

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

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

Assessor's Parcel Number 115-410-05
(Formerly APN 115-010-30)

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

Above section for Recorder's use

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **ESSENTIAL PROPERTIES GROUP, INC., a California Corporation**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a temporary construction easement over, upon and across a portion of all that certain real property situate in the unincorporated area of 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 easement is for construction purposes to include the right of ingress and egress, as well as other incidental rights including storage of equipment and supplies, for a period of three years from the date of recordation of this document, or upon completion of the construction project, whichever shall occur first, at which time said easement will expire.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this _____ day of _____, 201__.

GRANTOR

**Essential Properties Group, Inc.
a California Corporation**

By:

Its:

(All Signatures Must Be Notarized)

Exhibit "A"

**APN 115-010-30-100
LEGAL DESCRIPTION**

All that certain real property situate in the County of El Dorado, State of California in the Southeast One-Quarter of the Southwest One-Quarter and the Southwest One-Quarter of the Southeast One-Quarter of Section 19, Township 10 North, Range 9 East, M.D.M., being a portion of "PARCEL NO. 2" as conveyed to "SPRINGS EQUESTRIAN CENTER, INC." per that grant deed filed as "Doc-2003-0043679-00" Official Records of said County, being more particularly described as follows:

TEMPORARY CONSTRUCTION EASEMENT

Commencing at the Section Corner common to Sections 19, 20, 29 and 30 of said Township and Range at a 1-1/2 inch capped iron pipe marked appropriately for said section corner and stamped "RCE 20462 1974", thence from said point of commencement along the following 3 courses:

1. North 64°08'11" West 2840.95 feet to a 2 inch capped iron pipe set on the Northerly line of Parcel 1 per that particular Parcel Map filed in Book 10 of Parcel Maps at Page 81, El Dorado County Records and stamped "ED. CO. DPW 40.00 2+59 1976"; thence,
2. Leaving said Northerly line North 81°15'38" West 430.27 feet to a 2-1/2 inch iron pipe with tag stamped RCE 13409 on the Southerly line of Green Valley Road; thence,
3. South 35°23'29" East 273.26 feet to a point on the Southerly line of Deer Valley Road and the **True Point of Beginning** of the herein described strip of land.

Thence from said **Point of Beginning** along the following 14 courses:

1. Leaving said Southerly line North 87° 01'32" East 13.63 feet; thence,
2. North 57°28'38" East 22.64 feet; thence,
3. South 45°58'59" East 178.87 feet; thence,
4. South 44°09'18" East 136.93 feet; thence,
5. South 55°12'22" East 201.33 feet; thence,
6. South 74°08'11" East 25.50 feet to a point on the Southerly line of Green Valley Road; thence,

7. Along said Southerly line South 51°02'46" East 25.50 feet; thence,
8. Leaving said Southerly line North 74°08'11" West 50.62 feet; thence,
9. North 55°12'22" West 203.96 feet; thence,
10. North 44°09'18" West 137.74 feet; thence,
11. North 45°58'59" West 170.82 feet; thence,
12. South 57°28'38" West 17.39 feet; thence,
13. South 87°01'32" West 28.31 feet to a point on said Southerly line of Deer Valley Road, on the arc of a 530.00 feet radius non-tangent curve, being concave to the Northwest and having a radial bearing of South 41°49'55" East; thence,
14. Along said Southerly line, to the left, along the arc of said curve, having a central angle of 1°41'33" and being subtended by a chord bearing North 47°19'19" East 15.65 feet to the **Point of Beginning** from which said Section Corner bears South 69°02'00" East 3023.59 feet.

Containing 5,939 SQ. FT, more or less.

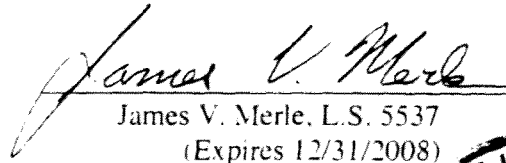
End of Description

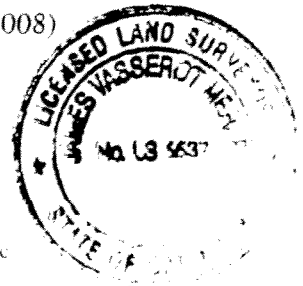
The basis for all bearings contained herein is the bearing North 64° 08' 11" West, along a line between a one and one-half inch capped iron pipe, stamped "RCE 20462 1974", marked appropriately for the Section corner common to Sections 19, 20, 29 and 30, Township 10 North, Range 9 East, M.D.M and a 2 inch capped iron pipe on the Southerly line of "Deer Valley Road", stamped "ED. CO. DPW. 40.00 2+59 1976".

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California; that this Plat (and/or) description (were/was) prepared under my supervision.

Dated: March 4, 2008

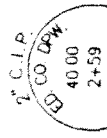

James V. Merle, L.S. 5537
(Expires 12/31/2008)



Page 2 of 2



CURVE TABLE			
CURVE	RADIUS	BLLA	CH BEARING & DISTANCE
C1	530.00'	1°41'33"	N47°19'19"W 15.65'



PARCEL 1
(10 PM 81)

ROAD

VALLEY

GREEN

2-1/2" IRON PIPE
WITH WASHER STAMPED
RCE 13409

FUTURE SLOPE AND
DRAINAGE EASEMENT

ROAD

VALLEY

VALLEY

POB

DEER

SPRINGS EQUESTRIAN CENTER, INC.
APN 716-010-30-00

10' TEMPORARY
CONSTRUCTION
EASEMENT
5.939 50 FT

SECTION 19

SECTION 19



EXHIBIT 'B'

CLAPP STANTEC, LLC
OFFICE ADDRESS:
GREEN VALLEY EQUESTRIAN VALLEY ROAD
MAY 11, 2020

10' WIDE TEMPORARY
CONSTRUCTION EASEMENT



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

APN 115-410-05

Above section for Recorder's use

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Temporary Construction Easement dated October 1, 2008 from **ESSENTIAL PROPERTIES GROUP, INC.,** 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 _____ day of _____, 201__.

COUNTY OF EL DORADO

By: _____
Chair of the Board
Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

By: _____
Deputy Clerk