

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

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

APN 069-101-86

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

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

### GRANT DEED

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **Mary L. Johnston, a single woman**, hereinafter referred to as "Grantor", grant to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, all that certain real property, in fee, situate in the unincorporated area of the County of El Dorado, State of California,

**DESCRIBED IN EXHIBIT "A" AND AS 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: Mary L. Johnston, a single woman**

By: \_\_\_\_\_  
Mary L. Johnston

**Notary Acknowledgements Follow**

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**FEE ACQUISITION PROPERTY**

All that portion of Parcel 3, as said parcel is shown on the map recorded in Book 45 of Parcel Maps, at Page 10, 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 at the northeast corner of said parcel, said corner lying on the existing westerly right-of-way line of Green Valley Road; thence along the easterly boundary and right-of-way line the following 2 courses: 1) South  $14^{\circ}56'10''$  East (cite South  $14^{\circ}10'39''$  East) 28.06 feet; 2) South  $20^{\circ}43'10''$  West (cite South  $21^{\circ}43'04''$  West) 78.28 feet to the southeast corner; thence along the southerly boundary South  $80^{\circ}49'53''$  West (cite South  $80^{\circ}54'50''$  West) 13.92 feet to the new westerly right-of-way line of said Green Valley Road; thence leaving said boundary along said new right-of-way the following 3 courses: 1) North  $46^{\circ}26'34''$  East 11.61 feet; 2) North  $16^{\circ}58'51''$  East 55.59 feet to the beginning of a 793.00 foot radius non-tangent curve to the right; 3) northerly along said curve an arc distance of 36.45 feet, through a central angle of  $02^{\circ}38'02''$ , and subtended by a chord which bears North  $07^{\circ}34'10''$  West 36.45 feet to the northerly boundary of said parcel; thence along said boundary North  $69^{\circ}56'24''$  East (cite North  $70^{\circ}41'55''$  East) 15.28 feet to the point of beginning, containing 0.028 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.



6-12-08

EXHIBIT 'B'

GREEN VALLEY RD.

15' WIDE EASEMENT FOR TRAIL, NON-MOTORIZED

EXISTING R/W LINE

NEW R/W LINE

N69°56'24"E  
15.28'

POINT OF BEGINNING

S14°56'10"E  
28.06'

R=793.00'  
L=36.45'  
Δ=2°38'02"  
Ch=N7°34'10"W  
36.45'

20' EID ESMT PER  
2741-OR-46

JOHNSTON, MARY  
PARCEL 3  
45-PM-10  
APN 069:101:86

N16°58'51"E  
55.59'

S20°43'10"W  
78.28'

N46°26'34"E  
11.61'

S80°49'53"W  
13.92'

GREEN VALLEY RD.

NORTH SHINGLE RD.



SCALE : 1" = 40'

Drawing Name: C:\Civil 3D Projects\7X109 Tennessee Creek\CADD Files\RW\069-101-86-RW.dwg, Layout Tab: Model, Last Saved: Mon, 19 May 2008 - 10:06am, DHaynes

RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:

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 Grant Deed dated \_\_\_\_\_, 20\_\_, from **Mary L. Johnston, a single woman**, 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: 069-101-86

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: \_\_\_\_\_

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WHEN RECORDED RETURN TO:  
El Dorado County  
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330 Fair Lane  
Placerville, CA 95667  
APN: 069-101-86

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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, **Mary L. Johnston, a single woman**, 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: Mary L. Johnston, a single woman**

By: \_\_\_\_\_  
MARY L. JOHNSTON

**Notary Acknowledgements Follow**

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

All that portion of Parcel 3, as said parcel is shown on the map recorded in Book 45 of Parcel Maps, at Page 10, 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 northerly boundary of said parcel, from which the northeast corner bears North 69°56'24" East (cite North 70°41'55" East) 15.28 feet; **thence from said point of beginning** along said boundary South 69°56'24" West (cite South 70°41'55" West) 22.58 feet; thence leaving said boundary South 06°10'29" East 31.01 feet; thence South 08°14'38" West 45.42 feet; thence South 56°19'24" West 16.79 feet; thence South 69°45'57" West 81.51 feet; thence South 57°18'48" West 40.46 feet; thence South 40°11'52" West 34.34 feet to the southerly boundary; thence along said boundary the following 3 courses: 1) South 52°06'36" East (cite South 51°22'30" East) 4.31 feet to the beginning of a 189.98 foot radius non-tangent curve to the right; 2) northeasterly along said curve an arc distance of 140.05 feet, through a central angle of 42°14'18", and subtended by a chord which bears North 59°25'56" East 136.90 feet; 3) North 80°49'53" East (cite North 80°54'50" East) 30.32 feet to the new westerly right-of-way line of Green Valley Road; thence along said new right-of-way the following 3 courses: 1) North 46°26'34" East 11.61 feet; 2) North 16°58'51" East 55.59 feet to the beginning of a 793.00 foot radius non-tangent curve to the right; 3) northerly along said curve an arc distance of 36.45 feet, through a central angle of 02°38'02", and subtended by a chord which bears North 07°34'10" West 36.45 feet to the point of beginning, containing 0.057 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.



6-12-08



EXHIBIT 'B'

GREEN VALLEY ROAD



SCALE : 1" = 40'

EXISTING R/W LINE

PROPOSED NEW R/W LINE

20' EID ESMT PER 2741-OR-46

POINT OF BEGINNING (TIE)

S69°56'24"W  
22.58'

N69°56'24"E  
15.28'

R=793.00'  
L=36.45'  
Δ=2°38'02"  
Ch=N7°34'10"W  
36.45'

S6°10'29"E  
31.01'

S8°14'38"W  
45.42'

N16°58'51"E  
55.59'

JOHNSTON, MARY  
PARCEL 3  
45-PM-10  
APN 069-101-86

S56°19'24"W  
16.79'

S69°45'57"W  
81.51'

N46°26'34"E  
11.61'

SLOPE ESMT. LINE

S57°18'48"W  
40.46'

N80°49'53"E  
30.32'

GREEN VALLEY ROAD

S40°11'52"W  
34.34'

R=189.98'  
L=140.05'  
Δ=42°14'18"  
Ch=N59°25'55"E  
136.90'

S52°06'36"E  
4.31'

15' WIDE TRAIL ESMT.

EXISTING R/W LINE

C:\projects\7709 Tennessee Creek\CADD Files\RW\069-101-86-SE.dwg, Layout Tab: EXHIBIT, Last Saved: Wed, 26 Aug 2009 - 10:11am, DHaynes

RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:

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 \_\_\_\_\_, 20\_\_, from **Mary L. Johnston, a single woman,** 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: 069-101-86

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: \_\_\_\_\_

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
County of El Dorado  
Department of Transportation  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667  
APN: 069-101-86

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

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

## TEMPORARY CONSTRUCTION EASEMENT

**Mary L. Johnston, a single woman**, 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 \$284.00 (Two-Hundred Eighty-Four-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 \$11.25 (Eleven Dollars and 25/100, 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.

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.

**GRANTOR: Mary L. Johnston, a single woman**

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

By: \_\_\_\_\_  
MARY L. JOHNSTON

**Notary Acknowledgements Follow**

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

All that portion of Parcel 3, as said parcel is shown on the map recorded in Book 45 of Parcel Maps, at Page 10, 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 northerly boundary of said parcel, from which the northeast corner bears North 69°56'24" East (cite North 70°41'55" East) 37.86 feet; **thence from said point of beginning** and leaving said boundary the following 6 courses: 1) South 06°10'29" East 31.01 feet; 2) South 08°14'38" West 45.42 feet; 3) South 56°19'24" West 16.79 feet; 4) South 69°45'57" West 81.51 feet; 5) South 57°18'48" West 40.46 feet; 6) South 40°11'52" West 34.34 feet to the existing northwesterly right-of-way line of Green Valley Road; thence along said right-of-way line North 52°06'36" West (cite North 51°22'30" West) 5.69 feet; thence leaving said right-of-way line the following 6 courses: 1) North 33°22'24" East 36.33 feet; 2) North 57°18'48" East 43.06 feet; 3) North 69°45'57" East 81.42 feet; 4) North 56°19'24" East 11.15 feet; 5) North 08°14'38" East 39.69 feet; 6) North 06°10'29" West 27.28 feet to the aforementioned northerly boundary; thence along said boundary North 69°56'24" East 10.30 feet to the point of beginning, containing 0.054 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.



10-26-09

EXHIBIT 'B'

GREEN VALLEY ROAD



SCALE : 1" = 40'

EXISTING R/W LINE

PROPOSED NEW R/W LINE

20' EID ESMT PER 2741-OR-46

POINT OF BEGINNING

(TIE)

N69°56'24"E  
10.30'

N69°56'24"E  
37.86'

N6°10'29"W  
27.28'

S6°10'29"E  
31.01'

N8°14'38"E  
39.69'

N56°19'24"E  
11.15'

S8°14'38"W  
45.42'

JOHNSON, MARY  
PARCEL 3  
45-PM-10  
APN 069-101-86

N69°45'57"E  
81.42'

N57°18'48"E  
43.06'

S69°45'57"W  
81.51'

S56°19'24"W  
16.79'

PROPOSED SLOPE ESMT. LINE

N33°22'24"E  
36.33'

S57°18'48"W  
40.46'

S40°11'52"W  
34.34'

N52°06'36"W  
4.31'

ROAD

15' WIDE TRAIL ESMT.

EXISTING R/W LINE

GREEN VALLEY ROAD

Projects\709 Tennessee Creek\CAOD Files\RW\069-101-86-FCE.dwg, Layout Tab: EXHIBIT, Last Saved: Mon, 03 Nov 2008 - 9:38am, D:\royne

RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:

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 Temporary Construction Easement dated \_\_\_\_\_, 20\_\_, from **Mary L. Johnston, a single woman**, 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: 069-101-86

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: \_\_\_\_\_