

**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: 051-250-055
Seller: Dawson Family Trust
Project: 72334

Mail Tax Statements to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 27383

Above section for Recorder's use

GRANT OF SLOPE AND DRAINAGE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Philip J. Dawson and Christine Dawson, Trustees of The Phil & Chris Dawson Family Trust, dated July 31, 2012**, 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 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 'A2' and depicted in Exhibit 'B2' 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 9 day of Oct, 2020.

GRANTOR: Philip J. Dawson and Christine Dawson, Trustees of The Phil & Chris Dawson Family Trust, dated July 31, 2012


Philip J. Dawson, Trustee


Christine Dawson, Trustee

(All signatures must be acknowledged by a Notary Public)

EXHIBIT 'A2'

All that certain real property situate in the Southwest Quarter of Section 19, Township 10 North, Range 11 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of the parcel described in that document no. 2012-0044730 filed in the Official Records of El Dorado County and as shown as Tract 1 on that certain Record of Survey filed in Book 28 of Surveys, Page 38 more particularly described as follows:

AREA 1:

COMMENCING at the Southeast corner of said parcel; thence along the southeasterly line of said parcel South 62°41'11" West, 274.84 feet to the TRUE POINT OF BEGINNING; thence continuing along said southeasterly line South 62°41'11" West, 63.07 feet; thence leaving said southeasterly line North 84°02'49" West, 173.62 feet to the northwesterly line of said parcel; thence along said northwesterly line North 45°38'07" East, 44.95 feet; thence leaving said northwesterly line South 84°02'49" East, 197.65 feet to the TRUE POINT OF BEGINNING. Containing 6,422 square feet (0.15 acres) more or less.

TOGETHER WITH:

AREA 2:

BEGINNING at the Southeast corner of said parcel; thence along the southeasterly line of said parcel South 62°41'11" West, 51.01 feet; thence leaving said southeasterly line North 14°46'54" East, 42.72 feet to the beginning of a non-tangent curve concave westerly, said curve has a radius of 951.38 feet; thence northerly along said curve through a central angle of 4°29'55" an arc distance of 74.70 feet, said curve being subtended by a chord which bears North 14°25'04" West, 74.68 feet; thence North 16°40'01" West, 116.28 feet; thence South 63°39'25" East, 35.15 feet to the easterly line of said parcel; thence along said easterly line South 16°26'02" East, 193.95 feet to the POINT OF BEGINNING. Containing 5,801 square feet (0.13 acres) more or less.

-End of Description-

See Exhibit 'B2' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid North and is identical to that shown on that certain Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said parcel as easements for 1) slope and drainage purposes and 2) public utilities purposes.

Joe Neely

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



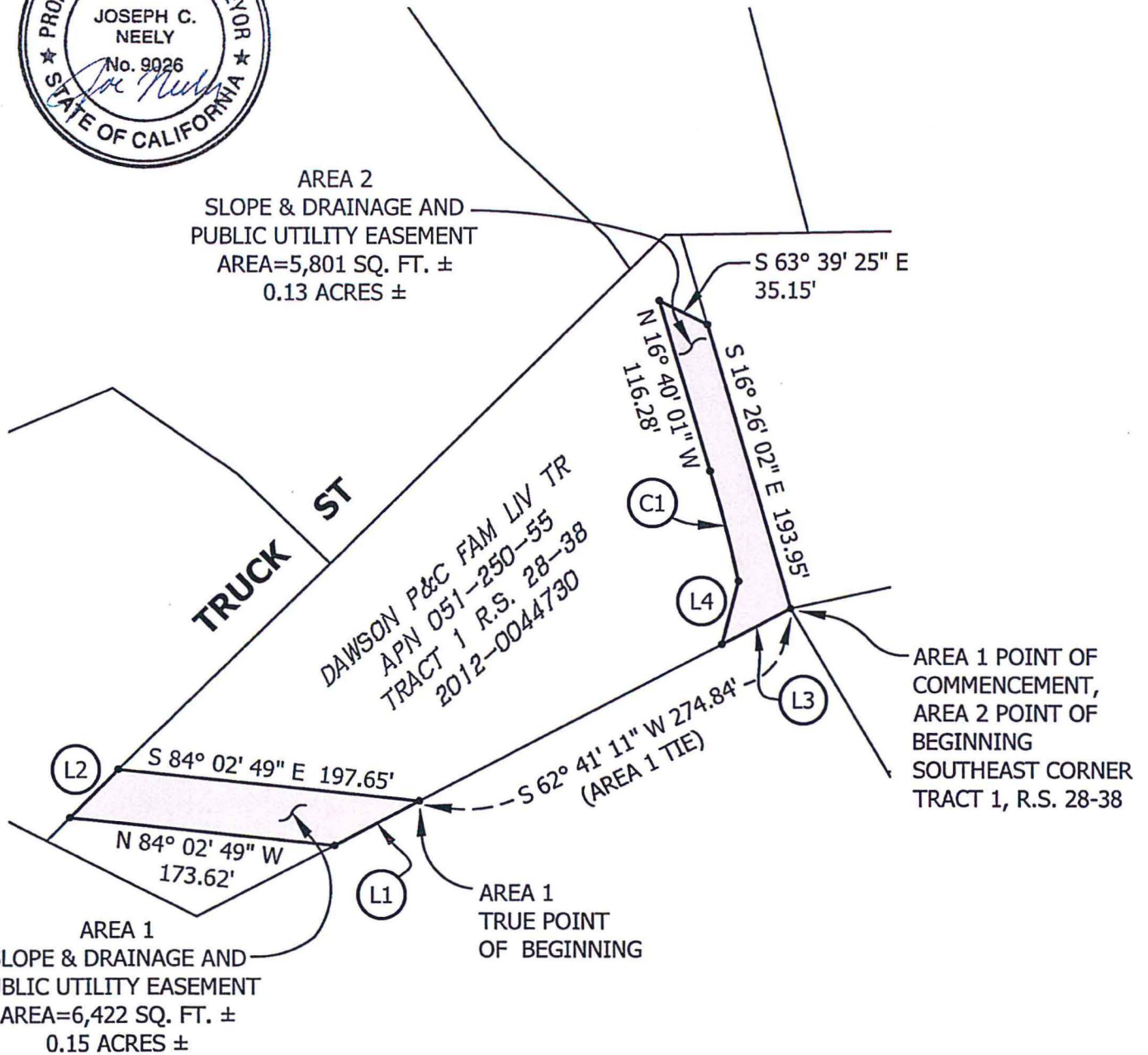
Date: 10/24/19

EXHIBIT 'B2'

Situate in Section 19, T. 10 N., R. 11 E., M.D.M.
County of El Dorado, State of California



AREA 2
SLOPE & DRAINAGE AND
PUBLIC UTILITY EASEMENT
AREA=5,801 SQ. FT. ±
0.13 ACRES ±



AREA 1
SLOPE & DRAINAGE AND
PUBLIC UTILITY EASEMENT
AREA=6,422 SQ. FT. ±
0.15 ACRES ±

AREA 1
TRUE POINT
OF BEGINNING

AREA 1 POINT OF
COMMENCEMENT,
AREA 2 POINT OF
BEGINNING
SOUTHEAST CORNER
TRACT 1, R.S. 28-38

(L1) S 62° 41' 11" W 63.07'

(C1) R=951.38' Δ=04° 29' 55" L=74.70'
CH=N 14° 25' 04" W 74.68'

(L2) N 45° 38' 07" E 44.95'

(L3) S 62° 41' 11" W 51.01'

(L4) N 14° 46' 54" E 42.72'



Grid North
Scale 1"=100'

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 10/9/2020 before me, Kyle Lassner Notary Public,

Date

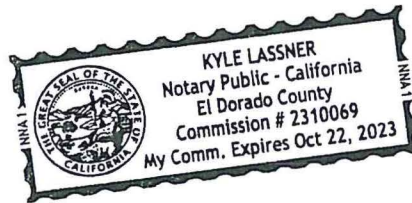
(here insert name and title of the officer)

personally appeared Philip J. Dawson & Christine Dawson

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

Grant of Slope and

Title or Type of Document: Drainage Easement Number of Pages: 4

Document Date: 10/9/2020 Other: n/a

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

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

APN: 051-250-055
Seller: Dawson Family Trust
Project #: 72334

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Slope and Drainage Easement dated October 9th, 2020, from Philip J. Dawson and Christine Dawson, Trustees of The Phil & Chris Dawson Family Trust, dated July 31, 2012, 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: 051-250-055

Dated this _____ day of _____, 20____.

COUNTY OF EL DORADO

By: _____
Brian K. Veerkamp, Chair
Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

By: _____
Deputy Clerk