

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:  
El Dorado County  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667  
APN: 069-101-31

Above section for Recorder's use \_\_\_\_\_

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

## GRANT OF SLOPE AND DRAINAGE EASEMENT

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **Jessie E. Church, Trustee of the Jessie E. Church Living Trust Dated 11-16-99**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a slope easement for slope construction, maintenance and drainage together with any and all appurtenances appertaining thereto, 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 EXHIBIT 'A' AND DEPICTED IN EXHIBIT 'B' ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.**

TO HAVE AND TO HOLD said lands and interests therein unto COUNTY OF EL DORADO and its successors forever, subject, however, to the covenant, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and shall be binding on COUNTY OF EL DORADO, its successors and assigns.

COUNTY OF EL DORADO, does hereby covenant and agree as a covenant running with the land for itself, successors and assigns, that

(a) no person shall on the grounds of race, color, sex, national origin, religion, age or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed; and

(b) COUNTY OF EL DORADO shall use the lands and interests in land so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in federally-assisted programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as Regulations may be amended; and

(c) in the event of breach of any of the above-mentioned nondiscrimination conditions, and only after determination that it is necessary in order to effectuate the purposes of Title VI of the Civil Rights Act of 1964, the U.S. Department of Transportation shall have a right to re-enter said lands and facilities on said land, and the above-described land and facilities shall thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed upon COUNTY OF EL DORADO's acquisition.

**IN WITNESS WHEREOF**, Grantor has herein subscribed their names on this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**GRANTOR: Jessie E. Church, Trustee of the Jessie E. Church Living Trust Dated 11-16-99**

By: \_\_\_\_\_  
JESSIE E. CHURCH

**Notary Acknowledgements Follow**

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

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**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Slope and Drainage Easement Deed dated \_\_\_\_\_, 2009, from **Jessie E. Church, Trustee of the Jessie E. Church Living Trust Dated 11-16-99**, 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.

APN: 069-101-31

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**COUNTY OF EL DORADO**

By: \_\_\_\_\_

Ron Briggs  
Chairman of the Board  
Board of Supervisors

ATTEST:

Suzanne Allen de Sanchez  
Clerk of the Board of Supervisors

By: \_\_\_\_\_

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**SLOPE EASEMENT**

All that portion of Parcel 4, as said parcel is shown on the map recorded in Book 34 of Parcel Maps, at Page 80, in the office of the El Dorado County Recorder, being a portion of the south half of Section 13, Township 10 North, Range 9 East, M.D.M., unincorporated area of El Dorado County, State of California, and more particularly described as follows:

Beginning on the southeasterly boundary of said parcel, from which the most easterly corner bears North 37°45'50" East (cite North 38°26'00" East) 19.38 feet; **thence from said point of beginning** along said boundary and westerly right-of-way line of Green Valley Road South 37°45'50" West 51.02 feet; thence leaving said boundary and right-of-way line North 03°45'00" West 27.26 feet; thence North 42°15'27" East 27.26 feet; thence South 64°22'43" East 16.30 feet to the point of beginning, containing 0.015 acres, more or less.

END OF DESCRIPTION.

See attached Exhibit 'B', attached hereto and made a part hereof.

Note: The basis of bearings for this description is Grid North, California Coordinate System of 1983, Zone II, as defined in Chapter 611, Sections 8801-8819 of the State Resources Code. All distances are grid distances. To convert to ground distances, divide all distances by 0.999886.



11-03-08

EXHIBIT 'B'

CENTERLINE TENNESSEE CREEK  
65' DRAINAGE AND BUILDING SETBACK  
EASEMENT PER 34-PM-80

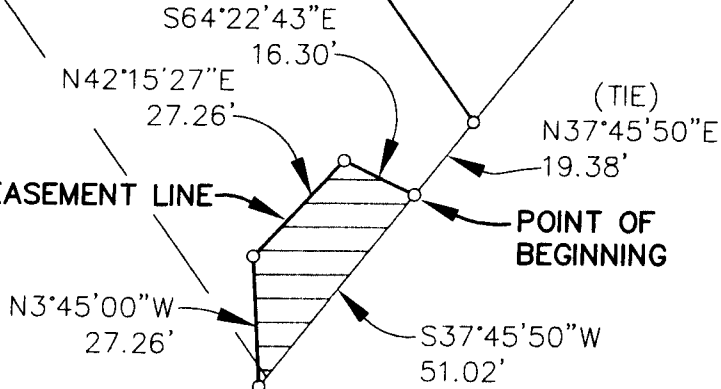
EXISTING  
R/W LINE

SLOPE EASEMENT LINE

POINT OF  
BEGINNING

CHURCH LIV TR  
PARCEL 4  
34-PM-80  
APN 069-101-31

GREEN VALLEY RD.



SCALE : 1" = 40'

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By: \_\_\_\_\_

Ron Briggs  
Chairman of the Board  
Board of Supervisors

ATTEST:

Suzanne Allen de Sanchez  
Clerk of the Board of Supervisors

By: \_\_\_\_\_

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
County of El Dorado  
Department of Transportation  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667  
Assessor's Parcel Number: 069-101-31

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SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

Project: Green Valley Road at Tennessee Creek Bridge  
Reconstruction Project #77109

### TEMPORARY CONSTRUCTION EASEMENT

**Jessie E. Church, Trustee of the Jessie E. Church Living Trust Dated 11-16-99**, hereinafter referred to as "Grantor", grant 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 A and B attached hereto and made a part hereof.

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

1. In consideration of \$1,142.00 (One-Thousand One-Hundred Forty-Two Dollars, exactly) 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 A and depicted on the map in Exhibit B 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 Green Valley Road at Tennessee Creek Bridge Reconstruction Project (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, including any staging, stockpiling, and parking of construction vehicles or equipment. 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. Compensation under this temporary construction easement covers the construction period estimated to be 24 (Twenty-Four) months of construction, together with the one-year warranty period. In the event that construction of the Project is not completed within 24 (Twenty-Four) months of commencement of construction, Grantor shall be entitled to additional compensation as follows: for each month thereafter, the sum of \$47.58 (Forty-Seven Dollars and 58/100, exactly) will be paid to Grantor, until construction is completed.
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.

TO HAVE AND TO HOLD said lands and interests therein unto COUNTY OF EL DORADO and its successors forever, subject, however, to the covenant, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and shall be binding on COUNTY OF EL DORADO, its successors and assigns.

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(c) in the event of breach of any of the above-mentioned nondiscrimination conditions, and only after determination that it is necessary in order to effectuate the purposes of Title VI of the Civil Rights Act of 1964, the U.S. Department of Transportation shall have a right to re-enter said lands and facilities on said land, and the above-described land and facilities shall thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed upon COUNTY OF EL DORADO's acquisition.

**GRANTOR: Jessie E. Church, Trustee of the Jessie E. Church Living Trust Dated 11-16-99**

Executed on this date: \_\_\_\_\_, 2009

By: \_\_\_\_\_  
JESSIE E. CHURCH

**Notary Acknowledgements Follow**



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### CERTIFICATE OF ACCEPTANCE

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APN: 069-101-31

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

#### COUNTY OF EL DORADO

By: \_\_\_\_\_

Ron Briggs  
Chairman of the Board  
Board of Supervisors

ATTEST:

Suzanne Allen de Sanchez  
Clerk of the Board of Supervisors

By: \_\_\_\_\_

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**TEMPORARY CONSTRUCTION EASEMENT**

All that portion of Parcel 4, as said parcel is shown on the map recorded in Book 34 of Parcel Maps, at Page 80, in the office of the El Dorado County Recorder, being a portion of the south half of Section 13, Township 10 North, Range 9 East, M.D.M., unincorporated area of El Dorado County, State of California, and more particularly described as follows:

**PARCEL 1**

The southeasterly 85 feet, as measured radially from the southeasterly boundary of said parcel, of the southwesterly 25 feet, as measured perpendicular to and radially to the southwesterly boundary of said parcel, containing 2298 sq. ft., more or less.

**PARCEL 2**

The southeasterly 85 feet, as measured radially from the southeasterly boundary of said parcel, of the northeasterly 10 feet of the southwesterly 35 feet, as measured perpendicular to and radially to the southwesterly boundary of said parcel, containing 912 sq. ft., more or less.

**PARCEL 3**

Beginning at the most easterly corner of said parcel; thence along the northeasterly boundary North 35°26'39" West (cite North 35°01'40" West) 26.63 feet; thence leaving said boundary South 40°27'23" West 61.19 feet; thence South 03°45'00" East 42.80 feet to the southeasterly boundary; thence along said boundary North 37°45'50" East 15.09 feet; thence leaving said boundary North 03°45'00" West 27.26 feet; thence North 42°15'27" East 27.26 feet; thence South 64°22'43" East 16.30 feet to the aforementioned southeasterly boundary; thence along said boundary North 37°45'50" East (cite North 38°26'00" East) 19.38 feet to the point of beginning, containing 0.031 acres, more or less.

END OF DESCRIPTION.

See attached Exhibit 'B', attached hereto and made a part hereof.

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10-30-08

EXHIBIT 'B'

LINE TABLE		
No.	DISTANCE	BEARING
L1	26.63'	N35°26'39"W
L2	61.19'	S40°27'23"W
L3	42.80'	S3°45'00"E
L4	15.09'	N37°45'50"E
L5	27.26'	N3°45'00"W
L6	27.26'	N42°15'27"E
L7	16.30'	S64°22'43"E
L8	19.38'	N37°45'50"E

65' DRAINAGE AND BUILDING SETBACK  
EASEMENT PER 34-PM-80

CENTERLINE TENNESSEE CREEK

PROPOSED SLOPE EASEMENT

P.O.B.

PARCEL 3  
1329 SQ. FT.

CHURCH LIV TR  
PARCEL 4  
34-PM-80  
APN 069-101-31

CENTERLINE 50' WIDE NON-  
EXCLUSIVE ROAD AND PUBLIC  
UTILITIES EASEMENT PER  
34-PM-80

PEACEFUL WAY  
GARDEN WAY

PARCEL 2  
912 SQ. FT.

PARCEL 1  
2298 SQ. FT.

GREEN VALLEY RD.



SCALE : 1" = 40'

Drawing Name: C:\Civil 3D Projects\77109 Tennessee Creek\CADD Files\RW\069-101-31-TCE.dwg, Layout Tab: EXHIBIT, Last Saved: Thu 30 Oct 2008 - 8:47am, D:\haynes

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