

Placer Title Company  
Escrow No. 205-10198-BAS

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



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2013-0045375-00**

Acct 6-PLACER TITLE CO  
Wednesday, AUG 28, 2013 14:46:54  
Ttl Pd \$0.00 Rcpt # 0001550072  
KMV/C1/1-6

CT #  
APN 121-280-12

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

**GRANT OF SLOPE AND DRAINAGE  
AND PUBLIC UTILITIES EASEMENT**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **HUDDINGE PARTNERS, A NEVADA LIMITED PARTNERSHIP**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a slope and drainage easement for slope construction, maintenance and drainage together with any and all appurtenances appertaining thereto, over, under, upon, and across a portion of all those certain real properties situate in the unincorporated area of the County of El Dorado, State of California, and a public utilities easement over, upon and across a portion of 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 utilities 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.

**IN WITNESS WHEREOF**, Grantor has herein subscribed their names on this 8  
day of August, 2013.

**GRANTOR:**  
**HUDDINGE PARTNERS, A NEVADA LIMITED PARTNERSHIP**

  
By: BRADLEY N. ROTTER  
Its: General Partner

**Notary Acknowledgements Follow**

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

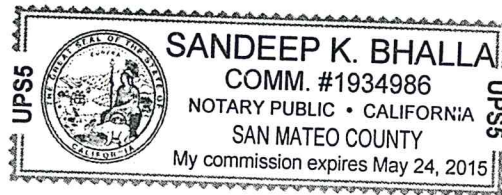
State of California )

County of San Mateo )  
 )ss.

On August 9<sup>th</sup>, 2013 before me, Sandeep K. Bhalla,  
Notary Public, personally appeared **BRADLEY N. ROTTER**, 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 Sandeep K. Bhalla (Seal)



**EXHIBIT A****APN 121-280-12****LEGAL DESCRIPTION**

All that property situate in the County of El Dorado, State of California, being a portion of PARCEL 2, as shown on the PARCEL MAP, filed in Book 48 of Parcel Maps, at Page 139, El Dorado County Records, more particularly described as follows:

**SLOPE & DRAINAGE AND  
PUBLIC UTILITIES EASEMENT**

**Commencing** at a 3/4" pipe with plug, stamped "LS 4806" on the westerly Right-of-Way line of White Rock Road, at the southerly terminus of a 819.93 foot radius curve, as shown on the RECORD OF SURVEY, filed in Book 32 of Surveys, at Page 88, El Dorado County Records; thence along last said westerly Right-of-Way line, South 35°21'33" West 231.16 feet; thence leaving last said westerly Right-of-Way line, North 33°34'12" East 52.10 feet to the beginning of a curve concave to the northwest, having a radius of 1830.00 feet and a chord bearing North 33°46'42" East 100.96 feet; thence northeasterly through a central angle of 03°09'41", 100.97 feet along said curve to the **Point of Beginning**; thence continuing along last said 1830.00 foot radius curve, northeasterly through a central angle of 03°31'54", 112.80 feet; thence North 28°39'59" East 117.67 feet to the beginning of a curve concave to the southeast, having a radius of 1896.00 feet and a chord bearing North 29°44'34" East 71.24 feet; thence northeasterly through a central angle of 02°09'10", 71.24 feet along said curve to the westerly line of the HUDDINGE SLOPE EASEMENT, recorded June 14, 2004 as Document Number 2004-0048078, Official Records of El Dorado County and the beginning of a non-tangent curve concave to the northwest, having a radius of 769.93 feet and a chord bearing North 16°52'05" East 32.37 feet; thence along last said westerly line, northerly through a central angle of 02°24'32", 32.37 feet along said curve; thence leaving last said westerly line, South 31°51'55" West 460.14 feet; thence South 17°58'39" West 50.50

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feet to last said westerly line; thence along last said westerly line the following four (4) courses:


- 1) North 27°46'57" East 50.06 feet,
- 2) North 30°53'25" East 50.48 feet,
- 3) North 43°13'40" East 50.84 feet, and
- 4) North 37°42'49" East 26.36 feet to the **Point of Beginning**.

Containing 6,458 square feet or 0.15 acres, more or less.

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

Bearings used in the above description(s) are based upon CCS83 Zone 2, Epoch 1991.35. Grid distances shown are in US Survey feet, divide the distances shown above by 0.99991 to obtain ground level distances.

This real property description has been prepared at Mark Thomas & Company, Inc., by me, or under my direction, in conformance with the Professional Land Surveyors Act.

  
Matthew Stringer, LS 8151



May 14, 2013  
Date

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**LEGEND**

**EXHIBIT "B"**

- DIMENSION POINT TYPICAL
- PUE PUBLIC UTILITY EASEMENT

①

R=1830.00'  
L=100.97'  
Δ=03°09'41"  
CB=N33°46'42"E  
CH=100.96'

②

R=1830.00'  
L=112.80'  
Δ=03°31'54"  
CB=N30°25'55"E  
CH=112.78'

③

R=1896.00'  
L=71.24'  
Δ=02°09'10"  
CB=N29°44'34"E  
CH=71.24'

④

R=769.93'  
L=32.37'  
Δ=02°24'32"  
CB=N16°52'05"E  
CH=32.37'



*Matthew J. Stringer*  
May 14, 2013

**LINE TABLE**

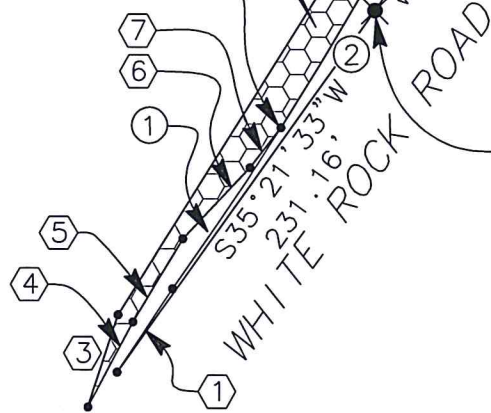
①	N33°34'12"E	52.10'
②	N28°39'59"E	117.67'
③	S17°58'39"W	50.50'
④	N27°46'57"E	50.06'
⑤	N30°53'25"E	50.48'
⑥	N43°13'40"E	50.84'
⑦	N37°42'49"E	26.36'

HUDDINGE PARTNERS  
APN 121-280-12  
48 PM 139  
PARCEL 2

SLOPE & DRAINAGE  
EASEMENT AND PUE

0.15± Acres  
6,458± SQ FT

POINT OF BEGINNING



POINT OF COMMENCEMENT  
3/4" PIPE W/ PLUG,  
STAMPED "LS 4806"

HUDDINGE PARTNERS  
APN 118-170-04  
4838 OR 487  
48 PM 139  
PARCEL 1



GRAPHIC SCALE



SHEET 1 OF 1



DWG. BY RPM  
CK. BY MJS

SCALE  
1"=100'

**EXHIBIT "B"**  
**APN 121-280-12**  
**IN THE COUNTY OF EL DORADO**  
**STATE OF CALIFORNIA**

Mark Thomas & Co., Inc.  
7300 Folsom Blvd, Ste. 203  
Sacramento, CA 95826  
(916) 381-9100

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WHEN RECORDED, RETURN TO:

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

APN 121-280-12

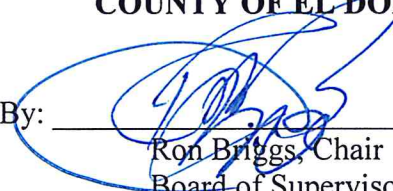
**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Slope and Drainage and Public Utilities Easement Deed dated

August 9, 2013 from **HUDDINGE PARTNERS, A NEVADA LIMITED PARTNERSHIP**, 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.

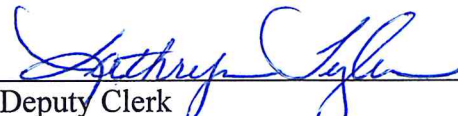
Dated this 11 day of June, 2013.

**COUNTY OF EL DORADO**

By:   
Ron Briggs, Chair  
Board of Supervisors

ATTEST:

James S. Mitrison,  
Clerk of the Board of Supervisors

By:   
Deputy Clerk

08/28/2013, 20130045375