

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: 109-240-25

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

Project: Durock Road /Business Drive Signalization Project
Project #73354

TEMPORARY CONSTRUCTION EASEMENT

ROBERT J. DEITZ II AND WENDY A. DEITZ, HUSBAND AND WIFE AS JOINT TENANTS, hereinafter referred to as "Grantor," grants to the County of El Dorado, 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. For good and valuable consideration, as more specifically described in the Easement Acquisition Agreement for Public Purposes entered into by Grantor and Grantee dated 8-12-08, 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 she/he/it is 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 Durock Road /Business Drive Signalization 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 Durock Road /Business Drive Signalization 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 1 (One) year of construction, together with the one-year warranty period. In the event that construction of the Durock Road /Business Drive Signalization Project is not completed within 1 (One) year of commencement of construction, Grantor shall be entitled to additional compensation as follows: for each month thereafter, the sum of **\$22.62 (Twenty-Two Dollars and Sixty-Two Cents, 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.

GRANTOR:

ROBERT J. DEITZ II AND WENDY A. DEITZ, HUSBAND AND WIFE AS JOINT TENANTS

Executed on this date: _____, 2008

By: _____
ROBERT J. DEITZ

By: _____
WENDY A. DEITZ

(Notary Acknowledgements Follow)

Durock Road Widening
Driveway Easement
April 3, 2007

EXHIBIT A

Temporary Driveway Construction Easement

All that real property situated in the County of El Dorado, State of California described as follows:

A portion of that certain parcel being a portion of the Northeast Quarter of Section 11, Township 9 North, Range 9 East, being a portion of Parcel A of that certain Parcel Map filed in Book 47 of parcel maps at Page 117 in the El Dorado County Recorders Office, State of California, described as follows:

A temporary construction easement more particularly described as follows:

BEGINNING AT A POINT lying on the Westerly right of way line of Business Drive, also being the Easterly boundary of said Parcel A from which an angle point in said east boundary being marked by a 3/4" Capped Iron Pipe (C.I.P.) stamped "L.S. 7612" bears South 51°15'57" East a distance of 72.00 feet. Thence from that said Point of Beginning South 87°58'16" West a distance of 45.79 feet; thence along the arc of a 1040.00 foot radius non-tangent curve to the left, through a central angle of 00°56'50" said curve being subtended by a chord of North 47°15'37" East a distance of 17.19 feet; thence along the arc of a 15.00 foot radius (non-tangent) curve to the right, through a central angle of 81°56'50", said curve being subtended by a chord of North 87°45'38" East a distance of 19.67 feet; thence South 51°15'57" East a distance of 17.28 feet to the Point of Beginning.

END DESCRIPTION



[Handwritten signature]
6-18-07

Carlton Engineering, Inc.
Job No.: 4543-01-03
Page 1 of 1

X:\Durock Road Turn Lane\4543-01-03\Office\Survey\Legal Descriptions\Durock Temp Drive Ease.doc

Exhibit B



1"=20'

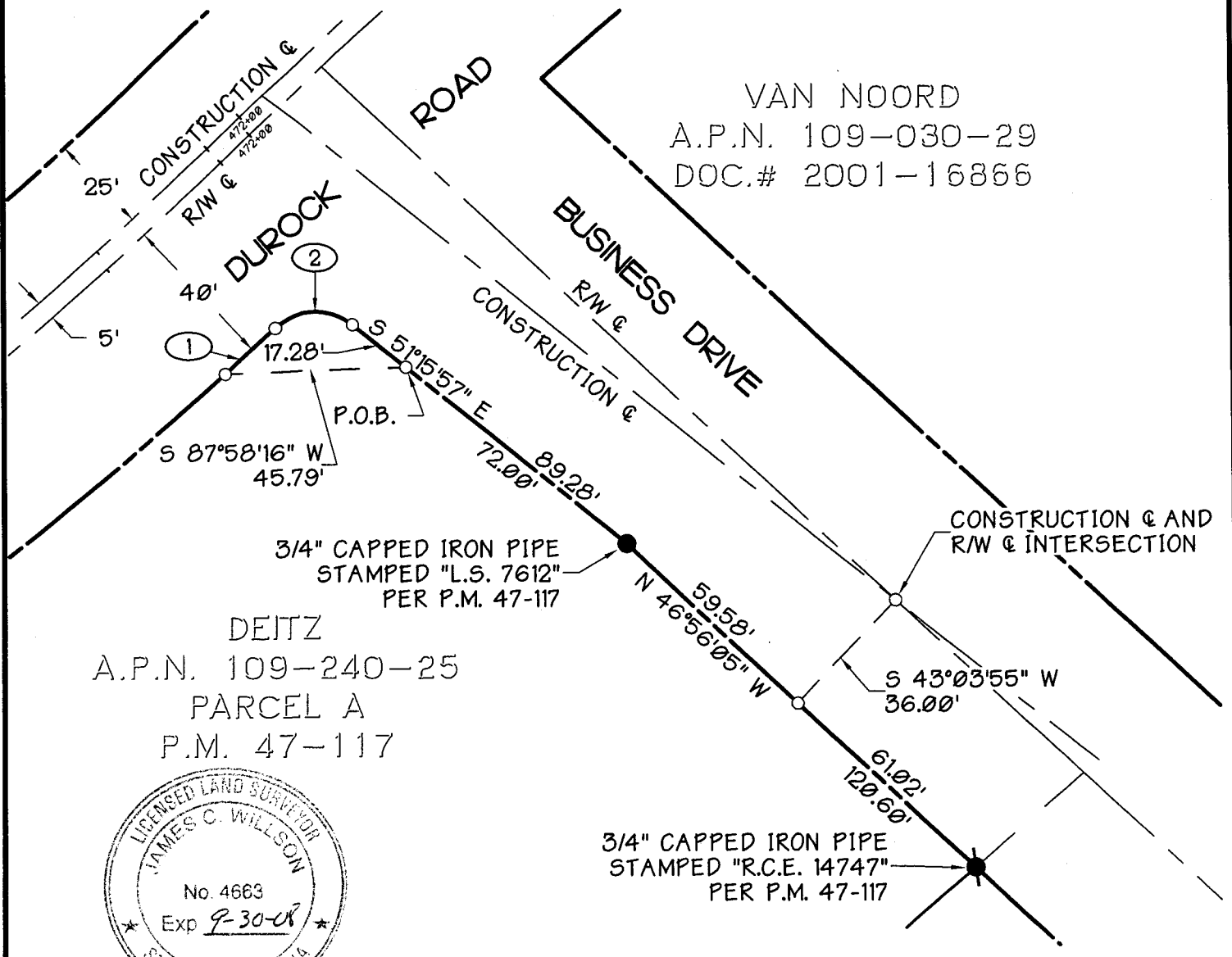
A PORTION OF THE N.E. QUARTER OF SECTION 11, T. 9 N., R. 9 E., M.D.M.

LEGEND

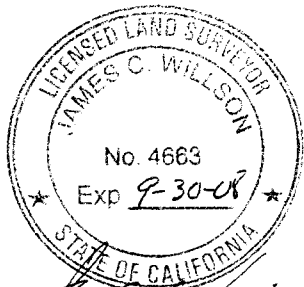
- DIMENSION POINT-NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING

TABULATION

No	CHORD DIRECTION & DIST	LENGTH	RADIUS	DELTA
①	N 47°15'37" E 17.19'	17.19'	1040.00'	00°56'50"
②	N 87°45'38" E 19.67'	21.45'	15.00'	81°56'50"



DEITZ
A.P.N. 109-240-25
PARCEL A
P.M. 47-117



5-14-07

CARLTON
Engineering Inc.

3883 Ponderosa Road, Shingle Springs, CA 95682
Voice 530.677.5515 Fax 530.677.6645