

RECORDING REQUESTED BY

PLACER TITLE COMPANY

WHEN RECORDED MAIL TO:

COUNTY OF EL DORADO
DEPT. OF TRANSPORTATION
BOARD OF SUPERVISORS
330 FAIR LANE
PLACERVILLE, CA 95667

Order Number: 205-10791-BAS



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2012-0068722-00

Acct 6-PLACER TITLE CO

Monday, DEC 31, 2012 08:06:57

Ttl Pd \$0.00 Rcpt # 0001489695
KMV/C1/1-8

APN: 122-720-07-100

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

TEMPORARY CONSTRUCTION EASEMENT

PCOS
FILED

Placer Title Company
Escrow No. 205-10791-BAS
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: 122-720-07

068722

TPGS
330

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

ROT 11922

Project: US Hwy. 50 / Silva Valley Parkway Interchange
Project #71328

TEMPORARY CONSTRUCTION EASEMENT

ROBERT STEPHEN HARDY, TRUSTEE OF THE HARDY COMMUNITY PROPERTY TRUST U/A DATED 02/01/99, 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 made a part hereof.

This temporary construction easement is granted under the express conditions listed below:

1. In consideration of \$1,690.00 (One-Thousand Six-Hundred Ninety 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 US Hwy. 50/Silva Valley Parkway Interchange Improvements Project #71328. 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 24 (Twenty-four) months of construction, together with the one-year warranty period. In the event that construction of the Project is not completed within 24 (Twenty-four) months of commencement of construction directly affecting the Grantor parcel, Grantor shall be entitled to additional compensation as follows: for each month thereafter, the sum of \$70.41 (Seventy Dollars, and 41/100ths 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.

Executed on this date: 11/30/, 2012

GRANTOR:

THE HARDY COMMUNITY PROPERTY TRUST U/A DATED 02/01/99

By: _____

ROBERT STEPHEN HARDY, TRUSTEE

Notary Acknowledgements Follow

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

State of California)

)ss.

County of Riverside)

On Nov. 30, 2012 before me, Carol M. Tufaro,
Notary Public, personally appeared ROBERT STEPHEN HARDY, 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 Carol M. Tufaro (Seal)



EXHIBIT "A"

APN 122-720-07

LEGAL DESCRIPTION

All that property situate in the County of El Dorado, State of California, being a portion of Parcel No. 1 as described in the GRANT DEED to Robert Stephen Hardy, Trustee of the Hardy Community Property Trust, recorded September 28, 2012, as Document Number 2012-0049384, El Dorado County Records, more particularly described as follows:

TEMPORARY CONSTRUCTION EASEMENT

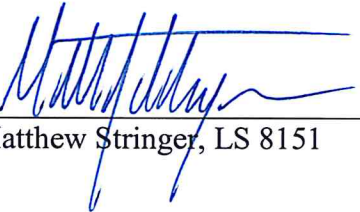
Commencing at a ¾" rebar with cast-iron cap stamped "1991 RCE 20329", marking the southwesterly corner of Document Number 2009-0018059, recorded April 21, 2009, El Dorado County Records, as shown on the Map titled "AMENDED RECORD OF SURVEY", filed August 30, 2011 in Book 33 of Record of Surveys, at Page 3, El Dorado County Records; thence along the westerly line of last said Document, North 06°06'25" West 355.30 feet to a ¾" rebar with aluminum cap stamped "PROP COR LS 6013"; thence continuing along last said westerly line, North 06°06'25" West 50.74 feet to the north line of said TRACT 1 and a ¾" pipe with cast-iron cap stamped "RCE 20329 1991" as shown on said AMENDED RECORD OF SURVEY; thence along north line, North 89°27'14" East 320.01 feet to the easterly line of last said Document, which point bears from a ¾" pipe with no tag/no cap, South 08°34'00" West 2.70 feet as shown on said AMENDED RECORD OF SURVEY and the **Point of Beginning**; thence along last said easterly line, South 08°34'02" West 47.96 feet to a 5/8" rebar with 2" aluminum cap stamped "LS 6013"; thence continuing along said easterly line, South 08°34'02" West 13.25 feet; thence leaving said easterly line, East 80.00 feet; thence North 61.20 feet to the north line of said Parcel No.1; thence along last said north line, South 89°27'14" West 70.89 feet to the **Point of Beginning**.

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

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Bearings used in the above description(s) are based upon CCS83 (CORS96), 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



October 10, 2012
Date

EXHIBIT "B"

LEGEND

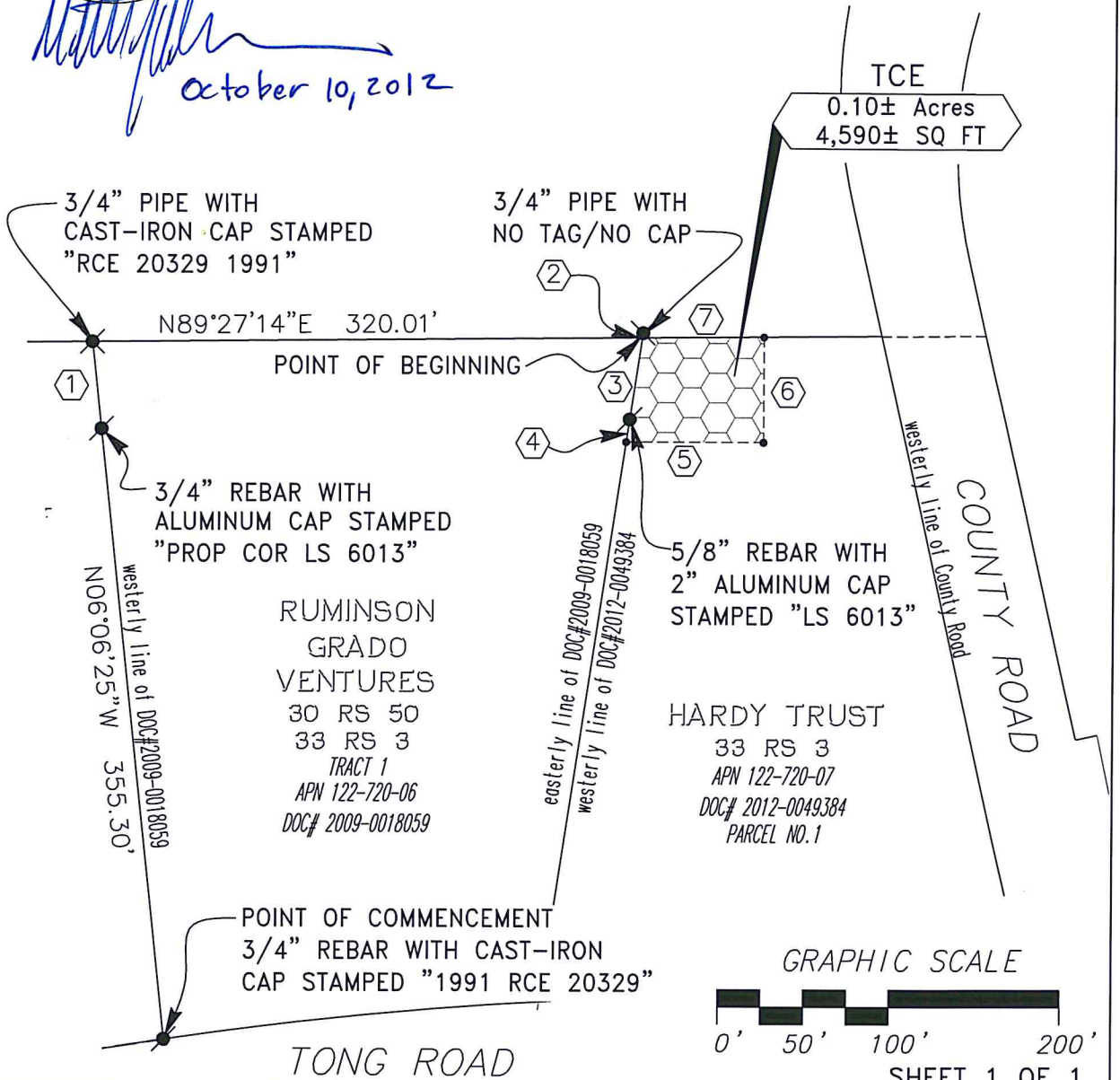
- DIMENSION POINT TYPICAL



Matthew J. Stringer
 October 10, 2012

LINE TABLE

①	N06°06'25"W	50.74'
②	S08°34'00"W	2.70'
③	S08°34'02"W	47.96'
④	S08°34'02"W	13.25'
⑤	EAST	80.00'
⑥	NORTH	61.20'
⑦	S89°27'14"W	70.89'



DWG. BY BGB
 CK. BY MJS

SCALE
 1"=100'

EXHIBIT "B"
APN 122-720-07
 IN THE COUNTY OF EL DORADO
 STATE OF CALIFORNIA

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

068722

WHEN RECORDED, RETURN TO:

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

APN 122-720-07

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Temporary Construction Easement Deed dated

November 30, 2012 from **ROBERT STEPHEN HARDY, TRUSTEE OF THE HARDY COMMUNITY PROPERTY TRUST U/A DATED 02/01/99**, 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 13th day of November, 2012.

COUNTY OF EL DORADO

By: 

John R. Knight, Chair
Board of Supervisors

ATTEST:

James S. Mitrison
Clerk of the Board of Supervisors

By: 

Deputy Clerk

12/31/2012, 20120068722