

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

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

**APN: 035-133-10**

Project: Christmas Valley Phase 2C  
Erosion Control Project #95190

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

## TEMPORARY CONSTRUCTION EASEMENT

**DUNCAN A. SENNOTT**, 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 \$600.00 (SIX-HUNDRED 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 **Christmas Valley Phase 2C Erosion Control Project #95190**. 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 18 (Eighteen) months of construction, together with the one-year warranty period. In the event that construction of the Project is not completed within 18 (Eighteen) months of commencement of construction, Grantor shall be entitled to additional compensation as follows: For each month thereafter, the sum of \$33.04 (Thirty-three dollars and 04/100ths) monthly, will be paid to the 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.

**GRANTOR: DUNCAN A. SENNOTT**

Executed on: \_\_\_\_\_, 2012

By: \_\_\_\_\_  
DUNCAN A. SENNOTT

(A Notary Public must acknowledge all signatures)

**Exhibit 'A'**

All that certain property situated in the Northwest One-Quarter of the Northeast One-Quarter of the Northwest One-Quarter of Section 32, Township 12 North, Range 18 East, M.D.M., El Dorado County, State of California. Being a portion of Lot 40 of that particular Subdivision Map filed in book B of subdivisions at page 96, official records of said county and state, described as follows:

The west 30.00 feet of the north 7.00 feet of said Lot 40.

Containing 209 square feet more or less.

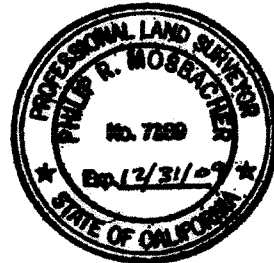
See Exhibit 'B', attached hereto and made a part hereof.

- End of Description -

The purpose of this description is to describe that portion of said Lot 40 as an easement for construction purposes.

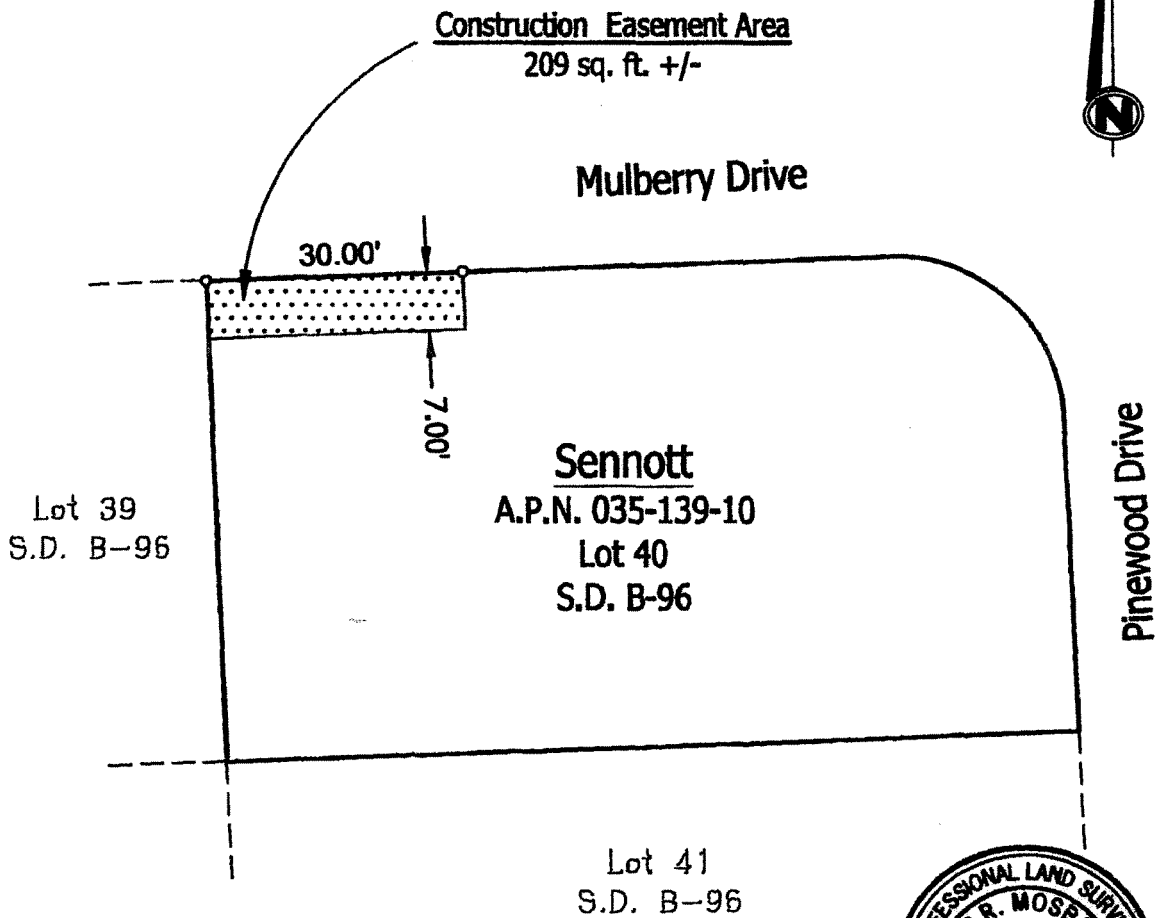
Philip R. Mosbacher  
Philip R. Mosbacher, P.L.S. 7189

10/23/09  
Date



# Exhibit 'B'

A portion of Lot 40, Subdivision B-96  
Situate in Northwest One-Quarter of the Northeast One-Quarter of  
the Northwest One-Quarter of Section 32,  
T. 12 N., R. 18 E., M.D.M.  
County of El Dorado, State of California  
Scale 1" = 20'



Lot 39  
S.D. B-96

Sennott  
A.P.N. 035-139-10  
Lot 40  
S.D. B-96

Lot 41  
S.D. B-96

Legend  
◦ Computation Point  
P.O.B. Point of Beginning



*Philip R. Mosbacher*

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 Grant of Temporary Construction Easement Deed dated \_\_\_\_\_, 2012, from **DUNCAN A. SENNOTT, WHO ACQUIRED TITLE AS AN UNMARRIED MAN,** 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: 035-133-10

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2012

#### COUNTY OF EL DORADO

By: \_\_\_\_\_  
Board of Supervisors Chair

ATTEST:

Suzanne Allen de Sanchez  
Clerk of the Board of Supervisors

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