

**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: 329-260-01**  
**Seller: Mazzoni**  
**Project: #73366**

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**

**IRENE MAZZONI, A SINGLE WOMAN**, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, hereinafter referred to as "Grantee," a temporary construction easement over, upon, and across a portion of that real property in the unincorporated area of the County of El Dorado, State of California, described as:

**See Exhibits 'A1' and 'B1' attached hereto  
and by reference is made a part hereof.**

This temporary construction easement is granted under the express conditions listed below:

1. In consideration of \$7,309.50 (seven thousand three hundred nine and AND 50/100) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby Grant to Grantee an easement for temporary construction over and across those identified portions of the Grantor parcel.
2. Grantor represents and warrants that they are the owner of the property described in Exhibit 'A1' and depicted on the map in Exhibit 'B1' attached hereto and made a part hereof, and that Grantor has the exclusive right to grant the temporary construction easement.
3. This temporary construction easement is necessary for the purpose of constructing the **Industrial Drive Intersection Signalization Project, CIP #73366 (Project)**. Specifically, this temporary construction easement shall allow Grantee or its agents, employees, and contractors the right of ingress and egress as may be reasonably necessary for construction purposes, inclusive of such repairs, replacements, and removals as may be from time to time required as well as for other purposes incidental to construction of the project. Stockpiling or parking of vehicles or equipment is allowed to take place in this area. This temporary construction easement shall not be revoked and shall not expire until the recordation of the Notice of Completion of the Project. Included within this temporary construction easement is the right of ingress and egress of Grantee, its agents, employees, and contractors for warranty repairs and the correction of

defects in the work within the first year following completion of construction. This right during the one-year warranty period survives the expiration of this easement.

4. The Temporary Construction Easement is for a period of 36 months from the date of full execution of this Agreement. Construction is anticipated to take 12 months. This Easement also covers a one-year warranty period.
5. Grantee agrees to indemnify and hold harmless Grantor from and against any liability arising out of the entry onto the property by Grantee or its agents, employees, and contractors during the term of this temporary construction easement. In the event of property damage, Grantee, at its sole option, may either repair the damage or pay the estimated costs for the repair.

**IN WITNESS WHEREOF**, Grantor has herein subscribed its name on this 22 day of July, 2019.

**GRANTOR: IRENE MAZZONI, A SINGLE WOMAN**

  
Irene Mazzoni

**(All signatures must be acknowledged by a Notary Public)**

**EXHIBIT 'A1'**

All that certain real property situate in the North One-Half of Section 25, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel G of that certain Parcel Map filed in Book 4 of Parcel Maps, Page 88 in the official records of El Dorado County more particularly described as follows:

COMMENCING at the Northeast corner of said Parcel; thence along the westerly right of way line of Missouri Flat Road South 10° 50' 00" West 77.96 feet to the POINT OF BEGINNING; thence leaving said westerly line North 86° 47' 50" West 9.36 feet to the beginning of a non-tangent curve to the left having a radius of 33.87 feet; thence northwesterly 58.62 feet along said curve through a central angle of 99° 08' 43", said curve being subtended by a chord which bears North 44° 40' 42" West 51.57 feet; thence South 85° 44' 57" West 36.33 feet; thence North 87° 21' 49" West 84.05 feet to the southerly right of way line of Industrial Drive; thence along said southerly line South 78° 02' 52" West 28.59 feet; thence leaving said southerly line South 80° 19' 32" East 156.03 feet; thence South 14° 35' 12" East 59.22 feet; thence South 79° 10' 00" East 15.00 feet to the westerly right of way line of Missouri Flat Road; thence along said westerly line North 10° 50' 00" East 54.88 feet to the POINT OF BEGINNING. Containing 4,873 square feet (0.11 acres) more or less.

-End of Description-

See Exhibit 'B1' attached hereto and made a part hereof.

The Basis of Bearings of the above description is Grid North. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground distances.

The purpose of the above description is to describe that portion of said Parcel as a temporary easement for construction purposes.

  
\_\_\_\_\_

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



Date: 12/19/18

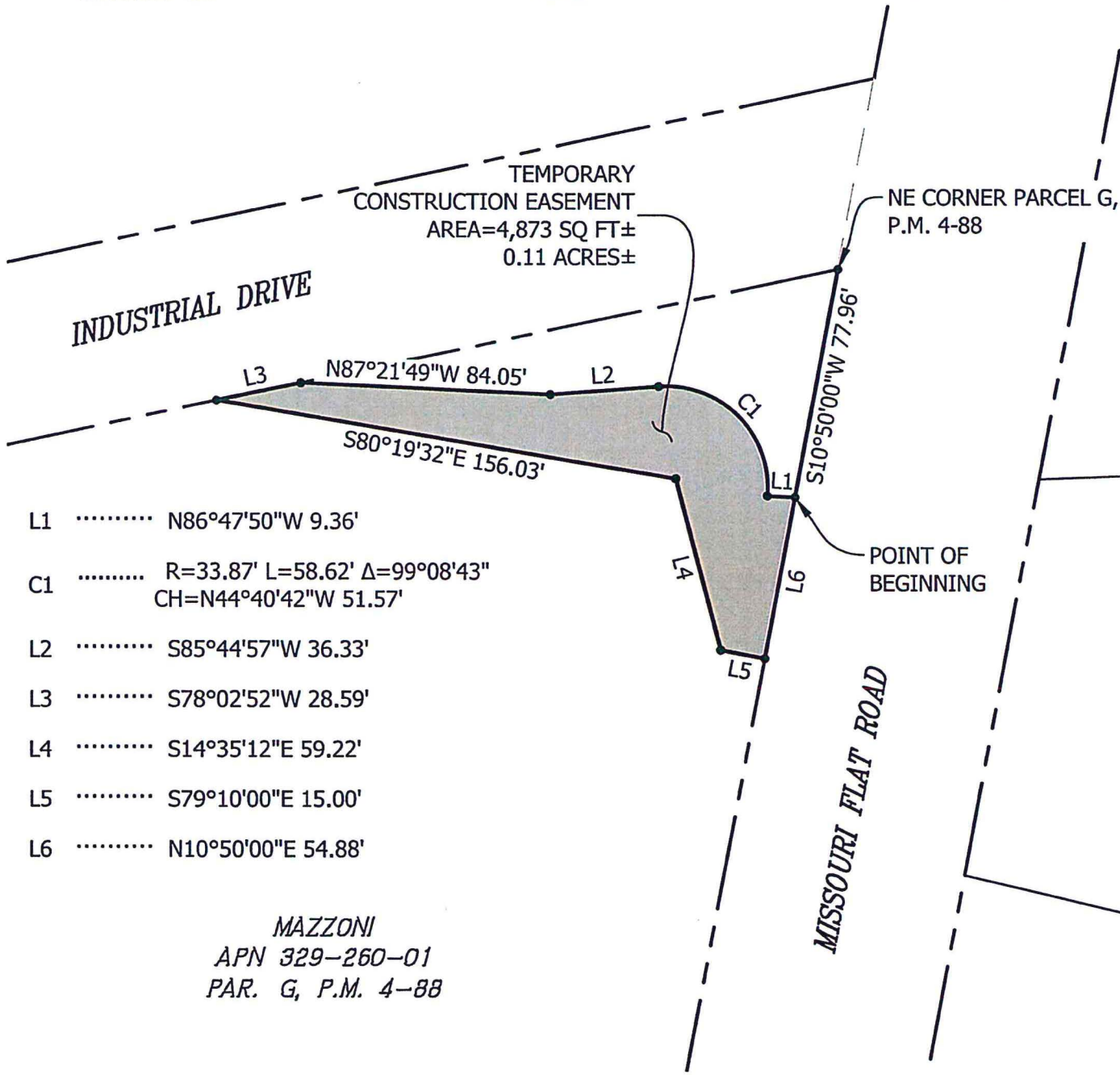
# EXHIBIT 'B1'

Situate in the North 1/2 of Section 25,  
T. 10 N., R. 10 E., M.D.M.  
County of El Dorado, State of California



GRID NORTH  
SCALE 1"=50'

SECTION 24  
SECTION 25



TEMPORARY  
CONSTRUCTION EASEMENT  
AREA=4,873 SQ FT±  
0.11 ACRES±

INDUSTRIAL DRIVE

NE CORNER PARCEL G,  
P.M. 4-88

- L1 ..... N86°47'50"W 9.36'
- C1 ..... R=33.87' L=58.62' Δ=99°08'43"  
CH=N44°40'42"W 51.57'
- L2 ..... S85°44'57"W 36.33'
- L3 ..... S78°02'52"W 28.59'
- L4 ..... S14°35'12"E 59.22'
- L5 ..... S79°10'00"E 15.00'
- L6 ..... N10°50'00"E 54.88'

POINT OF  
BEGINNING

MISSOURI FLAT ROAD

MAZZONI  
APN 329-260-01  
PAR. G, P.M. 4-88

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 7-22-19 before me, Kyle R. Lassner Notary Public,  
Date (here insert name and title of the officer)

personally appeared Irene Mazzone

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: [Handwritten Signature] (Seal)

OPTIONAL

### Description of Attached Document

Title or Type of Document: Grant of Temporary Construction Easement Number of Pages: 4

Document Date: 7-22-19 Other: Ø

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

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

**APN: 329-260-01**  
**Seller: Mazzone**  
**Project #: 73366**

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Grant of Temporary Construction Easement dated July 22<sup>nd</sup>, 2019, from **IRENE MAZZONI, A SINGLE WOMAN**, 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: 329-260-01

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**COUNTY OF EL DORADO**

By: \_\_\_\_\_  
Sue Novasel, Chair  
Board of Supervisors

ATTEST:

James S. Mitrisin  
Clerk of the Board of Supervisors

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