

WHEN RECORDED MAIL TO:

CITY CLERK  
CITY OF NAPA  
P.O. BOX 660  
NAPA, CA 94559

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EASEMENT GRANT DEED

APNs: 041-700-018 & PTN 041-700-016 (New Lot 3)

This document is exempt from recording fees pursuant to Government Code § 27383 and exempt from Documentary Transfer Tax pursuant to Revenue and Taxation Code §11922

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Youjeong Kim and Benjamin Aaron Ellis**, Wife and Husband, as Community Property with Right of Survivorship, hereby GRANT(s) to **City of Napa**, a California charter city, an easement for **Public Utilities**, including the right to construct, reconstruct, access, operate, maintain, repair, and replace public utilities, together with all appurtenances thereto, in, on, over, across, under, and through the following described real property situate, lying and being in the City of Napa, County of Napa, State of California, more particularly described as follows:

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A" AND IS DEPICTED IN EXHIBIT "B" AND MADE A PART HEREOF

Dated: April 12, 2024

  
\_\_\_\_\_  
Youjeong Kim  
  
\_\_\_\_\_  
Benjamin Aaron Ellis

**MAIL TAX STATEMENTS TO:**  
Youjeong Kim & Benjamin Aaron Ellis  
1775 Green Street  
San Francisco, CA 94123

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.

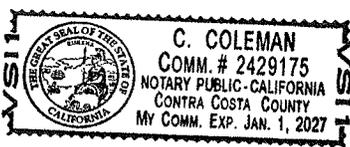
STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF Alameda )

On April 12, 2024, before me, C. Coleman, Notary Public, personally appeared YOUJEONG KIM 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 C. Coleman



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 )  
 ) ss.  
COUNTY OF Alameda )

On April 12, 2024, before me, C. Coleman, Notary Public, personally appeared BENJAMIN AARON ELLIS 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 C. Coleman

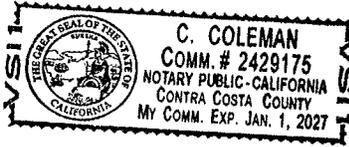


EXHIBIT 'A'

Easement Area

EXHIBIT "A"  
PUBLIC UTILITY EASEMENT

BEING A PORTION OF NEW LOT 3 AS DESCRIBED IN THE LOT LINE ADJUSTMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF NAPA COUNTY, CALIFORNIA \_\_\_\_\_ IN \_\_\_\_\_ OF IS DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND IRON PIPE WITH RCE NUMBER 28255 AS SHOWN AT THE SOUTHERLY TERMINUS OF THE EASTERLY PROPERTY LINE OF LOT 1 AS SHOWN IN THE FINAL MAP FOR "LLAMA CREEK", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF NAPA COUNTY, CALIFORNIA SEPTEMBER 30, 1986 IN BOOK 15 OF MAPS AT PAGES 18-19 AS NORTH 6° 21'09" EAST 434.03 FEET ON SHEET 2 IN SAID FINAL MAP FOR LLAMA CREEK TAKEN AS NORTH 6° 58'15" EAST 434.03 FEET; THENCE ALONG SAID LOT 1 PROPERTY LINE SOUTH 37° 04'21" WEST 166.23 FEET TO THE NORTHERLY PROPERTY LINE OF SAID LOT 2; THENCE ALONG THE NORTHERLY PROPERTY LINE OF SAID LOT 2, AND BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 380.00 FEET, A RADIAL LINE TO THE CENTER OF SAID CURVE BEARS NORTH 9° 35' 15" EAST; THENCE LEAVING SAID TRUE POINT OF BEGINNING AND SAID LOT 1 PROPERTY LINE EASTERLY ALONG THE ARC OF SAID CURVE 27.37 FEET THROUGH A CENTRAL ANGLE OF 4°07'38"; THENCE SOUTH 84° 32' 23" EAST 73.21 FEET TO A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 350.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 64.96 FEET THROUGH A CENTRAL ANGLE OF 10°38'03"; THENCE SOUTH 73° 54' 20" EAST 91.86 FEET TO A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°09'05" TO THE TRUE POINT OF BEGINNING BEING THE NORTH PROPERTY LINE OF SAID NEW LOT 3 AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 40.00 FEET, A RADIAL LINE TO THE CENTER OF SAID CURVE BEARS NORTH 8° 56' 35" EAST; THENCE LEAVING SAID TRUE POINT OF BEGINNING EAST ALONG THE ARC OF SAID CURVE 24.20 FEET THROUGH A CENTRAL ANGLE OF 34°39'56"; THENCE SOUTH 25° 43' 21" EAST 10.00 FEET TO A NON TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE TO THE CENTER OF SAID CURVE BEARS NORTH 25° 43' 21" WEST; THENCE LEAVING SAID PROPERTY LINE OF LOT 3 WEST ALONG THE ARC OF SAID CURVE 30.68 FEET THROUGH A CENTRAL ANGLE OF 35°09'21" TO THE PROPERTY LINE OF SAID LOT 3; THENCE ALONG SAID PROPERTY LINE NORTH 11° 23' 33" EAST 10.01 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "B"  
ATTACHED HERETO AND MADE A PART HEREOF



PREPARED BY: *[Signature]*  
DANIEL DRUMMOND, LS 6333

2/1/24  
DATE

# EXHIBIT B

SEPTEMBER 30, 2023

N6°58'15"E 434.03'  
(N6°21'09"E 434.03'  
RECORD)

FND IP RCE 28255  
(15 PM 18)  
POC

NEW LOT 1  
LLA  
KIRKWOOD/OVIDIA

LOT 1 (15 M 18)

N9°35'15"E(R)  
L=33.28'

Δ=4°07'38"  
R=380.00'  
L=27.37'

PROPOSED BORRETTE COURT  
R=350.00' Δ=10°38'03"  
L=64.96'

Δ=4°53'20"  
R=390.00'  
L=33.28'

S84°32'23"E 73.21'  
S84°32'23"E 73.21'

Δ=10°38'03"  
R=340.00' L=63.10'

S73°54'20"E 91.86'  
S73°54'20"E 91.86'

N11°23'33"E 10.01'

Δ=6°39'40"  
R=50.00' L=5.81'

Δ=7°09'05"  
R=40.00' L=4.99'

N8°56'35"E(R)

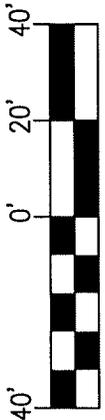
Δ=35°09'21"  
R=50.00' L=30.68'

Δ=34°39'56"  
R=40.00' L=24.20'

N25°43'21"W(R)  
10.00'

NEW LOT 2  
LLA  
WINTER

NEW LOT 3  
LLA  
KIM / ELLIS



- LEGEND**
- EXISTING PROPERTY LINES
  - - - PROPOSED EASEMENT
  - POC
  - TPOB
  - ( ) RECORD INFORMATION

**ENGINEERING**  
SURVEYING • PLANNING

191 SAN MIGUEL DRIVE SUITE 100, WALNUT CREEK, CA 94596  
WWW.DKRENG.COM (925) 932-8888