

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 Grantee 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 Grantee, 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-5747

A portion of A.P.N. 014-010-001

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 CITY OF SANTA ROSA, 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, DESCRIBED AS FOLLOWS:

A 15-FOOT-WIDE PUBLIC WATERLINE EASEMENT LYING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT CITY OF SANTA ROSA COORDINATE MONUMENT G-281, A FOUND 3" BRASS DISK WITH PUNCH IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF FARMERS LANE AND HOEN AVENUE FROM WHICH 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 BEARS NORTH 02°26'29" EAST 713.11 FEET; THENCE SOUTH 84°05'51" EAST 815.78 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HOEN AVENUE AND THE **TRUE POINT OF BEGINNING** OF THE LINE HEREIN DESCRIBED; THENCE LEAVING SAID POINT OF BEGINNING, NORTH 02°37'14" EAST 139.57 FEET; THENCE NORTH 25°06'47" EAST 62.17 FEET TO THE POINT OF TERMINATION. THE SOUTHERLY SIDELINES SHALL BE LENGTHENED OR SHORTENED TO TERMINATE ON THE NORTHERLY RIGHT OF WAY LINE OF HOEN AVENUE.

CONTAINING AN AREA OF 3,026 SQUARE FEET, MORE OR LESS.

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

APN: 014-010-001 (PORTION)

R-SHEET NO. 5747

DATE: JULY 30, 2024

PREPARED BY: BRELJE & RACE, CONSULTING ENGINEERS

JOB NO.: 4698.00

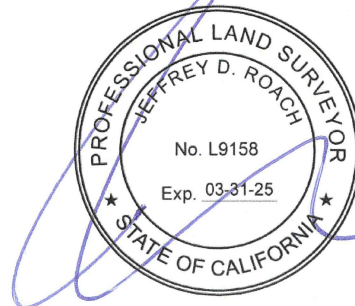
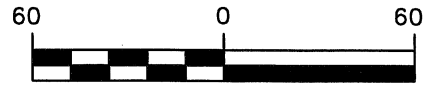


EXHIBIT B

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

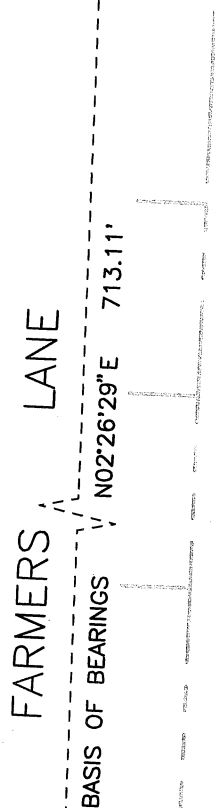


SCALE IN FEET
1" = 60 Ft.

LANDS OF
CITY OF SANTA ROSA HIGH SCHOOL DISTRICT

APN: 014-010-001
1386 O.R. 441

G-280
CITY OF SANTA ROSA COORDINATE MONUMENT
2.5" BRASS DISK WITH PUNCH



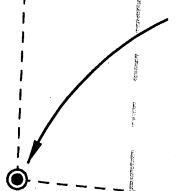
HAHMAN DRIVE

FARMERS LANE

N02°26'29"E 713.11'

BASIS OF BEARINGS

G-281
CITY OF SANTA ROSA COORDINATE MONUMENT
3" BRASS DISK WITH PUNCH
POINT OF COMMENCEMENT



SURVEY
S84°05'51"E 815.78'

TIE

POINT OF TERMINATION

N25°06'47"E 62.17'

NEW 15' WIDE PUBLIC WATERLINE EASEMENT

N02°37'14"E 139.57'

POINT OF BEGINNING
CENTERLINE 15' WIDE PUBLIC WATERLINE EASEMENT

HOEN AVENUE

AUTHORITY: TRANSPORTATION AND PUBLIC WORKS PID 2290

| | | | |
|--|---|---|--|
| OWNER AND MAILING ADDRESS | PROPERTY AREAS | CITY OF SANTA ROSA | |
| CITY OF SANTA ROSA HIGH SCHOOL DISTRICT 211 RIDGEWAY AVE. SANTA ROSA, CA 95401 | ORIGINAL 9.32 AC± WATERLINE EASEMENT 3,026 SQ.FT.± | 15' PUBLIC WATERLINE EASEMENT CITY OF SANTA ROSA HIGH SCHOOL DISTRICT TO CITY OF SANTA ROSA | |
| A.P. No. 014-010-001 | CITY ACQUISITION DEED | SCALE: 1" = 60' | DATE: 7/30/2024 |
| O.R. No. 1386 O.R. 441 | O.R. No. _____ | DWN. JR CHK. BB | APPROVED <i>[Signature]</i> FILE No. R. 5747 |
| O.R. No. _____ | | | |

TAB: WaterlineCase2

07-30-24 rooch \4698\map\4698.00 R-Sheet.dwg