

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

City of Placerville  
3101 Center Street  
Placerville, CA 95667

**APN: 325-300-37**

**Seller: County of El Dorado**

**Project: Western Placerville**

**Interchange Phase 2**

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, **The County of El Dorado, a political subdivision of the State of California**, hereinafter referred to as "Grantor", grants to the **City of Placerville, a municipal corporation in the State of California**, in fee, all that certain real property situate in 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: The County of El Dorado, a political subdivision of the State of California**

\_\_\_\_\_  
Shiva Frentzen, Chair  
Board of Supervisors

**ATTEST:**  
James S. Mitrison  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk

**(First signature must be acknowledged by a Notary Public)**

## EXHIBIT "A"

### A.P.N. : 325-300-37 RIGHT OF WAY ACQUISITION

All that real property situate in the City of Placerville, County of El Dorado, State of California, lying within a portion of Section 13, Township 10 North, Range 10 East, M.D.M and being a portion of the Tract of land as shown on Record of Survey filed in Book 24 at Page 35 of Maps, Records of El Dorado County, and being more particularly described as follows:

Beginning at an angle point in the North line of the above mentioned Tract of land, said point also being the Westerly terminus of the line shown as North 89°36'28" East, 252.69 feet on said map; thence from the point of beginning along the North line of said Tract of land North 89°36'44" East, 8.52 feet; thence leaving said North line along a curve to the right and having a radius of 471.00 feet and a chord bearing and distance of South 52°43'20" West, 271.89 feet; thence South 69°29'55" West, 58.03 feet to a point on the Westerly line of said Tract of land; thence along the Westerly line of said Tract of land the following described courses:


North 55°08'01" East, 78.17 feet to a 3/4" capped iron pipe stamped LS 1820 1961; thence North 52°45'57" East, 93.80 feet; thence North 47°59'49" East, 72.20 feet; thence North 40°32'56" East, 27.31 feet, thence South 39°08'51" East, 23.75 feet to a rebar with aluminum cap stamped LS 6626; thence North 50°58'09" East, 8.03 feet to a similar rebar; thence along a curve to the left and having a radius of 392.00 feet and a chord bearing and distance of North 47°51'16" East, 41.43 feet to a point on the North line of said Tract of land and the point of beginning containing 7,557 square feet more or less.

See Exhibit 'B' attached hereto and made a part of this description.

End of Description

The **Basis of Bearings** for this description is identical to that of Record of Survey Map filed in Book 23 at Page 26 of Maps, El Dorado County Records as determined by found monuments.

This description has been prepared by me or under my direct supervision.

  
Ryan Thompson L.S. 8749

3-20-17  
Date

UNICO Engineering, Inc.  
Folsom, CA



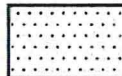
# EXHIBIT B

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	275.81'	471.00'	33°33'07"	S52° 43' 20"W	271.89'
C2	41.45'	392.00'	06°03'32"	N47° 51' 16"E	41.43'

LINE TABLE

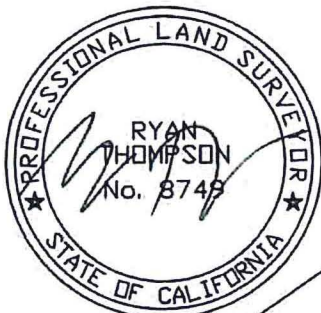
LINE	BEARING	DISTANCE
L1	N89° 36' 44"E	8.52'
L2	S69° 29' 55"W	58.03'
L3	N55° 08' 01"E	78.17'
L4	N52° 45' 57"E	93.80'
L5	N47° 59' 49"E	72.20'
L6	N40° 32' 56"E	27.31'
L7	S39° 08' 51"E	23.75'
L8	N50° 58' 09"E	8.03'



ADDITIONAL RIGHT OF WAY  
TO BE ACQUIRED IN FEE: 7,557 SF



1"=100'



PGE RIGHTS PER  
BOOK 2669 PAGE 84  
DECEMBER 4, 1986  
ON PARCEL 325-300-37

SLOPE EASEMENT  
T.C.E.

PARCEL 030803-1  
PER ROS 23-26

3/4" CIP  
LS 1820 1961

CL 15' EASEMENT  
TO EID 1989-74348  
PORTION RS 24-35  
EL DORADO COUNTY  
325-300-37

CL 50' NON EXCLUSIVE  
DRIVEWAY AND P.U.E.  
2015-0006926

P.O.B.  
WESTERLY TERMINUS  
N89°36'28"E 252.69'  
ROS 24-35 FOUND REBAR  
AND ALUM CAP  
RCE 22180

N89°36'44"E 648.64'  
FOUND REBAR  
AND ALUM CAP  
PLS 6626 TYP.

NO ACCESS  
JANUARY 28, 1997  
BOOK 4846 PAGE 142  
VEGETATION  
MAINTENANCE  
AGREEMENT  
2015-0006926

PORTION RS 24-35  
325-300-36

APN  
325-300-37

WESTERN PLACERVILLE  
INTERCHANGE PROJECT PHASE 2

**UNICO**  
ENGINEERING

SHEET 2 OF 2

RIGHT OF WAY ACQUISITION  
CITY OF PLACERVILLE

CALIFORNIA

110 BLUE RAVINE RD SUITE 101 | FOLSOM, CA 95630  
PHONE: 800.277.6623 | unicoengineering.com

17-0246 C 4 of 4