

RECORDING REQUESTED BY:
Public Works Department
County of San Luis Obispo
County Government Center, Room 207
San Luis Obispo, CA 93408

WHEN RECORDED RETURN TO:
County Clerk
County of San Luis Obispo
1055 Monterey St, Room D120
San Luis Obispo, CA 93408

APN: 034-521-010 (portion)

No recording fee per Government Code #6103
No Documentary Transfer Tax per Revenue and
Taxation Code #11922

PUBLIC ROAD AND SLOPE EASEMENT DEED
(Parcel 11-14)

THIS INDENTURE, made this ____ day of _____, 2012, by CONNIE M. BAXTER AND JEFFREY V. BAXTER, TRUSTEES OF THE BAXTER FAMILY TRUST DATED JANUARY 31, 2007, hereinafter referred to as "Grantor", and the COUNTY OF SAN LUIS OBISPO, a political subdivision of the State of California, hereinafter referred to as "County":

WITNESSETH:

That Grantor, for a valuable consideration, receipt of which is hereby acknowledged, does hereby grant unto County, its successors and assigns, an easement and right of way for public road and slope purposes including, but not limited to, the right to lay, construct, repair, maintain, operate, renew and replace roadway improvements, water collection and drainage systems, public utility facilities and appurtenances incidental thereto over, upon, and under that certain real property situate in the County of San Luis Obispo, State of California, described as follows:

see EXHIBIT "A", attached hereto and made a part hereof.

The easement granted herein includes the right to maintain slopes and ditches; plant and maintain grass, plants, or shrubs within the easement area for soil erosion purposes. Additionally, Grantor does hereby further grant to County, its successors and assigns, the necessary rights of entry to and from the hereinabove described property over existing roadways and pathways for operation of said easement.

The consideration hereinabove recited shall constitute payment in full for any damages to the remaining property of the Grantor, their successors and assigns, by reason of the construction, reconstruction, operation, repair and maintenance of said improvements referred to herein.

The provisions hereof shall inure to the benefit of the County, its successors and assigns,

and shall bind the heirs, executors, administrators, assigns and successors in interest of the respective parties hereto, and all covenants shall apply to and run with the above described property.

IN WITNESS WHEREOF, Grantor has hereunto set his hand the day and year first above written.

(As used above the term "GRANTOR" shall include the plural as well as the singular number and the word "his" shall include the feminine gender as the case may be.)

CONNIE M. BAXTER AND JEFFREY V. BAXTER, TRUSTEES OF THE BAXTER FAMILY TRUST DATED JANUARY 31, 2007, GRANTOR

By: Connie M. Baxter
Connie M. Baxter, Trustee

By: Jeffrey V. Baxter
Jeffrey V. Baxter, Trustee

ACKNOWLEDGMENT

State of California
County of San Luis Obispo

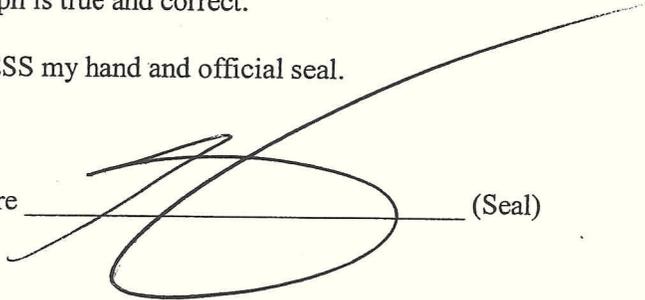
On March 27, 2012 before me, Cathy A. Springford, Notary Public,
(insert name of officer)

personally appeared Connie M. Baxter and Jeffrey V. Baxter, 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 _____ (Seal)



CERTIFICATE OF ACCEPTANCE

This is to certify that the **COUNTY OF SAN LUIS OBISPO**, grantee herein, hereby accepts for public purposes the real property, or interest therein, described in the foregoing Public Road and Slope Easement Deed dated _____, 2012, from Connie M. Baxter and Jeffrey V. Baxter, Trustees of the Baxter Family Trust dated January 31, 2007, Grantor herein, and consents to the recordation thereof.

In Witness Whereof, I have hereunto set my hand this ___ day of _____, 2012.

COUNTY OF SAN LUIS OBISPO

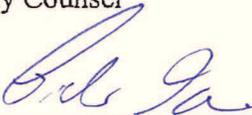
Chairperson of the Board of Supervisors
County of San Luis Obispo

ATTEST:
Julie L. Rodewald County Clerk-Recorder
County of San Luis Obispo

Deputy Clerk

APPROVED AS TO FORM AND LEGAL EFFECT:

WARREN R. JENSEN
County Counsel

By: 
Deputy County Counsel

Dated: _____ 4/12/2012

ACKNOWLEDGMENT

State of California
County of San Luis Obispo

On _____ before me, _____, Notary Public,
(insert name of officer)

personally appeared _____,
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 _____ (Seal)

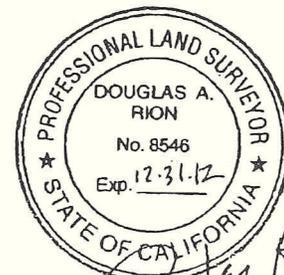
Co. Rd. 4083
ptn 034-521-010
Baxter

PARCEL 1

A portion of Parcel 1 of Parcel Map CO 76-507 filed in Book 24 of Parcel Maps at Page 45 in the Office of the Recorder of the County of San Luis Obispo, State of California being more particularly described as follows:

- 1) Commencing at a 5/8" rebar with plastic cap stamped LS 5812 shown as point 399 on the survey map filed in Book 102 at Page 10 of Records of Survey in said County said point being an angle point of the southwesterly line of the 40 foot wide road as shown the map of the Subdivision of Parts of the Ranchos La Asuncion and Atascadero according to the map filed in Book A at Page 1 of Maps, said road currently known as Templeton Road, county road number 4083, said point bears South 70° 20' 14" East 745.78 feet from a 5/8" rebar with plastic cap stamped LS 5812 as shown on said record of survey;
- 2) Thence North 60° 50' 11" East 69.29 feet to a point on the northeasterly right of way line of said road and the southeasterly terminus of the line described as "North 70° 10' 00" West 381.79 feet" in that certain right of way deed recorded in Book 705 at Page 413 of Official Records of said county;
- 3) Thence along said northeasterly right of way line North 70° 07' 33" West 309.43 feet to the true point of beginning;
- 4) Thence continuing along said right of way line North 70° 07' 33" West 118.78 feet;
- 5) Thence North 69° 19' 24" West 73.79 feet;
- 6) Thence leaving said right of way line South 84° 52' 43" East 82.56 feet;
- 7) Thence South 59° 03' 15" East 114.86 feet to the true point of beginning.

Area = 2127 sq. ft. more or less



Douglas A. Rion
1-24-2012

Co. Rd. 4083
ptn 034-521-010
Baxter

PARCEL 2

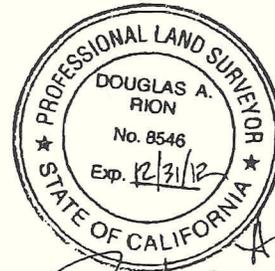
A portion of Parcel 1 of Parcel Map CO 76-507 filed in Book 24 of Parcel Maps at Page 45 in the Office of the Recorder of the County of San Luis Obispo, State of California being more particularly described as follows:

- 1) Commencing at a 5/8" rebar with plastic cap stamped LS 5812 shown as point 399 on the survey map filed in Book 102 at Page 10 of Records of Survey in said County said point being an angle point of the southwesterly line of the 40 foot wide road as shown the map of the Subdivision of Parts of the Ranchos La Asuncion and Atascadero according to the map filed in Book A at Page 1 of Maps, said road currently known as Templeton Road, county road number 4083, said point bears South 70° 20' 14" East 745.78 feet from a 5/8" rebar with plastic cap stamped LS 5812 as shown on said record of survey;
- 2) Thence North 60° 50' 11" East 69.29 feet to a point on the northeasterly right of way line of said road and the southeasterly terminus of the line described as "North 70° 10' 00" West 381.79 feet" in that certain right of way deed recorded in Book 705 at Page 413 of Official Records of said county;
- 3) Thence along said northeasterly right of way line North 70° 07' 33" West 309.43 feet;
- 4) Thence continuing along said right of way line North 69° 19' 24" West 207.02 feet to the true point of beginning;
- 5) Thence continuing along said right of way line North 69° 19' 24" West 64.88 feet to the beginning of a curve concave easterly with a radius of 95 feet;
- 6) Thence northwesterly and northerly along said curve through a central angle of 97°23'36" a distance of 161.48 feet to a non-tangent line being the easterly right of way line of said road per said map filed in Book A at Page 1 of Maps;
- 7) Thence along said right of way line North 44° 03' 10" East 30.00 feet;
- 8) Thence leaving said right of way line South 17°10'51" West 43.24 feet to a curve concave easterly with a radius of 80.00 feet;

- 9) Thence southerly and southeasterly along said curve through a central angle of 87°29'06" a distance of 122.15 feet;
- 10) Thence South 69° 19' 24" East 39.02 feet;
- 11) Thence South 39° 19' 24" East 30.00 feet to the true point of beginning.

Area = 3203 sq. ft. more or less
End of description

V:\County Surveyor\300386-Templeton Road Descriptions\034-521-010 Baxter.doc



Douglas A. Rion
1-25-2012

