

# EASEMENT AGREEMENT

THIS AGREEMENT AND GRANT OF EASEMENT (the "Easement Agreement") is dated \_\_\_\_\_ and is by and between CONTRA COSTA COUNTY, a political subdivision of the State of California, hereinafter called the "Grantor", and CONTRA COSTA WATER DISTRICT, a local governmental agency of the State of California, hereinafter called the "District".

1. For valuable consideration, the Grantor hereby grants to the District and the District hereby accepts from the Grantor, a perpetual non-exclusive easement in, on, over, under, and through a portion of the real property in the County of Contra Costa, State of California, commonly identified as Assessor's Parcel No. 125-010-023 (the "Property"), as described on **Exhibit A** and as depicted in **Exhibit B** attached hereto.

2. The purpose of this easement is to install, operate, maintain, repair and replace water utility materials and equipment, including, without limitation; pipes, valves, meters, meter boxes, fire hydrants, protecting posts, backflow prevention devices, and appurtenances thereto (the "Facilities"). In addition, Grantor further grants the District, its designated agents, employees and their respective vehicles, access throughout the entirety of said easement area, as well as the additional right of ingress to and egress from said easement area across Grantor's Property by means of roads, driveways, and parking lots with the following exceptions: (1) all access to the Airfield Operations Area (AOA) as depicted on Exhibit B, must be arranged in advance and conducted under escort by the Grantor's Operations Staff; and (2) the District must receive the Grantor's and the Federal Aviation Administration's approval to install any improvement above the pavement within the AOA.

3. All pipes except risers to meters, fire hydrants, or appurtenances shall be installed at least 18 inches below the surface of the ground.

4. The District will backfill all excavations and restore the ground to a condition equal to the condition existing prior to the excavation. Notwithstanding the foregoing, where excavation or exposure of

the subsurface facilities is reasonably necessary the County will bear the expense of back-filling excavations above six (6) inches above the top of pipes and of repaving such excavations or restoring or replacing any structure affected by such excavation.

5. County shall reimburse District for its actual costs incurred as a result of any request by County to relocate, modify, improve, or enlarge Facilities within the easement area as described and depicted on Exhibits A and B.

6. The Grantor will not permit, place, or construct any structure, or permit, or cause any trees to be planted and/or placed within the easement area, or within the designated appurtenant ingress and egress areas as depicted on Exhibit A, which will prevent District staff, vehicles, and equipment from operating anywhere within the easement.

7. The County shall hold District harmless from all liability or claim of liability for injury to persons or damage to property arising from the escape of water from the intertie identified as Intertie 1, the location of which is depicted on Exhibit B.

8. It is the intent of the parties hereto that this document be recorded in the Official Records of Contra Costa County, and that said document be binding upon the successors and assignees of the parties.

IN WITNESS WHEREOF, the Grantor and the District are executing this Easement Agreement and Grant of Easement as of the date set forth in the introductory paragraph.

CONTRA COSTA COUNTY, a political subdivision  
of the State of California

CONTRA COSTA WATER DISTRICT

By \_\_\_\_\_  
Diane Burgis  
Chair, Board of Supervisors

By \_\_\_\_\_  
Assistant General  
Manager – Engineering and O&M  
Rachel Murphy

JL:  
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**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the foregoing instrument to Contra Costa Water District, a local governmental agency, is hereby accepted by the undersigned officer on behalf of the Board of Directors of the District pursuant to authority conferred by the Board's Resolution No. 93-29 and amended by Resolution 18-003 and the grantee consents to recordation thereof by its duly authorized officer.

Dated: \_\_\_\_\_ By \_\_\_\_\_  
Assistant General Manager –  
Engineering and O&M  
Rachel Murphy

# CALIFORNIA ALL-PURPOSE 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 CONTRA COSTA

On \_\_\_\_\_, before me, \_\_\_\_\_,

Notary Public, 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 my hand and official seal.

Signature \_\_\_\_\_ (Seal)  
Notary Public

**EXHIBIT "A"**  
**WATERLINE EASEMENT**

Portion of Rancho Monte Del Diablo, described as follows:

Being a portion of the property described in the deed from Josephine R. Hook, et. al. to Contra Costa County recorded May 11, 1942 in Book 643 at Page 15, Official Records of Contra Costa County, also described as follows:

COMMENCING on a stainless-steel rod in sleeve stamped "FAA CCR A 1992" designated as National Geodetic Survey Permanent Identifier HT3693 datasheet on file at the National Geodetic Survey;

THENCE South 3°54'32" East, 713.97 feet to a point on the line as shown on the Easement and Bill of Sale recorded January 4, 1966, in Book 5238 at Page 442 of Official Records of said County (5238 OR 442), said point also being the true POINT OF BEGINNING;

THENCE South 19°17'49" East, 53.80 feet;

THENCE South 65°37'19" East, 65.76 feet;

THENCE South 9°22'19" East, 119.04 feet;

THENCE South 66°00'00" East, 197.89 feet;

THENCE North 24°33'33" East, 12.14 feet;

THENCE South 65°31'35" East, 33.07 feet;

THENCE North 24°01'49" East, 39.84 feet;

THENCE South 66°00'00" East, 18.10 feet;

THENCE South 24°28'25" West, 39.99 feet;

THENCE South 65°31'35" East, 20.00 feet;

THENCE North 24°28'25" East, 40.16 feet;

THENCE South 66°00'00" East, 109.31 feet;

THENCE South 24°28'25" West, 41.06 feet;

THENCE South 65°31'35" East, 19.83 feet;

THENCE North 24°33'33" East, 41.22 feet;

THENCE South 65°27'34" East, 9.28 feet;

THENCE North 24°32'21" East, 22.38 feet;  
THENCE North 66°00'00" West, 176.78 feet;  
THENCE North 24°01'49" East, 37.29 feet;  
THENCE North 66°11'02" West, 38.37 feet;  
THENCE South 24°07'19" West, 1.51 feet;  
THENCE North 66°00'00" West, 8.15 feet;  
THENCE South 24°00'00" West, 89.66 feet;  
THENCE North 66°00'00" West, 173.83 feet;  
THENCE North 9°22'19" West, 118.95 feet;  
THENCE North 65°37'19" West, 67.89 feet;  
THENCE North 19°17'49" West, 45.71 feet;

THENCE South 69°22'41" West, 20.01 feet to the true POINT OF BEGINNING from which a 3 1/2 inch brass disk stamped "AP 1970 STA B2 CCR" designated as National Geodetic Survey Permanent Identifier AE6596 bears SOUTH 57°37'32" WEST 1701.20 feet.

A Plat Map Exhibit B is attached HERETO and made a part THEREOF.

18,615 square feet (0.43 Acres) more or less.

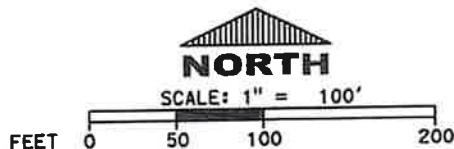
Signature   
Professional Land Surveyor  
Mennor Chan PLS 8406

Date 09/30/21



# EXHIBIT "B"

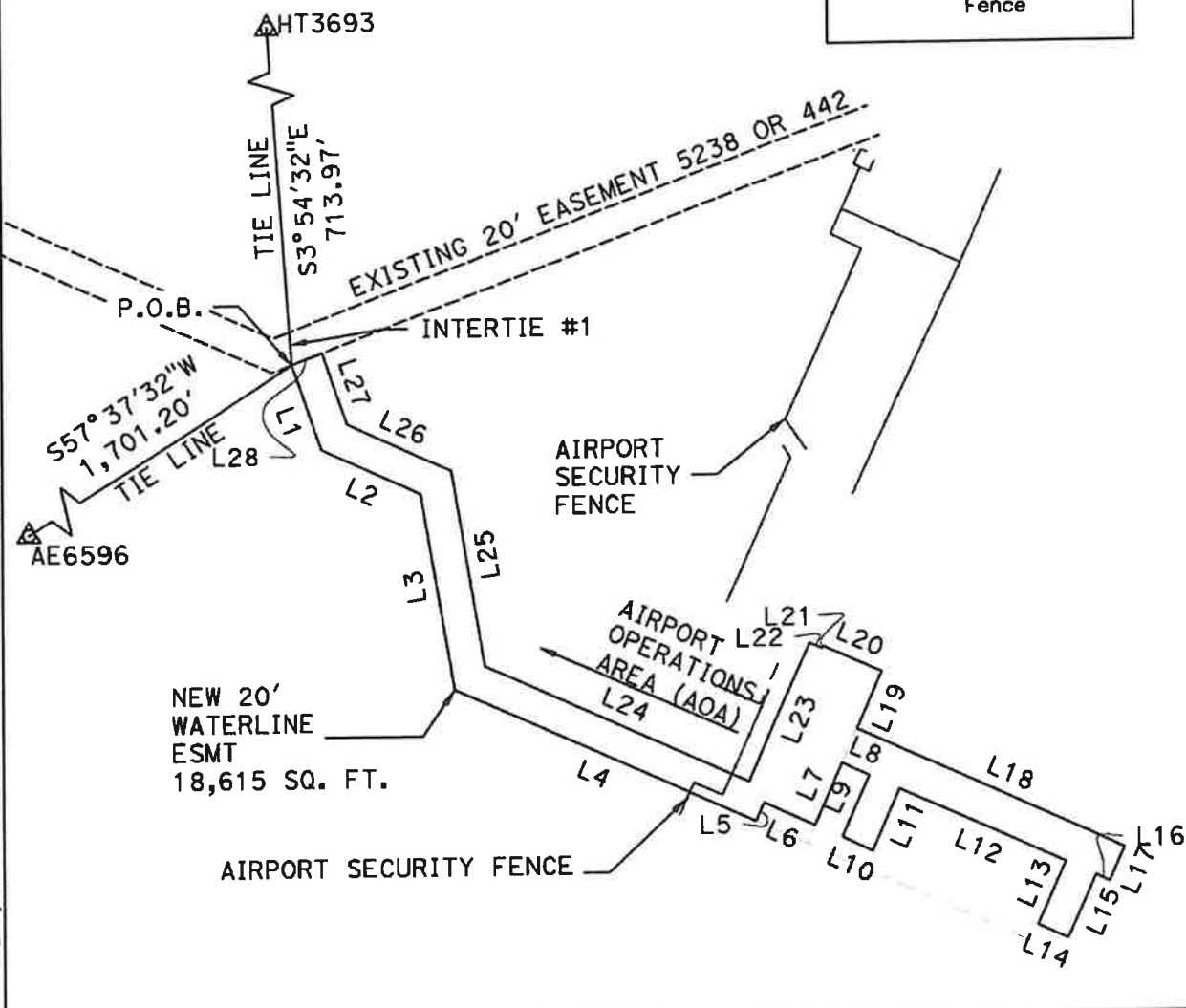
## RIGHT OF WAY MAP for WATERLINE



LEGEND	
	20' Waterline Easement
	20' Existing Waterline Easement
	Airport Security Fence

County of Contra Costa  
May 11, 1942 Book 643 OR 15

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DRAWN BY: FL	CHECKED BY: RP	SYSTEM MAP:	JOB NO.:
SCALE: 1" = 100'	DATE: 09/21/2021	ASSESSOR'S PARCEL NO. (APN): 125-010-023	PAGE 1

# EXHIBIT "B"

## RIGHT OF WAY MAP for WATERLINE

LINE DATA TABLE		
NO.	BEARING	DISTANCE
L1	S19°17'49"E	53.80'
L2	S65°37'19"E	65.76'
L3	S09°22'19"E	119.04'
L4	S66°00'00"E	197.89'
L5	N24°33'33"E	12.14'
L6	S65°31'35"E	33.07'
L7	N24°01'49"E	39.84'
L8	S66°00'00"E	18.10'
L9	S24°28'25"W	39.99'
L10	S65°31'35"E	20.00'
L11	N24°28'25"E	40.16'
L12	S66°00'00"E	109.31'
L13	S24°28'25"W	41.06'
L14	S65°31'35"E	19.83'
L15	N24°33'33"E	41.22'
L16	S65°27'34"E	9.28'
L17	N24°32'21"E	22.38'
L18	N66°00'00"W	176.78'
L19	N24°01'49"E	37.29'
L20	N66°11'02"W	38.37'

LINE DATA TABLE		
NO.	BEARING	DISTANCE
L21	S24°07'19"W	1.51'
L22	N66°00'00"W	8.15'
L23	S24°00'00"W	89.66'
L24	N66°00'00"W	173.83'
L25	N09°22'19"W	118.95'
L26	N65°37'19"W	67.89'
L27	N19°17'49"W	45.71'
L28	S69°22'41"W	20.01'



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DRAWN BY: FL	CHECKED BY: RP	SYSTEM MAP:	JOB NO.:
SCALE: 1" = 100'	DATE: 09/21/2021	ASSESSOR'S PARCEL NO. (APN): 125-010-023	<b>PAGE 2</b>