

RECORDING REQUESTED BY:

CENTRAL CONTRA COSTA  
SANITARY DISTRICT (CENTRAL SAN)

AFTER RECORDING RETURN TO:

MAINLINE REVIEW GROUP  
PLANNING & DEVELOPMENT  
SERVICES DIVISION  
ENGINEERING & TECHNICAL  
SERVICES DEPARTMENT  
CENTRAL SAN  
5019 IMHOFF PLACE  
MARTINEZ, CA 94553-4392

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APN 149-230-005  
Job No. 6718 - ROW Parcel No. 2

## GRANT OF IRREVOCABLE OFFER OF DEDICATION (Easement for Sanitary Sewer Purposes)

For good and valuable consideration, Contra Costa County (hereinafter "Owner"), being the present title owner of record of the parcel of land situated in the city of Pleasant Hill, county of Contra Costa, state of California, described in the Grant Deed recorded October 9, 1981, in Book 10530 at Page 318, of the Official Records and the Grant Deed recorded June 22, 1984, in Book 11848 at Page 369 of the Official Records of said county, does hereby make an irrevocable offer of dedication to **Central Contra Costa Sanitary District** (hereinafter "Central San"), a special district of the State of California, and its successors or assigns, of a **nonexclusive easement** (characterized as easements in gross for all purposes of this dedication), for the right to construct, reconstruct, renew, alter, operate, maintain, replace (with the initial or any other size) and repair such sewer line or lines as Central San shall from time to time elect for conveying sewage, and all necessary maintenance access structures, laterals and appurtenances thereto, over and within such easement area as is described in said Exhibit "A" (legal description) and shown on Exhibit "B" (plat), attached hereto, together with the free right of ingress, egress and emergency access to said easement over and across the remaining portion of the Owner's property, provided that said rights of ingress, egress and emergency access shall be limited to established roadways, pathways, avenues or other routes to the extent possible and as reasonably necessary for the proper use of the rights granted herein. This offer of dedication also includes the right to clear obstructions and vegetation from the easement as may be required for the proper use of the other rights granted herein.

The Owner reserves the right to pave, landscape, or make such other use of the lands included within the easement which is consistent with Central San's use; however, such use by the Owner shall not include the planting of trees or construction of permanent structures, including but not limited to houses, garages, car ports, outbuildings, swimming pools, tennis courts, fountains, ponds, artificial streams, retaining walls requiring building permits (three feet or greater in height) or having pier foundations or spread footings greater than eighteen-inches wide by twelve-inches thick, decks, barbeques, patios, engineered drainage facilities (bio-swales), or other structures within or over the easement, or any other activity which may interfere with Central San's full enjoyment of the easement rights granted herein.

Maintenance access structures (manholes, rodding inlets, etc.) constructed within the easement shall not be covered by earth or other material and shall remain in an exposed and accessible condition at all times for routine and/or emergency maintenance that may be deemed necessary by Central San from time to time.

Central San, and its successors or assigns, shall incur no liability with respect to such offer of dedication, and shall not assume any responsibility for the offered easement, or any improvements thereon or therein, until such offer has been accepted by appropriate action of the Board of Directors of Central San, or its successors or assigns. Further, it is understood and agreed that the Owner shall indemnify, save and hold harmless Central San for any costs or liability incurred by Central San with respect to the easement in gross described herein, prior to the formal acceptance of said easement by the Board of Directors of Central San.

The provisions of this irrevocable offer of dedication shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the respective parties.

In witness whereof, these parties have executed this instrument this \_\_\_\_ day of

\_\_\_\_\_, 2020.

**CONTRA COSTA COUNTY (OWNER):**

By: \_\_\_\_\_  
(Notarial acknowledgment required)  
Candace Andersen  
Chair, Board of Supervisors

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{Remaining Signatures to Follow on Next Page}

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**CENTRAL CONTRA COSTA SANITARY DISTRICT (CENTRAL SAN):**

By: \_\_\_\_\_  
(Notarial acknowledgment required)

Danea Gemmell, Division Manager of Planning & Development Services  
Designee of General Manager  
Central Contra Costa Sanitary District  
County of Contra Costa, State of California

**ATTACH NOTARY STATEMENT(S)**

Grant of Irrevocable Offer of Dedication (Easement for Sanitary Sewer Purposes)  
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CERTIFICATE AUTHORIZING RECORDING

PURSUANT TO RESOLUTION NO. 90-017 of the Central Contra Costa Sanitary District, the attached Irrevocable Offer of Dedication is hereby received for recording only and shall not be deemed accepted until the District's Board of Directors adopts a resolution of acceptance of said offer of dedication.

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

\_\_\_\_\_  
Danea Gemmell, Division Manager  
Planning and Development Services Division  
Engineering and Technical Services Department  
Central Contra Costa Sanitary District

**EXHIBIT "A"**  
**SANITARY SEWER EASEMENT**

The land referred to herein is situated in the City of Pleasant Hill, County of Contra Costa, State of California, and is described as follows:

**BEING** a portion of Parcel One as said parcel is described in the Grant Deed recorded October 9, 1981, in Book 10530 of Official Records at Page 318, and the Grant Deed recorded June 22, 1984, in Book 11848 of Official Records at Page 369, Contra Costa County Records, and a portion of the 7.68 acre parcel of land as described in the Grant Deed recorded April 1, 1958, in Book 3142 of Official Records at Page 501, Contra Costa County Records, more particularly described as follows:

A strip of land, 15 feet in width, the center line of which is described as follows:

**PARCEL 4:**

**COMMENCING** on the center line of Oak Park Boulevard (60 foot wide public right of way) as said boulevard is shown on said map (172 PM 37) at a found 1-inch iron pipe with tack, said iron pipe being 78.11 feet, more or less, westerly of the intersection of said boulevard and Eccleston Avenue as measured along center line;

**THENCE**, easterly along said center line of Oak Park Boulevard, South 79°25'56" East 168.06 feet to a found 1-inch iron pipe with tack as shown on said map (172 PM 37);

**THENCE**, continuing easterly along said center line of Oak Park Boulevard, South 79°25'56" East 149.96 feet;

**THENCE** leaving said center line of Oak Park Boulevard, North 31°34'04" East 32.13 feet to the southeastern corner of Parcel A as said parcel is shown on the map entitled, "Parcel Map, MS 96-704," filed October 10, 1997, in Book 172 of Parcel Maps at Page 37, 38 and 39, in the Office of the Recorder of Contra Costa County;

**THENCE** westerly along the southerly line of said Parcel A, being also the northerly right of way line of Oak Park Boulevard (60 foot wide public right of way) as said boulevard is shown on said map (172 PM 37), North 79°25'56" West 107.11 feet to the southeastern corner said Parcel One (10530 O.R. 318);

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THENCE, northeasterly along the line common to said Parcel One (10530 O.R. 318) and said Parcel A (172 PM 37), North  $31^{\circ}34'04''$  East 8.98 feet;

THENCE, leaving said common line, along a non-tangent curve to the left, having a radius of 150.00 feet, to which a radial line to said curve bears North  $12^{\circ}47'18''$  East, through a central angle of  $02^{\circ}13'14''$ , an arc distance of 5.81 feet;

THENCE, North  $79^{\circ}25'56''$  West 29.58 feet;

THENCE, along a tangent curve to the right, having a radius of 60.50 feet, through a central angle of  $15^{\circ}44'55''$ , an arc distance of 16.63 feet;

THENCE, North  $63^{\circ}41'01''$  West 19.71 feet;

THENCE, along a tangent curve to the left, having a radius of 90.00 feet, through a central angle of  $15^{\circ}44'55''$ , an arc distance of 24.74 feet;

THENCE, North  $79^{\circ}25'56''$  West 144.36 feet;

THENCE, North  $38^{\circ}51'32''$  West 18.96 feet;

THENCE, North  $01^{\circ}42'47''$  East 284.17 feet to a point that bears North  $88^{\circ}17'13''$  West 446.18 feet from the aforesaid common line of Parcel One (10530 O.R. 318) and Parcel A (172 PM 37);

THENCE, North  $01^{\circ}42'47''$  East 335.59 feet to the northerly line of said Parcel One (10530 O.R. 318);

THENCE, westerly along said northerly line of Parcel One (10530 O.R. 318), North  $88^{\circ}17'13''$  West 76.47 feet to the northwestern corner of said Parcel One;

THENCE, southerly along the line common to said Parcel One (10530 O.R. 318) and said 7.68 acre parcel of land (3412 O.R. 501), South  $01^{\circ}42'47''$  West 330.01 feet;

THENCE, leaving the last said line, North  $88^{\circ}17'13''$  West 38.03 feet to the **POINT OF BEGINNING** of the following described centerline;

THENCE, South  $88^{\circ}17'13''$  East 54.00 feet to a point herein called "Point A";

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Exhibit "A"

**PARCEL 2:**

THENCE, from said Point "A", North 87°32'07" East 60.66 feet to a point herein called "Point B";

THENCE, South 88°17'13" East 384.19 feet;

THENCE North 82°23'56" East 17.72 feet to the northwesterly line of the 10 foot wide sewer easement as said easement is described in the Deed of Dedication for Sewer Easement recorded October 4, 1948, in Book 1302 of Official Records, at Page 9, Contra Costa County Records, and there terminating.

Containing an area of 6,839 square feet, more or less.

**EXCEPTING THEREFROM** that portion of the above described easement that lies within the following described parcel of land:

**BEING** a portion of Parcel One as said parcel is described in the Grant Deed recorded October 9, 1981, in Book 10530 of Official Records at Page 318, and the Grant Deed recorded June 22, 1984, in Book 11848 of Official Records at Page 369, Contra Costa County Records, and a portion of the 7.68 acre parcel of land as described in the Grant Deed recorded April 1, 1958, in Book 3142 of Official Records at Page 501, Contra Costa County Records, more particularly described as follows:

**COMMENCING** at the southeastern corner of Parcel A as said parcel is shown on the map entitled, "Parcel Map, MS 96-704," filed October 10, 1997, in Book 172 of Parcel Maps at Page 37, 38 and 39, in the Office of the Recorder of Contra Costa County; THENCE westerly along the southerly line of said Parcel A, being also the northerly right of way line of Oak Park Boulevard (60 foot wide public right of way) as said boulevard is shown on said map (172 PM 37), North 79°25'56" West 107.11 feet to the southeastern corner of said Parcel One (10530 O.R. 318) and the **POINT OF BEGINNING**;

THENCE from said point of beginning, northeasterly along the line common to said Parcel One (10530 O.R. 318) and said Parcel A (172 PM 37), North 31°34'04" East 8.98 feet;

THENCE, leaving the last said line, along a non-tangent curve to the left, having a radius of 150.00 feet, to which a radial line to said curve bears North 12°47'18" East, through a central angle of 02°13'14", an arc distance of 5.81 feet;

THENCE, North 79°25'56" West 29.58 feet;

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THENCE, along a tangent curve to the right, having a radius of 60.50 feet, through a central angle of 15°44'55", an arc distance of 16.63 feet;

THENCE, North 63°41'01" West 19.71 feet;

THENCE, along a tangent curve to the left, having a radius of 90.00 feet, through a central angle of 15°44'55", an arc distance of 24.74 feet;

THENCE, North 79°25'56" West 144.36 feet;

THENCE, North 38°51'32" West 18.96 feet;

THENCE, North 01°42'47" East 619.77 feet to the northerly line of said Parcel One (10530 O.R. 318), said line being also the southerly line of said Parcel A (172 PM 37);

THENCE, westerly along said northerly line of Parcel One, and the southerly line of said Parcel A (172 PM 37), North 88°17'13" West 60.50 feet;

THENCE, leaving said northerly line of Parcel One, and the southerly line of said Parcel A (172 PM 37), South 01°42'47" West 561.43 feet;

THENCE, South 03°37'20" West 55.26 feet;

THENCE, South 50°26'50" West 25.12 feet;

THENCE, along a non-tangent curve to the left, having a radius of 4,269.86 feet, to which a radial line to said curve bears North 08°54'41" East, through a central angle of 02°41'38", an arc distance of 200.76 feet;

THENCE, along a compound curve to the left, having a radius of 110.00 feet, to which a radial line to said curve bears North 06°13'03" East, through a central angle of 10°33'14", an arc distance of 20.26 feet;

THENCE, South 85°39'49" West 20.71 feet;

THENCE, along a tangent curve to the right, having a radius of 120.00 feet, through a central angle of 09°45'26", an arc distance of 20.44 feet to the southwestern corner of said 7.68 acre parcel (3142 O.R. 501), said corner being also on the aforesaid northerly right of way line of Oak Park Boulevard;

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THENCE, easterly along said northerly right of way line of Oak Park Boulevard and along a tangent curve to the right, having a radius of 4,030.00 feet, to which a radial line to said curve bears North 05°20'32" East, through a central angle of 05°13'32", an arc distance of 367.55 feet;

THENCE, continuing along said northerly right of way line of Oak Park Boulevard, South 79°25'56" East 222.42 feet to the **POINT OF BEGINNING**.

The northerly and southerly sidelines of the above described easement for Parcel 2 shall be lengthened or shortened so as to terminate at said northwesterly line of the existing Sewer Easement (1302 O.R. 9). The sidelines of the above described easement for Parcel 2 shall be lengthened or shortened at said Point "B" so as to terminate at a bearing of North 01°42'47" West.

The sidelines of the above described easement for Parcel 4 shall be lengthened or shortened at said Point "A" so as to terminate at a bearing of North 01°42'47" West.

The bearings of this description are based on that certain map entitled, "Parcel Map, MS 96-704," filed October 10, 1997, in Book 172 of Parcel Maps at Page 37, 38 and 39, in the Office of the Recorder of Contra Costa County.

A plat showing the above described easement is attached hereto and made a part hereof as Exhibit "B".

This description was prepared by me or under my direction for BKF Engineers.

By: Paul Kittredge  
Paul A. Kittredge, P.L.S. No. 5790

Dated: May 7, 2020



May 5, 2020  
BKF Job No. 20155138-14  
Exhibit "A"

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I-Plats\_and\_Legal\_Desc\Land\_Transfer\_Parcels\CCC-to-CCCSD-SSE1-DESC.docx

# CENTRAL CONTRA COSTA SANITARY DISTRICT

## RIGHT OF WAY MAP for SEWER

# RIGHT OF WAY MAP for SEWER



PARCEL 2 &amp; 4