

Attachment 2

ATTACHMENT 2

Utility Easement Deed Agreement

APN 059-020-057

Recorded request by
and to be returned to:
County of Santa Barbara
General Services Department
Real Property Division

Will Call

1105 Santa Barbara St 2nd Flr
Santa Barbara CA 93101

**COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS**

No fee pursuant to Government Code § 27383
No Documentary Transfer Tax
Pursuant to Rev & Tax Code §11922

SPACE ABOVE THIS LINE FOR RECORDER'S USE
A.P.N. 059-020-057 (portion of)
Real Property Division #003937

<p>The undersigned grantor declares DOCUMENTARY TRANSFER TAX \$ _____ <input type="checkbox"/> computed on full value of property conveyed, or <input type="checkbox"/> computed on full value less liens and encumbrances remaining at the time of sale. <input checked="" type="checkbox"/> Unincorporated Area of Santa Barbara County</p>
--

EASEMENT DEED AGREEMENT
(UTILITY STORM DRAIN LINE EASEMENT)

COUNTY OF SANTA BARBARA, a political subdivision of the State of California, owner of all that real property in the unincorporated area of the County of Santa Barbara, State of California, commonly referred to as Assessor's Parcel Number: 059-020-057 (the "Property") referred to as COUNTY herein,

FOR A VALUABLE CONSIDERATION, DOES HEREBY GRANT TO

SANTA BARBARA PRESERVE, LLC, its successors and assigns (hereinafter referred to as "GRANTEE"), a non-exclusive underground utility storm drain line easement for (i) the present and future construction, reconstruction, operation, repair, and maintenance of a subsurface storm drain pipeline and with such surface and subsurface accessory parts and appurtenances thereto (collectively "Facilities") and (ii) pedestrian and vehicular ingress and egress across such portion of real property, as necessary for installing, constructing, re-constructing, operating, repairing, maintaining and replacing Facilities as may from time to time be deemed necessary by GRANTEE. The non-exclusive utility easement area containing approximately 654 sq.ft., situated in the County of Santa Barbara, State of California, legally described in Exhibit "A" and shown on Exhibit "B", attached hereto and incorporated herein by reference, shall hereafter be referred to as the "Utility Area".

GRANTEE agrees to indemnify, defend and hold harmless COUNTY and its officers, officials, employees, agents and volunteers from and against 1) any and all claims, actions, losses, damages, judgments and/or liabilities arising out of GRANTEE's use of this easement, including liability arising out of the acts, errors or omissions of any person or entity controlled by GRANTEE 2)

and for any costs or expenses (including but not limited to reasonable attorneys' fees) incurred by COUNTY on account of any claims, actions, losses, damages, judgments and/or liabilities arising out of GRANTEE's use of such easement, except where such indemnification is prohibited by law.

GRANTEE, their contractors, agents and employees shall be responsible for any and all permits and approvals required to construct, install, repair and maintain any utilities in the Utility Area.

In the event that it is necessary for GRANTEE to repair, maintain, or replace Facilities in the Utility Area, GRANTEE agrees to protect existing improvements in the Utility Area to the maximum extent feasible. If any improvements are damaged or removed by GRANTEE, its authorized agents, employees and contractors, they shall be restored or replaced by GRANTEE to as near the original condition as existed prior to repair, maintenance, or replacement of Facilities by GRANTEE and to the satisfaction of the COUNTY.

IN WITNESS WHEREOF, COUNTY and GRANTEE have executed this Easement Deed Agreement by their respective authorized representatives set forth below.

"COUNTY"
COUNTY OF SANTA BARBARA

Gregg Hart, Chair
Board of Supervisors

DATE: _____

"GRANTEE"
SANTA BARBARA PRESERVE, LLC
A California Limited Liability Company

By: Chadmar Santa Barbara Preserve LLC,
a California Limited Liability Company
Its Manager



Charles Robert Lande, Jr.
Vice President

DATE: 1/25/20

Exhibit A
Storm Drain Easement
(over APN 059-020-057)
Legal Description

That certain portion of Lot 17 of Tract No. 14,585 in the County of Santa Barbara, State of California, as shown on the map filed December 22, 2006 in Book 202, Pages 73 through 80, inclusive, of Maps, in the Office of the County Recorder of said County, more particularly described as follows:

BEGINNING at the corner common to Lots 17 and 18 of said Tract, said corner being on the easterly line of Via Gaitero, a public street 80.00 feet wide as shown on said Tract and also being the beginning of a curve, concave easterly and having a radial center which bears North 84°31'13" East 1960.15 feet, thence, along said curve and southerly line of Lot 17,

Northerly, through a central angle of 0°19'00" an arc distance of 10.83 feet to an angle point in said south line of Lot 17, being also the northeast corner of said Via Gaitero, 80.00 feet wide; thence, continuing along said south line,

South 89°25'43" West, a distance of 13.12 feet to a line parallel with and 21.00 feet easterly of the west line of said Lot 17; thence, along said parallel line,

North 3°49'36" East, a distance of 12.44 feet to the beginning of a curve, concave easterly and having a radius of 214.00 feet; thence, continuing along said parallel line and along said curve,

Northerly, through a central angle of 5°14'57" an arc distance of 19.61 feet; thence, leaving said parallel line,


South 37°53'18" East, a distance of 54.70 feet to a point on the south line of said Lot 17; thence, along said south line,

North 88°24'54" West, a distance of 22.51 feet to the Point of Beginning.

Containing 654 square feet, more or less.

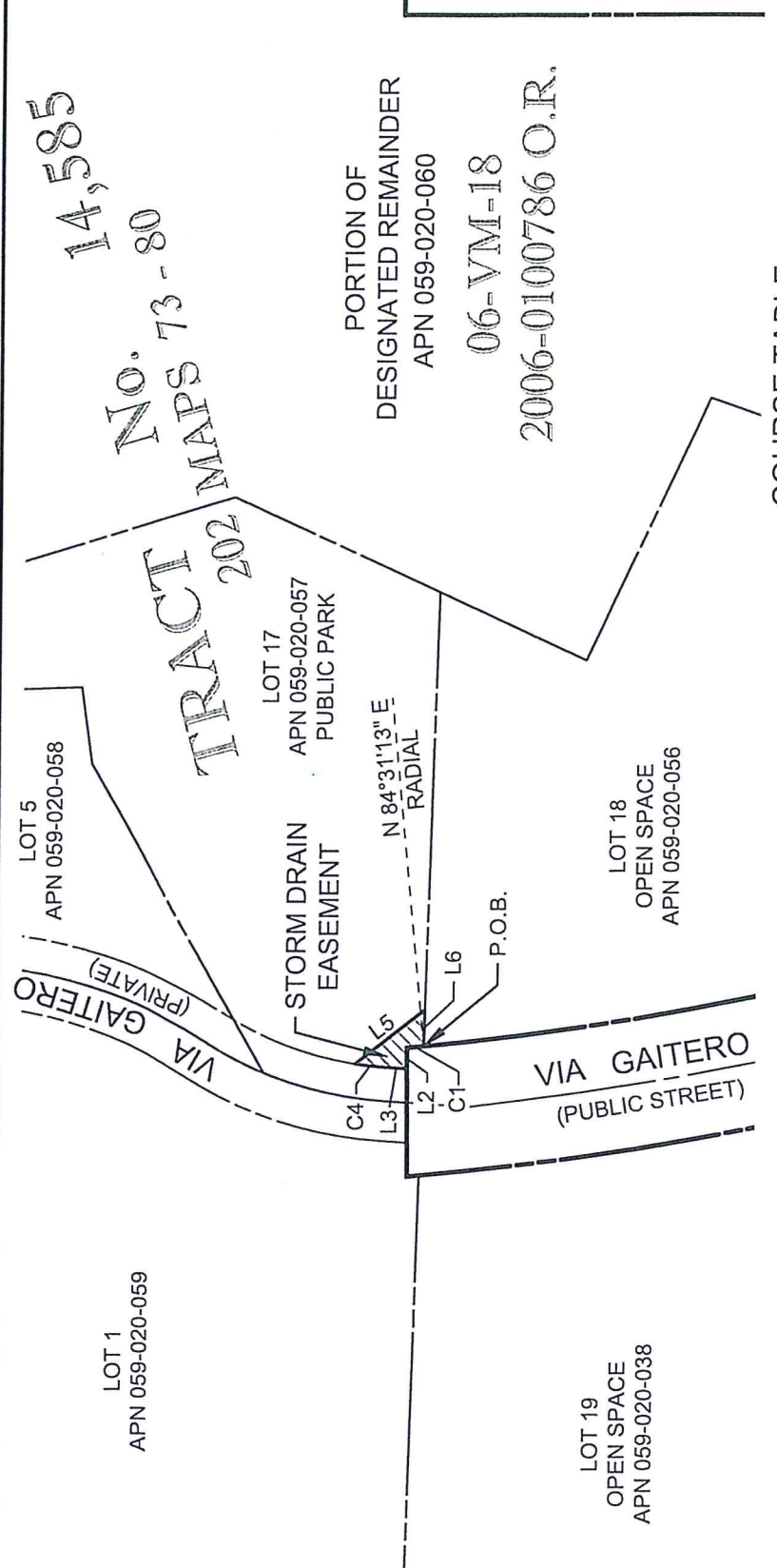
The legal description hereinabove described is graphically shown on Exhibit B and made a part hereof by reference.

Prepared by: Stantec
Under the direction of:



Kenneth J. Wilson, PLS 7911
June 22, 2020
PN 2064139400





14,585
No. 73 - 80
MAPS 202

PORCION OF
DESIGNATED REMAINDER
APN 059-020-060
06-VM-18
2006-0100786 O.R.

COURSE TABLE

C1	-	Δ = 0° 19' 00"	R = 1960.15	L = 10.83'
L2	-	S 89° 25' 43"	W	13.12'
L3	-	N 3° 49' 36"	E	12.44'
C4	-	Δ = 5° 14' 57"	R = 214.00	L = 19.61'
L5	-	S 37° 53' 18"	E	54.70'
L6	-	N 88° 24' 54"	W	22.51'

- LEGEND**
- P.O.B. - POINT OF BEGINNING
 - APN - ASSESSOR PARCEL NUMBER
 - O.R. - OFFICIAL RECORDS
 - VM - VOLUNTARY MERGER



111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

P.N. 2064139400 DWG: 2064139400-LOT-17_SD_ESMT.dwg

EXHIBIT B
STORM DRAIN EASEMENT
LOT 17 - TRACT No. 14,585
APN 059-020-057
COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA



SCALE: 1" = 100'

PLOT DATE: 6/22/2020

6-22-2020