

RECORDING REQUESTED BY
PATRICK J. MINTURN
RETURN TO:
SHASTA COUNTY
DEPARTMENT OF PUBLIC WORKS
1855 PLACER STREET
REDDING, CA 96001

NO FEE - COUNTY BUSINESS
GOVERNMENT CODE §-6103
AP NO. 027-060-062 (a portion)
PROJECT: Cove Rd Storm Damage Slide Repair (ROAD)

DPW NO. 7L002-2022-02

-----Space above this line for Recorder's use only-----
UNINCORPORATED AREA DTT = \$0 - R&T §11922

EASEMENT DEED

IN CONSIDERATION, receipt of which is hereby acknowledged,

SNOW MOUNTAIN HYDRO LLC, an Idaho Limited Liability Company, HEREBY GRANTS to the **COUNTY OF SHASTA**, a political subdivision of the State of California, a permanent easement for public purposes in, upon, over, under, across and along the following described real property situated in the South One-Half of Section 14, and the North One-Half of Section 23, Township 35 North, Range 1 West, M.D.B. & M., in the unincorporated area of County of Shasta, State of California, more particularly described in **EXHIBITS 'A' and 'B'**, attached hereto and made a part hereof.

SNOW MOUNTAIN HYDRO LLC, an Idaho Limited Liability Company
By: I W Energy Fund LLC, an Idaho Limited Liability Company (MEMBER/MANAGER)
By: Ida-West Acquisition Company, an Idaho corporation
(MEMBER and ADMINISTRATIVE AGENT)

By: 
DOUGLAS J. DOCKTER, PRESIDENT

Date 1-9-2023

By: I W One Percent LLC, an Idaho Limited Liability Company (MEMBER/MANAGER)
By: Ida-West Acquisition Company, an Idaho corporation
(MEMBER and ADMINISTRATIVE AGENT)

By: 
DOUGLAS J. DOCKTER, PRESIDENT

Date 1-9-2023

COUNTY OF SHASTA

STATE OF CALIFORNIA

EASEMENT DEED

(CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE, SECTION 27281)

**SNOW MOUNTAIN HYDRO LLC,
an Idaho Limited Liability Company**

TO

COUNTY OF SHASTA

(CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE, SECTION 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the deed or grant dated _____, from SNOW MOUNTAIN HYDRO LLC, an Idaho Limited Liability Company, to the COUNTY OF SHASTA, State of California, a governmental agency (a political subdivision of the State of California) is hereby accepted by order of the Board of Supervisors on _____, and the grantee hereby consents to the recordation thereof by its duly authorized officer.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2023.

MARY WILLIAMS
Acting Clerk of the Board of Supervisors

By _____
Deputy

Legal Description – Snow Mountain Hydro LLC

EXHIBIT "A"

All That real property situated in the South One-Half of Section 14 and the North One-Half of Section 23, Township 35 North, Range 3 West, M.D.B.&M., in the unincorporated territory of Shasta, State of California, as conveyed to Snow Mountain Hydro LLC, a corporation, in Official Records Document 1996-3488865, Shasta County Records, lying Westerly of the proposed centerline of construction for Cove Road, as shown on that certain Record of Survey for Cove Road filed April 13, 2022 in Book 60 of Land Surveys at Page 63, Shasta County Records, as shown on Exhibit "B" attached hereto and made a part thereof, said real property lying 30.00 feet Westerly and parallel of said centerline starting from Engineers Station "C" 10+00.00 to engineers station "C" 10+67.39; Thence all that real property lying 40.00 feet Southwesterly and parallel to said centerline from Engineers Station "C" 10+67.39 to Engineers Station "C" 13+07.42; Thence all that real property lying 30.00 feet Westerly and parallel to said centerline from Engineers Station "C" 13+07.42 to Engineers Station "C" 16+84.89; Thence all that real property lying 50.00 feet Southwesterly from and parallel to said centerline from Engineers Station "C" 16+84.89 to Engineers Station "C" 18+99.69; Thence all that real property lying 30.00 feet Southwesterly and parallel to said centerline from Engineers Station "C" 18+99.69 to Engineers Station "C" 20+98.82; Thence all that real property lying 40.00 feet Southwesterly and parallel to said centerline from Engineers Station "C" 20+98.82 to Engineers Station "C" 22+14.01; Thence all that real property lying 30.00 feet Southwesterly and parallel to said centerline from Engineers Station "C" 22+14.01 to Engineers Station "C" 23+59.14.

Being a portion of APN 027-060-062



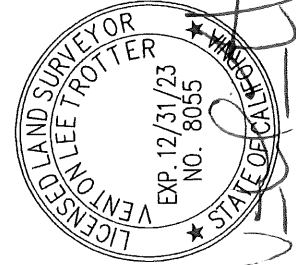
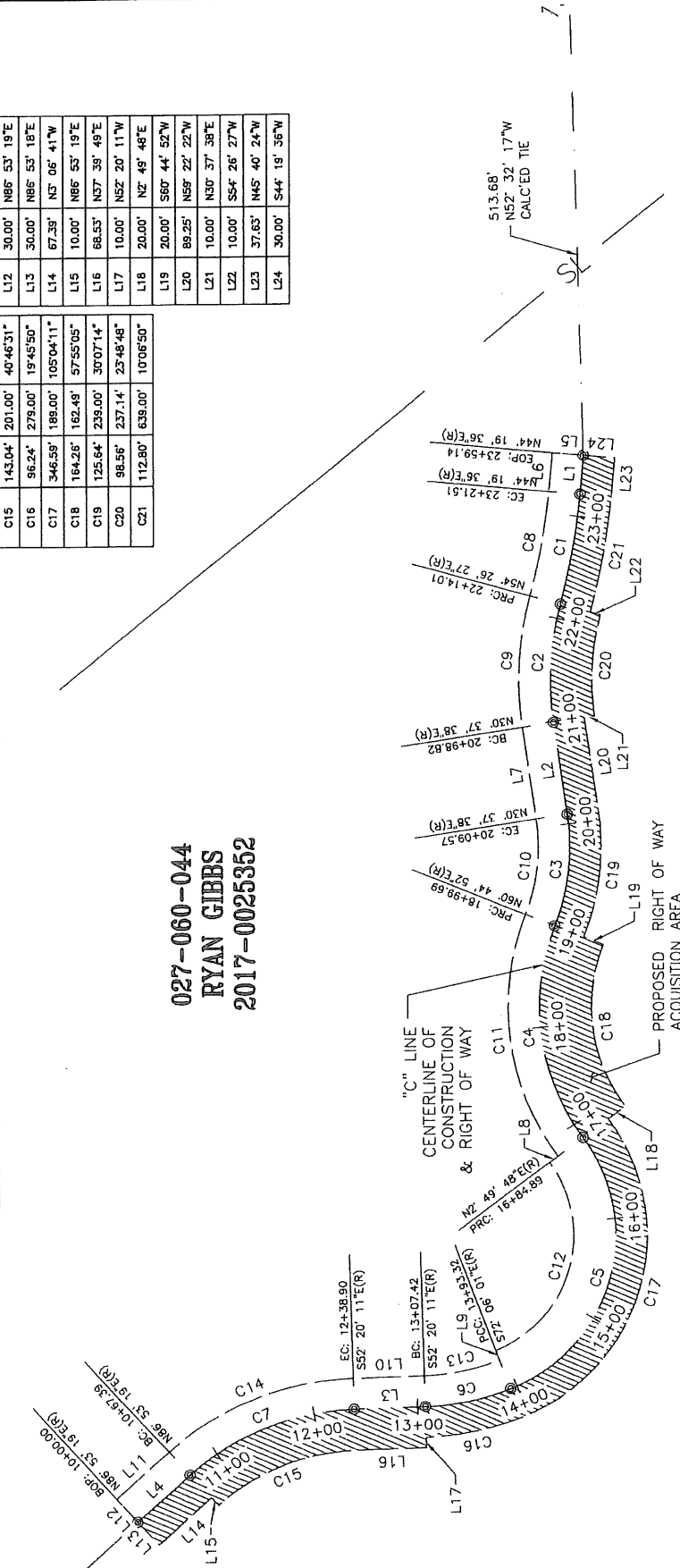
ALIGNMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	37.63'	S45° 40' 24"E
L2	89.25'	S59° 22' 22"E
L3	68.53'	S37° 39' 49"W
L4	67.39'	S3° 06' 41"E

ALIGNMENT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	107.50'	609.00'	10°06'50"
C2	115.19'	277.14'	23°48'48"
C3	109.87'	209.00'	30°07'14"
C4	214.80'	212.48'	57°55'05"
C5	291.58'	159.00'	105°04'11"
C6	85.89'	249.00'	19°45'50"
C7	171.51'	241.00'	40°46'31"

R/W CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C8	102.21'	579.00'	10°06'50"
C9	127.65'	307.14'	23°48'48"
C10	94.10'	179.00'	30°07'14"
C11	245.13'	242.48'	57°55'05"
C12	218.22'	119.00'	105°04'11"
C13	75.54'	219.00'	19°45'50"
C14	192.86'	271.00'	40°46'31"
C15	143.04'	201.00'	40°46'31"
C16	96.24'	279.00'	19°45'50"
C17	346.59'	189.00'	105°04'11"
C18	164.28'	162.48'	57°55'05"
C19	125.64'	239.00'	30°07'14"
C20	98.56'	237.14'	23°48'48"
C21	112.80'	639.00'	10°06'50"

R/W LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	30.00'	S44° 19' 37"W
L6	37.63'	S45° 40' 24"E
L7	89.25'	S59° 22' 22"E
L8	10.00'	S2° 49' 48"W
L9	10.00'	S72° 06' 01"E
L10	68.53'	S37° 39' 49"W
L11	67.39'	S3° 06' 41"E
L12	30.00'	N86° 53' 19"E
L13	30.00'	N86° 53' 18"E
L14	67.39'	N3° 06' 41"W
L15	10.00'	N86° 53' 19"E
L16	68.53'	N37° 39' 49"E
L17	10.00'	N52° 20' 11"W
L18	20.00'	N2° 49' 48"E
L19	20.00'	S60° 44' 52"W
L20	89.25'	N59° 22' 22"W
L21	10.00'	N30° 37' 38"E
L22	10.00'	S54° 26' 27"W
L23	37.63'	N45° 40' 24"W
L24	30.00'	S44° 19' 36"W

027-060-044
 RYAN GIBBS
 2017-0025352



SNOW MOUNTAIN HYDRO LLC
 APN 027-060-062
 1996 O.R. 3488865

SCALE 1"=150'

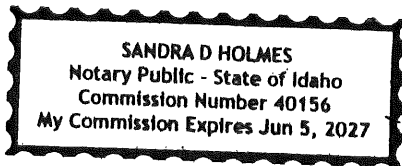
EXHIBIT "B"

ACKNOWLEDGMENT

STATE OF IDAHO)
 : ss.
County of Ada)

On the 9th day of January, 2023, before me, the undersigned Notary Public, personally appeared Douglas J. Dockter, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year as above written.



Sandra D. Holmes
Notary Public for Idaho

Residing at Boise, Id
Commission Expires: 6-5-2027