

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

DOC# 2025-0015232

05/22/2025
02:16 PM
SMC

Titles: 1 Pages: 7

E55

Fees	\$0.00
Taxes	\$0.00
CA SB2 Fee	\$0.00
Total	\$0.00

**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 023-161-017

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

EASEMENT DEED

ALEXANDER WEILIANG FANG and CASEY BRIANNE FANG, Trustees of the FANG FAMILY TRUST dated March 18, 2021, as GRANTORS herein, for valuable consideration, does 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 in, on, over, under and through parcel number 023-161-017 hereinafter described the "Easement Property" situated in the County of Santa Barbara, State of California, more particularly described in Exhibit "A" ("Legal Description") and shown on Exhibit "B" ("Easement Sketch"), for the present and future construction, reconstruction, operation, repair, and maintenance of sewer lines in such number and size, and with such accessory parts and structures, as the GRANTEE, or its successors in interest, may from time to time deem necessary to install within the hereinafter described parcel of real property, together with the necessary rights of entry to the easement area for future maintenance or additions for the above referenced purposes, in, on, along, under and through certain lands attached hereto and incorporated by this reference. The property owners and their 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 which interferes with the construction, operation, repair or maintenance of the present or future sewer lines and an accessory parts or structures. The burdens of the Easement and all other rights granted to Grantee in this Agreement shall run with and against the Property and shall be a charge and burden on the Property and shall be binding upon and against Grantors and its successors, assigns, permittees, grantees, licensees, employees and agents.

Date: September 23, 2024

GRANTOR:


ALEXANDER WEILIANG FANG


CASEY BRIANNE FANG

Unofficial

Copy

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.

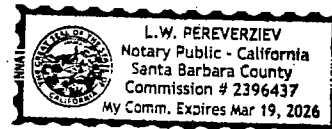
State of California)
)
 County of Santa Barbara)

On 23 Sept 2024 before me, LW Pereverziev, a Notary Public, personally appeared CASEY BRIANNE FANG, 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.W. Pereverziev, Notary Public
 Santa Barbara County, 805 674-2323
 Comm. No. 2396437, Exp. 03/19/2026

(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)

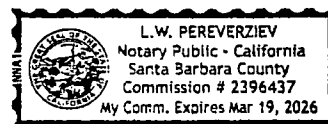
County of Santa Barbara)

On 23 Sept 2024 before me, LW Pereverziev, a Notary Public,

personally appeared ALEXANDER WEILIANG FANG, who proved to me on the basis of satisfactory evidence to be the person(s) is 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.W. Pereverziev, Notary Public
Santa Barbara County, 805 674-2323
Comm. No. 2396437, Exp. 03/19/2026

(Seal)

CERTIFICATE OF ACCEPTANCE

(Government Code §27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the Easement Deed dated December 3, 2024, 2024, from ALEXANDER WEILIANG FANG and CASEY BRIANNE FANG, Trustees of the FANG FAMILY TRUST dated March 18, 2021 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 December 3, 2024 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 3rd day of December, 2024

MONA MIYASATO
COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: Sheila de la Guerra
Deputy Clerk Sheila de la Guerra

APPROVED AS TO FORM:
RACHEL VAN MULLEM
COUNTY COUNSEL

Signed by:
By: Tyler Sprague
9A656B88E48F403...
Tyler Sprague, Deputy County Counsel

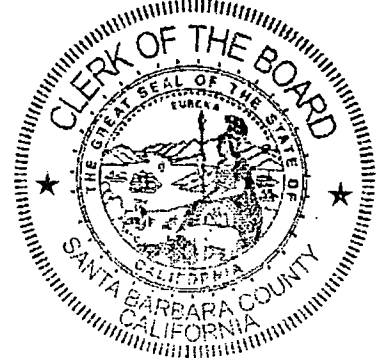


Exhibit A

Easement Description

Being all that portion of Lot 237 of Mission Canyon Heights, in the County of Santa Barbara, State of California, as shown on the map thereof recorded in Book 20 of Maps, Page 38, in the office of the County Recorder of said County and State, described as follows:

Beginning at the most northerly corner of said Lot 237; thence,

- 1) S55° 30' 00"E, along the northeasterly line of said Lot 237, a distance of 33.80 feet to an angle point; thence,
- 2) S00° 00' 00"E, along the easterly line of said Lot 237, a distance of 63.90 feet to an angle point; thence,
- 3) S64° 00' 00"W, along the southeasterly line of said Lot 237, a distance of 105.51 feet to the most southerly corner of said Lot 237; thence,
- 4) N20° 00' 00"W, along the southwesterly line of said Lot 237, a distance of 7.00 feet; thence,
- 5) N64° 00' 00"E departing said southwesterly line, parallel with and 7.00 feet distant from said southeasterly line, 49.77 feet to an angle point; thence,
- 6) N26° 00' 00"W, perpendicular to said southeasterly line, 2.95 feet; thence,
- 7) N64° 00' 00"E, parallel with and 9.95 feet distant from said southeasterly line, 49.77 feet to an angle point
- 8) N00° 00' 00"W, parallel with and 9.06 feet distant from said easterly line, 50.22 feet to an angle point; thence,
- 9) N55° 30' 00"W, parallel with and 10.92 feet distant from said northeasterly line, 34.07 feet to a point in the northwesterly line of said Lot 237; thence,
- 10) N53° 30' 00"E, along said northwesterly line, 11.55 feet to the Point of Beginning.

Containing 1,760 sq. ft. +/-

Said Lot 237 is also shown on the Record of Survey filed in Record of Surveys Book 143, Page 18, in the office of the County Recorder of said County and State.

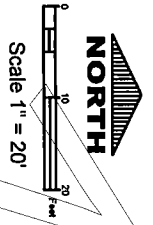
A sketch entitled Easement Sketch is attached hereto and by reference incorporate herein.

End of Description

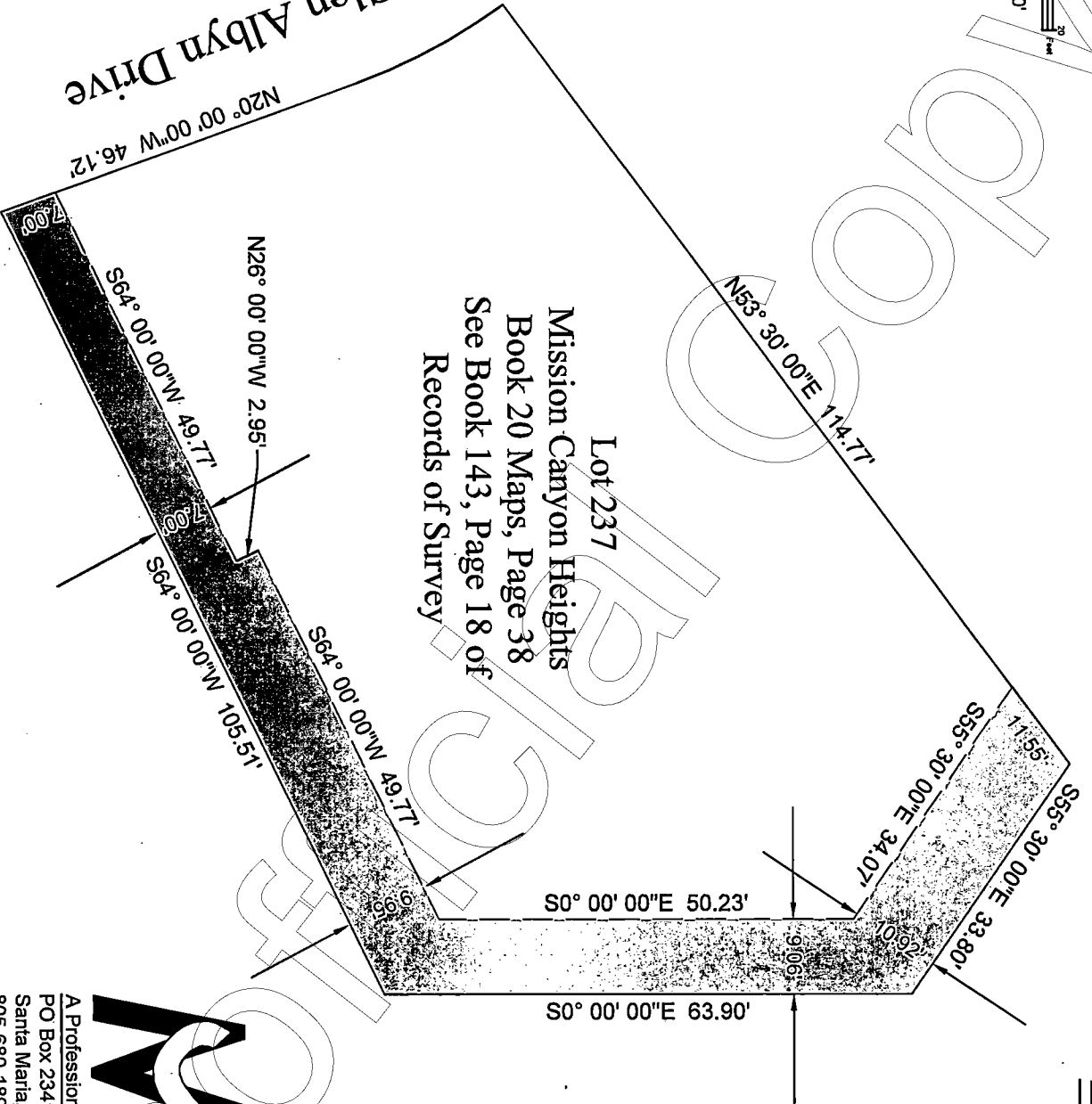
This description was prepared by me or under my direction in conformance with the requirements of the Professional and Surveyor's Act this 16th day of October, 2023.

Jon McKellar
PLS 7578





Glen Albryn Drive



Easement Sketch

Exhibit B



10/14/2023

Jon McKellar
PLS

A Professional Land Surveying & Consulting Company
PO Box 2341
Santa Maria, CA 93457
805-680-1895 bus.
jon@jonmckellar.com
http://www.jonmckellar.com