

Recording requested by:
Santa Barbara County
Public Works Department

When recorded, mail to:

Mary McEwen and Dan Bellaart
1071 Toro Canyon Road
Santa Barbara, CA 93108

Exempt from the \$75 Building and Jobs Act Fee per Gov't Code §27388.1(2)(D) Public Agency
No fee pursuant to Government Code § 6103
No Documentary Transfer Tax per R&T Code § 11922
No Recording Fee per Government Code § 27383

The Undersigned Grantor(s) Declare(s):
DOCUMENTARY TRANSFER TAX \$0.00 (Exempt);
CITY TRANSFER TAX \$0.00;
SURVEY MONUMENT FEE \$0.00
Ø no value of property conveyed

GRANT DEED

APN: 155-020-015

For a valuable consideration, receipt of which is hereby acknowledged,

County of Santa Barbara, a political subdivision of the State of California
(hereinafter referred to as "Grantor" or "County"),

hereby grants to the

Mary McEwen and Dan Bellaart, Trustees of The McEwen-Bellaart Family 2015
Revocable Living Trust Dated July 22, 2015 (hereinafter referred to as "Grantee"),

the real property, in fee, in the County of Santa Barbara, State of California described in Exhibit
"A" and depicted in Exhibit "B", attached hereto and incorporated herein (hereinafter referred to
as the "Conveyed Parcel").

Reserving therefrom, a Permanent Non-Exclusive Easement ("Easement") with the authority
for the County to access, monitor, operate, inspect, construct, repair, replace and maintain an
oil/water separator system and related facilities ("Oil Separator Facilities"), in, on, over, under,
through, along and across the property described in Exhibit "C" and depicted in Exhibit "D",
attached hereto and incorporated herein, as to those portions of the Easement that lie within the
Conveyed Property, together with the right of ingress and egress to and from the Easement,
associated specifically with exercising the rights herein reserved. County shall have the right of
ingress and egress for personnel, vehicles, and equipment to, from, over, and along the Easement
to exercise these rights on an ongoing basis to access, monitor, operate, inspect, repair, construct,
replace and maintain the Oil Separator Facilities. COUNTY assumes all risks and liabilities
associated with its use of this Easement.

Use of this Easement by the County is reserved specifically for the purposes of exercising the rights and obligations of the County in continuing to act as an oversight agency over the Oil Separator Facilities, which consist of an oil-water separator, an oil pipeline, and an oil containment tank. County is granted the right to access Grantee's land immediately adjacent to the Easement to clear culverts and address any erosion of the Easement, if and when County deems necessary to protect the Easement area and the Oil Separator Facilities located therein.

County acknowledges that the right to access the area encumbered by this Easement will be shared with Grantee and any other property owners who have access rights in the Easement area, and that a portion of the easement contains Grantee water and electric lines. The parties agree to work together to protect each other's facilities within the Easement Area.

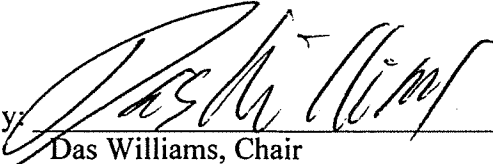
This Easement conveys no rights for public access and is specifically limited to the purposes herein described, by County staff, employees, officers, authorized agents, and its contractors.

Hold Harmless. By County's use of the Easement, Grantee assumes no liability for loss or damage to property, or injury to or death of any agent, employee, or contractor of County. County agrees to defend, indemnify and hold Grantee harmless from any claims or damages directly caused by the Oil Separator Facilities and County's use of the Easement.

The provisions hereof shall inure to the benefit of the Grantor and Grantee, their successors and assigns, and shall bind the heirs, executors, administrators, assigns and successors in interest of the respective parties hereto.

Executed this 7th day of November, 2023.

GRANTOR:
COUNTY OF SANTA BARBARA

By: 

Das Williams, Chair
Board of Supervisors

Notary Acknowledgement on following page

ACKNOWLEDGMENT

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 November 7, 2023 before me, Sheila de la Guerra,
Deputy Clerk, personally appeared Das Williams, Chair of the Board of Supervisors, 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 he executed the same in his authorized capacity, and that by his 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.

MONA MIYASATO
CLERK OF THE BOARD OF SUPERVISORS



Signature

(Seal)

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of that parcel of land in the County of Santa Barbara, State of California, shown and defined as 1.2 Acres on a map filed in Book 85, Page 94 of Record of Surveys, designated in that certain "Stipulation RE Corrected Legal Description of Parcel 14" recorded April 14, 1993 as Instrument No. 1993-028025 of Official Records in the Office of The County Recorder of said County, over the North ½ of the Northeast ¼ of the Southwest ¼ of Section 1 Township 4 North, Range 26 West, San Bernardino Meridian, County of Santa Barbara, State of California, as established in Book 172, Page 16 of Record of Surveys in the Office of said County Recorder.

That portion of land described hereon is depicted on Exhibit "B", being 1 sheet, attached hereto and made a part hereof.

Prepared 05/16/2023 by;

William L. Meagher

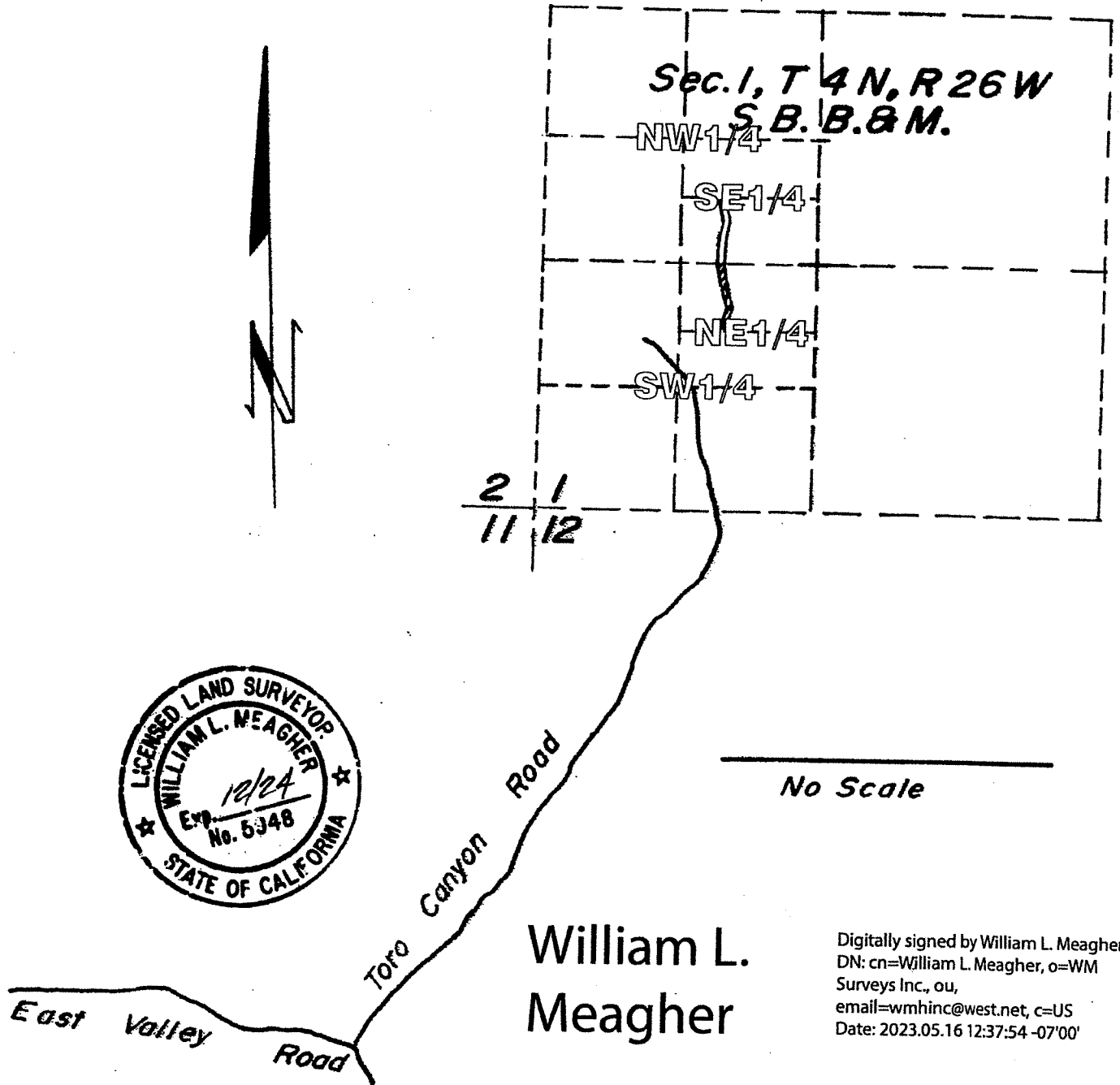
William L. Meagher

LS 5948

Digitally signed by William L. Meagher
DN: cn=William L. Meagher, o=WM Surveys Inc., ou,
email=wmhinc@west.net, c=US
Date: 2023.05.16 10:03:03 -07'00'



EXHIBIT "B"



That portion of land depicted hereon is described on Exhibit "A", being 1 sheet, attached hereto and made a part of hereof.

EXHIBIT "C"
PERMANENT EASEMENT
TORO CANYON OIL SEPARATOR FACILITY
PORTION OF APNs: 155-020-041 & 155-020-015
LEGAL DESCRIPTION

A portion of land situated in the Southwest 1/4 of Section 1 Township 4 North Range 26 West in the County of Santa Barbara, State of California, per the Official Plat thereof.

Said portion being a 5.00 (five) foot wide strip lying westerly, southerly, and southeasterly of a **surveyed centerline of dirt road**, and a 10.00 (ten) foot wide strip lying easterly of a portion of said **surveyed centerline of dirt road** and terminating at the southerly end of course 8 thereof hereinafter described, and a 5.00 (five) foot wide strip lying easterly, northerly and northwesterly of a portion of said **surveyed centerline of dirt road** beginning at "Point B" hereinafter described, **together with** a 10.00 (ten) foot wide strip lying northeasterly of a **surveyed centerline of above ground pipeline** starting at the intersection with said **surveyed centerline of dirt road** at "Point A" hereinafter described, and **together with** a variable width portion of said land lying between said surveyed centerlines lines more particularly described as follows:

A "**surveyed centerline of dirt road**", **COMMENCING** at the 2" Brass Cap Stamped "R.E. 2786" at the southerly terminus of the Basis of Bearings shown on the record of survey map recorded in book 172 of Records of Surveys at pages 16-17, thence;

North 00°04'20" East, along said Basis of Bearings a distance of 5283.48 feet, to the 1/2" Iron Pipe with Tag Stamped "L.S. 3511" shown on said record of survey map, thence;

North 84°54'20" East along a calculated tie line (not shown on said record of survey map), a distance of 1526.27 feet to the 1-1/2" Iron Pipe with 2" Brass Cap Stamped "SANTA BARBARA COUNTY SURVEYOR" at the Northerly terminus of the line with a bearing of North 17°57'43" West and with length of 249.95 feet as shown on said record of survey map, said line being a westerly line of the 1.2 Acres parcel of land granted to the County of Santa Barbara in the Grant Deed recorded August 16, 2010 in instrument 2010-0043816 of Official Records of said County, thence;

South 17°57'43" East along said westerly line of said 1.2 Acre parcel of land granted to said County, a distance of 152.62 more or less to the Northeast corner of the land referred to as "Parcel A" described in Quitclaim Deed recorded July 22, 2015 in Instrument No. 2015-0039287 of Official Records of said County.

Said corner being a point in the westerly line of that parcel of land referred to as "Parcel Three" in Quitclaim Deed recorded September 27, 1983 in instrument No. 83-51574 of Official Records said point being a point in said westerly line with a bearing of North 17°57'43" West and with length of 249.95 feet as shown on said record of survey map and as also shown on that map recorded in Book 85, Page 94 of Records of Surveys, at the easterly terminus of that described certain 2nd course of said Parcel A, thence;

North 88°39'51" West along the northerly line of said "Parcel A", a distance of 5.15 feet to a point, said point being the **TRUE POINT OF BEGINNING of surveyed centerline of dirt road**, thence;

- 1) South 19°44'02" East leaving said northerly line of said Parcel A, a distance of 40.09 feet, thence;
- 2) South 22°07'00" East, a distance of 21.24 feet, thence;
- 3) South 09°52'22" East, a distance of 24.84 feet, thence;
- 4) South 07°19'08" East, a distance of 21.94 feet, thence;

- 5) South 03°47'02" East, a distance of 26.03 feet, thence;
- 6) South 08°32'40" East, a distance of 20.96 feet, thence;
- 7) South 11°40'31" East, a distance of 32.45 feet, thence;
- 8) South 14°23'38" East, a distance of 96.34 feet to the beginning of a curve concave northeasterly, with a radius of 513.26 feet, thence;
- 9) Southeasterly along the arc of said curve a distance of 46.88 feet thru a central angle of 05°14'00" to a compound curve concave northeasterly, with a radius of 205.37 feet, thence;
- 10) Southeasterly along the arc of said compound curve a distance of 64.47 feet thru a central angle of 17°59'11" to a reverse curve concave southwesterly, with a radius of 72.22 feet, thence;
- 11) Southeasterly and southerly along the arc of said reverse curve (a distance of 28.00 feet thru a central angle of 22°12'57" to a point herein referred to as "Point B") a distance of 57.52 feet thru a central angle of 45°38'01" to a reverse curve concave easterly, with a radius of 87.21 feet, thence;
- 12) Southwesterly and southeasterly along the arc of said reverse curve a distance of 35.32 feet thru a central angle of 23°12'19" to a reverse curve concave westerly, with a radius of 46.13 feet, thence;
- 13) Southeasterly and southwesterly along the arc of said reverse curve a distance of 35.77 feet thru a central angle of 44°25'22" to a compound curve concave northwesterly, with a radius of 93.01 feet, thence;
- 14) Southwesterly along the arc of said compound curve a distance of 29.97 feet thru a central angle of 18°27'29" to a reverse curve concave southeasterly, with a radius of 66.30 feet, thence;
- 15) Southwesterly along the arc of said reverse curve a distance of 27.64 feet thru a central angle of 23°52'57" to a compound curve concave easterly, with a radius of 25.00 feet, thence;
- 16) Southwesterly and southerly along the arc of said compound curve a distance of 15.77 feet thru a central angle of 36°08'18" to a compound curve concave northeasterly, with a radius of 17.37 feet, thence;
- 17) Southeasterly and easterly along the arc of said compound curve a distance of 26.68 feet thru a central angle of 87°59'35" to a compound curve concave northwesterly, with a radius of 40.00 feet, thence;
- 18) Easterly and northeasterly along the arc of said compound curve a distance of 15.00 feet thru a central angle of 21°29'16" to a compound curve concave northwesterly, with a radius of 78.27 feet, thence;
- 19) Northeasterly along the arc of said compound curve a distance of 34.35 feet thru a central angle of 25°08'42" to a point in the easterly line of said "Parcel Three", said point being the **POINT OF TERMINUS of surveyed centerline of dirt road.**

A "surveyed centerline of above ground pipeline", BEGINNING at "Point A" being distant North 14°23'38" West, a distance of 1.01 feet from the southerly terminus of the herein described surveyed centerline of dirt road course 8, thence;

South 37°54'44" East, a distance of 109.21 feet to a point in the easterly line of Said "Parcel Three" distant South 06°03'38" West along the easterly line of Said "Parcel Three", a distance of 121.26 feet from the northerly terminus of said easterly line of said "Parcel Three" with bearing North 06°03'38" East shown on said record of survey, said point being the **POINT OF TERMINUS of surveyed centerline of above ground pipeline.**

The easterly sideline of the southwesterly 5.00 (five) foot strip, beginning at the **TRUE POINT OF BEGINNING of the above described surveyed centerline of dirt road**, thence;

Southeasterly, southerly, southeasterly, southwesterly, southerly, southwesterly, westerly, and northeasterly along the 19 courses of the herein described to said **POINT OF TERMINUS of surveyed centerline of dirt road**.

The westerly and southerly sideline of the northeasterly 10.00 (ten) foot strip, beginning at said **TRUE POINT OF BEGINNING of surveyed centerline of dirt road**, thence;

Southeasterly, along the first 8 courses of said herein described **surveyed centerline of dirt road** to said **POINT OF BEGINNING of surveyed centerline of above ground pipeline** being said "Point A", thence;

South 37°54'44" East along said **surveyed centerline of above ground pipeline**, a distance of 109.21 feet to said **POINT OF TERMINUS of surveyed centerline of above ground pipeline**.

A variable width portion of land lying between said surveyed centerlines lines is bound on the North by said **surveyed centerline of above ground pipeline** and bound on the East by said easterly line of said "Parcel Three" and bound on the South by a line perpendicular from said easterly line of said "Parcel Three" at a point of intersection of the prolongation of a line parallel with and 10.00 (ten) feet southwesterly of said **surveyed centerline of above ground pipeline** to "Point B", said point of intersection being distant North 21°05'44" West, a distance of 34.50 feet from northerly terminus of said easterly line of said "Parcel Three" with bearing North 06°03'38" East shown on said record of survey, and bound on the West by said **surveyed centerline of dirt road**.

The westerly southerly and southeasterly sideline of the northeasterly 5.00 (five) foot strip, beginning at said "Point B" herein described as a point in said **surveyed centerline of dirt road** in course 11, thence;

Along said **surveyed centerline of dirt road** southeasterly, southwesterly, southerly, easterly and northeasterly to said **POINT OF TERMINUS of surveyed centerline of dirt road**.

Sidelines of the herein described strips are extended or shortened to intersect said easterly line of said "Parcel Three" or to intersect said northerly line of said "Parcel A" or prolongation thereof.

Herein above described Area contains approximately 11,051 Square Feet (0.254± acres), more or less.

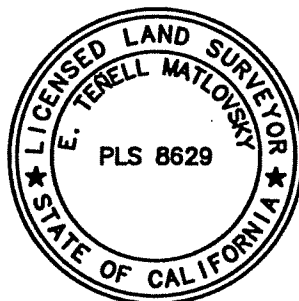
A Sketch of the herein above described land is depicted on Exhibit "D", being 1 sheet, attached hereto and made a part hereof.

End of Description

This legal description was prepared by me or under my direction in conformance with the Professional Land Surveyors' Act.

E. Teñell Matlovsky

E. Teñell Matlovsky, PLS 8629



10/03/2023

Date

TRUE
POINT OF
BEGINNING

2010-0043816
"1.2± Acres"

APN: 155-020-015
(172/RS/16)

2015-0039287
"Parcel A"
APN: 155-020-041

APN: 155-020-036

POINT A

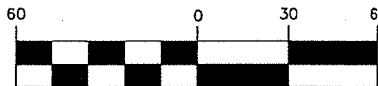
CENTERLINE OF ABOVE
GROUND PIPELINE

CENTERLINE
OF DIRT ROAD

POINT B



GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.



THE LAND DEPICTED HEREON
IS DESCRIBED IN EXHIBIT "C",
BEING 3 SHEETS, ATTACHED HERETO
AND MADE A PART HEREOF.

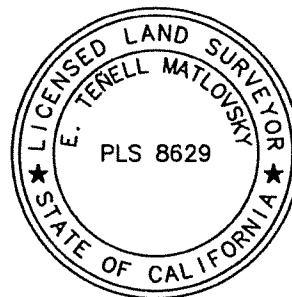
*THIS EXHIBIT MAP WAS PREPARED BY ME, OR
UNDER MY DIRECTION, IN CONFORMANCE WITH
THE PROFESSIONAL LAND SURVEYORS' ACT.*

E. Teñell Matlovsky

10/03/2023

E. TEÑELL MATLOVSKY

DATE



COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS
COUNTY SURVEYOR'S OFFICE

**PERMANENT EASEMENT
OIL WATER SEPARATOR FACILITY
TORO CANYON**

Portion of APNs: 155-020-041 & 155-020-015
SANTA BARBARA COUNTY, CALIFORNIA

OCTOBER 2023

SHEET 1 OF 1

EXHIBIT "D"

S1057