

Recording requested by and when recorded mail to:
County of Santa Barbara
Public Works Department
620 West Foster Road
Santa Maria, CA 93455
Attn: Martin Wilder

**COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS**

No fee pursuant to Government Code § 6103
No recording fee per Government Code § 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Easement on APN 023-121-005

The undersigned grantor declares
DOCUMENTARY TRANSFER TAX: \$zero (0)
EXEMPTION: (R&T CODE) §11922
EXPLANATION: Municipal government agency


EASEMENT DEED

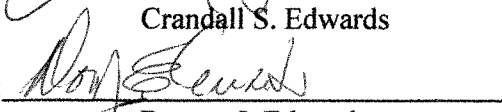
CRANDALL S. EDWARDS AND DOREEN J. EDWARDS, HUSBAND AND WIFE AS JOINT TENANTS collectively referred to as GRANTORS herein, own that real property in the unincorporated area of the County of Santa Barbara, State of California, commonly referred to as APN 023-121-005 at 2765 Williams Way, and more particularly described in Exhibit "A" attached hereto.

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, GRANTORS hereby grant to COUNTY SERVICE AREA 12, an entity governed by the Santa Barbara County Board of Supervisors, its successors and assigns, as GRANTEE herein, a permanent easement and right of way for purposes of construction, maintenance and operation of subsurface sewer pipelines. The location of the easement granted herein is described in Exhibit "B", attached hereto, and depicted in Exhibit "C" attached hereto. The easement granted by this Easement Deed is for purposes of satisfying those covenants, conditions, restrictions and obligations of GRANTORS and GRANTEE as set forth in Instrument 1984-0060474 filed in the office of the Santa Barbara County Recorder. To the extent not in conflict with this Easement Deed, covenants, conditions, restrictions and obligations set forth in Instrument 1985-003531 are incorporated into this Easement Deed and are binding upon GRANTORS and GRANTEE as though fully set forth herein.

Date: 2/10/2025, 2025

GRANTORS:
CRANDALL S. EDWARDS AND DOREEN J. EDWARDS, HUSBAND AND WIFE AS JOINT TENANTS

By: 
Crandall S. Edwards

By: 
Doreen J. Edwards

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.

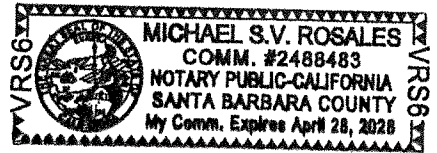
State of California)
)
County of Santa Barbara)

On FEBRUARY 10, 2025 before me, MICHAEL S.V. ROSALES, a Notary Public, personally appeared Doreen J. Edwards, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the 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 *[Handwritten Signature]*



(Seal)

ACKNOWLEDGMENT

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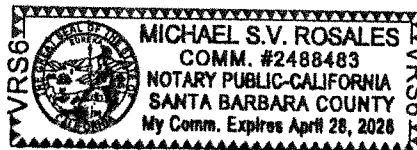
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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *[Handwritten Signature]*



(Seal)

CERTIFICATE OF ACCEPTANCE

(Government Code §27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the Easement Deed dated _____, 2025, from CRANDALL S. EDWARDS AND DOREEN J. EDWARDS, HUSBAND AND WIFE AS JOINT TENANTS as GRANTORS to COUNTY SERVICE AREA 12, an entity governed by the Santa Barbara County Board of Supervisors, is hereby accepted by Order of the Santa Barbara County Board of Supervisors on _____, 2025 and the Santa Barbara County Board of Supervisors acting as the governing authority of COUNTY SERVICE AREA 12 as GRANTEE consents to the recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this _____ day of _____, 2025

MONA MIYASATO
COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:
RACHEL VAN MULLEM
COUNTY COUNSEL

By:  _____
Tyler Sprague, Deputy County Counsel

Exhibit A

Servient Tenement

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 27 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON THE OFFICIAL PLAT OF THE SURVEY OF SAID LANDS ON FILE IN THE BUREAU OF LAND MANAGEMENT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO KENNETH A. BROWN, ET UX., DATED SEPTEMBER 30, 1946 AND RECORDED JANUARY 22, 1947 IN BOOK 712 AT PAGE 328 OF OFFICIAL RECORDS, BEING A POINT IN THE CENTERLINE OF WILLIAMS WAY AT THE MOST WESTERLY CORNER OF LOT 622 AS SHOWN ON MAP OF MISSION CANYON HEIGHTS NO. 11, FILED IN BOOK 20 AT PAGE 42 OF RECORD OF SURVEYS; THENCE SOUTH 13°30' EAST ALONG THE WESTERLY LINE OF SAID BROWN TRACT OF LAND, 184.70 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE EAST ALONG THE SOUTHERLY LINE OF SAID BROWN TRACT OF LAND 65.98 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID BROWN TRACT OF LAND NORTH 53° EAST TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND DISTANT SOUTHWESTERLY 11.70 FEET, MEASURED AT RIGHT ANGLES, FROM THE NORTHEASTERLY LINE OF SAID LOT 622 OF MISSION CANYON HEIGHTS NO. 11, AS SHOWN ON SAID MAP; THENCE NORTH 22°30' WEST, PARALLEL WITH SAID NORTHEASTERLY LINE OF SAID LOT 622 TO INTERSECT THE NORTHWESTERLY LINE OF SAID BROWN TRACT OF LAND, BEING A POINT IN THE CENTER LINE OF WILLIAMS WAY, AS SHOWN ON SAID MAP; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF SAID BROWN TRACT OF LAND, 54 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Exhibit B

Easement Description

Being a strip of land 10.00 feet in width over a portion of Lot 622 of the Mission Canyon Heights II, in the County of Santa Barbara, State of California, as shown on the map of the same filed in Book 20 of Records of Survey, Page 42, and as described in the Grant Deed record January 3, 2020 as Instrument No, 2020-0000287 Official Records, both in the office of the County Recorder of said County and State, the centerline of which is described as follows:

Commencing at a found $\frac{3}{4}$ " iron pipe with plastic cap (LS 3146) delineating southeast corner of Lot 613 as shown on the map filed in Book 174 of Records of Survey, Page 18, the southwest corner of said lot also being a found $\frac{3}{4}$ " iron pipe with plastic cap (LS 3146) which bears $S69^{\circ} 25' 06''W$, 107.24 feet; thence, $S8^{\circ} 25' 10''E$, 212.59 feet to an intersection with the existing sanitary sewer line with the easterly line of said Lot 622, being the True Point of Beginning of said 10' strip, said point bears $N22^{\circ} 30' 00''W$, 13.48 feet more or less from the southeast corner of said Lot 622; thence, along the centerline of the existing sanitary sewer line, $S73^{\circ} 34' 30''W$, 65.95 feet to an angle point; thence, $N84^{\circ} 16' 14''W$, 18.38 feet to a point in the westerly line of said Lot 622, said point bears $N13^{\circ} 30' 00''W$, 9.80 feet from the southwest corner of said Lot 622.

End of Description

An Exhibit entitled Exhibit Sketch is attached hereto and by reference incorporated herein.

This description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act on January 30, 2025.


Jon McKellar
PLS 7578



Exhibit B

Easement Description

Being a strip of land 10.00 feet in width over a portion of Lot 622 of the Mission Canyon Heights II, in the County of Santa Barbara, State of California, as shown on the map of the same filed in Book 20 of Records of Survey, Page 42, and as described in the Grant Deed record January 3, 2020 as Instrument No, 2020-0000287 Official Records, both in the office of the County Recorder of said County and State, the centerline of which is described as follows:

Commencing at a found $\frac{3}{4}$ " iron pipe with plastic cap (LS 3146) delineating southeast corner of Lot 613 as shown on the map filed in Book 174 of Records of Survey, Page 18, the southwest corner of said lot also being a found $\frac{3}{4}$ " iron pipe with plastic cap (LS 3146) which bears S69° 25' 06"W, 107.24 feet; thence, S8° 25' 10"E, 212.59 feet to an intersection with the existing sanitary sewer line with the easterly line of said Lot 622, being the True Point of Beginning of said 10' strip, said point bears N22° 30' 00"W, 13.48 feet more or less from the southeast corner of said Lot 622; thence, along the centerline of the existing sanitary sewer line, S73° 34' 30"W, 65.95 feet to an angle point; thence, N84° 16' 14"W, 18.38 feet to a point in the westerly line of said Lot 622, said point bears N13° 30' 00"W, 9.80 feet from the southwest corner of said Lot 622.

End of Description

An Exhibit entitled Exhibit Sketch is attached hereto and by reference incorporated herein.

This description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act on January 30, 2025.

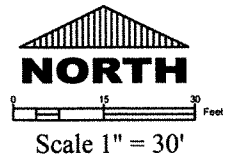


Jon McKellar
PLS 7578

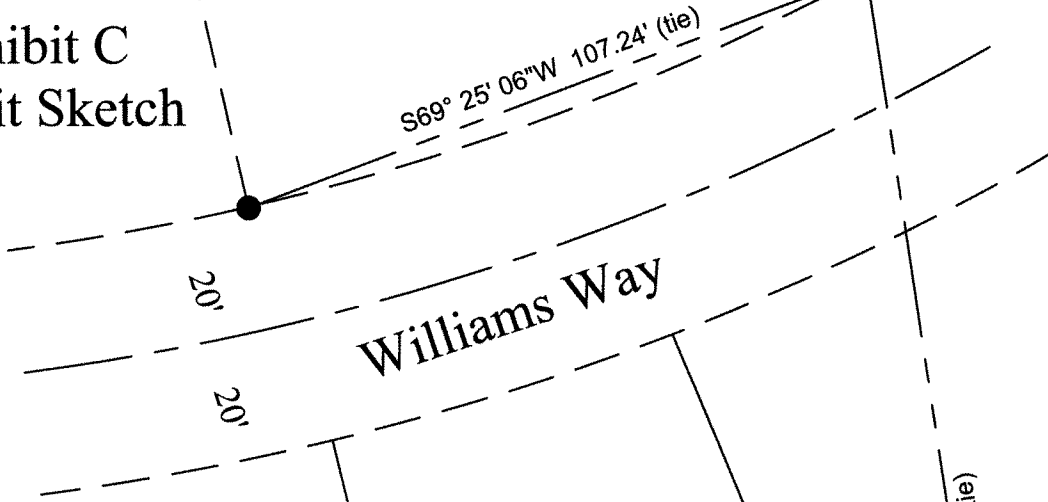


Exhibit C
Exhibit Sketch

Lot 613
Bk 174, Pg 18
Records of Survey



Pt. of Commencement



Williams Way

2765 Williams Way
Santa Barbara, CA 93105
APN 023-121-005

Exterior boundary directions and distances cited per Inst 2020-0000287 OR and Bk 20, Pg 42 Records of Survey.

Lot 622
Bk 20, Pg 42
Records of Survey



1/30/2025



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Santa Maria, CA 93457
805-680-1895 bus.
jon@jonmckellar.com
http://www.jonmckellar.com

