

Recorded in Official Records
County of El Dorado
Janelle K. Horne
Recorder-Clerk

2023-0000233

01/04/2023
12:56:02 PM
PL

Titles: 1 Pages: 6

LM

Fees: \$0.00
Taxes: \$0.00
CA SB2 Fee: \$0.00
Total: \$0.00



RECORDING REQUESTED BY:

Simplifile
Placer Title Company
Branch Number: 201

**MAIL TAX STATEMENT TO AND
WHEN RECORDED MAIL TO:**

County of El Dorado
Dept of Transportation
Attn: ROW Unit
2850 Fairlane Court
Placerville, CA 95667

Order No: P-284226

Grant of Public Utility Easement

(Please fill in document title(s) on this line)

- ☐ Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- ☐ Exempt from fee per GC27388.1(a)(1) due to the maximum fees being paid on documents in this transaction, or,
- ☐ Partially exempt from fee per GC27388.1(a)(1). Only \$75.00 to be charged as \$150.00 in fees has been paid on documents recorded immediately prior hereto or,
- ☐ Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- ☐ Exempt from the fee per GC27388.1(a)(1); Not related to real property, or,
- ☒ Exempt from fee under GC27388.1(a)(1) for the following reasons:

Public Entity

R#T 27383

NOTE: The following exemptions may not be acceptable for use in all counties:

- ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,
- ☐ Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- ☐ Partially exempt from fee per GC27388.1. Only \$75.00 to be charged as \$150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s).

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

**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 OF PUBLIC UTILITY EASEMENT

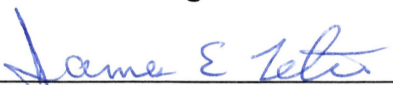
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **James E. Teter and Elizabeth Ann Teter, Trustees under The Teter 1991 Revocable Living Trust dated July 22, 1991**, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO**, a political subdivision of the State 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 9 day of Aug, 2022

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 $1^{\circ}36'16''$ West, 147.24 feet to the TRUE POINT OF BEGINNING; thence continuing along said westerly line the following two (2) courses: 1) South $1^{\circ}36'16''$ 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 westerly line easterly along said curve through a central angle of $1^{\circ}28'36''$ an arc distance of 113.78 feet, said curve being subtended by a chord which bears South $86^{\circ}12'10''$ East, 113.77 feet to the easterly line of said Parcel; thence along said easterly line North $28^{\circ}56'31''$ 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 $1^{\circ}40'43''$ an arc distance of 130.38 feet, said curve being subtended by a chord which bears North $86^{\circ}05'58''$ 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 ±

$R=4450.00'$

$L=130.38'$

$\Delta=01^{\circ} 40' 43''$

CH=N $86^{\circ} 05' 58''$ W 130.38'

$R=4415.00'$

$L=113.78'$

$\Delta=1^{\circ} 28' 36''$

CH=S $86^{\circ} 12' 10''$ E
113.77'

N $28^{\circ} 56' 31''$ E
38.40'



Grid North
Scale 1"=50'

(L1) S $01^{\circ} 36' 16''$ W 16.44'

(L2) S $04^{\circ} 51' 16''$ W 18.58'

TRUE POINT OF
BEGGINNING

(L1)

(L2)

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

August 9, 2022

before me,

Tanna Reynoso

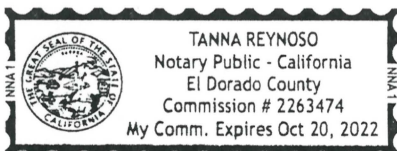
Date

Here Insert Name and Title of the Officer

personally appeared

James E. Teter & Elizabeth Ann Teter, Trustees
(Name(s) of Signer(s))

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

Tanna Reynoso

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

Grant of Public Utility Easement

Document Date:

8-9-22

Number of Pages:

3

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

James E. Teter

Signer's Name:

Elizabeth Ann Teter

☐ Corporate Officer – Title(s):

☐ Corporate Officer – Title(s):

☐ Partner – ☐ Limited ☐ General

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Individual

☐ Attorney in Fact

☒ Trustee

☐ Guardian or Conservator

☒ Trustee

☐ Guardian or Conservator

☐ Other:

☐ Other:

Signer is Representing:

Signer is Representing:

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

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

APN: 327-270-043
Seller: Teter
Project #: 72334

CERTIFICATE OF ACCEPTANCE

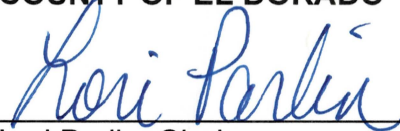
This is to certify that the interest in real property conveyed by the Grant of Public Utilities Easement dated August 9, 2022, from **James E. Teter and Elizabeth Ann Teter, Trustees under The Teter 1991 Revocable Living Trust dated July 22, 1991**, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

APN: 327-270-043

Dated this 30 day of August, 2022

COUNTY OF EL DORADO

By:

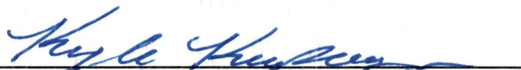


Lori Parlin, Chair
Board of Supervisors

ATTEST:

Kim Dawson
Clerk of the Board of Supervisors

By:



Deputy Clerk