

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

The County of Nevada
950 Maidu Ave.
Nevada City, CA 95959

Affects APN's 04-200-07 &
04-140-67

(Space above for Recorder's use only.)

EASEMENT DEED

The undersigned GRANTOR declares that the Documentary Transfer Tax is \$0.00:


- computed on full value of property conveyed; or
 computed on full value less value of liens or encumbrances at time of sale; or
 unincorporated area of Nevada County.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Eden Ranch Homeowners Association, Inc., hereby GRANTS a non-exclusive easement for private access purposes, including installation and maintenance thereof across portions of Lot "C" as shown on Final Map No. 97-01, recorded in Book 8 of Subdivisions, Page 62; Official Records of Nevada County for the benefit of that parcel of land owned by the County of Nevada and described in that deed recorded as document no. 2009-024659, O.R.N.C., including successor's and/or assigns.

Said easement is situated in the unincorporated County of Nevada, State of California, as described in EXHIBIT "A" and shown on supporting EXHIBIT "B" attached hereto and made a part hereof.

GRANTOR: Eden Ranch Homeowners Association, Inc.

By:


(Signature)

Sheralyn J. Ilg
(Printed Name)

ERHA Board President
(Title)

“EXHIBIT A”

Description of an easement across portions of Lot “C” as shown on that Final Map No. 97-01 for Eden Ranch – Unit No. 1, recorded in Book 8 of Subdivisions, Page 62, Official Records of Nevada County; said easement is across a portion of the N. ½ Section 11, Township 16 North, Range 8 East, Mount Diablo Meridian, in the County of Nevada, State of California and being more particularly described as follows:


Beginning at a point on the southeasterly line of that parcel of land owned by the County of Nevada, recorded in deed as document no. 09-024659, Official Records of Nevada County from which the southerly corner of said parcel bears South 44°44’55” West, 117.90 feet; thence along the southeasterly line of said County of Nevada parcel the following course North 44°44’55” East, 51.49 feet; thence South 59°03’07” East, 95.34 feet; thence North 06°48’54” East, 38.92 feet; thence along the arc of a curve to the right having a radius of 325.00 feet, a delta angle of 37°56’01” and an arc length of 215.17 feet; thence along the southeasterly line of said parcel of land owned by the County of Nevada and the westerly line of said Lot “C” per Eden Ranch – Unit No. 1 Final Map, recorded in Book 8 of Subdivisions, Page 62, Official Records of Nevada County North 44°44’55” East, 142.75 feet; thence North 44°40’00” East, 10.00 feet to the southerly line of State Route Hwy. 49; thence along the southerly line State Route Hwy. 49 the following course South 45°20’00” East, 50.01 feet to the northeast corner of Area “B” as shown on Eden Ranch – Unit No. 1 Final Map recorded in Book 8 of Subdivisions, Page 62, Official Records of Nevada County; thence along the easterly line of said Area “B” the following three (3) courses; (1) South 44°44’55” West, 152.82 feet; (2) thence along the arc of a curve to the left, having a radius of 275.00 feet, a delta angle of 37°56’01” and an arc length of 182.07 feet; (3) thence South 06°48’54” West, 146.30 feet to the northerly right of way line of Oak Hollow Circle; thence from a tangent bearing of North 84°19’45” West along the arc of a curve to the left having a radius of 222.50 feet, a delta angle of 13°01’09” and an arc length of 50.56 feet along the northerly right of way line of Oak Hollow Circle; thence leaving the northerly right of way line of Oak Hollow Circle North 06°48’54” East, 59.31 feet; thence North 59°03’07” West, 130.02 feet to the **True Point of Beginning**.

The herein described portion covers 30,638 sq. ft., more or less.

Affects a portion of APN 04-200-07 for the benefit of A.P.N. 04-140-67.

Said easement is shown on Exhibit “B” attached hereto and made a part hereof.

This description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

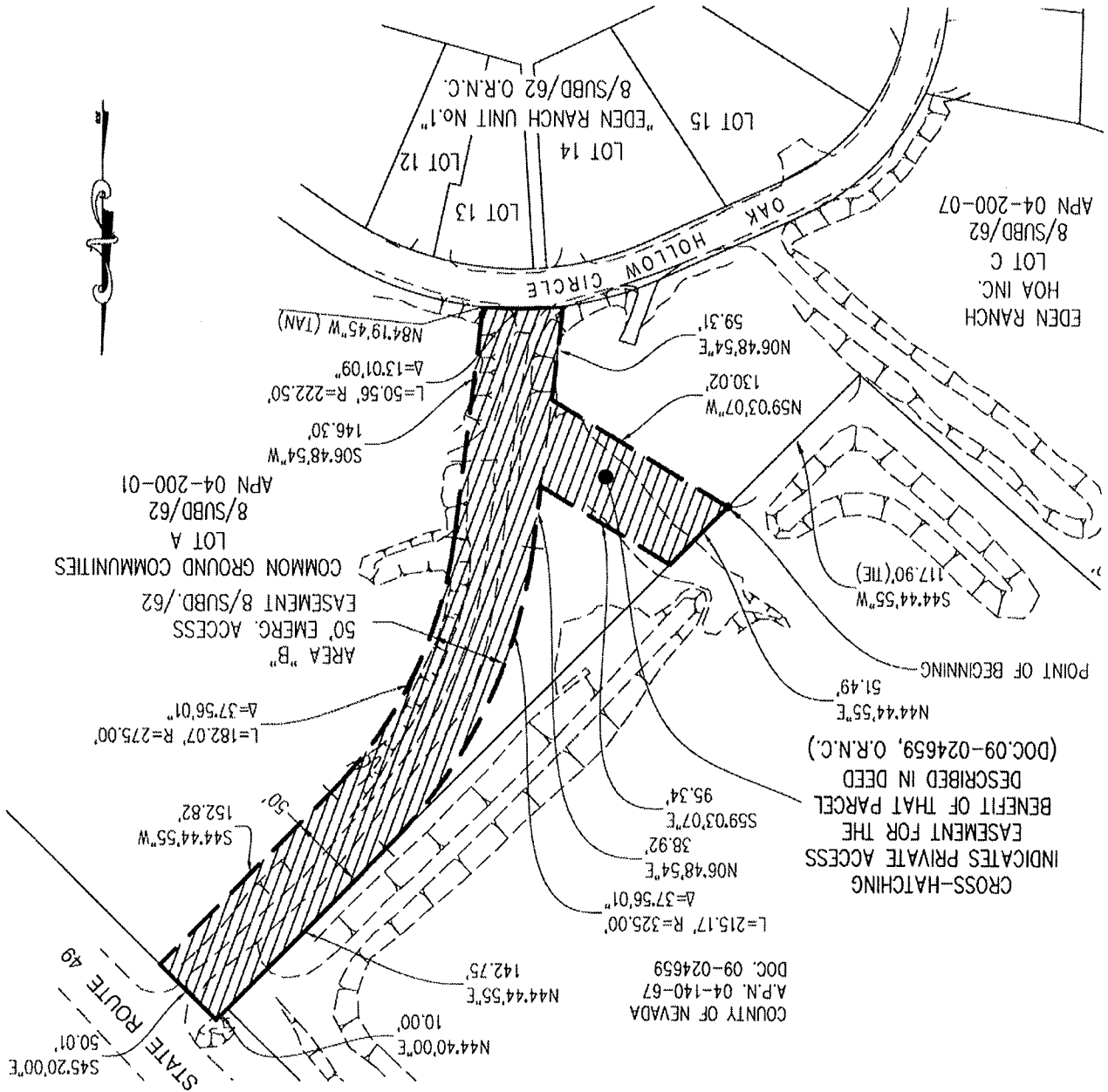

Martin D. Wood 4-28-16
LS 8321 Date



SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
T 530.272.5841 / F 530.272.5880

EXHIBIT "B"

BEING A PORTION OF THE N $\frac{1}{2}$ OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 8 EAST, M.D.B. AND M. IN THE COUNTY OF NEVADA
 APRIL 28, 2016
 SCALE: 1"=100'



CROSS-HATCHING INDICATES PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF THAT PARCEL DESCRIBED IN DEED (DOC. 09-024659, O.R.N.C.)

POINT OF BEGINNING
 51.49'
 N44°44'55"E

COUNTY OF NEVADA
 A.P.N. 04-140-67
 DOC. 09-024659

L=215.17' R=325.00'
 Δ=37°56'01"

N06°48'54"E
 Δ=37°56'01"

S59°03'07"E
 95.34'

L=182.07' R=275.00'
 Δ=37°56'01"

S44°44'55"W
 152.82'

AREA "B"
 50' EMERG. ACCESS EASEMENT 8/SUBD./62
 COMMON GROUND COMMUNITIES
 LOT A
 8/SUBD./62
 APN 04-200-01

S06°48'54"W
 146.30'

L=50.56' R=222.50'
 Δ=13°01'09"

N84°19'45"W (TAN)

N06°48'54"E
 59.31'

N59°03'07"W
 130.02'

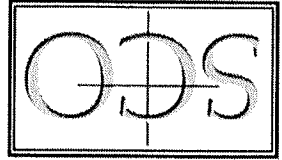
S44°44'55"W
 117.90'(TIE)

EDEN RANCH
 HOA INC.
 LOT C
 8/SUBD./62
 APN 04-200-07

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS IDENTICAL TO THAT FINAL MAP RECORDED IN BOOK 8 OF PARCEL SUBDIVISIONS AT PAGE 62, O.R.N.C.

PLANNING
 ENGINEERING
 & SURVEYING



ACCEPTANCE

This is to certify that the interest in real property conveyed by this document to the County of Nevada is hereby accepted by the undersigned on behalf of the Nevada County Board of Supervisors pursuant to authority conferred by Resolution No. _____ of said Board adopted on _____, 2016.

Dated: _____, 2016

COUNTY OF NEVADA

By: _____
Honorable Dan Miller
Chair, Board of Directors