

El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2015-0011931-00
Acct 6-PLACER TITLE CO
Friday, MAR 27, 2015 08:04:11
Ttl Pd \$0.00 Rcpt # 0001669217
MMP/C1/1-6

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

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

APN 104-080-77
Steven P. Viani and Karen E. Viani

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

Above section for Recorder's use

GRANT OF ROAD AND PUBLIC UTILITIES EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **STEVEN P. VIANI AND KAREN E. VIANI, Husband and Wife as Community Property with Right of Survivorship**, hereinafter referred to as "Grantor", grant to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a road and public utilities easement, over, under, upon, and across a portion of all that certain real property situated 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 road and public utility easement shall include rights of way for road, drainage, slope, water, sewer and gas, and for poles, guy wires, anchors, overhead and underground wires and conduits for electrical, 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 and restrictions and reservations herein contained as follows, which shall 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 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

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 El Dorado }

On 1/28/2015 before me, Jeannette Lyon Notary Public,

Date

(here insert name and title of the officer)

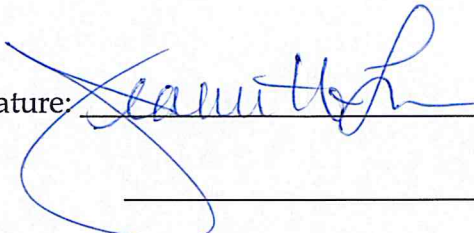
personally appeared Steven Peter Viani and
Karen Elisabeth Viani

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:  (Seal)

OPTIONAL _____

Description of Attached Document

Title or Type of Document: Grant of Road and Public Utilities Easement Number of Pages: 4

Document Date: 1/28/2015 Other: _____

Exhibit 'A'

All that certain real property situate in the West One-Half of Section 19, Township 11 North, Range 9 East, M.D.M., El Dorado County, State of California, being a portion of Tract 4 of that particular Record of Survey filed in Book 12 of Surveys at Page 75, official records said county and state being more particularly described as follows:

Beginning at the southwest corner of said Tract 4; thence from said POINT OF BEGINNING along the westerly line of said Tract 4 North $01^{\circ} 18' 53''$ West 60.49 feet; thence North $17^{\circ} 57' 07''$ East 40.21 feet; thence leaving said line South $73^{\circ} 24' 48''$ East 20.65 feet to the beginning of a non-tangent curve to the left having a radius of 328.00 feet; thence along said curve through a central angle of $12^{\circ} 30' 59''$ an arc length of 71.65 feet, said curve being subtended by a chord which bears South $10^{\circ} 19' 42''$ West 71.51 feet; thence South $04^{\circ} 04' 12''$ West a distance of 22.63 feet to the southerly line of said Tract 4; thence along said line North $89^{\circ} 41' 33''$ West 16.37 feet to the POINT OF BEGINNING, containing 1990 square feet or 0.05 acres more or less. See Exhibit 'B', attached hereto and made a part hereof.

End of Description

The basis of bearing for this description is grid north. All distances shown are grid distances. Divide distances by 0.999888 to obtain ground distances.

The purpose of this description is to describe that portion of said Tract as an easement for road and public utilities purposes.



Loren A. Massaro P.L.S. 8117
Associate Land Surveyor
Transportation Division
El Dorado County

Dated: 02.08.2013



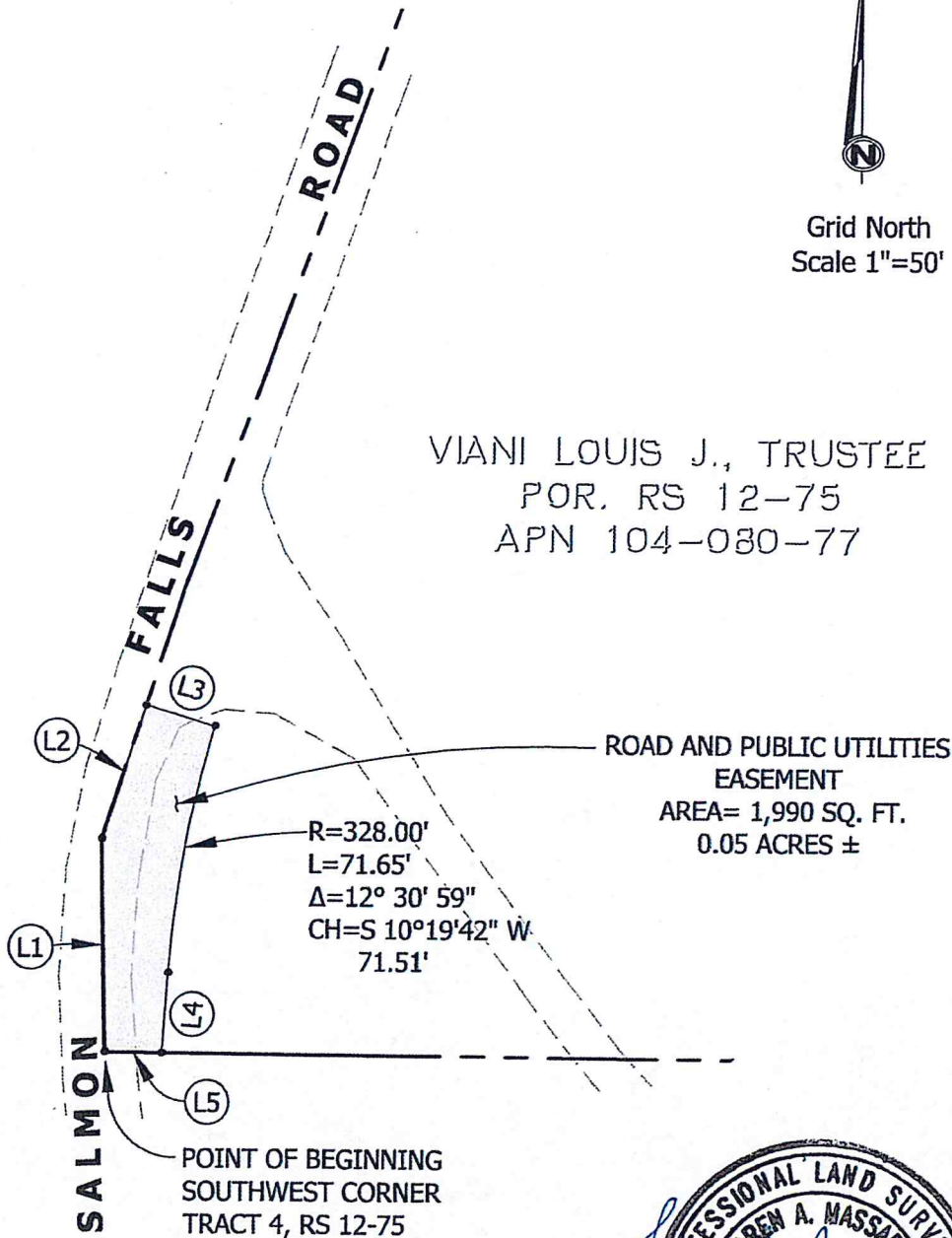
EXHIBIT 'B'

Situate in the West One-Half of Section 19,
 Township 11 North, Range 9 East, M.D.M.
 El Dorado County State of California



Grid North
 Scale 1"=50'

VIANI LOUIS J., TRUSTEE
 POR. RS 12-75
 APN 104-080-77



- (L1) N 01°18'53" W 60.49'
- (L2) N 17°57'07" E 40.21'
- (L3) S 73°24'48" E 20.65'
- (L4) S 04°04'12" W 22.63'
- (L5) N 89°41'33" W 16.37'



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

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

APN 104-080-77
Steven P. Viani and Karen E. Viani

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Grant of Road and Public Utility Easement dated 1-28, 2015 from **STEVEN P. VIANI AND KAREN E. VIANI, Husband and Wife as Community Property with Right of Survivorship**, 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 24 day of February, 2015.

COUNTY OF EL DORADO

By: Brian K. Veerkamp
Brian K. Veerkamp, Chair
Board of Supervisors

ATTEST:

JAMES S. Mitrakis
Clerk of the Board of Supervisors

By: [Signature]
Deputy Clerk

03/27/2015, 20150011931