

**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: 327-270-043
Sellers: Teter
Project: 72334

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

Above section for Recorder's use

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **James E. Teter and Elizabeth Ann Teter, Trustees under The Teter 1991 Revocable Living Trust dated July 22, 1991**, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, in fee, all 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.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this _____ day of _____, 20__.

GRANTOR: James E. Teter and Elizabeth Ann Teter, Trustees under The Teter 1991 Revocable Living Trust dated July 22, 1991

James E. Teter, Trustee

Elizabeth Ann Teter, Trustee

(All signatures must be acknowledged by a Notary Public)

EXHIBIT 'A'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel 2 as shown on that certain Parcel Map filed in Book 30, Page 62 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

BEGINNING at the Northwest Corner of said Parcel 2; thence from said POINT OF BEGINNING along the northwesterly line of said Parcel North 70°32'29" East, 7.34 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,600.00 feet; thence leaving said northwesterly line easterly along said curve through a central angle of 2°28'41" an arc distance of 198.94 feet, said curve being subtended by a chord which bears South 85°39'43" East, 198.93 feet to the easterly line of said Parcel; thence along said easterly line South 28°56'31" West, 163.92 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,450.00 feet; thence leaving said easterly line westerly along said curve through a central angle of 1°40'43" an arc distance of 130.38 feet, said curve being subtended by a chord which bears North 86°05'58" West, 130.38 feet to the westerly line of said Parcel; thence along said westerly line North 1°36'16" East, 147.24 feet to the POINT OF BEGINNING. Containing 25,209 square feet (0.58 acres) more or less.

-End of Description-

See Exhibit 'B' 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 a Right-of-Way for road purposes.



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



Date: 4/1/2022

EXHIBIT 'B'

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

EL DORADO TRAIL

POINT OF BEGINNING
NORTHWEST CORNER
PARCEL 2, P.M. 30-62

N 70° 32' 29" E 7.34'

CH=S85°39'43"E 198.93'
R=4600.00' L=198.94' Δ=2°28'41"

TETER
APN 327-270-43
PARCEL 2 P.M. 30-62

N 01° 36' 16" E 147.24'

FEE RIGHT-OF-WAY
AREA=25,209 SQ. FT. ±
0.58 ACRES ±

S 28° 56' 31" W 163.92'

R=4450.00'
L=130.38'
Δ=01° 40' 43"
CH=N 86° 05' 58" W
130.38'



Grid North
Scale 1"=50'

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Described in Exhibit 'A' and depicted in Exhibit 'B' attached hereto and made a part hereof, which description is by this reference incorporated herein.

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James E. Teter, Trustee

Elizabeth Ann Teter, Trustee

(All signatures must be acknowledged by a Notary Public)

EXHIBIT 'A'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel 2 as shown on that certain Parcel Map filed in Book 30, Page 62 of Parcel Maps in the Official Records of El Dorado County lying northerly of the following described line:

BEGINNING at a point on the northwesterly line of said Parcel 2 which bears North 70°32'29" East, 7.34 feet from the Northwest corner of said Parcel 2; thence from said POINT OF BEGINNING leaving said northwesterly line easterly 198.94 feet along a non-tangent curve to the right having a radius of 4600.00 feet through a central angle of 2°28'41", said curve being subtended by a chord which bears South 85°39'43" East 198.93 feet to the easterly line of said Parcel. Containing 10,877 square feet (0.25 acres) more or less.

-End of Description-

See Exhibit 'B' 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.



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

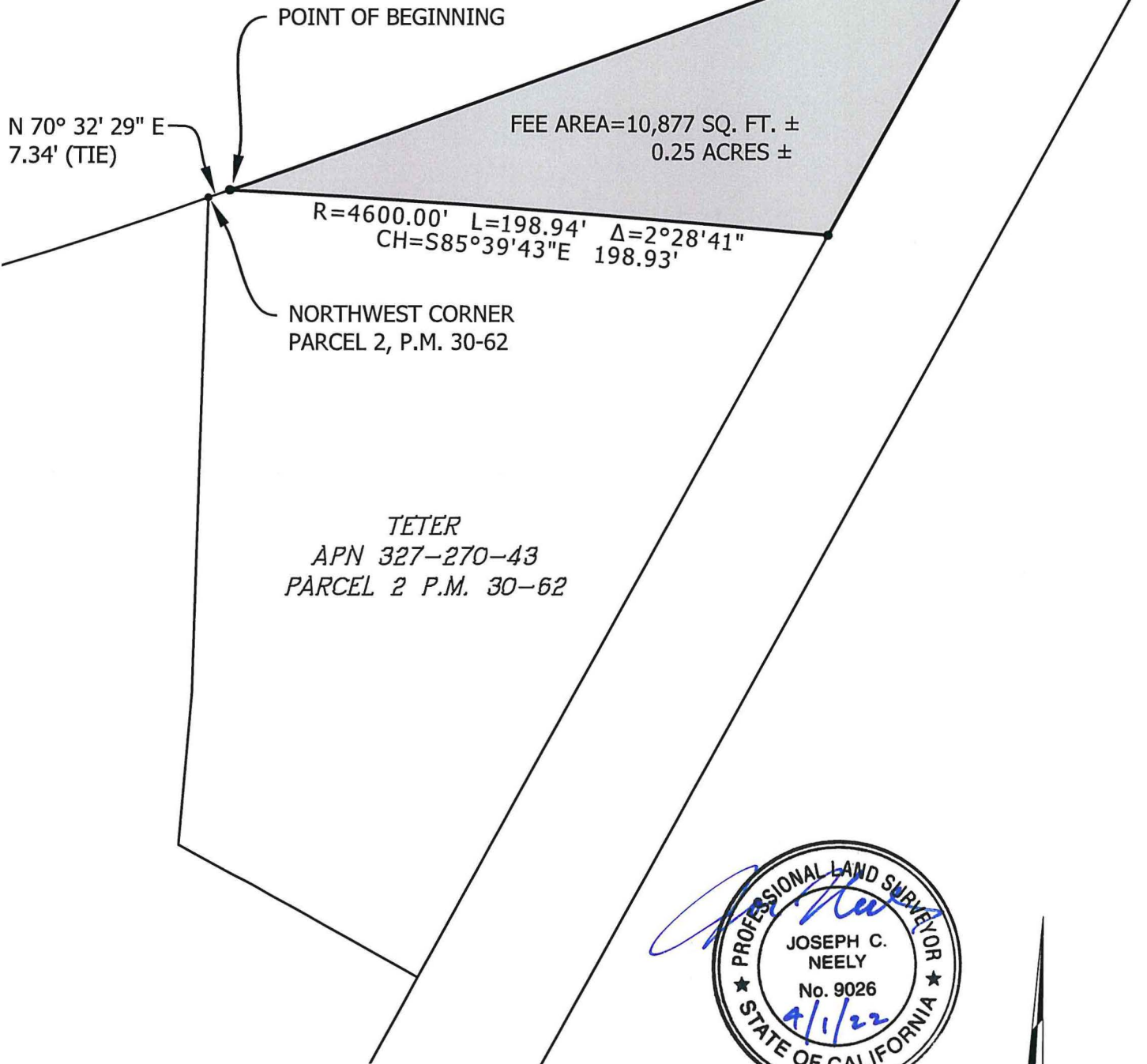


Date: 4/1/2022

EXHIBIT 'B'

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

EL DORADO TRAIL



Grid North
Scale 1"=50'

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GRANT OF SLOPE AND DRAINAGE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **James E. Teter and Elizabeth Ann Teter, Trustees under The Teter 1991 Revocable Living Trust dated July 22, 1991**, 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 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.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this _____ day of _____, 20__.

GRANTOR: James E. Teter and Elizabeth Ann Teter, Trustees under The Teter 1991 Revocable Living Trust dated July 22, 1991

James E. Teter, Trustee

Elizabeth Ann Teter, Trustee

(All signatures must be acknowledged by a Notary Public)

EXHIBIT 'A2'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel 2 as shown on that certain Parcel Map filed in Book 30, Page 62 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

COMMENCING at the Northwest corner of said Parcel; thence along the westerly line of said Parcel South 1°36'16" West, 147.24 feet to the TRUE POINT OF BEGINNING; thence continuing along said westerly line the following two (2) courses: 1) South 1°36'16" West, 16.44 feet; 2) South 4°51'16" West, 18.58 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,415.00 feet; thence leaving said westerly line easterly along said curve through a central angle of 1°28'36" an arc distance of 113.78 feet, said curve being subtended by a chord which bears South 86°12'10" East, 113.77 feet to the easterly line of said Parcel; thence along said easterly line North 28°56'31" East, 38.40 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,450.00 feet; thence leaving said easterly line westerly along said curve through a central angle of 1°40'43" an arc distance of 130.38 feet, said curve being subtended by a chord which bears North 86°05'58" West, 130.38 feet to the TRUE POINT OF BEGINNING. Containing 4,264 square feet (0.10 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 certain 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.



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



Dated: 10/24/19

EXHIBIT 'B2'

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

EL DORADO TRAIL

NORTHWEST CORNER
PARCEL 2, P.M. 30-62

TETER
APN 327-270-43
PARCEL 2 P.M. 30-62

SLOPE & DRAINAGE AND
PUBLIC UTILITY EASEMENT
AREA=4,264 SQ. FT. ±
0.10 ACRES ±

S 01° 36' 16" W
147.24' (TIE)

TRUE POINT OF
BEGGINNING

(L1)

(L2)

R=4450.00'
L=130.38'
Δ=01° 40' 43"
CH=N 86° 05' 58" W 130.38'

N 28° 56' 31" E
38.40'

R=4415.00'
L=113.78'
Δ=1° 28' 36"
CH=S 86° 12' 10" E
113.77'



(L1) S 01° 36' 16" W 16.44'

(L2) S 04° 51' 16" W 18.58'



Grid North
Scale 1"=50'

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GRANT OF PUBLIC UTILITY EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **James E. Teter and Elizabeth Ann Teter, Trustees under The Teter 1991 Revocable Living Trust dated July 22, 1991**, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a public utility easement over, upon, under, 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.

Said public utility 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 its name on this _____ day of _____, 20__.

GRANTOR: James E. Teter and Elizabeth Ann Teter, Trustees under The Teter 1991 Revocable Living Trust dated July 22, 1991

James E. Teter, Trustee

Elizabeth Ann Teter, Trustee

(A Notary Public Must Acknowledge All Signatures)

EXHIBIT 'A2'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel 2 as shown on that certain Parcel Map filed in Book 30, Page 62 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

COMMENCING at the Northwest corner of said Parcel; thence along the westerly line of said Parcel South 1°36'16" West, 147.24 feet to the TRUE POINT OF BEGINNING; thence continuing along said westerly line the following two (2) courses: 1) South 1°36'16" West, 16.44 feet; 2) South 4°51'16" West, 18.58 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,415.00 feet; thence leaving said westerly line easterly along said curve through a central angle of 1°28'36" an arc distance of 113.78 feet, said curve being subtended by a chord which bears South 86°12'10" East, 113.77 feet to the easterly line of said Parcel; thence along said easterly line North 28°56'31" East, 38.40 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,450.00 feet; thence leaving said easterly line westerly along said curve through a central angle of 1°40'43" an arc distance of 130.38 feet, said curve being subtended by a chord which bears North 86°05'58" West, 130.38 feet to the TRUE POINT OF BEGINNING. Containing 4,264 square feet (0.10 acres) more or less.

-End of Description-

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

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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.



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



Dated: 10/24/19

EXHIBIT 'B2'

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

EL DORADO TRAIL

NORTHWEST CORNER
PARCEL 2, P.M. 30-62

TETER
APN 327-270-43
PARCEL 2 P.M. 30-62

SLOPE & DRAINAGE AND
PUBLIC UTILITY EASEMENT
AREA=4,264 SQ. FT. ±
0.10 ACRES ±

S 01° 36' 16" W
147.24' (TIE)

TRUE POINT OF
BEGGINNING

(L1)

(L2)

R=4450.00'
L=130.38'
Δ=01° 40' 43"
CH=N 86° 05' 58" W 130.38'

N 28° 56' 31" E
38.40'

R=4415.00'
L=113.78'
Δ=1° 28' 36"
CH=S 86° 12' 10" E
113.77'



(L1) S 01° 36' 16" W 16.44'

(L2) S 04° 51' 16" W 18.58'



Grid North
Scale 1"=50'

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WHEN RECORDED MAIL TO:**

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APN: 327-270-046
Sellers: Teter
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GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **James E. Teter and Elizabeth Ann Teter, Trustees under The Teter 1991 Revocable Living Trust dated July 22, 1991**, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, in fee, all that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

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James E. Teter, Trustee

Elizabeth Ann Teter, Trustee

(All signatures must be acknowledged by a Notary Public)

EXHIBIT 'A'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel A as shown on that certain Parcel Map filed in Book 43, Page 66 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

BEGINNING at the Northwest corner of said Parcel said point being the beginning of a non-tangent curve concave northerly, having a radius of 798.60 feet; thence along the northerly and easterly lines of said Parcel the following five (5) courses: 1) easterly along said curve through a central angle of $25^{\circ}25'27''$ an arc distance of 354.37 feet, said curve being subtended by a chord which bears South $82^{\circ}09'56''$ East, 351.47 feet; 2) North $4^{\circ}52'39''$ West, 49.99 feet to the beginning of a non-tangent curve concave northerly having a radius of 748.61 feet; 3) easterly along said curve through a central angle of $6^{\circ}47'58''$ an arc distance of 88.84 feet, said curve being subtended by a chord which bears North $81^{\circ}43'22''$ East, 88.79 feet to a point of compound curvature, said curve is concave northerly and has a radius of 1,150.91 feet; 4) easterly along said curve through a central angle of $8^{\circ}16'30''$ an arc distance of 166.22 feet, said curve being subtended by a chord which bears North $74^{\circ}11'08''$ East, 166.08 feet; 5) South $1^{\circ}36'16''$ West, 147.24 feet to the beginning of a non-tangent curve concave southerly having a radius of 4,450.00 feet; thence leaving said easterly line westerly along said curve through a central angle of $0^{\circ}39'58''$ an arc distance of 51.74 feet, said curve being subtended by a chord which bears North $87^{\circ}16'19''$ West, 51.74 feet; thence North $87^{\circ}36'18''$ West, 243.16 feet to the beginning of a curve concave northerly having a radius of 2,050.00 feet; thence westerly along said curve through a central angle of $5^{\circ}55'18''$ an arc distance of 211.88 feet, said curve being subtended by a chord which bears North $84^{\circ}38'39''$ West, 211.78 feet; thence North $81^{\circ}41'00''$ West, 84.09 feet to the westerly line of said Parcel; thence along said westerly line North $1^{\circ}38'56''$ East, 42.70 feet to the POINT OF BEGINNING. Containing 35,365 square feet (0.81 acres) more or less.

-End of Description-

See Exhibit 'B' 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 certain 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 a Right-of-Way for road purposes.



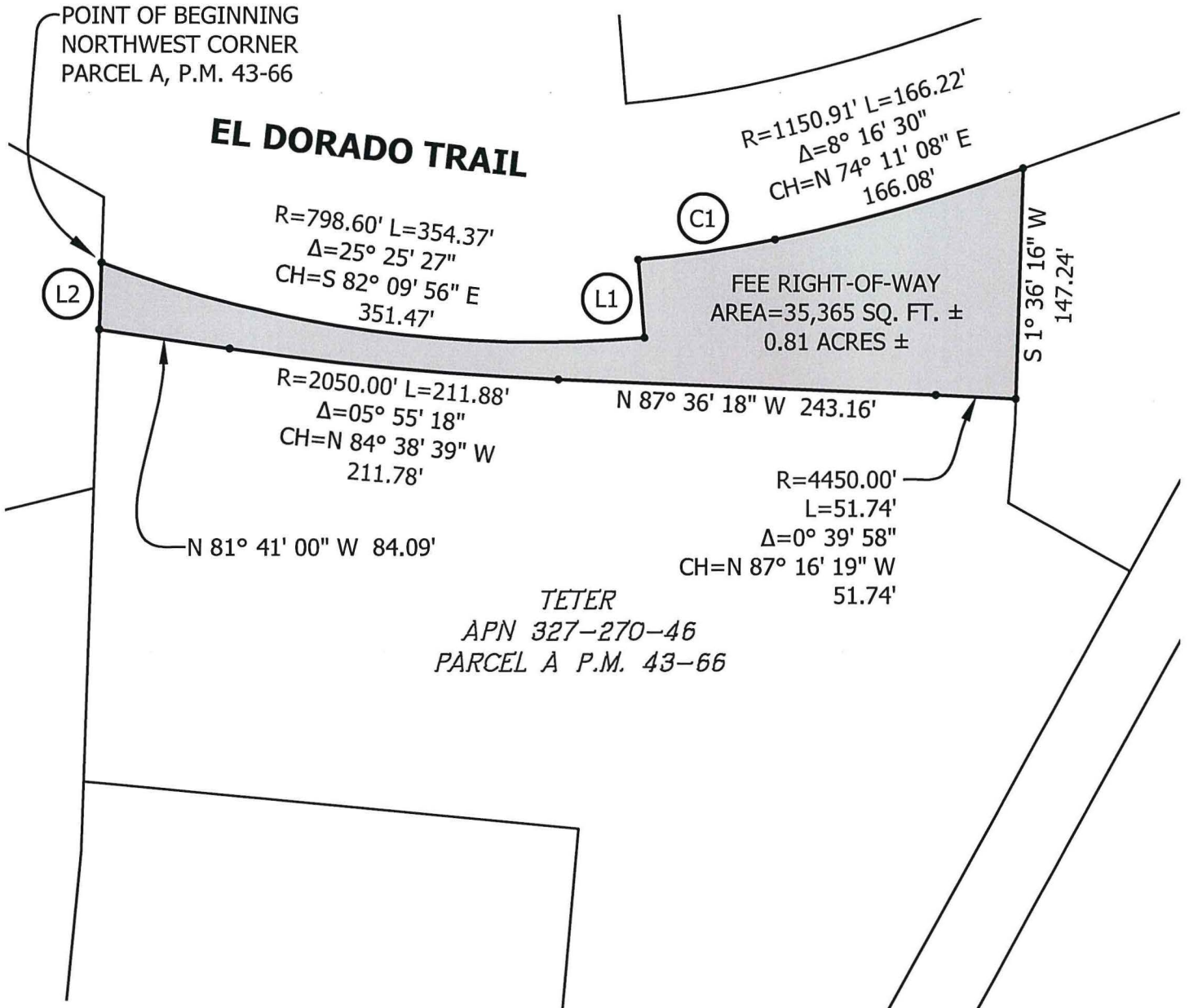
Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



Date: 4/1/2022

EXHIBIT 'B'

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



- (L1) N 04° 52' 39" W 49.99'
- (C1) R=748.61' Δ=06° 47' 58" L=88.84'
CH=N 81° 43' 22" E 88.79'
- (L2) N 01° 38' 56" E 42.70'



Grid North
Scale 1"=100'

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WHEN RECORDED MAIL TO:**

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GRANT OF SLOPE AND DRAINAGE EASEMENT

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James E. Teter, Trustee

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(All signatures must be acknowledged by a Notary Public)

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COMMENCING at the Northwest corner of said Parcel; thence along the westerly line of said Parcel South $1^{\circ}38'56''$ West, 42.70 feet to the TRUE POINT OF BEGINNING; thence leaving said westerly line South $81^{\circ}41'00''$ East, 84.09 feet to the beginning of a curve concave northerly, said curve has a radius of 2,050.00 feet; thence easterly along said curve through a central angle of $5^{\circ}55'18''$ an arc distance of 211.88 feet, said curve being subtended by a chord which bears South $84^{\circ}38'39''$ East, 211.78 feet; thence South $87^{\circ}36'18''$ East, 243.16 feet to the beginning of a curve concave southerly, said curve has a radius of 4,450.00 feet; thence easterly along said curve through a central angle of $0^{\circ}39'58''$ an arc distance of 51.74 feet, said curve being subtended by a chord which bears South $87^{\circ}16'19''$ West, 51.74 feet to the easterly line of said Parcel; thence along said easterly line the following two (2) courses: 1) South $1^{\circ}36'16''$ West, 16.44 feet; 2) South $4^{\circ}51'16''$ West, 18.58 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,415.00 feet; thence leaving said easterly line westerly along said curve through a central angle of $0^{\circ}39'51''$ an arc distance of 51.17 feet, said curve being subtended by a chord which bears North $87^{\circ}16'23''$ West, 51.17 feet; thence North $87^{\circ}36'18''$ West, 243.16 feet to the beginning of a curve concave northerly, said curve has a radius of 2,085.00 feet; thence westerly along said curve through a central angle of $5^{\circ}55'18''$ an arc distance of 215.49 feet, said curve being subtended by a chord which bears North $84^{\circ}38'39''$ West, 215.40 feet; thence North $81^{\circ}41'00''$ West, 80.00 feet to the westerly line of said Parcel; thence along said westerly line North $1^{\circ}38'56''$ East, 35.24 feet to the TRUE POINT OF BEGINNING. Containing 20,671 square feet (0.47 acres) more or less.

-End of Description-

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

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Joe Neely

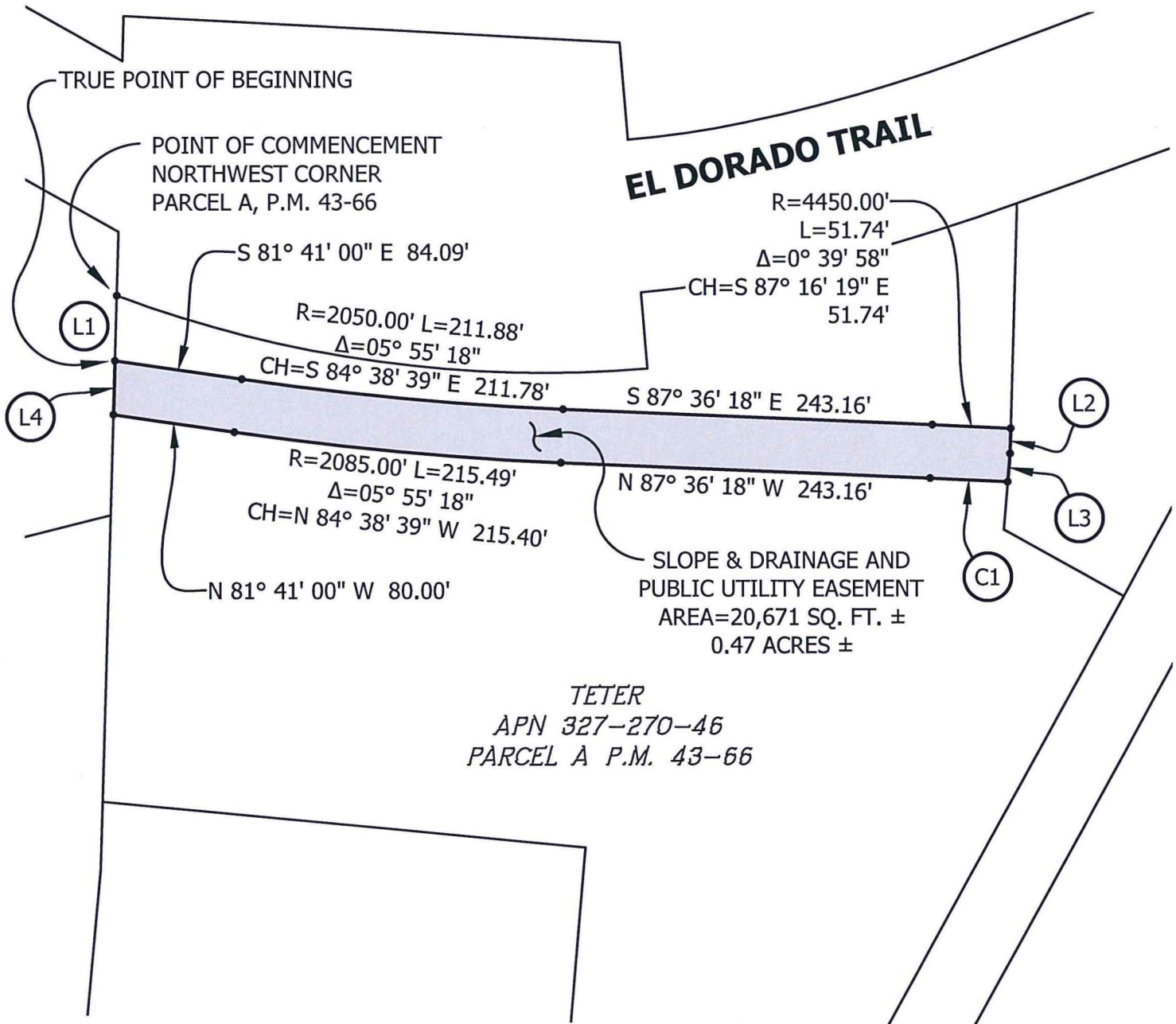
Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



Date: 10/24/19

EXHIBIT 'B2'

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



TETER
APN 327-270-46
PARCEL A P.M. 43-66

- (L1) S 01° 38' 56" W 42.70' (TIE)
- (L2) S 01° 36' 16" W 16.44'
- (L3) S 04° 51' 16" W 18.58'
- (C1) R=4415.00' Δ=00° 39' 51" L=51.17'
CH=N 87° 16' 23" W 51.17'
- (L4) N 01° 38' 56" E 35.24'



Grid North
Scale 1"=100'

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DESCRIBED IN EXHIBIT 'A2' AND DEPICTED IN EXHIBIT 'B2' ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.

Said public utility 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 its name on this _____ day of _____, 20__.

GRANTOR: James E. Teter and Elizabeth Ann Teter, Trustees under The Teter 1991 Revocable Living Trust dated July 22, 1991

James E. Teter, Trustee

Elizabeth Ann Teter, Trustee

(A Notary Public Must Acknowledge All Signatures)

EXHIBIT 'A2'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel A as shown on that certain Parcel Map filed in Book 43, Page 66 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

COMMENCING at the Northwest corner of said Parcel; thence along the westerly line of said Parcel South $1^{\circ}38'56''$ West, 42.70 feet to the TRUE POINT OF BEGINNING; thence leaving said westerly line South $81^{\circ}41'00''$ East, 84.09 feet to the beginning of a curve concave northerly, said curve has a radius of 2,050.00 feet; thence easterly along said curve through a central angle of $5^{\circ}55'18''$ an arc distance of 211.88 feet, said curve being subtended by a chord which bears South $84^{\circ}38'39''$ East, 211.78 feet; thence South $87^{\circ}36'18''$ East, 243.16 feet to the beginning of a curve concave southerly, said curve has a radius of 4,450.00 feet; thence easterly along said curve through a central angle of $0^{\circ}39'58''$ an arc distance of 51.74 feet, said curve being subtended by a chord which bears South $87^{\circ}16'19''$ West, 51.74 feet to the easterly line of said Parcel; thence along said easterly line the following two (2) courses: 1) South $1^{\circ}36'16''$ West, 16.44 feet; 2) South $4^{\circ}51'16''$ West, 18.58 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,415.00 feet; thence leaving said easterly line westerly along said curve through a central angle of $0^{\circ}39'51''$ an arc distance of 51.17 feet, said curve being subtended by a chord which bears North $87^{\circ}16'23''$ West, 51.17 feet; thence North $87^{\circ}36'18''$ West, 243.16 feet to the beginning of a curve concave northerly, said curve has a radius of 2,085.00 feet; thence westerly along said curve through a central angle of $5^{\circ}55'18''$ an arc distance of 215.49 feet, said curve being subtended by a chord which bears North $84^{\circ}38'39''$ West, 215.40 feet; thence North $81^{\circ}41'00''$ West, 80.00 feet to the westerly line of said Parcel; thence along said westerly line North $1^{\circ}38'56''$ East, 35.24 feet to the TRUE POINT OF BEGINNING. Containing 20,671 square feet (0.47 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 certain 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

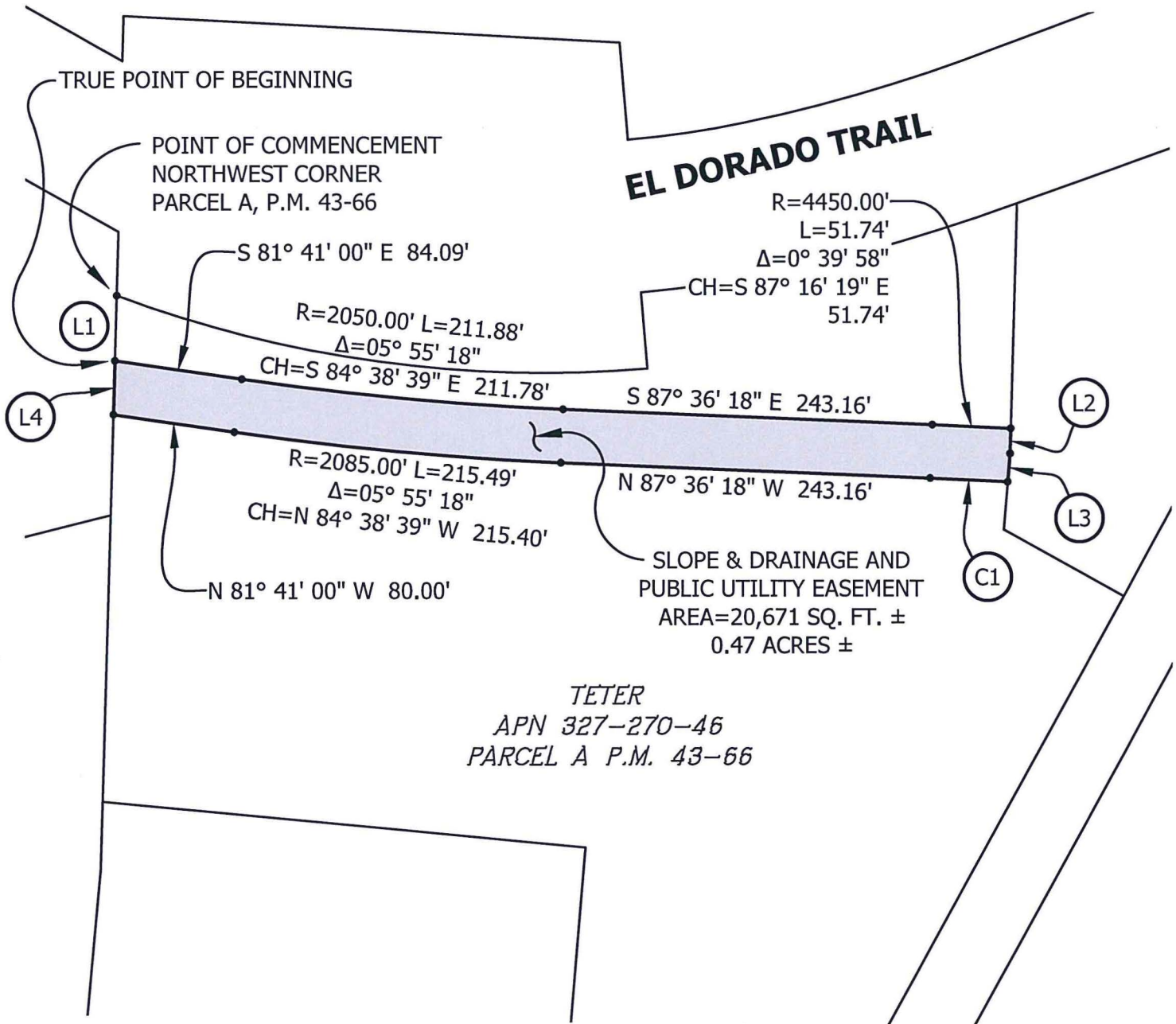
Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



Date: 10/24/19

EXHIBIT 'B2'

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



- (L1) S $01^\circ 38' 56''$ W 42.70' (TIE)
- (L2) S $01^\circ 36' 16''$ W 16.44'
- (L3) S $04^\circ 51' 16''$ W 18.58'
- (C1) R=4415.00' $\Delta=00^\circ 39' 51''$ L=51.17'
CH=N $87^\circ 16' 23''$ W 51.17'
- (L4) N $01^\circ 38' 56''$ E 35.24'



Grid North
Scale 1"=100'

**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: 327-270-050
Sellers: Teter
Project: 72334

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

Above section for Recorder's use

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **James E. Teter and Elizabeth Ann Teter, as Trustees under "The Teter Family Trust", Declaration of Trust dated April 4, 1978**, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, in fee, all 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.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this _____ day of _____, 20__.

GRANTOR: James E. Teter and Elizabeth Ann Teter, as Trustees under "The Teter Family Trust", Declaration of Trust dated April 4, 1978

James E. Teter, Trustee

Elizabeth Ann Teter, Trustee

(All signatures must be acknowledged by a Notary Public)

EXHIBIT 'A'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of the parcel described in that certain document number 1999-11574 filed in the Official Records of El Dorado County and as shown on that certain Parcel Map filed in Book 30, Page 13 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:


BEGINNING at a point on the westerly line of that certain 1.31 acre Parcel as shown on said Parcel Map which bears South 28° 56' 31" West 122.04 feet from the Northwest corner of said Parcel; thence from said POINT OF BEGINNING leaving said westerly line 30.19 feet along a non-tangent curve concave southerly having a radius of 4600.00 feet, through a central angle of 0° 22' 34", said curve being subtended by a chord which bears South 84° 14' 06" East 30.19 feet; thence South 84° 02' 49" East 24.16 feet to the easterly line of said Parcel thence along said easterly line South 28° 56' 31" West 163.13 feet to the beginning of a non-tangent curve concave southerly having a radius of 4450.00 feet; thence leaving said easterly line, westerly 54.66 feet along said curve through a central angle of 0° 42' 14", said curve being subtended by a chord which bears North 84° 54' 29" West 54.66 feet to the westerly line of said Parcel; thence along said westerly line North 28° 56' 31" East 163.92 feet to the POINT OF BEGINNING. Containing 8,174 square feet (0.19 acres) more or less.

-End of Description-

See Exhibit 'B' 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 a Right-of-Way for road purposes.



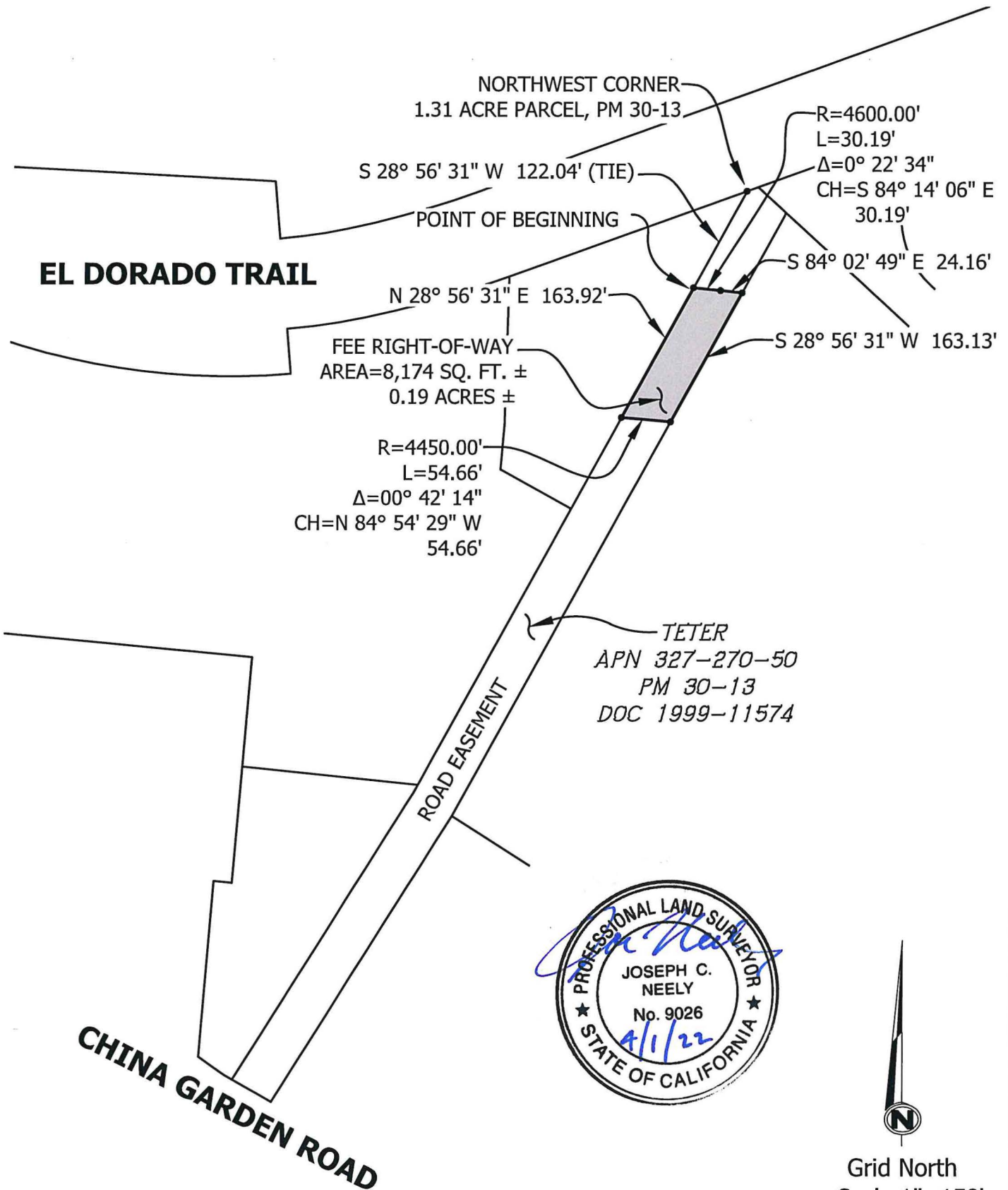
Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



Date: 4/1/2022

EXHIBIT 'B'

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



**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: 327-270-050
Sellers: Teter
Project: 72334**

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

Above section for Recorder's use

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **James E. Teter and Elizabeth Ann Teter, as Trustees under "The Teter Family Trust", Declaration of Trust dated April 4, 1978**, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, in fee, all 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.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this _____ day of _____, 20__.

GRANTOR: James E. Teter and Elizabeth Ann Teter, as Trustees under "The Teter Family Trust", Declaration of Trust dated April 4, 1978

James E. Teter, Trustee

Elizabeth Ann Teter, Trustee

(All signatures must be acknowledged by a Notary Public)

EXHIBIT 'A'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of the parcel described in that certain document number 1999-11574 filed in the Official Records of El Dorado County and as shown on that certain Parcel Map filed in Book 30, Page 13 of Parcel Maps in the Official Records of El Dorado County lying northerly of the following described line:

BEGINNING at a point on the westerly line of that certain 1.31 acre Parcel as shown on said Parcel Map which bears South 28° 56' 31" West 122.04 feet from the Northwest corner of said Parcel; thence from said POINT OF BEGINNING leaving said westerly line 30.19 feet along a non-tangent curve concave southerly having a radius of 4600.00 feet, through a central angle of 0° 22' 34", said curve being subtended by a chord which bears South 84° 14' 06" East 30.19 feet; thence South 84° 02' 49" East 24.16 feet to the easterly line of said Parcel. Containing 5,816 square feet (0.13 acres) more or less.

-End of Description-

See Exhibit 'B' 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.



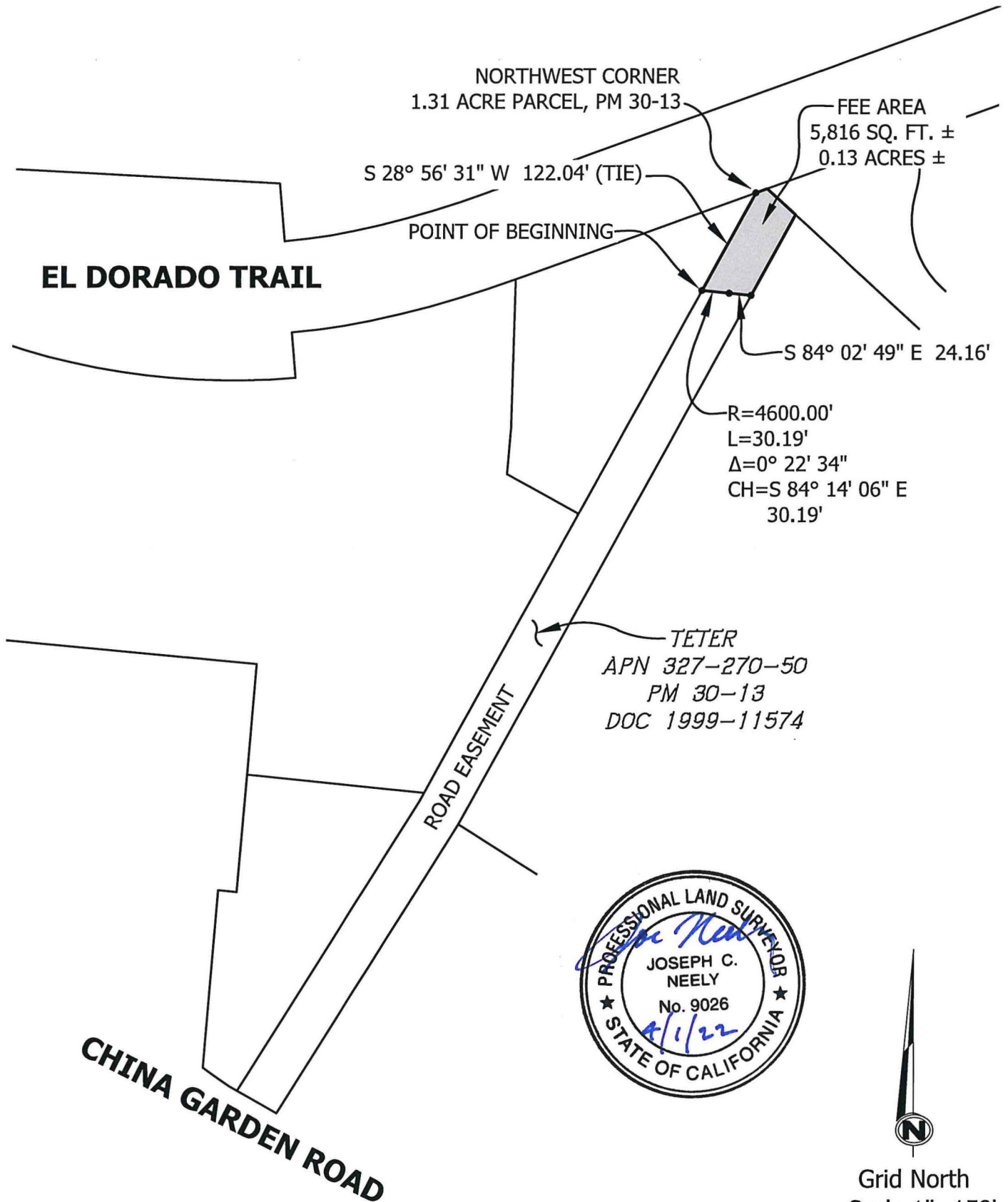
Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



Date: 4/1/2022

EXHIBIT 'B'

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



Grid North
Scale 1"=150'

**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: 327-270-050
Seller: Teter
Project: 72334

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

Above section for Recorder's use

GRANT OF SLOPE AND DRAINAGE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **James E. Teter and Elizabeth Ann Teter, as Trustees under "The Teter Family Trust", Declaration of Trust dated April 4, 1978**, 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 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.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this _____ day of _____, 20__.

GRANTOR: James E. Teter and Elizabeth Ann Teter, as Trustees under "The Teter Family Trust", Declaration of Trust dated April 4, 1978

James E. Teter, Trustee

Elizabeth Ann Teter, Trustee

(All signatures must be acknowledged by a Notary Public)

EXHIBIT 'A2'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of the parcel described in that certain document number 1999-11574 filed in the Official Records of El Dorado County and as shown on that certain Parcel Map filed in Book 30, Page 13 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:


COMMENCING at the Northwest corner of that certain 1.31 acre Parcel as shown on said Parcel Map; thence along the westerly line of said Parcel South 28°56'31" West, 285.96 feet to the TRUE POINT OF BEGINNING and the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,450.00 feet; thence leaving said westerly line easterly along said curve through a central angle of 0°42'14" an arc distance of 54.66 feet, said curve being subtended by a chord which bears South 84°54'29" East, 54.66 feet to the easterly line of said Parcel; thence along said easterly line South 28°56'31" West, 38.19 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,415.00 feet; thence leaving said easterly line westerly along said curve through a central angle of 0°42'38" an arc distance of 54.75 feet, said curve being subtended by a chord which bears North 85°06'33" West, 54.75 feet to said westerly line; thence along said westerly line North 28°56'31" East, 38.40 feet to the TRUE POINT OF BEGINNING. Containing 1,915 square feet (0.04 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 certain 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.



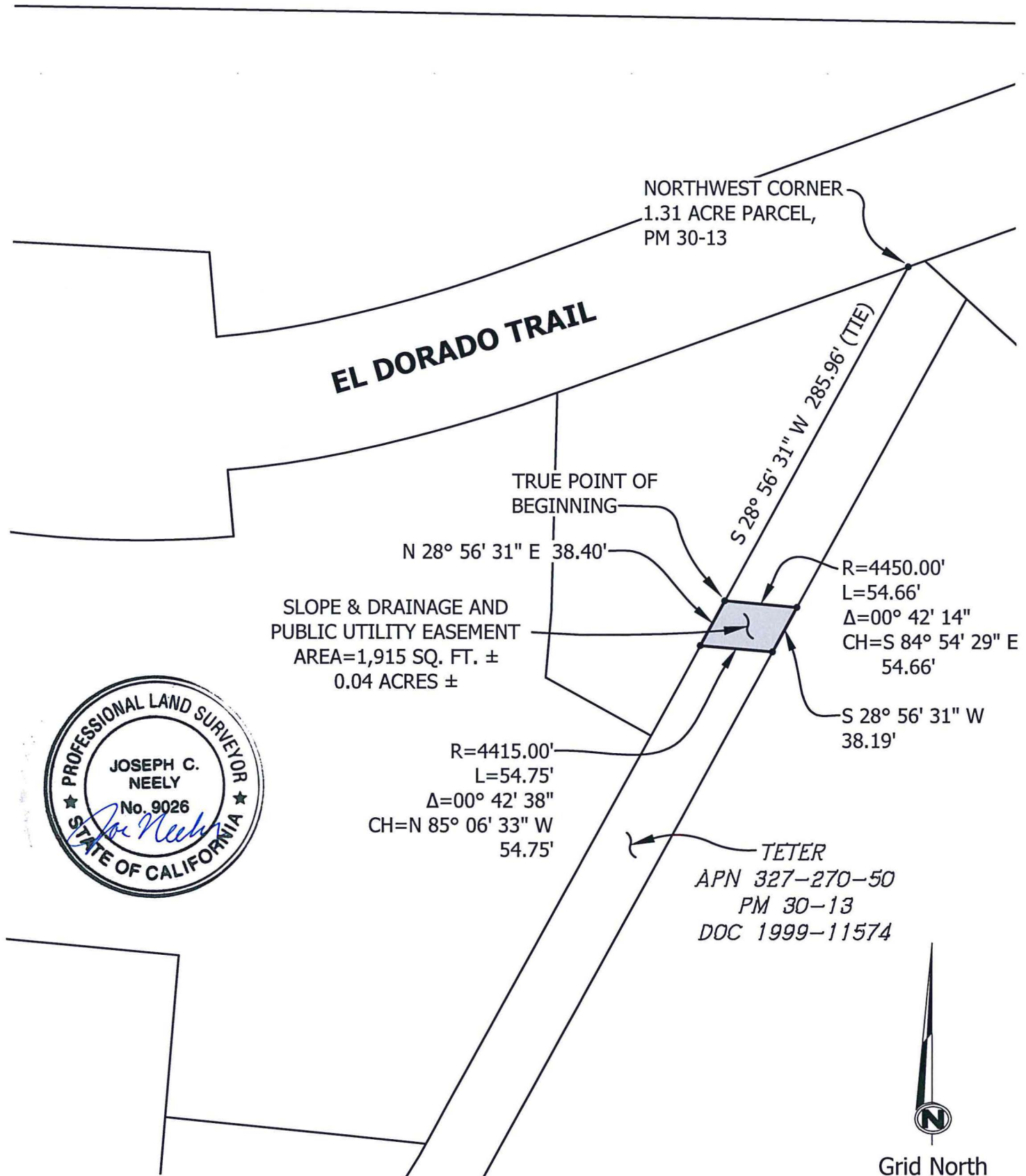
Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



Dated: 10/24/19

EXHIBIT 'B2'

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



TETER
APN 327-270-50
PM 30-13
DOC 1999-11574



Grid North
Scale 1"=100'

**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: 327-270-050
Sellers: Teter
Project #: 72334**

Above section for Recorder's use

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

GRANT OF PUBLIC UTILITY EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **James E. Teter and Elizabeth Ann Teter, as Trustees under "The Teter Family Trust", Declaration of Trust dated April 4, 1978**, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a public utility easement over, upon, under, 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.

Said public utility 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 its name on this _____ day of _____, 20__.

GRANTOR: James E. Teter and Elizabeth Ann Teter, as Trustees under "The Teter Family Trust", Declaration of Trust dated April 4, 1978

James E. Teter, Trustee

Elizabeth Ann Teter, Trustee

(A Notary Public Must Acknowledge All Signatures)

EXHIBIT 'A2'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of the parcel described in that certain document number 1999-11574 filed in the Official Records of El Dorado County and as shown on that certain Parcel Map filed in Book 30, Page 13 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:


COMMENCING at the Northwest corner of that certain 1.31 acre Parcel as shown on said Parcel Map; thence along the westerly line of said Parcel South 28°56'31" West, 285.96 feet to the TRUE POINT OF BEGINNING and the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,450.00 feet; thence leaving said westerly line easterly along said curve through a central angle of 0°42'14" an arc distance of 54.66 feet, said curve being subtended by a chord which bears South 84°54'29" East, 54.66 feet to the easterly line of said Parcel; thence along said easterly line South 28°56'31" West, 38.19 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,415.00 feet; thence leaving said easterly line westerly along said curve through a central angle of 0°42'38" an arc distance of 54.75 feet, said curve being subtended by a chord which bears North 85°06'33" West, 54.75 feet to said westerly line; thence along said westerly line North 28°56'31" East, 38.40 feet to the TRUE POINT OF BEGINNING. Containing 1,915 square feet (0.04 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 certain 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.



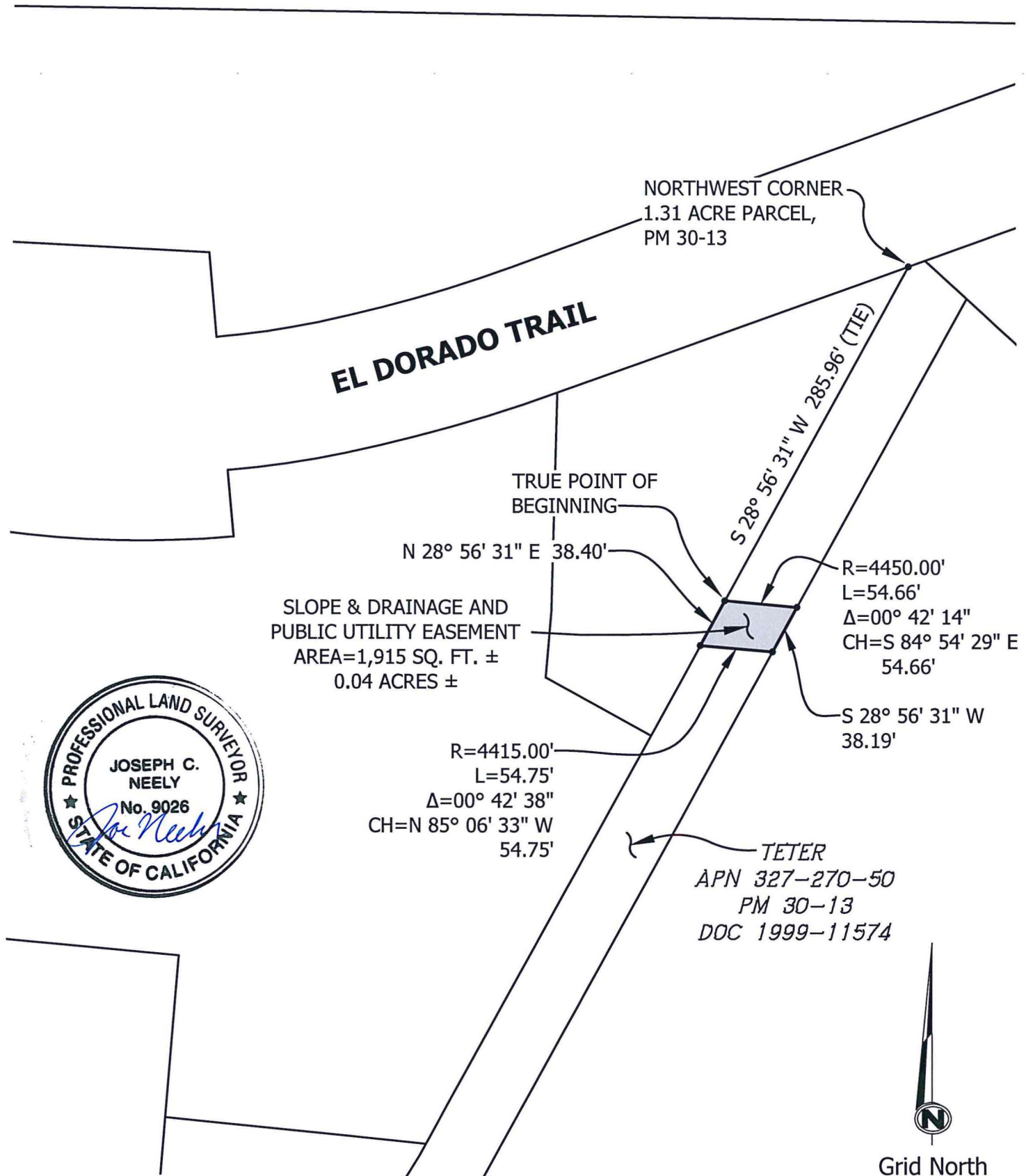
Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



Dated: 10/24/19

EXHIBIT 'B2'

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



Grid North
Scale 1"=100'