

Attachment A

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

**COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS**

No fee pursuant to Government Code § 6103

SPACE ABOVE THIS LINE FOR RECORDER'S USE
APN 103-750-038 as subdivided by PM 14,764

EASEMENT DEED

DAN BLOUGH CONSTRUCTION, INC., A CALIFORNIA CORPORATION; PINETREE DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY; AND, SCHMIDT FAMILY INVESTMENTS, INC., A CALIFORNIA CORPORATION; as GRANTOR herein,

FOR A VALUABLE CONSIDERATION, DO HEREBY GRANT TO the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, as GRANTEE herein, a permanent easement and right of way for present and future construction, reconstruction, operation, repair, and maintenance of improvements required by GRANTEE for GRANTEE's operations related to sewer line improvements, in such number and size, and with such accessory parts and structures, and with all surface and subsurface appurtenances incidental thereto, as GRANTEE, or its successors in interest, may from time to time deem necessary to install within the easement, together with necessary rights of ingress and egress to the easement for the above-referenced purposes, in, on, along, under and through that certain land situated in the County of Santa Barbara, State of California, more particularly described in Exhibit "A" (the "Legal Description") and shown on Exhibit "B" attached hereto and incorporated by this reference subject to the following terms and conditions:

GRANTOR and its successors in interest retain the right to full use of the easement area except that within the easement area no structures or buildings can be erected or other use made which would interfere with or be inconsistent with the use of the easement for the purposes described herein.

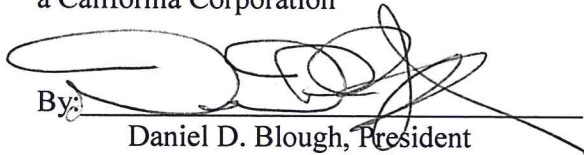
GRANTOR agrees to indemnify, defend and hold harmless GRANTEE and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Deed from any cause whatsoever, including the

acts, errors or omissions of any person or entity and for any costs or expenses (including but not limited to reasonable attorneys' fees) incurred by GRANTEE on account of any claim except where such indemnification is caused by the sole negligence or willful misconduct of the GRANTEE.

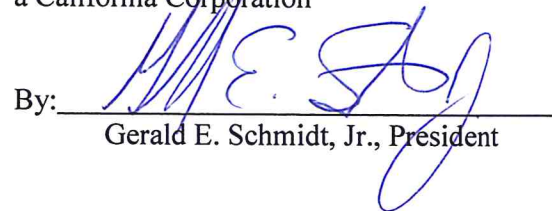
Date: September 12, 2018

GRANTOR:

Dan Blough Construction, Inc.,
a California Corporation

By: 
Daniel D. Blough, President

Schmidt Family Investments, Inc.,
a California Corporation

By: 
Gerald E. Schmidt, Jr., President

Pinetree Development, LLC,
a California limited liability company

By: 
John F. Will, Member/Manager

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.

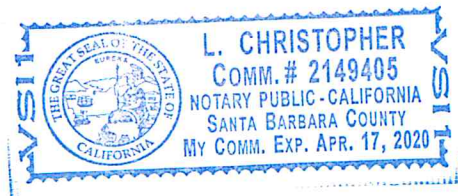
State of California)
County of Santa Barbara)

On September 13, 2018 before me, L. Christopher, a Notary Public, personally appeared **Daniel D. Blough**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the 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 L. Christopher



(Seal)

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.

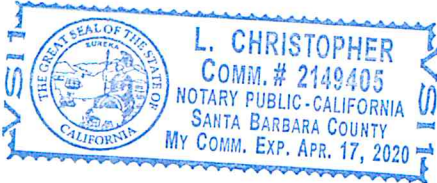
State of California)
County of Santa Barbara)

On September 12, 2018 before me, L. Christopher, a Notary Public, personally appeared Gerald E. Schmidt, Jr., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the 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 L. Christopher



(Seal)

ACKNOWLEDGMENT

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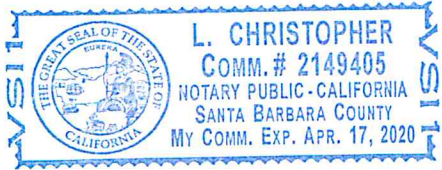
State of California)
County of Santa Barbara)

On September 13, 2018 before me, L. Christopher, a Notary Public, personally appeared **John F. Will**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the 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 L. Christopher



(Seal)

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: Gov. Code § 27281

THIS IS TO CERTIFY that the interest in real property conveyed by the Easement Deed dated _____, 2018, from DAN BLOUGH CONSTRUCTION, INC., A CALIFORNIA CORPORATION; PINETREE DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY; AND, SCHMIDT FAMILY INVESTMENTS, INC., A CALIFORNIA CORPORATION; as GRANTOR, to the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, is hereby accepted by order of the Board of Directors of the Laguna County Sanitation District on _____, 2018 and the Laguna County Sanitation District as GRANTEE consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this _____ day of _____, 2018

MONA MIYASATO
COUNTY EXECUTIVE OFFICER
EX-OFFICIO CLERK OF THE BOARD

By: _____
Deputy

APPROVED AS TO FORM
MICHAEL C. GHIZZONI

By: 
C. Aylin Bilir, Deputy County Counsel

EXHIBIT "A"

A SEWER EASEMENT OVER PORTIONS OF PARCELS A,B, AND C OF PARCEL MAP NO. 14764 IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AS RECORDED IN PARCEL MAP NO. 14764 IN PARCEL MAP BOOK 66 AT PAGES 18-21, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY AND STATE, DESCRIBED AS FOLLOWS;

COMMENCING AT A ONE-HALF INCH IRON PIPE WITH BRASS TAG MARKED LS 4597 AT THE NORTHEAST CORNER OF SAID PARCEL B AS SHOWN ON SAID PARCEL MAP;

THENCE SOUTH 89 DEGREES 59 MINUTES 46 SECONDS WEST ALONG THE NORTH LINE OF SAID PARCEL B 5.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 00 MINUTES 14 SECONDS EAST 91.13 FEET TO A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 238.00 FEET (A RADIAL BEARING BEARS SOUTH 7 DEGREES 29 MINUTES 52 SECONDS EAST) AND THE SOUTHERLY LINE OF A 10 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN ON SAID PARCEL MAP;

THENCE WESTERLY ALONG SAID CURVE 15.20 FEET THROUGH A CENTRAL ANGLE OF 3 DEGREES 39 MINUTES 36 SECONDS TO THE WEST LINE OF A 20 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN ON SAID PARCEL MAP;

THENCE NORTH 00 DEGREES 00 MINUTES 14 SECONDS WEST ALONG SAID WEST LINE OF SAID 20 FOOT WIDE PUBLIC UTILITY EASEMENT 78.59 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 46 SECONDS WEST 195.30 FEET TO A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 470.00 FEET (A RADIAL LINE BEARS NORTH 68 DEGREES 35 MINUTES 47 SECONDS EAST) . SAID CURVE BEING THE WEST LINE OF SAID 10 FOOT PUBLIC UTILITY EASEMENT;

THENCE NORTHERLY ALONG SAID CURVE AND SAID WEST LINE OF SAID 10 FOOT PUBLIC UTILITY EASEMENT 54.99 FEET TO A ONE HALF INCH IRON PIPE WITH BRASS TAG MARKED LS 4597 AS SHOWN ON SAID PARCEL MAP AND THE END OF SAID CURVE;

THENCE NORTH 14 DEGREES 41 MINUTES 59 SECONDS WEST ALONG SAID WEST LINE OF SAID 10 FOOT PUBLIC UTILITY EASEMENT 67.71 FEET TO A POINT FROM WHICH A ONE AND ONE-HALF INCH IRON PIPE AND BRASS CAP MARKED LS 4597 AS SHOWN PER SAID PARCEL MAP BEARS NORTH 14 DEGREES 41 MINUTES 59 SECONDS EAST 4.95 FEET;

THENCE NORTH 86 DEGREES 29 MINUTES 31 SECONDS EAST 15.34 FEET;

THENCE SOUTH 15 DEGREES 00 MINUTES 34 SECONDS EAST 106.69 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 46 SECONDS EAST 103.15 FEET TO A ONE-HALF INCH IRON PIPE WITH BRASS TAG MARKED LS 4597 AND ANGLE POINT ON SAID NORTH LINE OF SAID PARCEL B;

THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 46 SECONDS EAST ALONG SAID NORTH LINE 98.25 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5973 SQUARE FEET, MORE OR LESS.
(SEE ATTACHED EXHIBIT MAP MADE A PART THEREOF)

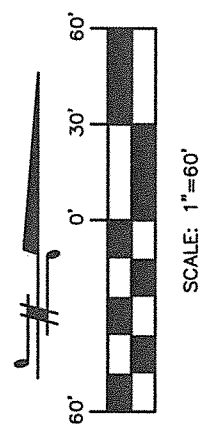
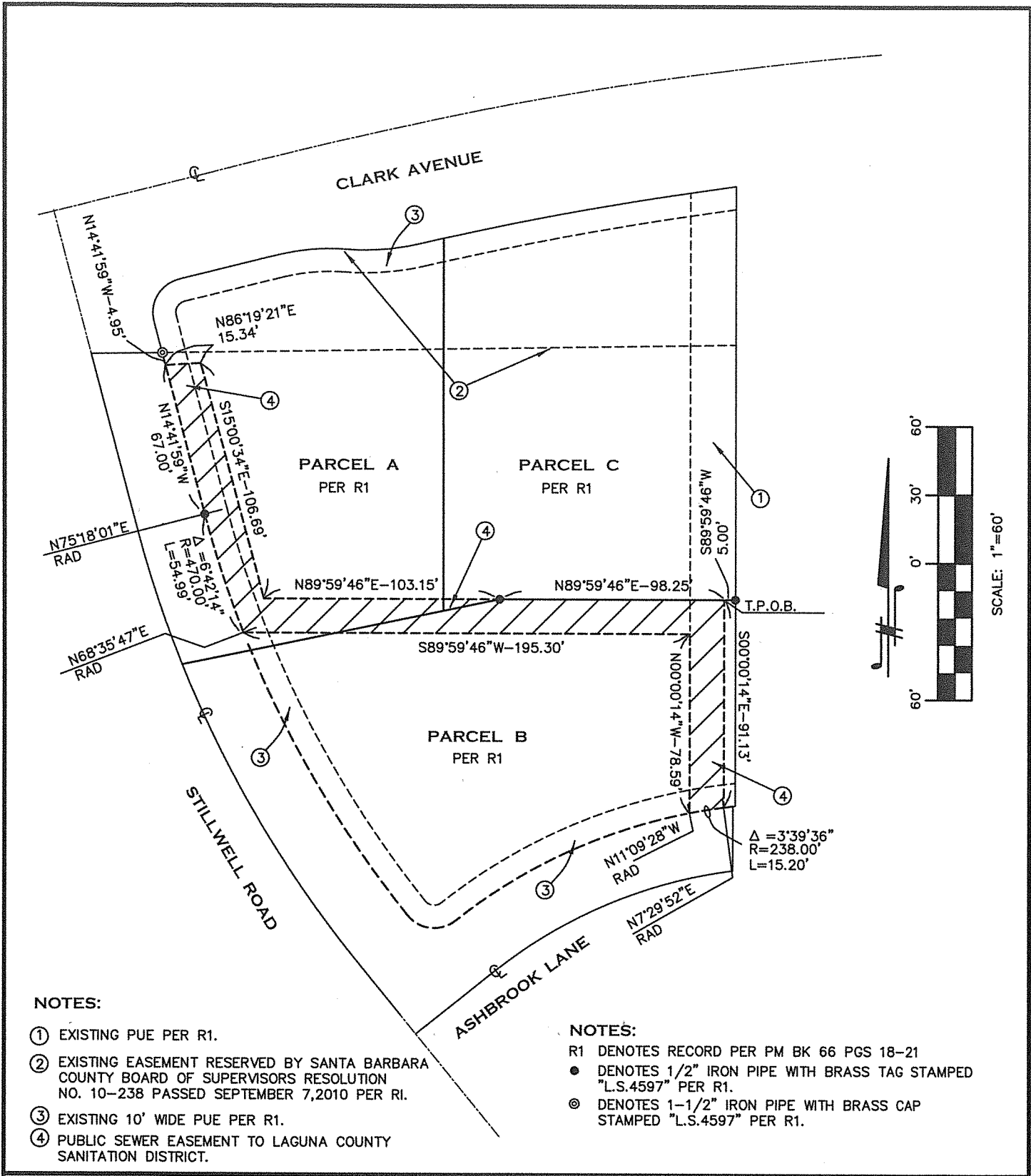
Kenny L. Fargen 8-30-18

KENNY L. FARGEN L.S. 4597

DATE



newsewereasement.doc



NOTES:

- ① EXISTING PUE PER R1.
- ② EXISTING EASEMENT RESERVED BY SANTA BARBARA COUNTY BOARD OF SUPERVISORS RESOLUTION NO. 10-238 PASSED SEPTEMBER 7,2010 PER R1.
- ③ EXISTING 10' WIDE PUE PER R1.
- ④ PUBLIC SEWER EASEMENT TO LAGUNA COUNTY SANITATION DISTRICT.

NOTES:

- R1 DENOTES RECORD PER PM BK 66 PGS 18-21
- DENOTES 1/2" IRON PIPE WITH BRASS TAG STAMPED "L.S.4597" PER R1.
- ⊙ DENOTES 1-1/2" IRON PIPE WITH BRASS CAP STAMPED "L.S.4597" PER R1.



2624 AIRPARK DRIVE
 SANTA MARIA, CA 93455
 PHONE: 805-934-5727
 FAX: 805-934-3448
 DATE: AUG.7,2018

EXHIBIT MAP

A SEWER EASEMENT OVER PORTIONS OF PARCELS A,B AND C OF PARCEL MAP NO. 14764 PER PARCEL MAP BOOK 66 AT PAGES 18-21, RECORDS OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.