 25.27 feet; 2) South 37°50'01" West 111.57 feet to the beginning of a 940.87 foot radius non-tangent curve to the left; 3) southwesterly along said curve an arc distance of 2.22 feet, through a central angle of 00°08'06", and subtended by a chord which bears South 37°45'40" West 2.22 feet; thence leaving said easement line South 29°32'00" West 14.86 feet; thence South 34°36'12" West 106.90 feet to the aforementioned Public Utility Easement and the beginning of a 940.87 foot radius non-tangent curve to the left; thence southwesterly along said curve and easement line an arc distance of 108.43 feet, through a central angle of 06°36'10", and subtended by a chord which bears South 26°58'29" West 108.37 feet to the point of beginning, containing 0.120 acres, more or less.

END OF DESCRIPTION.

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

Note: The basis of bearings for this description is Grid North, California Coordinate System of 1983, Zone II, as defined in Chapter 611, Sections 8801-8819 of the State Resources Code. All distances are grid distances. To convert to ground distances, divide all distances by 0.999886.



8-24-09

EXHIBIT 'B'

SLEEPY HOLLOW DR.

GREEN VALLEY RD.

R=2559.88'  
L=25.27'  
 $\Delta=0^{\circ}33'56''$   
Ch=S37°40'01"W  
25.27'

EXISTING PUBLIC  
UTILITY EASEMENT

S37°50'01"W  
111.57'

PROPOSED SLOPE EASEMENT LINE

N29°32'00"E  
153.37'

R=940.87'  
L=2.22'  
 $\Delta=0^{\circ}08'06''$   
Ch=S37°45'40"W  
2.22'

NEW PUBLIC  
UTILITY EASEMENT

S34°36'12"W  
106.90'

N34°36'12"E  
182.40'

SANCHEZ, CYNTHIA & LOUIS  
PARCEL B  
22-PM-60  
APN 069:241:15

R=940.87'  
L=108.43'  
 $\Delta=6^{\circ}36'10''$   
Ch=S26°58'29"W  
108.37'

N44°19'07"E  
33.27'

POINT OF BEGINNING

N24°03'27"W  
26.80' (TIE)



SCALE : 1" = 50'

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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

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### CERTIFICATE OF ACCEPTANCE

**This is to certify** that the interest in real property conveyed by the Public Utility Easement dated \_\_\_\_\_, 2009, from **Cynthia A. Sanchez and Louis A. Sanchez, Wife and Husband 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: 069-241-15

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

#### COUNTY OF EL DORADO

By:

\_\_\_\_\_  
Ron Briggs, Chairman of the Board  
Board of Supervisors

ATTEST:

Suzanne Allen de Sanchez  
Clerk of the Board of Supervisors

By: \_\_\_\_\_

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:  
El Dorado County  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667  
APN: 069-241-15

Above section for Recorder's use

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

## GRANT OF SLOPE AND DRAINAGE EASEMENT

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **Cynthia A. Sanchez and Louis A. Sanchez, Wife and Husband 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 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' AND DEPICTED IN EXHIBIT 'B' 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 their names on this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**GRANTOR: Cynthia A. Sanchez and Louis A. Sanchez, Wife and Husband as Joint Tenants**

By: \_\_\_\_\_  
CYNTHIA A. SANCHEZ

By: \_\_\_\_\_  
LOUIS A. SANCHEZ

**Notary Acknowledgements Follow**

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**SLOPE EASEMENT**

All that portion of Parcel B, as said parcel is shown on the map recorded in Book 22 of Parcel Maps, at Page 60, in the office of the El Dorado County Recorder, being a portion of the south half of Section 13, Township 10 North, Range 9 East, M.D.M., unincorporated area of El Dorado County, State of California, and more particularly described as follows:

Beginning on the northwesterly boundary of said parcel, from which the most westerly corner bears South 25°38'04" West 29.72 feet along the chord of a 960.87 foot radius curve concave to the southeast; **thence from said point of beginning** along said boundary and southeasterly right-of-way line of Green Valley Road the following 3 courses: 1) continuing along said 960.87 foot radius curve and right-of-way line northeasterly an arc distance of 189.64 feet, through a central angle of 11°18'30", and subtended by a chord which bears North 32°10'29" East 189.34 feet; 2) on a non-tangent line North 37°50'01" East 111.59 feet to the beginning of a 2,539.88 foot radius non-tangent curve to the left; 3) northeasterly along said curve an arc distance of 23.73 feet, through a central angle of 00°32'07", and subtended by a chord which bears North 37°40'57" East 23.73 feet; thence leaving said boundary and right-of-way line on a non-tangent line South 29°32'00" West 153.86 feet; thence South 34°36'12" West 166.86 feet; thence North 72°56'04" West 13.78 feet to the point of beginning, containing 0.117 acres, more or less.

END OF DESCRIPTION.

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

Note: The basis of bearings for this description is Grid North, California Coordinate System of 1983, Zone II, as defined in Chapter 611, Sections 8801-8819 of the State Resources Code. All distances are grid distances. To convert to ground distances, divide all distances by 0.999886.



6-12-08



EXHIBIT 'B'



SCALE : 1" = 40'

GREEN VALLEY RD.

R=2539.88'  
L=23.73'  
 $\Delta=0^{\circ}32'07''$   
Ch=N37 $^{\circ}$ 40'57"E  
23.73'

EXISTING 20' WIDE PUBLIC UTILITY EASEMENT

SLOPE EASEMENT LINE

R=960.87'  
L=189.64'  
 $\Delta=11^{\circ}18'30''$   
Ch=N32 $^{\circ}$ 10'29"E  
189.34'

SANCHEZ, CYNTHIA & LOUIS  
PARCEL B  
22-PM-60  
APN 069:241:15

POINT OF BEGINNING

N72 $^{\circ}$ 56'04"W  
13.78'

(TIE)  
R=960.87'  
L=29.72'  
 $\Delta=1^{\circ}46'20''$   
Ch=S25 $^{\circ}$ 38'04"W  
29.72'

S34 $^{\circ}$ 36'12"W 166.86'

N37 $^{\circ}$ 50'01"E 111.59'

S29 $^{\circ}$ 32'00"W 153.86'

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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

---

### CERTIFICATE OF ACCEPTANCE

**This is to certify** that the interest in real property conveyed by the Slope and Drainage Easement Deed dated \_\_\_\_\_, 2009, from **Cynthia A. Sanchez and Louis A. Sanchez, Wife and Husband 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.

APN: 069-241-15

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

#### COUNTY OF EL DORADO

By: \_\_\_\_\_

Ron Briggs  
Chairman of the Board  
Board of Supervisors

ATTEST:

Suzanne Allen de Sanchez  
Clerk of the Board of Supervisors

By: \_\_\_\_\_

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
County of El Dorado  
Department of Transportation  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667  
Assessor's Parcel Number: 069-241-15

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SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

Project: Green Valley Road at Tennessee Creek Bridge  
Reconstruction Project #77109

### TEMPORARY CONSTRUCTION EASEMENT

**Cynthia A. Sanchez and Louis A. Sanchez, Wife and Husband as Joint Tenants**, 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 made a part hereof.

This temporary construction easement is granted under the express conditions listed below:

1. In consideration of \$1,303.00 (One-Thousand Three-Hundred-Three-Dollars, exactly) 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 Green Valley Road at Tennessee Creek Bridge Reconstruction 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, including any staging, stockpiling, and parking of construction vehicles or equipment. 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 Project 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 \$51.71 (Fifty-One Dollars, and 71/100ths 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.

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.

**GRANTOR: Cynthia A. Sanchez and Louis A. Sanchez, Wife and Husband as Joint Tenants**

Executed on this date: \_\_\_\_\_, 2009

By: \_\_\_\_\_  
CYNTHIA A. SANCHEZ

By: \_\_\_\_\_  
LOUIS A. SANCHEZ

**Notary Acknowledgements Follow**

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**TEMPORARY CONSTRUCTION EASEMENT**

All that portion of Parcel B, as said parcel is shown on the map recorded in Book 22 of Parcel Maps, at Page 60, in the office of the El Dorado County Recorder, being a portion of the south half of Section 13, Township 10 North, Range 9 East, M.D.M., unincorporated area of El Dorado County, State of California, and more particularly described as follows:

Beginning at most westerly corner of said parcel, the beginning of a 960.87 foot radius curve concave southeasterly, thence northeasterly along the northwesterly boundary an arc distance of 29.72 feet, through a central angle of  $01^{\circ}46'20''$ , and subtended by a chord which bears North  $25^{\circ}38'04''$  East 29.72 feet; thence leaving said boundary across said parcel the following 3 courses: 1) South  $72^{\circ}56'04''$  East 13.78 feet; 2) North  $34^{\circ}36'12''$  East 166.86 feet; 3) North  $29^{\circ}32'00''$  East 153.86 feet to the aforementioned northwesterly boundary, the beginning of a 2,539.88 foot radius non-tangent curve to the left; thence along said boundary the following 2 courses: 1) northeasterly along said curve an arc distance of 96.55 feet, through a central angle of  $02^{\circ}10'41''$ , and subtended by a chord which bears North  $36^{\circ}19'33''$  East 96.55 feet to the beginning of a 20.00 foot radius curve to the right; 2) easterly along said curve an arc distance of 30.98 feet, through a central angle of  $88^{\circ}45'24''$ , and subtended by a chord which bears North  $79^{\circ}37'05''$  East 27.98 feet; thence leaving said boundary South  $33^{\circ}59'47''$  West 20.00 feet to an existing Public Utility Easement, and the beginning of a 2,559.88 foot radius non-tangent curve to the right; thence southwesterly along said curve an arc distance of 95.93 feet, through a central angle of  $02^{\circ}08'50''$ , and subtended by a chord which bears South  $36^{\circ}18'38''$  West 95.93 feet; thence leaving said easement line the following 3 courses: 1) South  $33^{\circ}16'29''$  West 153.25 feet; 2) South  $34^{\circ}36'12''$  West 174.63 feet; 3) South  $69^{\circ}51'11''$  West 32.06 feet to the point of beginning, containing 0.153 acres, more or less.

END OF DESCRIPTION.

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

Note: The basis of bearings for this description is Grid North, California Coordinate System of 1983, Zone II, as defined in Chapter 611, Sections 8801-8819 of the State Resources Code. All distances are grid distances. To convert to ground distances, divide all distances by 0.999886.



10-29-08

EXHIBIT 'B'



SCALE : 1" = 50'

GREEN VALLEY RD.

OAKVALE DRIVE

R=20.00'  
L=30.98'  
 $\Delta=88^{\circ}45'24''$   
Ch=N79 $^{\circ}37'05''$ E  
27.98'

R=2539.88'  
L=96.55'  
 $\Delta=2^{\circ}10'41''$   
Ch=N36 $^{\circ}19'33''$ E  
96.55'

R=2559.88'  
L=95.93'  
 $\Delta=2^{\circ}08'50''$   
Ch=S36 $^{\circ}18'38''$ W  
95.93'

N29 $^{\circ}32'00''$ E  
153.86'

S33 $^{\circ}16'29''$ W  
153.25'

SANCHEZ, CYNTHIA & LOUIS  
PARCEL B  
22-PM-60  
APN 069:241:15

TEMPORARY CONST. EASEMENT

PROPOSED SLOPE EASEMENT LINE

N34 $^{\circ}36'12''$ E  
166.86'

S34 $^{\circ}36'12''$ W  
174.63'

POINT OF BEGINNING

S72 $^{\circ}56'04''$ E  
13.78'

S69 $^{\circ}51'11''$ W  
32.06'

R=960.87'  
L=29.72'  
 $\Delta=1^{\circ}46'20''$   
Ch=N25 $^{\circ}38'04''$ E  
29.72'

EXISTING R/W LINE

EXISTING 20' WIDE PUBLIC UTILITY EASEMENT

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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

---

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Temporary Construction Easement Deed dated \_\_\_\_\_, 2009, from **Cynthia A. Sanchez and Louis A. Sanchez, Wife and Husband 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.

APN: 069-241-15

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**COUNTY OF EL DORADO**

By: \_\_\_\_\_

Ron Briggs  
Chairman of the Board  
Board of Supervisors

ATTEST:

Suzanne Allen de Sanchez  
Clerk of the Board of Supervisors

By: \_\_\_\_\_