

C.7

Recorded at the request of:
Contra Costa County Flood Control
and Water Conservation District

Return to:
Cheston & Priscilla Henley
190 Pine Creek Road
Walnut Creek, CA 94598

Portion of Assessor's Parcel No. 138-142-006

GRANT DEED

CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a flood control district, organized under the laws of the State of California, does hereby GRANT to **Cheston Jared Henley and Priscilla Lynn Henley**, husband and wife, as Joint Tenants

The following described real property in the unincorporated area of the County of Contra Costa, State of California,

**FOR DESCRIPTION AND PLAT MAP SEE EXHIBITS "A" and "B" ATTACHED
HERETO AND MADE A PART HEREOF**

Excepting and reserving therefrom to the Grantor, or its successors and assigns, a perpetual easement for flood control purposes including but not limited to, the purposes of 1) construction, modification, inspection, maintenance, or removal of flood control facilities (weather covered or open), protection works, and appurtenant structures, and 2) installation, maintenance, or removal of any embankments, fencing, landscaping, or other improvements. Said easement shall be such as will provide for accomplishing said purposes in, over, under and across the real property described as "Exhibit A", and said easement shall include the right of ingress and egress in, over, and across the property described as Exhibit "A."

CONTRA COSTA COUNTY FLOOD CONTROL AND WATER
CONSERVATION DISTRICT

Dated 2/27/18

By Karen Mitchoff
Karen Mitchoff
Chair, Board of Supervisors

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 February 27, 2018 before me, Stacey M. Boyd Clerk of the Board of Supervisors, Contra Costa County, personally appeared Karen Mitchoff, 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: Stacey M. Boyd

Deputy Clerk

**EXHIBIT A
TRANSFER PARCEL**

FCPID 5175

REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THAT CERTAIN INDIVIDUAL GRANT DEED TO CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT (CCCFC&WCD) RECORDED ON AUGUST 14, 1979, IN BOOK 9484, AT PAGE 837, OFFICIAL RECORDS, CONTRA COSTA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF PARCEL A AS SHOWN ON PARCEL MAP "M.S. 18-70," FILED ON MAY 18, 1970, IN BOOK 12 OF PARCEL MAPS, AT PAGE 43, OFFICIAL RECORDS OF CONTRA COSTA COUNTY; THENCE ALONG THE NORTH LINE OF SAID PARCEL A, NORTH 88° 43' 00" WEST, 58.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88° 43' 00" WEST, 99.24 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID CURVE HAVING A RADIUS OF 477.68 FEET, THROUGH A CENTRAL ANGLE OF 12° 39' 25", AN ARC LENGTH OF 105.52 FEET; THENCE LEAVING SAID NORTH LINE AND CROSSING THROUGH THE ABOVE MENTIONED TO(CCCFC&WCD) PARCEL THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 89° 59' 25" EAST, 124.92 FEET, AND
- 2) SOUTH 78° 23' 55" EAST, 80.31 FEET TO THE **TRUE POINT OF BEGINNING**.

RESERVING THEREFROM TO THE GRANTOR A PERPETUAL EASEMENT FOR FLOOD CONTROL PURPOSES.

CONTAINING AN AREA OF 1,788 SQUARE FEET, MORE OR LESS.

ATTACHED HERETO IS A PLAT ENTITLED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART OF.


VINCENT J. D'ALO
LS 4210



1/10/18
DATE

EXHIBIT B

WOLPE

APN: 138-150-022

P.O.C.

P.O.B.

S78°23'55"E
80.31'

58.00'

84.14'
S16°56'00"E

N88°43'00"W
157.24'(T)

TRANSFER AREA
1,788± SQ.FT.

JOHNSTON LAURIE TRUST
MESSICK LAWRENCE

APN: 138-015-014

PARCEL A
12 PM 43

S89°59'25"E
124.93'

FCPID
5175

L=202.82'(T)
R=477.68'
D=24°19'40"

L=97.30'

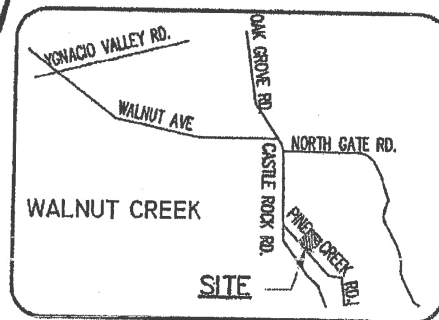
N34°26'00"E 145.03'

HENLEY
DOC. No. 2008-065686

APN: 138-150-013

N46°04'00"W 156.93'

PINE CREEK ROAD



VICINITY MAP

LEGEND

	BOUNDARY LINE
	ADJACENT LOT LINE
	NEW LOT LINE
	TRANSFER AREA

(T)	TOTAL
SQ.FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

CCCFC&WCD

CONTRA COSTA COUNTY
FLOOD CONTROL & WATER
CONSERVATION DISTRICT



(IN FEET)
1 inch = 60 ft.

CCCFC & WCD
DRAWING No. FA-20092

EASEMENT RESERVED BY CONTRA COSTA COUNTY FLOOD CONTROL & CONSERVATION DISTRICT



Planners
Civil Engineers
Surveyors

Allquot Associates, Inc.
1390 S. Main St. - Ste. 310
Walnut Creek, CA 94598
Telephone: (925) 476-2300
Fax: (925) 476-2350

Subject TRANSFER AREA
Job No. 213126 Scale 1" = 60'
By MM Date 7/27/2017 Chkd. VLD
SHEET 1 OF 1