

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

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

APNs: 041-700-017 & PTN 041-700-016
(New Lot 2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Eileen D. Winter**, trustee under the Eileen D. Winter Trust, Established April 28, 2004 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: 4/22/24

Eileen D. Winter Trust, Established April 28, 2004

Eileen D Winter
Eileen D. Winter, Trustee

MAIL TAX STATEMENTS TO:

Eileen D. Winter Trust
1030 Borrette Lane
Napa, CA 94558

ALL PURPOSE ACKNOWLEDGEMENT

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 NAPA)

On 04/22/2024, before me, Patricia Campoy Rivera, Notary Public, personally appeared Eileen D. Winter, 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 [Handwritten Signature] (Seal)
Notary Public

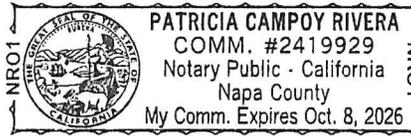


EXHIBIT "A"

Easement Area

PUBLIC UTILITY EASEMENT

BEING A PORTION OF LOT 2 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 TRUE POINT OF BEGINNING BEING THE NORTHERLY PROPERTY LINE OF SAID LOT 2; THENCE LEAVING SAID TRUE POINT OF BEGINNING 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"; THENCE LEAVING SAID NORTHERLY PROPERTY LINE ALONG THE EASTERLY PROPERTY LINE OF SAID NEW LOT 2 SOUTH 11° 23' 33" WEST 10.01 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 9° 26' 00" EAST; THENCE ALONG THE ARC OF SAID CURVE 5.81 FEET THROUGH A CENTRAL ANGLE OF 6°39'40"; THENCE NORTH 73° 54' 20" WEST 91.86' TO A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 340.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 63.10 FEET THROUGH A CENTRAL ANGLE OF 10°38'03"; THENCE NORTH 84° 32' 23" WEST 73.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 390.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 33.28 FEET THOROUGH A CENTRAL ANGLE OF 4°53'20" TO SAID LOT 1 PROPERTY LINE; THENCE ALONG SAID PROPERTY LINE NORTH 37° 04' 21" EAST 11.23 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "B"
ATTACHED HERETO AND MADE A PART HEREOF

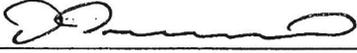
PREPARED BY:  2/1/24
DANIEL DRUMMOND, LS 6333 DATE

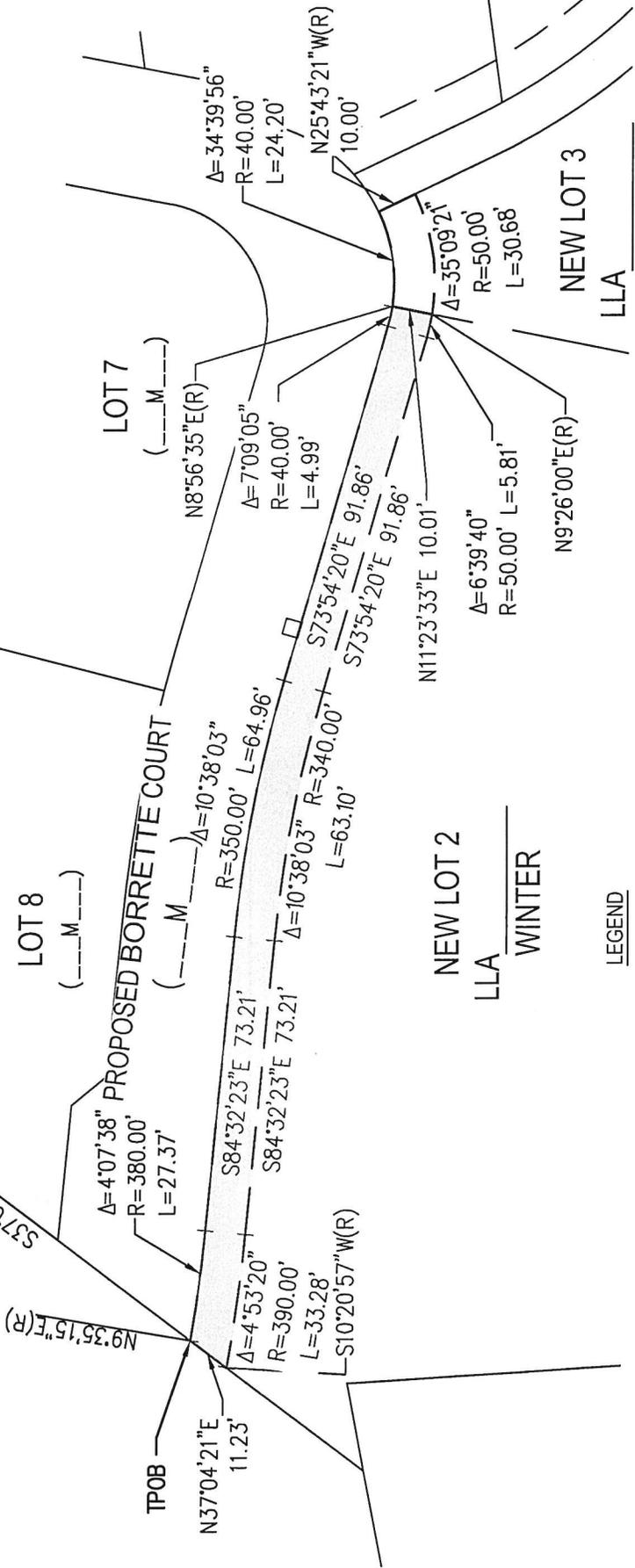


EXHIBIT B
NOVEMBER 17, 2023

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

FND IP RCE 28255
(15 PM 18)
POC

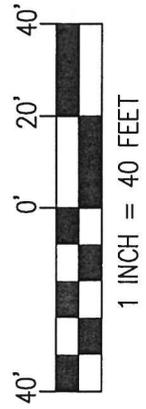
NEW LOT 1
LLA
KIRKWOOD/OVIDIA
LOT 1 (15 M 18)



LEGEND

EXISTING PROPERTY LINES
PROPOSED EASEMENT
POINT OF COMMENCEMENT
TRUE POINT OF BEGINNING
RECORD INFORMATION

POC
TPOB
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