

Recorded at request by  
and to be returned to:  
County of Santa Barbara  
General Services Department  
Office of Real Estate Services  
Will Call

COUNTY OF SANTA BARBARA  
OFFICIAL BUSINESS

No fee pursuant to  
Government Code §6103

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
A.P.N. 077-241-008 (portion of)  
District Project #SC8322  
General Service #003733

**EASEMENT DEED**  
**(PERMANENT ACCESS EASEMENT)**

SUSAN T. NEUMAN, a married woman, as her sole and separate property, LAUREN T. McEWEN, as her sole and separate property and SUSAN T. NEUMAN, Trustee of The Lauren T. McEwen Trust established July 2010, owners of all that real property in the City of Goleta, County of Santa Barbara, State of California, commonly known as 25 Carlo Drive, Goleta, California, and more particularly described as County Assessor's Parcel Numbers 077-241-008, as GRANTORS herein,

FOR A VALUABLE CONSIDERATION, DO HEREBY GRANT TO

SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a dependent special district, its successors and assigns, as GRANTEE herein, a permanent access easement and right-of-way in perpetuity for flood control purposes, in, on, over, under, along, and across a portion of the Property to provide access and for the excavation, removal, demolition, and alteration of facilities, vegetation and topography, and for the construction, reconstruction, replacement, repair, use and maintenance of various improvements as required for the Las Vegas and San Pedro Creeks Capacity Improvement Project, Transition Structure # SC8322, and subsequently for water flowage, flood control and all related purposes ("GRANTEE's Facilities"). The permanent access easement area containing approximately 289 sq.ft., granted hereby is more particularly described in Exhibit "A" and shown on Exhibit "B" attached hereto and incorporated herein by this reference.

GRANTORS and their successors in interest retain the right to use the access easement area except that within the access easement area, no permanent improvements, fences, vegetation or permanent encroachments of any kind can be erected or other use made which would interfere with the present or future surface and subsurface access rights granted herein.

GRANTEE shall have the right to clear or keep clear from the access easement area all buildings, structures and facilities which interfere with the use of the access easement area at the expense of

whoever is responsible for the installation of same. GRANTEE its successors, assigns, contractors and employees shall have the right, but not the obligation to maintain, trim and cut trees, shrubs, vegetation and roots, if any, as may endanger or interfere with the operation or use or access to the GRANTEE's Facilities within and above the access easement area, provided however that GRANTEE shall make the least injury and damage to the surface of the ground and vegetation as is reasonably practical and restore the surface of the ground and vegetation to as near the same condition as it was prior to the above referenced work as is practicable.

GRANTORS shall not disturb or damage GRANTEE's Facilities on the Property. In the event said facilities are disturbed or damaged by GRANTORS, their successors, assigns, designees, employees, or contractors, then GRANTORS shall immediately contact GRANTEE and shall repair or replace said facilities to GRANTEE'S satisfaction.

GRANTEE shall hold harmless and indemnify GRANTORS from and against any liability for personal injury or property damage caused by GRANTEES negligent activities on or adjacent to the access easement area, except to the extent caused by GRANTORS' negligence or contamination by harmful, hazardous and/or toxic materials caused by GRANTORS.

DATE: April \_\_\_\_, 2016

"GRANTORS"

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Susan T. Neuman

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Lauren T. McEwen

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Susan T. Neuman  
Trustee of The Lauren T. McEwen Trust  
established July 2010

APPROVED AS TO FORM:  
MICHAEL C. GHIZZONI  
COUNTY COUNSEL

By: \_\_\_\_\_  
Johannah L. Hartley  
Deputy County Counsel

## ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA            )  
  )  
COUNTY OF SANTA BARBARA    )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared Susan Neuman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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)



## ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA            )  
  )  
COUNTY OF SANTA BARBARA    )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared Susan Neuman, Trustee of The Lauren T. McEwen Trust, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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  
(Permanent Access Easement Legal Description)

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of land as described in the trustee's quitclaim deed to Susan T. Neuman, recorded October 13, 2010 as Instrument No. 2010-0057098 of Official Records, in the office of the County Recorder of said County.


Said portion of land is described as follows:

Beginning at the intersection of the northerly line of that portion of land described in the right of way grant deed to the County of Santa Barbara for public road purposes per Instrument No. 27943, Book 2285, Page 817 of Official Records with the easterly line of that portion of land described in an easement deed to the County of Santa Barbara for flood control purposes per Instrument No. 51768, Book 1966, Page 105 of Official Records in the office of the County Recorder of said County; thence,

- 1st along the northerly line of said right of way grant deed, N 83°38'00" E, 17.00 feet; thence,
- 2nd N 03°48'40" W, 17.00 feet; thence,
- 3rd S 83°38'00" W, 17.00 feet to a point on the easterly line of said easement for flood control purposes; thence,
- 4th along said easterly line S 03°48'40" E, 17.00 feet to the point of beginning.

Containing an area of 288.61 square feet more or less.

This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature:   
Shane C. Sobecki, PLS

Date: February 4, 2016



EXHIBIT "B"

CARLO DRIVE

HOLIDAY PARK UNIT ONE  
MAP BOOK 40 PAGE 63

APN 077-241-007

APN 077-233-006

EASEMENT FOR FLOOD  
CONTROL PURPOSES PER INST.  
NO. 51768, 1966/105 O.R.

TRACT NO. 10,051  
BOOK 52 PAGE 35

INSTRUMENT NO.  
2010-0057098 O.R.  
APN 077-241-008

APN 077-233-007

S3°48'40"E  
17.00'

S03°48'40"E

S83°38'00"W  
17.00'

N3°48'40"W  
17.00'

N83°38'00"E

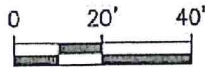
P.O.B.

N83°38'00"E  
17.00'

NORTHERLY LINE OF RIGHT OF  
WAY GRANT DEED FOR PUBLIC  
ROAD PURPOSES PER INST.  
NO. 27943, 2285/817 O.R.



CALLE REAL



SCALE: 1"=40'

Permanent Access Easement



**MNS**  
ENGINEERS INC  
4530 E. Thousand Oaks Blvd, Ste 101  
Westlake Village, CA 91362  
805.648.4840 Phone

ENGINEERING  
PLANNING  
SURVEYING  
CONSTRUCTION MANAGEMENT

PERMANENT ACCESS EASEMENT EXHIBIT  
APN 077-241-008  
GOLETA, CA

FEBRUARY 2016

**CERTIFICATE OF ACCEPTANCE**

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: SS. §27281

THIS IS TO CERTIFY that the interest in real property conveyed by the Permanent Easement dated April \_\_\_\_, 2016, from SUSAN T. NEUMAN, a married woman, as her sole and separate property, LAUREN T. McEWEN, as her sole and separate property and SUSAN T. NEUMAN, Trustee of The Lauren T. McEwen Trust established July 2010, as Grantor, to SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a dependent special district, its successors or assigns, as Grantee, is hereby accepted by Order of the Board of Directors of the Santa Barbara County Flood Control and Water Conservation District on \_\_\_\_\_, 2016, and Grantee, consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal this \_\_\_\_ day of \_\_\_\_\_ 2016

CLERK

CLERK OF THE BOARD and Ex Officio Clerk of  
the Board of the Directors of the Santa Barbara County  
Flood Control and Water Conservation District

By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
MICHAEL C. GHIZZONI  
COUNTY COUNSEL

By: \_\_\_\_\_  
Johannah L. Hartley  
Deputy County Counsel