

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: 043-093-006 (portion)

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

PUBLIC ROAD AND SLOPE EASEMENT DEED No. 12-14

THIS INDENTURE, made this ____ day of _____, 20__, by Charles Phifer and Beverly Phifer, Trustees of The Phifer Family Trust Dated Sep. 1, 1994, 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, roadway related 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 severance 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.)

Charles Phifer and Beverly Phifer, Trustees of The Phifer Family Trust Dated Sep. 1, 1994, GRANTOR(S)

By: *Charles Phifer*
**Charles Phifer, Trustee
of The Phifer Family Trust
Dated Sep. 1, 1994**

By: *Beverly Phifer*
**Beverly Phifer, Trustee
of The Phifer Family Trust
Dated Sep. 1, 1994**

ACKNOWLEDGMENT

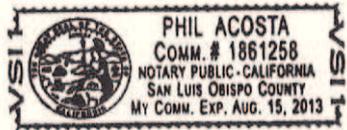
State of California
County of *San Luis Obispo*

On *January 18, 2013* before me, *Phil Acosta*, Notary Public
(insert name and title of the officer)

personally appeared *Charles Phifer and Beverly Phifer*, 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 *[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 _____, 20____, from Charles Phifer and Beverly Phifer, Trustees of The Phifer Family Trust Dated Sep. 1, 1994, Grantor herein, and consents to the recordation thereof.

In Witness Whereof, I have hereunto set my hand this ___ day of _____, 20____.

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: *Warren R. Jensen* Dated: 1/28/ 2013
Deputy County Counsel

V: PWA\zz La Panza Rd\Phifer Esmnt Deed

ACKNOWLEDGMENT

State of California
County of _____)

On _____ before me, _____, Notary Public
(insert name and title of the 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)

EXHIBIT A

LEGAL DESCRIPTION

PHIFER EASEMENT PARCEL

A portion of Lot 87 of the Subdivisions of the Huer Huero Rancho and adjacent lands surveyed May 1884, in the County of San Luis Obispo, State of California, according to the map filed for record in Book A at Page 110 of Maps in the Office of the County Recorder of said County, said portion lying southwesterly of the following described line:

Beginning at the corner common to Lot 44 and Lot 45 of Ramona Acres Units No. 1 and 2, in the said County of San Luis Obispo, according to the map recorded February 19, 1926 in Book 3 at Page 72 of Maps in the Office of the County Recorder of said County and on the southwesterly right of way line of La Panza Road, said corner being marked by a 1 ½ inch iron pipe tagged LS 3976 according to the Record of Survey map recorded June 29, 1983 in Book 45 at Page 31 of Licensed Surveys in the Office of the County Recorder of said County, said point bearing South 61°43'30" East 576.07 feet (S 61°57'00" E per said 45/LS/31) from a 1 ½ inch iron pipe tagged LS 3976 marking the intersection of the said southwesterly right of way line with the easterly side line of a 40 foot wide road as shown on said Record of Survey map;

Thence North 55°05'37" West 519.56 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 573.00 feet and to which beginning a radial line bears South 39°12'35" West;

Thence northwesterly 189.05 feet along said curve through a central angle of 18°54'13";

Thence North 27°31'57" West 1,902.14 feet;

Thence North 26°49'08" West 310.72 feet;

Thence North 63°19'08" East 5.81 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 59,843.00 feet and to which beginning a radial line bears South 63°19'08" West;

Thence northwesterly 681.80 feet along said curve through a central angle of 0°39'10";

Thence North 26°01'42" West 83.80 feet;

Thence North 26°32'09" West 585.62 feet;

Thence North 25°36'21" West 1,268.96 feet;

EXHIBIT A

Thence North 31°06'21" West 423.61 feet;

Thence North 29°36'25" West 169.43 feet;

Thence North 30°08'02" West 389.90 feet;

Thence North 15°13'43" East 71.13 feet to the beginning of a non-tangent curve concave to the north having a radius of 150.00 feet and to which beginning a radial line bears South 17°15'18" East;

Thence westerly 130.64 feet along said curve through a central angle of 49°53'57";

Thence North 61°05'47" West 919.68 feet to a ½ inch rebar capped LS 3877 marking the most northerly corner of Parcel 1 of CO-74-296 and on the said southwesterly right of way line, according to the Record of Survey map recorded June 6, 1978 in Book 31 at Page 53 of Licensed Surveys in the Office of the County Recorder of said County, said point bearing North 33°54'08" West 7,394.10 feet from the Point of Beginning.

Containing 7,628 square feet more or less.

The above described Parcel is graphically shown on the Overall and Phifer Easement Exhibits, consisting of three pages, attached hereto and made a part hereof.

END DESCRIPTION

Joseph T. Morris

Joseph T. Morris, PLS 6192 10/10/2012



EXHIBIT A

LEGEND

● = 1-1/2" IRON PIPE TAGGED
LS 3976 PER R UNLESS
NOTED OTHERWISE

R = 45/LS/31

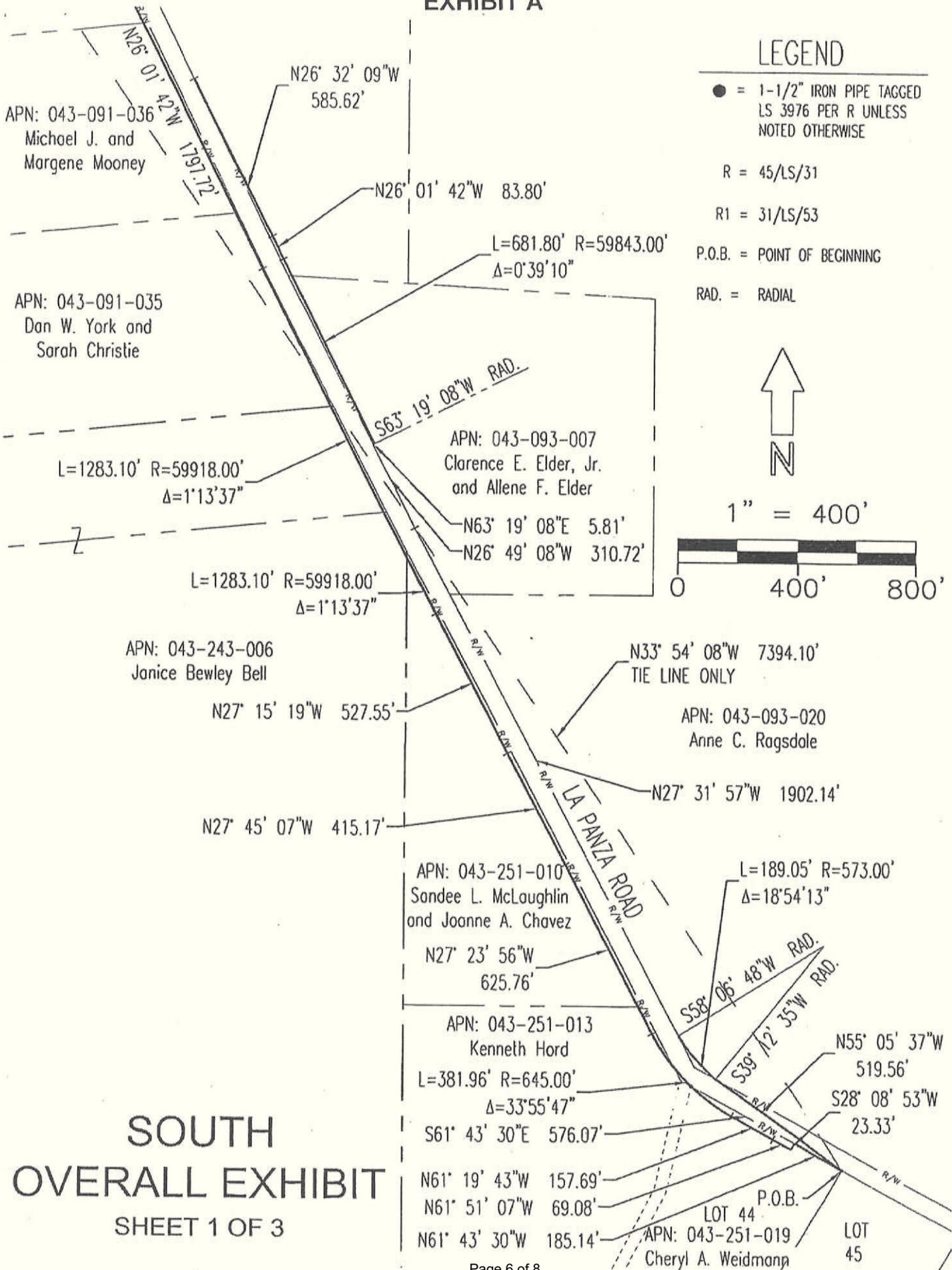
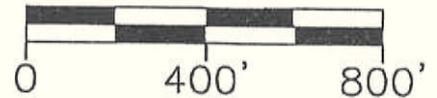
R1 = 31/LS/53

P.O.B. = POINT OF BEGINNING

RAD. = RADIAL

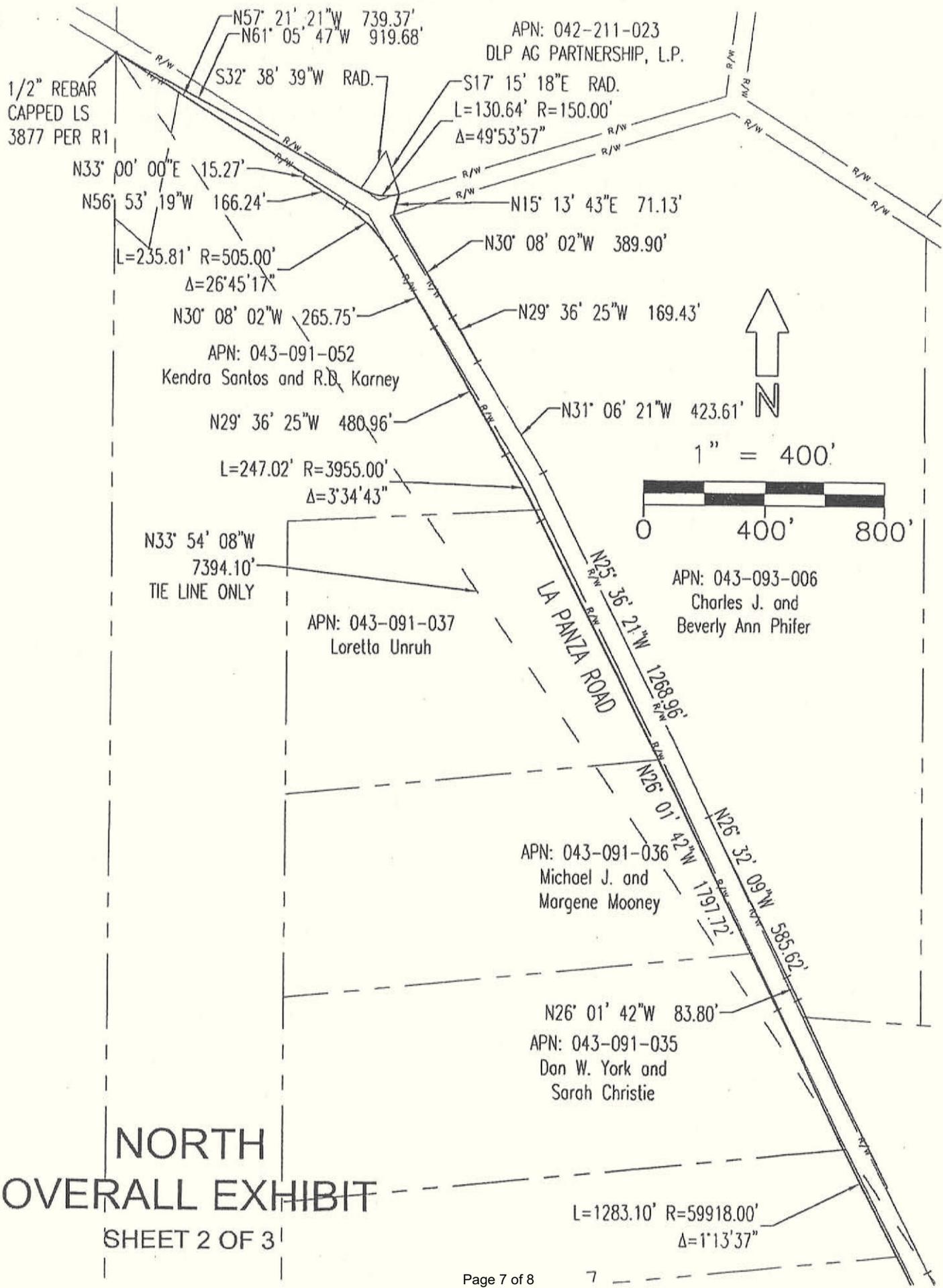


1" = 400'



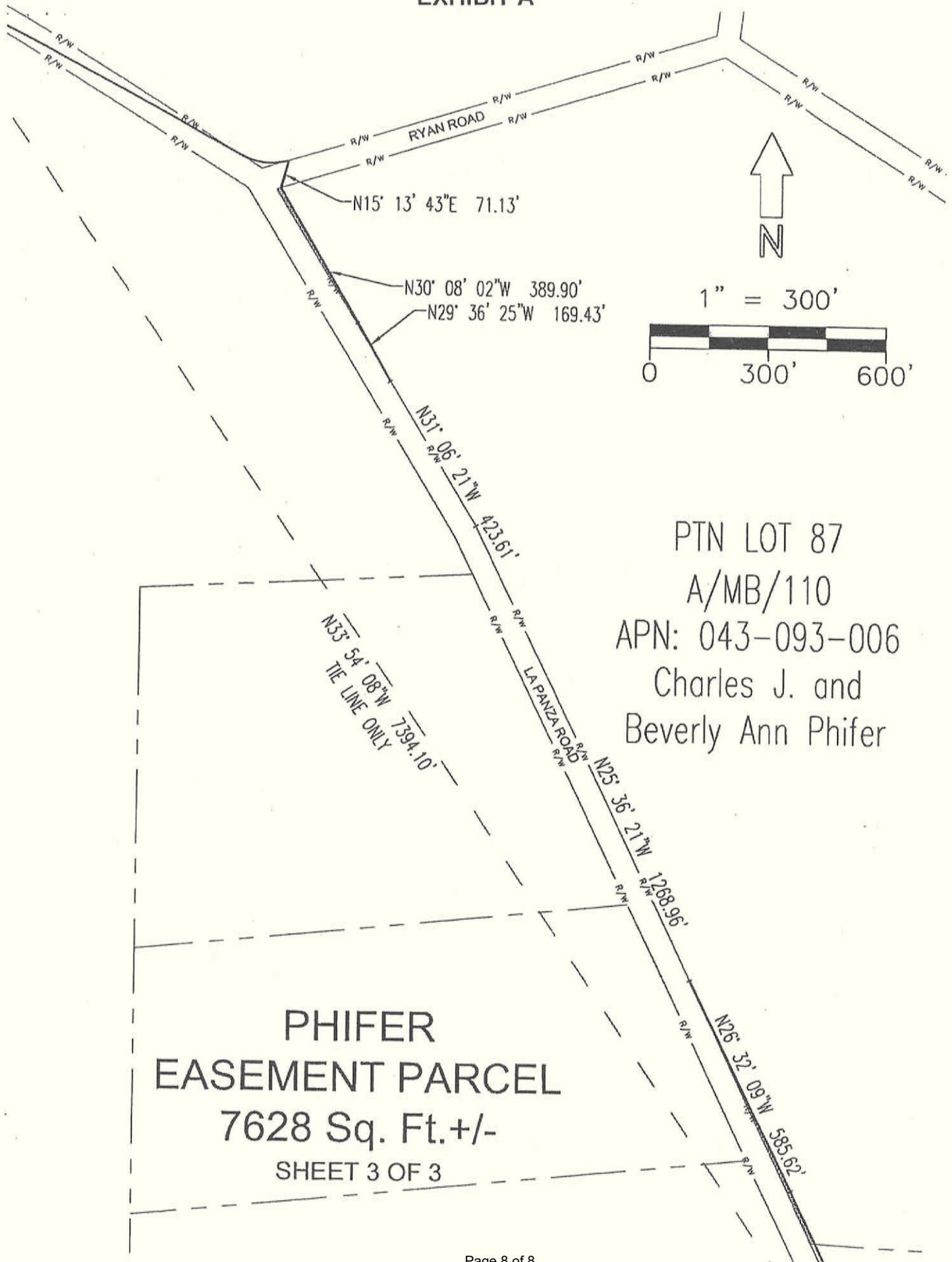
**SOUTH
OVERALL EXHIBIT
SHEET 1 OF 3**

EXHIBIT A



NORTH
OVERALL EXHIBIT
SHEET 2 OF 3

EXHIBIT A



PTN LOT 87

A/MB/110

APN: 043-093-006

Charles J. and
Beverly Ann Phifer

PHIFER
EASEMENT PARCEL

7628 Sq. Ft.+/-

SHEET 3 OF 3