

Recording requested by
and to be returned to:
County of Santa Barbara
Department of General Services
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
APN 023-091-020 (portion)

EASEMENT DEED
(PERMANENT EASEMENT)

CRAIG G. JOHNSON AND JUDY C. JOHNSON, owners of all that real property in the unincorporated area of the County of Santa Barbara, State of California, commonly referred to as 2822 Ben Lomond Drive, and more particularly described as County Assessor's Parcel Number 023-091-020, collectively referred to as GRANTOR herein,

FOR A VALUABLE CONSIDERATION, DOES HEREBY GRANT TO

THE COUNTY OF SANTA BARBARA, a political subdivision of the State of California, its successors and assigns, as GRANTEE herein, a permanent easement for the present and future operation, repair, maintenance, and reconstruction of an existing sewer lift station, with such accessory parts and structures, and all appurtenances incidental thereto, together with the necessary rights of ingress and egress to the easement for the above-referenced purposes, in, on, over, along, under and through that certain land more particularly described on Exhibit "A" and shown on Exhibit "B", which are attached hereto and incorporated herein by this reference. There shall be no expansion of GRANTEE'S improvements existing within this easement area as of the date of recordation of this Easement Deed. The location of those existing improvements is shown on Exhibit "B".

GRANTEE shall be liable to GRANTOR, their successors and assigns, licensees, lessees or invitees, for all damages to person or property suffered by GRANTOR, their successors, assigns, licensees, lessees or invitees, resulting from the exercise of the rights herein granted by GRANTEE or its contractors or agents.

GRANTEE shall defend, indemnify and hold GRANTOR and GRANTOR'S successors and assigns, and each of them, harmless from and against all liability or claims thereof for loss of or

damage to property or injury to or death of any person resulting from the exercise of the rights herein granted by GRANTEE or its contractors or agents.

In the event the easement area is unused for its intended purpose for five consecutive years, GRANTEE shall remove all of the improvements it has placed in the easement area and restore the easement area with vegetation consistent with the vegetation that is at such time existing in the immediate vicinity of the easement area. In such event, the rights herein granted to GRANTEE shall terminate, and GRANTEE shall record a Quitclaim Deed to GRANTOR or their successors and assigns of the rights herein granted to GRANTEE.

GRANTOR and its successors in interest retain the right to full use of the easement area except that within the easement area, no permanent structures or buildings can be erected or other use made by GRANTOR which would interfere with GRANTEE'S use of the easement.

DATED AS OF: March 15, 2012

IN WITNESS WHEREOF, GRANTOR has executed this Easement Deed as set forth below.

"GRANTOR"

CRAIG G. JOHNSON AND JUDY C. JOHNSON

By: 

CRAIG G. JOHNSON

By: 

JUDY C. JOHNSON

ACKNOWLEDGMENT

State of California

County of Santa Barbara

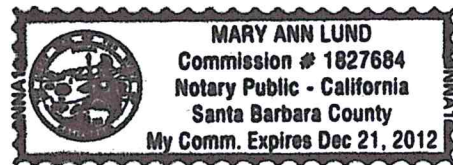
On SEPT. 4, 2012, before me, MARY ANN LUND
(Name of Notary)

a Notary Public, personally appeared CRAIG C. JOHNSON, 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: Mary Ann Lund (Seal)



ACKNOWLEDGMENT

State of California

County of Santa Barbara

On SEPT. 4, 2012, before me, MARY ANN LUND,
(Name of Notary)

a Notary Public, personally appeared JUDY C. JOHNSON, 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: Mary Ann Lund (Seal)



Exhibit A

Legal Description

That portion of the land in the County of Santa Barbara, State of California, as described in the deed to Craig G. Johnson and Judy C. Johnson, recorded in the office of the County Recorder of said County September 28, 2001 as Instrument No. 2001-0083390 of Official Records, described as follows:

Commencing at the northwest corner of said Johnson parcel, being a point in the centerline of Vista Elevada, a public street, 40.00 feet wide, and shown on the map filed in the office of said County Recorder in Book 87, Page 11 of Record of Surveys, at the southeasterly terminus of that certain course shown as having a bearing and distance of "South 70°32'40" East, 67.92 feet"; thence, along the westerly line of said parcel, South 08°29'40" East, 22.65 feet to the southwesterly line of Vista Elevada and the True Point of Beginning;

Thence, 1st, along said southwesterly line, South 70°31'22" East, 26.07 feet;

Thence, 2nd, South 68°55'44" West, 14.74 feet;

Thence, 3rd, North 76°39'04" West, 9.30 feet to said westerly line of said Johnson parcel;

Thence, 4th, along said line, North 08°29'40" West, 11.97 feet to the True Point of Beginning.

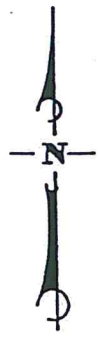
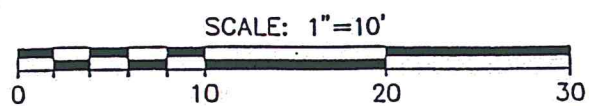
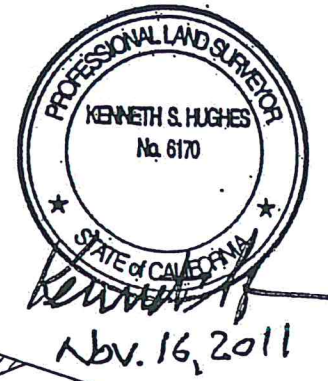
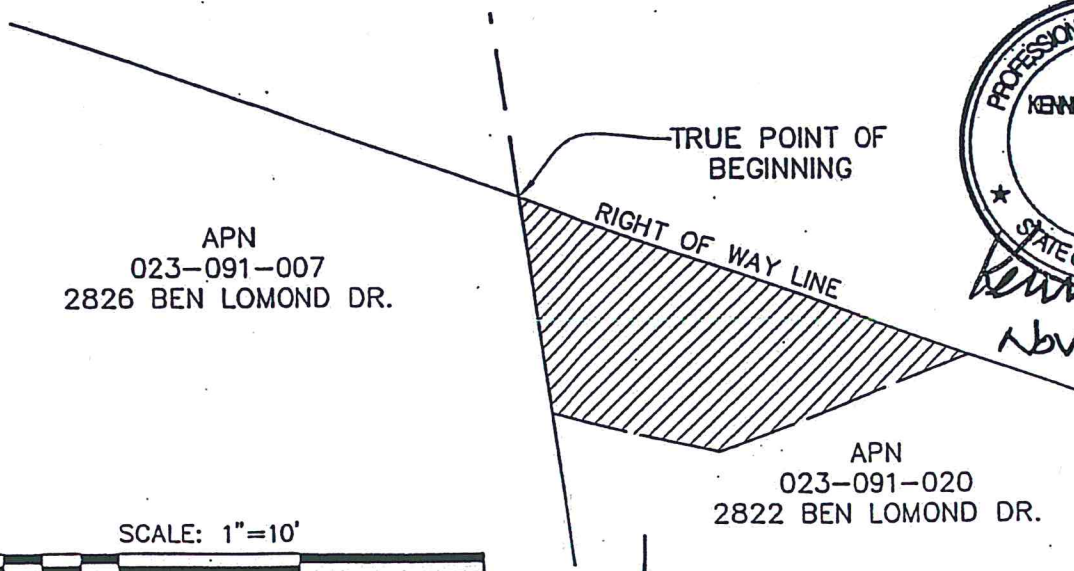
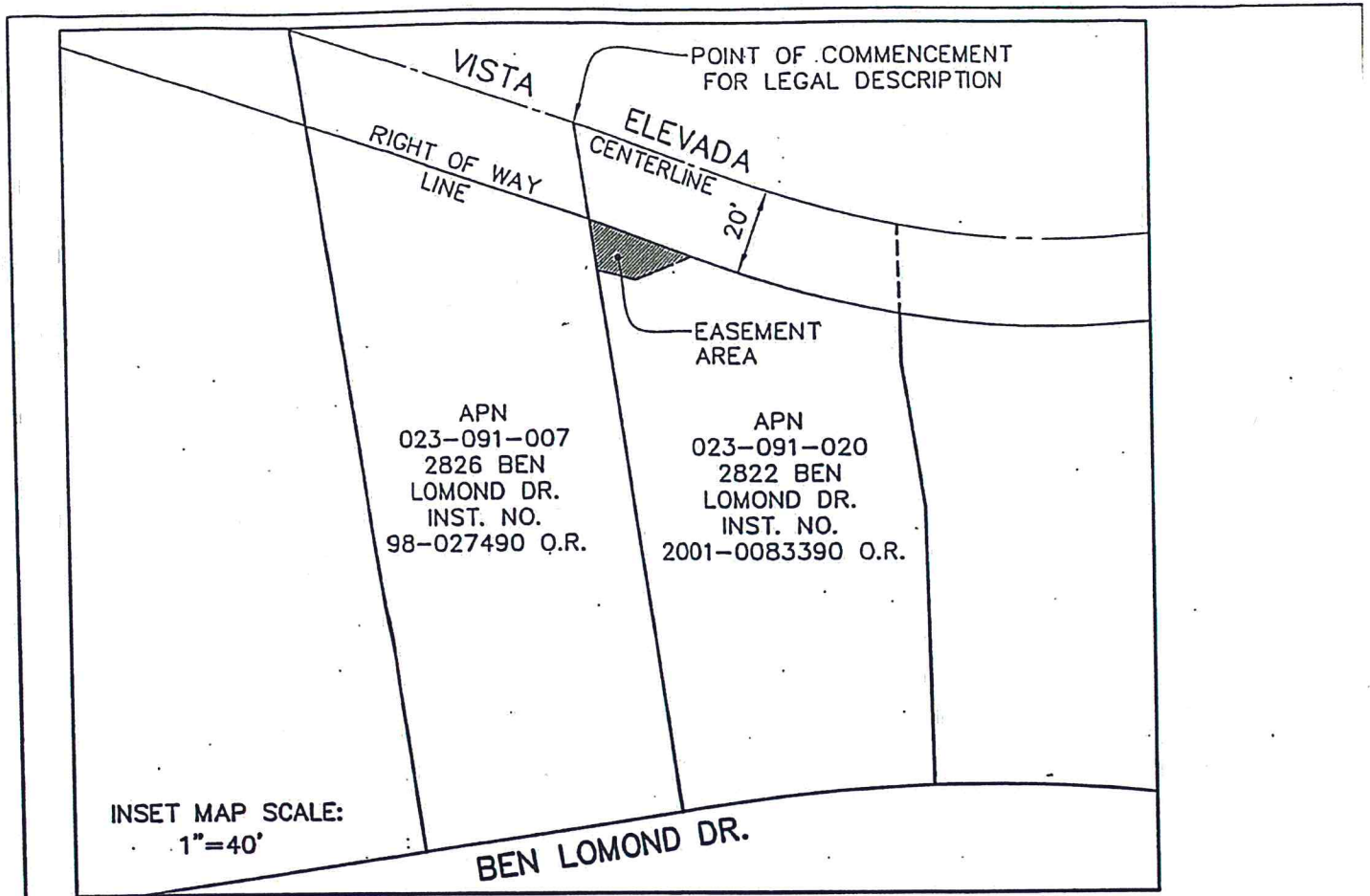
Containing 177 square feet, more or less.

Prepared by:

Kenneth S. Hughes
PLS 6170
License expiration
date: 3/31/12



Nov. 16, 2011

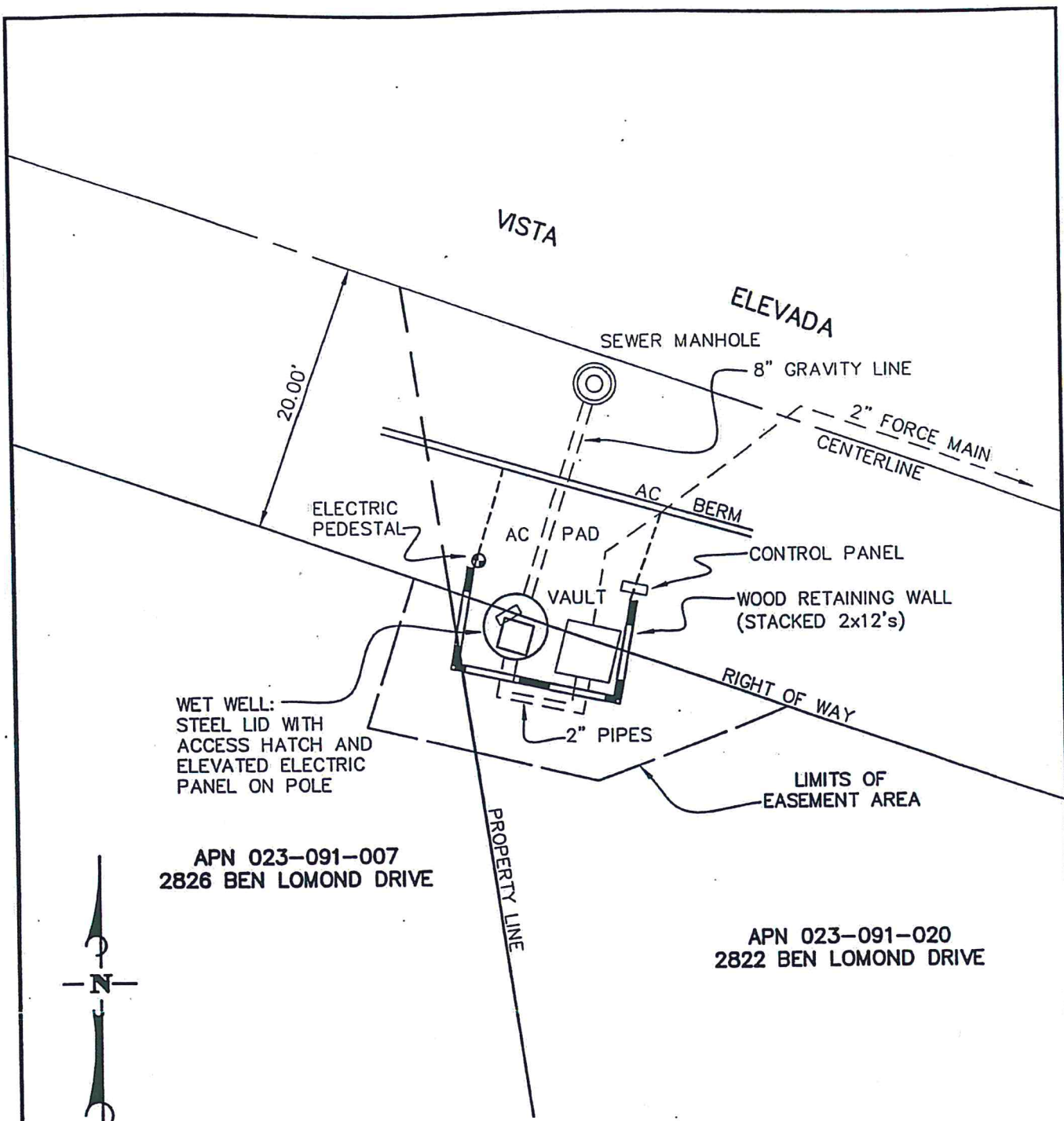


Penfield & Smith
Engineering · Surveying · Planning
· Construction Management ·

111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801
W.O. 19604.02 19604ESMT-EX.dwg

EXHIBIT B
Page 1 of 2
SEWER LIFT STATION EASEMENT
APN 023-091-020
COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA

NOVEMBER 16, 2011



APN 023-091-007
2826 BEN LOMOND DRIVE

APN 023-091-020
2822 BEN LOMOND DRIVE

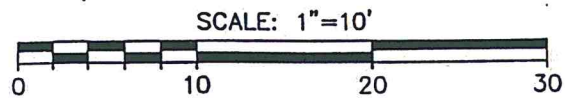
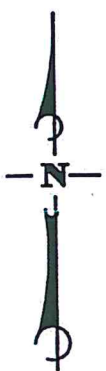


EXHIBIT B
Page 2 of 2
SEWER LIFT STATION DETAIL
APN's 023-091-007
& 023-091-020
COUNTY OF SANTA BARBARA, CA



W.O. 19604.01

19604BD.dwg

JANUARY 20, 2010
REVISED: JULY 26, 2012

CERTIFICATE OF ACCEPTANCE

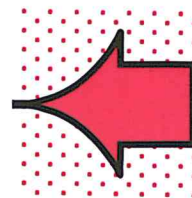
STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: SS.

THIS IS TO CERTIFY that the interest in real property conveyed by the Easement Deed (Permanent Easement) dated as of March 15, 2012, from CRAIG G. JOHNSON AND JUDY C. JOHNSON, to the COUNTY OF SANTA BARBARA, a political subdivision of the State of California, is hereby accepted by Order of the Board of Supervisors of the County of Santa Barbara on _____, and the County of Santa Barbara as GRANTEE consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

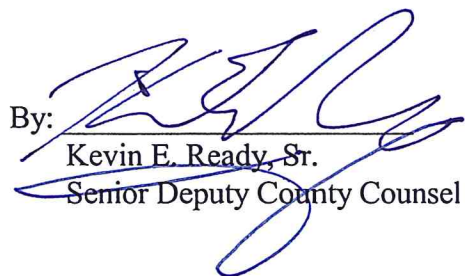
this _____ day of _____

CHANDRA L. WALLAR,
CLERK OF THE BOARD



By: _____
Deputy

APPROVED AS TO FORM:
DENNIS A. MARSHALL
COUNTY COUNSEL

By: 
Kevin E. Ready, Sr.
Senior Deputy County Counsel