

Placer Title Company
Escrow No. 2013-39442-ABAS
RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
El Dorado County
Board of Supervisors
360 Fair Lane
Placerville, CA 95667


El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2013-0025525-00
Acct 6-PLACER TITLE CO
Monday, MAY 20, 2013 14:32:02
Ttl Pd \$0.00 Rcpt # 0001523833
JLR/C1/1-8

APN 325-450-01

Above section for Recorder's use

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

**PCOS
FILED**


GRANT OF SLOPE AND DRAINAGE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **KYLE INGNAITIS AND COLLEEN NICHOLLS, HUSBAND AND WIFE AS JOINT TENANTS**, 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, to points five feet beyond top of cut slopes and toe of fill slopes, 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 Exhibits 'A2' and 'B2' attached hereto and made a part hereof, which description is by this reference incorporated herein.

IN WITNESS WHEREOF, Grantor has herein subscribed his name on this 14th day of May, 2013.

GRANTOR:



KYLE INGNAITIS



COLLEEN NICHOLLS

(All signatures must be acknowledged by a Notary Public)

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

State of California)
)ss.
County of EL DORADO)

On May 14, 2013 before me, MIEKO SAETTA, Notary Public, personally appeared KYLE IGNAITIS AND COLLEEN NICHOLLS, 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 Mieko Saetta (Seal)



Exhibit 'A2'

All that certain real property situate in Section 14, Township 10 North, Range 10 East, M.D.M., El Dorado County, State of California, being a portion of that particular parcel described in that certain document number 2010-63976 official records said county and state more particularly described as follows:

Tract 1

Beginning on the southerly boundary of said parcel from which the southeast corner thereof bears North 88° 48' 57" East 19.51 feet; thence from said POINT OF BEGINNING along said boundary South 88° 48' 57" West 7.05 feet; thence leaving said boundary North 08° 19' 40" West 7.81 feet to the beginning of a curve to the left having a radius of 27.00 feet; thence along said curve through a central angle of 55° 13' 23" an arc length of 26.03 feet, said curve being subtended by a chord which bears North 35° 56' 22" West 25.03 feet; thence North 63° 33' 03" West 10.52 feet; thence South 26° 26' 57" West 10.00 feet; thence North 63° 33' 03" West 54.09 feet to the beginning of a non-tangent curve to the right having a radius of 83.00 feet; thence along said curve through a central angle of 46° 29' 19" an arc length of 67.34 feet, said curve being subtended by a chord which bears North 40° 18' 23" West 65.51 feet; thence South 72° 56' 16" West 8.00 feet to the beginning of a non-tangent curve to the right having a radius of 91.00 feet; thence along said curve through a central angle of 09° 21' 05" an arc length of 14.85 feet, said curve being subtended by a chord which bears North 12° 23' 12" West 14.84 feet; thence North 69° 07' 09" West 34.29 feet to the beginning of a non-tangent curve to the left having a radius of 317.00 feet; thence along said curve through a central angle of 04° 01' 57" an arc length of 22.31 feet, said curve being subtended by a chord which bears South 80° 30' 49" East 22.31 feet to the northerly boundary of said parcel; thence along said boundary South 61° 51' 03" East 44.14 feet to the beginning of a non-tangent curve to the left having a radius of 66.00 feet; thence leaving said boundary along said curve through a central angle of 41° 46' 06" an arc length of 48.11 feet, said curve being subtended by a chord which bears South 42° 40' 00" East 47.06 feet; thence South 63° 33' 03" East 64.61 feet to the beginning of a curve to the right having a radius of 34.00 feet; thence along said curve through a central angle of 55° 13' 23" an arc length of 32.77 feet said curve being subtended by a chord which bears South 35° 56' 22" East 31.52 feet; thence South 08° 19' 40" East 8.68 feet to the POINT OF BEGINNING, containing 2,544 square feet or 0.06 acres more or less. See Exhibit 'B2' sheets 1 thru 3 attached hereto and made a part hereof.

025525.

Together with:

Tract 2

Beginning on the easterly boundary of said parcel from which the southeast corner thereof bears South 01° 32' 37" West 42.50 feet; thence from said POINT OF BEGINNING leaving said boundary along a non-tangent curve to the left having a radius of 68.00 feet through central angle of 28° 19' 43" an arc length of 33.62 feet, said curve being subtended by a chord which bears North 49° 23' 12" West 33.28 feet; thence North 63° 33' 03" West 5.32 feet to the northerly boundary of said parcel; thence along said boundary North 74° 44' 57" East 24.12 feet to the beginning of a non-tangent curve to the right having a radius of 85.00 feet; thence leaving said boundary along said curve through a central angle of 13° 57' 46" an arc length of 20.71 feet, said curve being subtended by a chord which bears South 47° 59' 07" East 20.66 feet to said easterly boundary; thence along said boundary South 30° 38' 57" West 16.75 feet; thence South 01° 32' 37" West 2.14 feet to the POINT OF BEGINNING; containing 494 square feet more or less. See Exhibit 'B2' sheets 1 thru 3 attached hereto and made a part hereof.

End of Description

The basis of bearing for this description is identical to that of Record of Survey book 31 page 86 official records said county and state and is grid north. All distances shown are grid distances. Divide distances by 0.999868 to obtain ground distances.

The purpose of this description is to describe those portions of said parcel for slope and drainage easement purposes.

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



Dated: 01.29.2013

025525

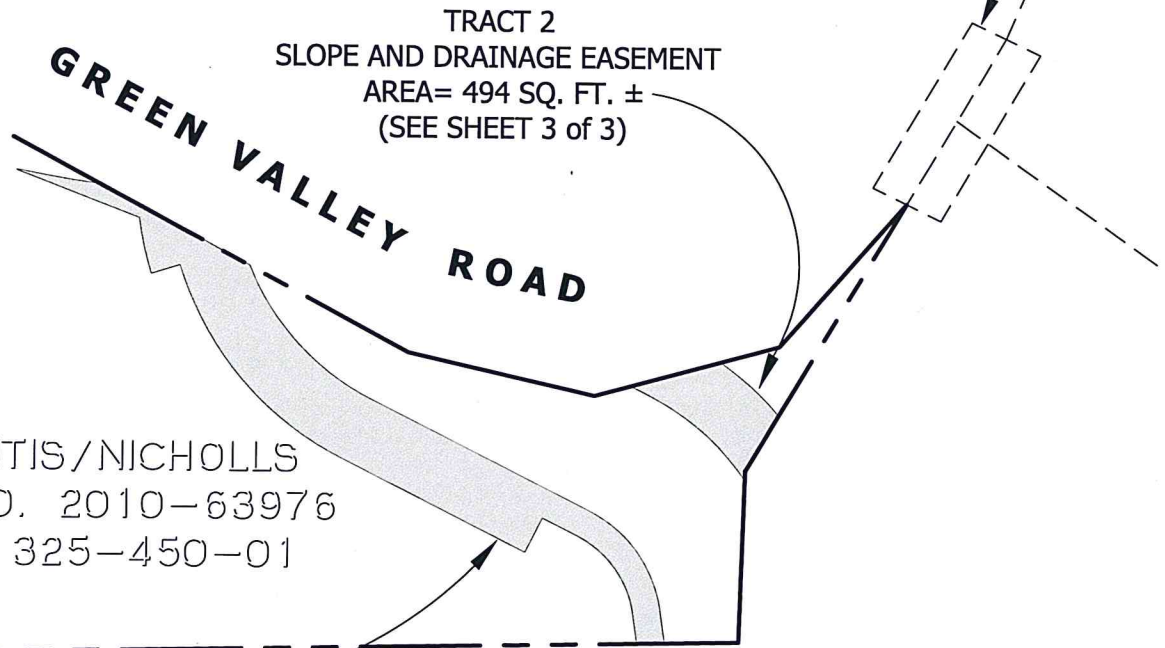
EXHIBIT 'B2'

Situate in Section 14, Township 10 North, Range 10 East, M.D.M.
El Dorado County State of California



Grid North
Scale 1"=50'

EXISTING BRIDGE
OVER WEBER CREEK



IGNAITIS/NICHOLLS
DOC.NO. 2010-63976
APN 325-450-01

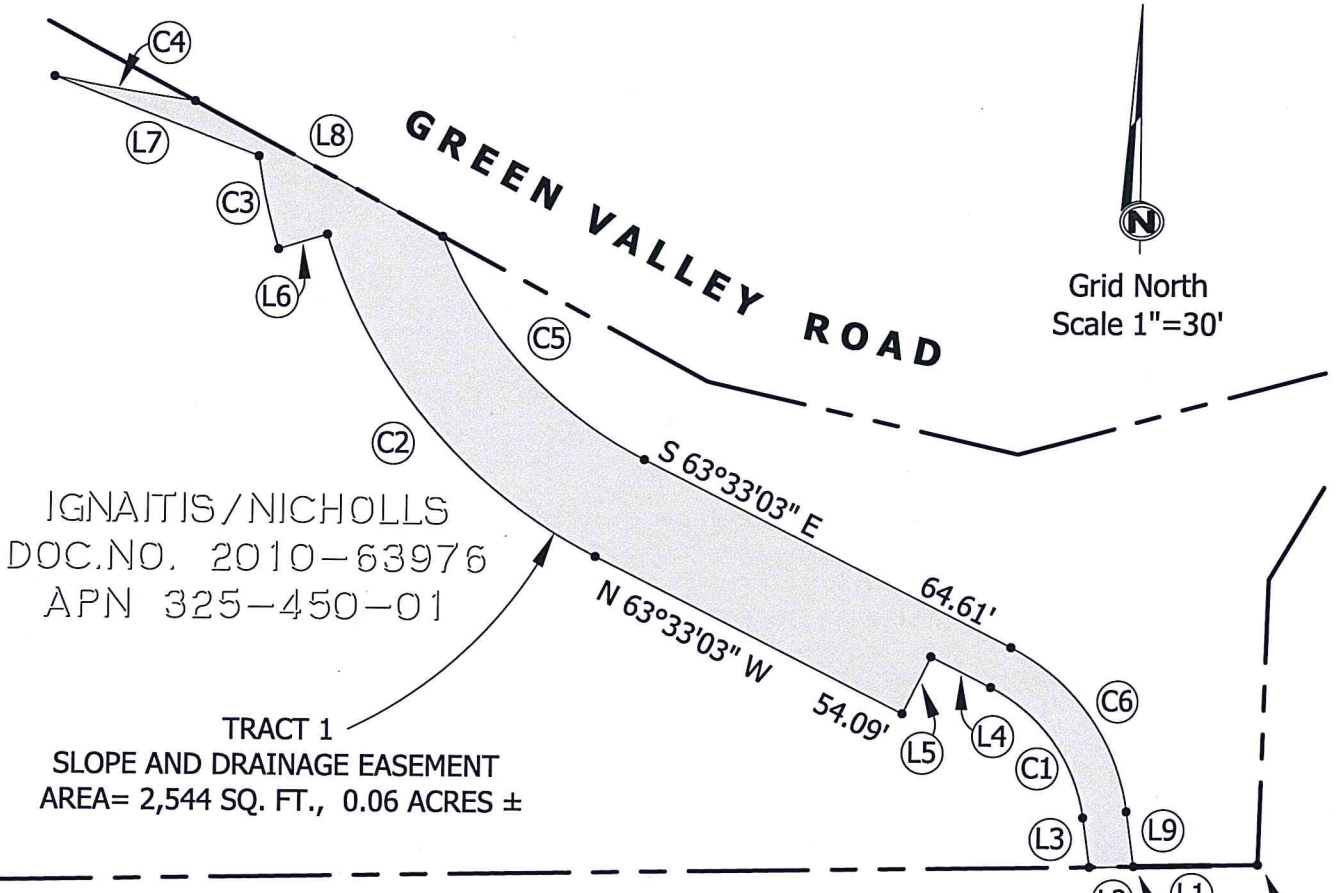
TRACT 1
SLOPE AND DRAINAGE EASEMENT
AREA= 2,544 SQ. FT.,
0.06 ACRES ±
(SEE SHEET 2 of 3)



025525

EXHIBIT 'B2'

Situate in Section 14, Township 10 North, Range 10 East, M.D.M.
El Dorado County State of California



IGNAITIS/NICHOLLS
DOC.NO. 2010-63976
APN 325-450-01

TRACT 1
SLOPE AND DRAINAGE EASEMENT
AREA= 2,544 SQ. FT., 0.06 ACRES ±

- (L1) N 88°48'57" E 19.51'
- (L2) S 88°48'57" W 7.05'
- (L3) N 08°19'40" W 7.81'
- (L4) N 63°33'03" W 10.52'
- (L5) S 26°26'57" W 10.00'
- (L6) S 72°56'16" W 8.00'
- (L7) N 69°07'09" W 34.29'
- (L8) S 61°51'03" E 44.14'
- (L9) S 08°19'40" E 8.68'

- (C1) R = 27.00' Δ = 55°13'23" L = 26.03'
CH N 35°56'22" W 25.03'
- (C2) R = 83.00' Δ = 46°29'19" L = 67.34'
CH = N 40°18'23" W 65.51' (Non-tangent)
- (C3) R = 91.00' Δ = 09°21'05" L = 14.85'
CH = N 12°23'12" W 14.84' (Non-tangent)

- (C4) R = 317.00' Δ = 04°01'57" L = 22.31'
CH = S 80°30'49" E 22.31' (Non-tangent)
- (C5) R = 66.00' Δ = 41°46'06" L = 48.11'
CH = S 42°40'00" E 47.06' (Non-tangent)
- (C6) R = 34.00' Δ = 55°13'23" L = 32.77'
CH = S 35°56'22" E 31.52'

POINT OF BEGINNING

SOUTHEAST CORNER
DOC. NO. 2010-63976

025525

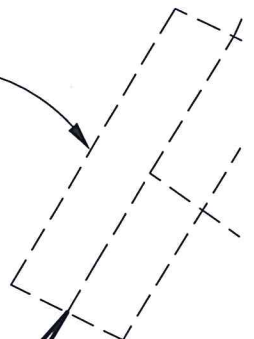
EXHIBIT 'B2'

Situate in Section 14, Township 10 North, Range 10 East, M.D.M.
El Dorado County State of California



Grid North
Scale 1"=30'

EXISTING BRIDGE
OVER WEBER CREEK



TRACT 2
SLOPE AND DRAINAGE EASEMENT
AREA= 494 SQ. FT. ±

**GREEN VALLEY
ROAD**

IGNAITIS/NICHOLLS
DOC.NO. 2010-63976
APN 325-450-01

POINT OF BEGINNING

SOUTHEAST CORNER
DOC. NO. 2010-63976

- (L1) S 01°32'37" W 42.50'
- (L2) N 63°33'03" W 5.32'
- (L3) N 74°44'57" E 24.12'
- (L4) S 30°38'57" W 16.75'
- (L5) S 01°32'37" W 2.14'
- (C1) R = 68.00' Δ = 28°19'43" L = 33.62'
CH = N 49°23'12"W 33.28' (Non-tangent)
- (C2) R = 85.00' Δ = 13°57'46" L = 20.71'
CH = S 47°59'07" E 20.66' (Non-tangent)

025525.

RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:

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

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Slope and Drainage Easement dated May 14, 2013, from **KYLE IGNAITIS AND COLLEEN NICHOLLS, HUSBAND AND WIFE AS JOINT TENANTS**, 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: 325-450-01

Dated this 23 day of April, 2013.

COUNTY OF EL DORADO

By: 

Ron Briggs, Chair
Board of Supervisors

ATTEST:

James S. Mitrisin

Clerk of the Board of Supervisors

By: 

Deputy Clerk

05/20/2013, 20130025525