

RECORDING REQUESTED BY:

Simplifile
Placer Title Company
Branch Number: 201

**MAIL TAX STATEMENT TO AND
WHEN RECORDED MAIL TO:**

County of El Dorado
Attn: ROW Unit
2850 Fairlane Court
Placerville CA 95667

Electronically Recorded in Official Records
County of El Dorado
Janelle K. Horne
Recorder-Clerk

DOC# 2022-0043164

11/09/2022

Titles: 1 Pages: 8

12:55.PM

Fees \$0.00

Taxes \$0.00

CA SB2 Fee \$0.00

Total \$0.00

LM

Order No: P-365437 / APN: 327-270-048-000

Grant of Slope and Drainage Easement

(Please fill in document title(s) on this line)

- Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- Exempt from fee per GC27388.1(a)(1) due to the maximum fees being paid on documents in this transaction, or,
- Partially exempt from fee per GC27388.1(a)(1). Only \$75.00 to be charged as \$150.00 in fees has been paid on documents recorded immediately prior hereto or,
- Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,
- Exempt from fee under GC27388.1(a)(1) for the following reasons:

PUBLIC ENTITY

NOTE: The following exemptions may not be acceptable for use in all counties:

- Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,
- Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Partially exempt from fee per GC27388.1. Only \$75.00 to be charged as \$150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s).

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

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

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

APN: 327-270-048
Seller: Raley's
Project: 72334

E-RECORDED simplifile®

ID: 2022-0043164
County: El Dorado
Date: 11/9/22 Time: 12:55

Mail Tax Statements to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 27383

Above section for Recorder's use

GRANT OF SLOPE AND DRAINAGE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Raley's a California Corporation**, ("Grantor" or "Servient Tenement") grants to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, ("Grantee" or "Dominant Tenement") 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 'A2' and depicted in Exhibit 'B2' attached hereto and made a part hereof, which description is by this reference incorporated herein.

Character of Easement

This easement is exclusive and appurtenant to the Dominant Tenement until Grantee notifies Grantor that all construction activities necessary in the easement area described above on APN 327-270-048 for the Diamond Springs Parkway 1B Project (County CIP # 36105011) are finished, at which time this easement becomes non-exclusive and Grantor reserves to itself, as well its successors and assigns, lessees and licensees, the right to access and encroach upon the easement area. However, Grantor acknowledges that any encroachments into the easement area may require an encroachment permit, or other applicable local permits, and that Grantor is aware that Grantor will need to submit an application for all appropriate local permits and meet any applicable standards that exist at that time.

Term

The easement granted will be permanent and perpetual.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this 1 day of July, 2022.

GRANTOR: Raley's a California Corporation


Signature

Ken Mueller
Print Name

CFO
Title

(All signatures must be acknowledged by a Notary Public)

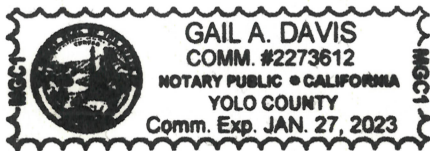
CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Yolo }
On July 1, 2022 before me, Gail A. Davis, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Ken Mueller
Name(s) of Signer(s)

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]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Diamond Springs Parkway
Title or Type of Document: Grant of Slope and Drainage Easement

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____

EXHIBIT 'A2'

All that certain real property situate in the Southeast Quarter of Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel 2 of that certain Parcel Map filed in Book 5 of Parcel Maps, Page 25 in the records of El Dorado County more particularly described as follows:

COMMENCING at the Southeast corner of said Parcel; thence along the easterly line of said Parcel North 1°38'56" East, 65.97 feet to the TRUE POINT OF BEGINNING; thence leaving said easterly line North 81°41'00" West, 170.04 feet to the beginning of a curve concave northerly, said curve has a radius of 2,485.00 feet; thence westerly along said curve through a central angle of 3°44'09" an arc distance of 162.03 feet, said curve being subtended by a chord which bears North 79°48'55" West, 162.00 feet; thence South 45°17'43" West, 29.23 feet; thence South 1°34'01" East, 26.85 feet; thence South 17°25'19" East, 152.49 feet to the southerly line of said Parcel; thence along said southerly line South 76°12'20" West, 27.73 feet; thence leaving said southerly line North 17°10'33" West, 87.24 feet to the beginning of a curve concave easterly, said curve has a radius of 316.67 feet; thence northerly along said curve through a central angle of 17°57'57" an arc distance of 99.30 feet, said curve being subtended by a chord which bears North 8°09'21" West, 98.89 feet; thence North 45°17'43" East, 73.47 feet to the beginning of a non-tangent curve concave northerly, said curve has a radius of 2,450.00 feet; thence easterly along said curve through a central angle of 3°38'41" an arc distance of 155.85 feet, said curve being subtended by a chord which bears South 79°51'39" East, 155.83 feet; thence South 81°41'00" East, 165.95 feet to the easterly line of said Parcel; thence along said easterly line South 1°38'56" West, 35.24 feet to the TRUE POINT OF BEGINNING. Containing 16,904 square feet (0.39 acres) more or less.

-End of Description-

See Exhibit 'B2' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid north and is identical to that shown on that particular Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said parcel as easements for 1) slope and drainage purposes and 2) public utilities purposes.

Joe Neely

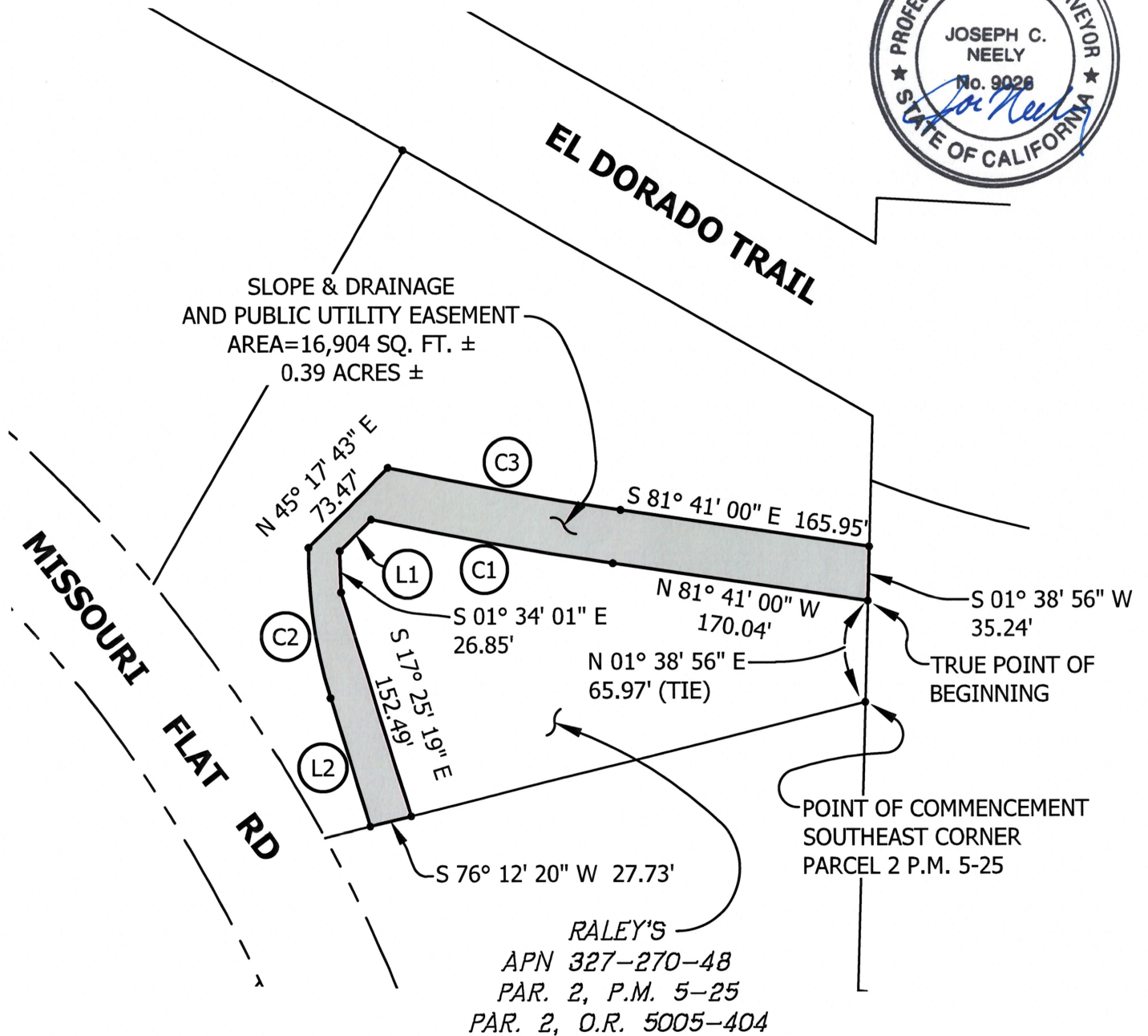
Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation

Date 3/17/2020



EXHIBIT 'B2'

Situate in Section 24, T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California



(C1) R=2485.00' Δ=03° 44' 09" L=162.03'
CH=N 79° 48' 55" W 162.00'

(C3) R=2450.00 Δ=03° 38' 41" L=155.85'
CH=S 79° 51' 39" E 155.83'

(L1) S 45° 17' 43" W 29.23'

(L2) N 17° 10' 33" W 87.24'

(C2) R=316.67 Δ=17° 57' 57" L=99.30'
CH=N 08° 09' 21" W 98.89'



Grid North
Scale 1"=100'

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

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

APN: Por. 327-270-048

Seller: Raley's

Project #: 72334

CERTIFICATE OF ACCEPTANCE

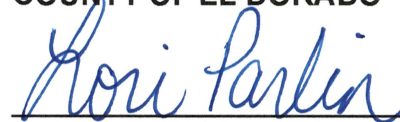
This is to certify that the interest in real property conveyed by the Grant of Slope and Drainage Easement dated July 1, 2022, from **Raley's a California Corporation**, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

APN: **Por.** 327-270-048

Dated this 23 day of August, 2022.

COUNTY OF EL DORADO

By:



Lori Parlin, Chair
Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

By:


Deputy Clerk