

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

City of Santa Rosa  
Department of Planning & Economic Development  
Engineering Development Services  
100 Santa Rosa Ave, Room 5  
Santa Rosa, CA 95404

FREE RECORDING – GOVERNMENT CODE 27383  
R&T 11922 DEED TO PUBLIC AGENCY, -0- TRANSFER TAX DUE

**EASEMENT DEED**

SANTA ROSA HIGH SCHOOL DISTRICT

GRANTS TO

THE CITY OF SANTA ROSA, A MUNICIPAL CORPORATION (“Grantee”):

A perpetual easement for a public waterline, with a right of immediate entry and with continued possession and access for the purpose of construction, improvement, maintenance, repairs, operation, and replacement of a public waterline and its attendant infrastructure as the City of Santa Rosa may choose to make in, upon, over, across, through and under that certain real property situated in the City of Santa Rosa, County of Sonoma, State of California, as more particularly described and depicted on EXHIBIT “A” and EXHIBIT “B” ATTACHED (the “Easement Area”).

Together with the right to trim, cut and clear away or otherwise control any tree or brush, and to deposit tools, implements and other materials thereon by said City of Santa Rosa, its officers, agents and employees and by any contractor, his agents and employees engaged by said City, whenever and wherever necessary for the purposes set forth above.

In the event Grantee, its contractors, agents, or employees disturb the surface of the Easement Area in connection with the inspection, maintenance, repair, replacement, or operation of the underground pipeline, Grantee shall, at its expense, make commercially reasonable efforts to restore the affected portion of the Property to substantially the same condition that existed immediately prior to such disturbance, ordinary wear and tear and acts of nature excepted.

By executing this Easement Deed, to which exhibits are attached, I/We, as owner(s) of the land shown hereon, do hereby state that I/We am/are the only person(s) whose consent is necessary to pass clear title to said land.

**REFERENCE: R-5746**

**A portion of A.P.N. 014-010-001, 014-251-010**

Santa Rosa High School District

Date \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Name and Title

Date \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Name and Title

[continues on following page]

NOTARY PUBLIC CERTIFICATE

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 SONOMA

On \_\_\_\_\_ before me, \_\_\_\_\_ personally appeared \_\_\_\_\_, 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 by my hand and official seal,

\_\_\_\_\_

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed herein is hereby accepted by order of the Council of the City of Santa Rosa pursuant to Council Resolution/Ordinance No. 2553 Dated January 21, 2003, and grantee consents to recordation thereof by its duly authorized officer.

CITY OF SANTA ROSA,  
A Municipal Corporation

By: \_\_\_\_\_

Dated: \_\_\_\_\_

EXHIBIT A  
PUBLIC WATERLINE EASEMENT

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AND BEING A PORTION OF THE LANDS OF CITY OF SANTA ROSA HIGH SCHOOL DISTRICT AS DESCRIBED BY RESOLUTION RECORDED IN BOOK 1386 AT PAGE 441, OFFICIAL RECORDS OF SONOMA COUNTY, AND BY RESOLUTION RECORDED IN BOOK 1400 AT PAGE 159, OFFICIAL RECORDS OF SONOMA COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT CITY OF SANTA ROSA COORDINATE MONUMENT G-280, A FOUND 2.5" BRASS DISK WITH PUNCH IN A MONUMENT WELL ON THE CENTERLINE OF FARMERS LANE, FROM WHICH CITY OF SANTA ROSA COORDINATE MONUMENT G-281, A FOUND 3" BRASS DISK WITH PUNCH IN A MONUMENT WELL ON THE CENTERLINE OF FARMERS LANE BEARS SOUTH 02°26'29" WEST 713.11 FEET; THENCE NORTH 82°41'52" EAST 548.26 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HAHMAN DRIVE AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 87°23'15" EAST 578.68 FEET; THENCE SOUTH 42°23'15" EAST 168.31 FEET; THENCE SOUTH 02°36'45" WEST 142.84 FEET; THENCE NORTH 87°23'15" WEST 7.18 FEET; THENCE SOUTH 02°36'45" WEST 15.00 FEET; THENCE SOUTH 87°23'15" EAST 7.18 FEET; THENCE SOUTH 02°36'45" WEST 375.74 FEET; THENCE NORTH 87°23'15" WEST 6.59 FEET; THENCE SOUTH 02°36'45" WEST 15.00 FEET; THENCE SOUTH 87°23'15" EAST 6.59 FEET; THENCE SOUTH 02°36'45" WEST 242.99 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HOEN AVENUE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 65°38'58" EAST 16.15 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 02°36'45" EAST 803.76 FEET; THENCE NORTH 42°23'15" WEST 180.73 FEET; THENCE NORTH 87°23'15" WEST 180.17 FEET; THENCE NORTH 02°36'45" EAST 4.32 FEET; THENCE NORTH 87°23'15" WEST 15.00 FEET; THENCE SOUTH 02°36'45" WEST 4.32 FEET; THENCE NORTH 87°23'15" WEST 389.18 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HAHMAN DRIVE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, SOUTH 02°36'45" WEST 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 23,581 SQUARE FEET MORE OR LESS

**BASIS OF BEARINGS:** BETWEEN CITY OF SANTA ROSA COORDINATE MONUMENTS G-280 (N=1923112.406, E=6364864.619) AND G-281 (N=1922399.983, E=6364834.243) SOUTH 02°26'29" WEST. NAD 83 - ZONE 2 - EPOCH 2010.00.

APN: 014-010-001 PORTION  
APN: 014-251-010 PORTION

R-SHEET NO. 5746

DATE: JUNE 22, 2022

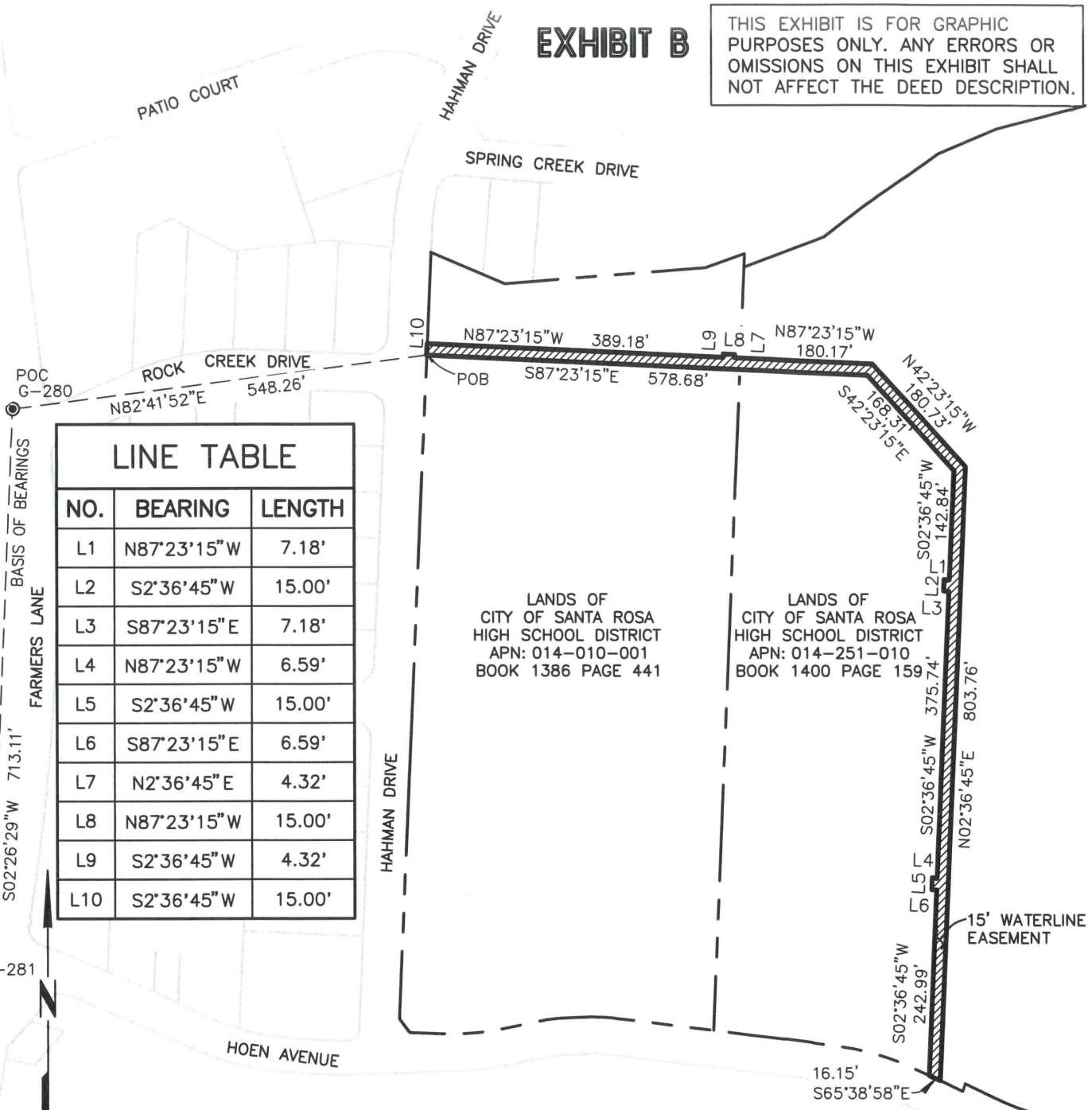
PREPARED BY: BRELJE & RACE, CONSULTING ENGINEERS

JOB NO.: 4698.00



# EXHIBIT B

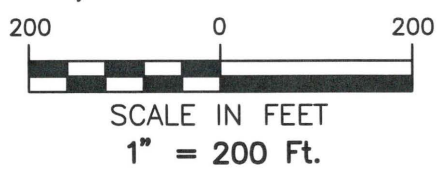
THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR OMISSIONS ON THIS EXHIBIT SHALL NOT AFFECT THE DEED DESCRIPTION.



LINE TABLE		
NO.	BEARING	LENGTH
L1	N87°23'15"W	7.18'
L2	S2°36'45"W	15.00'
L3	S87°23'15"E	7.18'
L4	N87°23'15"W	6.59'
L5	S2°36'45"W	15.00'
L6	S87°23'15"E	6.59'
L7	N2°36'45"E	4.32'
L8	N87°23'15"W	15.00'
L9	S2°36'45"W	4.32'
L10	S2°36'45"W	15.00'

LANDS OF  
CITY OF SANTA ROSA  
HIGH SCHOOL DISTRICT  
APN: 014-010-001  
BOOK 1386 PAGE 441

LANDS OF  
CITY OF SANTA ROSA  
HIGH SCHOOL DISTRICT  
APN: 014-251-010  
BOOK 1400 PAGE 159



- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- G-280 CITY OF SANTA ROSA COORDINATE MONUMENT WITH 2.5" BRASS DISK AND PUNCH
- G-281 CITY OF SANTA ROSA COORDINATE MONUMENT WITH 3" BRASS DISK AND PUNCH

**AUTHORITY: TRANSPORTATION AND PUBLIC WORKS PID 2290**

<b>OWNER AND MAILING ADDRESS</b> CITY OF SANTA ROSA HIGH SCHOOL DISTRICT 211 RIDGEWAY AVE. SANTA ROSA, CA 95401	<b>PROPERTY AREAS</b> (BOTH APN's) <b>ORIGINAL</b> 1,463,000 SQ.FT. APPROX. <b>TAKE</b> 23,581 SQ.FT.± <b>REMAINDER</b> 1,439,000 SQ.FT. APPROX.	<b>CITY OF SANTA ROSA</b>	
		PUBLIC WATERLINE EASEMENT CITY OF SANTA ROSA HIGH SCHOOL DISTRICT TO CITY OF SANTA ROSA	
<b>A.P. No.</b> 014-010-001; 014-251-010 <b>O.R. No.</b> 1386 O.R. 441 <b>O.R. No.</b> 1400 O.R. 159	<b>CITY ACQUISITION DEED</b> <b>O.R. No.</b> _____	<b>SCALE:</b> 1" = 200' <b>DATE:</b> 06/22/2022	<b>FILE No.</b> R. 5746

DWN. TR. CHK. BB. *[Signature]* APPROVED

06-22-22 bryant \4698\map\4698.00 R-Sheet.dwg TAB: WaterlineEasement