

C.3

**RECORDING REQUESTED BY:**

CENTRAL CONTRA COSTA  
SANITARY DISTRICT (CENTRAL SAN)

**AFTER RECORDING RETURN TO:**

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

APN: 373-261-002  
Job No. 6672 - ROW Parcel No. 1

## **GRANT OF EASEMENT (SEWER PURPOSES)**

For good and valuable consideration, **Contra Costa County** (hereinafter "Owner"), a political subdivision of the State of California, being the present title owner of record of the parcel of land situated in the city of Martinez, county of Contra Costa, state of California described in the Corporation Grant Deed recorded February 4, 1972 in Book 6579 at Page 248 of the Official Records of said county, together with the parcel of land described in the Director's Deed recorded May 26, 1965 in Book 4876 at Page 624 of the Official Records of said county, does hereby grant to the **Central Contra Costa Sanitary District** (hereinafter "Central San"), a special district of the State of California, and its successors or assigns, a nonexclusive subsurface easement and a nonexclusive surface easement (characterized as easements in gross for all purposes of this grant), 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" 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 grant of easement also includes the right to clear obstructions, permanent structures, 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 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.

Whenever any improvements permitted under this Grant of Easement are removed or damaged by Central San's or its contractor's use of the easements granted herein, such improvements will be repaired or replaced by Central San (only to the extent actually removed or damaged) to a condition substantially equal to or better than their condition prior to such work.

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.

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

In witness whereof, Owner executed this instrument on this Tenth day of March, 2020.

**Contra Costa County (OWNER):**

By: 

Candace Andersen  
Chair, Board of Supervisor

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**"ATTACH APPROPRIATE 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 March 10, 2020, before me, Stacey M. Boyd  
Deputy Clerk of the Board of Supervisors, Contra Costa County, personally  
appeared Candace Andersen,

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 (Seal)  
Deputy Clerk

**EXHIBIT A**

CCCSJ Job No. 6672

Parcel 1

**SANITARY SEWER EASEMENT**

APN 373-261-002

**REAL PROPERTY** in the City of Martinez, County of Contra Costa, State of California described as follows:

A portion of the Lands of the County of Contra Costa, as described In the Deed , recorded in Volume 4876 at Page 624, recorded May 26, 1965, on file at the Recorder of the County of Contra Costa, State of California and a portion of those lands described in Volume 6579 at Page 248, recorded February 4, 1972, on file at the Recorder of the County of Contra Costa, State of California and also being a portion of Lots 2 and 7 Block 1 of the Additional Survey of the Town of Martinez, filed for record in Book D at Page 83 of Maps, on March 30, 1895, on file at the Recorder of the County of Contra Costa, State of California, more particularly described as follows:

**BEGINNING** on the Northwesterly line of Escobar Street at the intersection with the Southeasterly terminus of the line between Lots 6 and 7 in said Block 1;

**THENCE** along said line between Lots 6 and 7 and Lots 2 and 3 in said Block 1, North 35°43'22" West, a distance of 183.51 feet to the Southeasterly line of Marina Vista Avenue and the Northeasterly end of the course described as North 64°09'31" East, a distance of 87.41 feet in the Director's Deed recorded on October 31, 1962 in Volume 4234 at Page 568, Official Records of Contra Costa County;

**THENCE** along said Southeasterly line of Marina Vista Avenue and the course described in the aforementioned Director's Deed, North 64°09' 31" East, a distance of 15.26 feet;

**THENCE** leaving last said line parallel with the line between Lots 2 and 3 and Lots 6 and 7 in said Block 1, South 35°43'22" East, a distance of 180.88 feet to a point on the Northwesterly line of said Escobar Street;

**THENCE** along said Northwesterly line of Escobar Street South 54°12'07" West, a distance of 15.00 feet to the **POINT OF BEGINNING**.

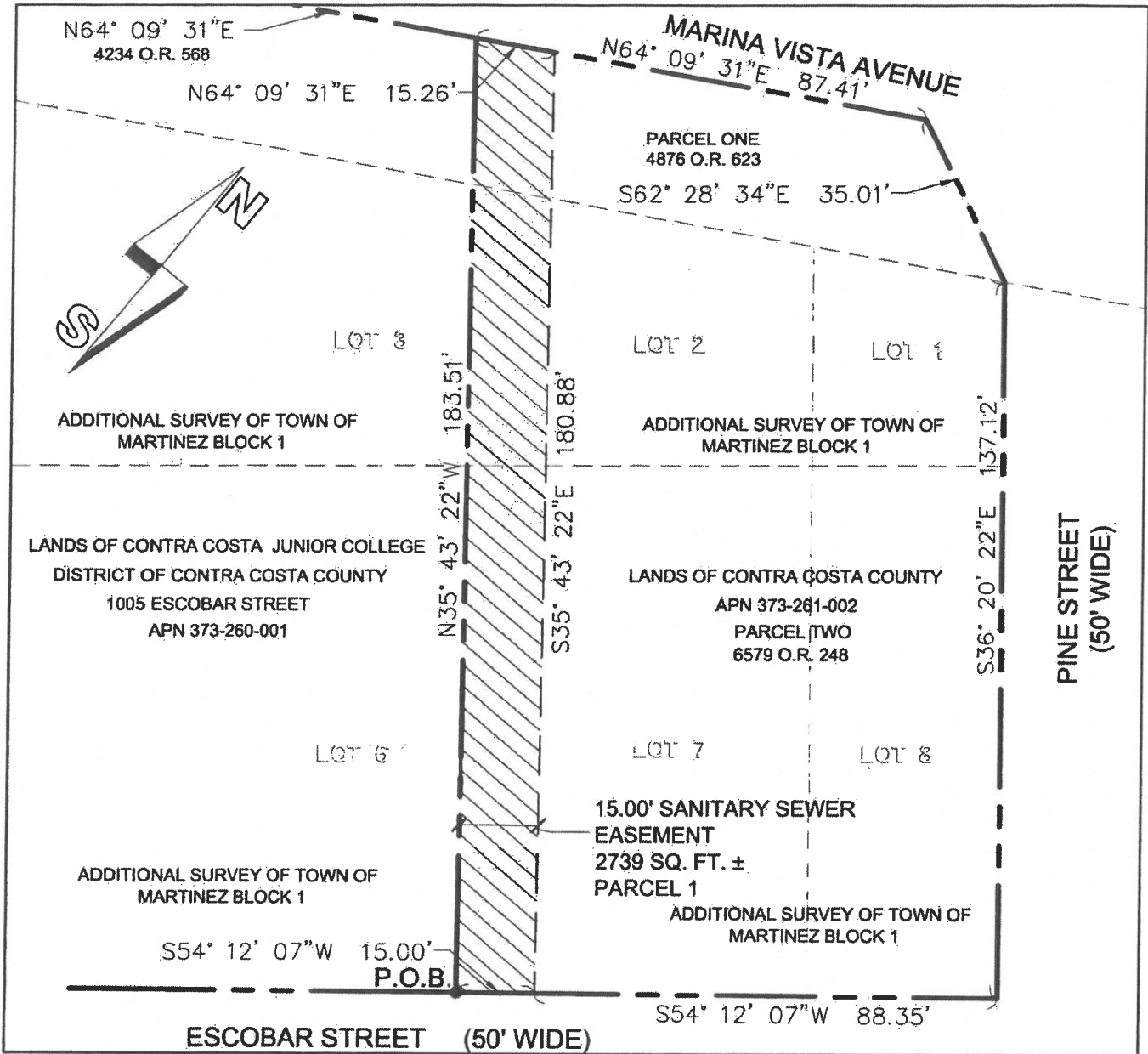
Containing an area of 2739 square feet, more or less.

**Attached hereto is a plat entitled Exhibit "B" and by this reference made a part hereof.**



# EXHIBIT "B"

## CENTRAL CONTRA COSTA SANITARY DISTRICT RIGHT OF WAY MAP FOR SEWER







**Basis of Bearings:** The bearing of North 64° 09' 31" East, being the Southeastly line of Marina Vista Street, as described with that certain Grant Deed, Parcel Three, granted to Contra Costa County as recorded in Book 8574 at Page 572, dated August 8, 1977, County of Contra Costa Records was used as the basis of bearings for this survey.

### LEGEND

APN = ASSESSOR'S PARCEL NUMBER  
O.R. = OFFICIAL RECORDS  
P.O.B. = POINT OF BEGINNING

### LEGEND

 = 15' SANITARY SEWER EASEMENT  
 = PROPERTY LINE  
 = SANITARY SEWER EASEMENT LINE  
 = LOT LINES PER ADDITIONAL SURVEY OF TOWN OF MARTINEZ BLOCK 1

DRAWN BY: JK	CHECKED BY: EW	SYSTEM MAP: 13B6	JOB NO.: 6672
SCALE: 1"=30'	DATE: 02-12-19	ASSESSOR'S PARCEL NO. (APN): 373-261-002	PARCEL NO.: 1