

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

APN: PTN 041-700-004 (New Lot 1)

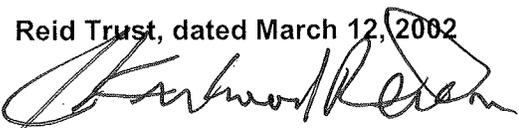
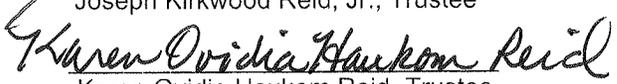
This document is exempt from recording fees pursuant to Government Code § 27383 and exempt from Documentary Transfer Tax pursuant to Revenue and Taxation Code §11922

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Joseph Kirkwood Reid, Jr., aka J. Kirkwood Reid, Jr. and Karen Ovidia Haukom Reid**, Trustees, Reid Trust, dated March 12, 2002, 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: 4-18-24

Reid Trust, dated March 12, 2002


Joseph Kirkwood Reid, Jr., Trustee

Karen Ovidia Haukom Reid, Trustee

MAIL TAX STATEMENTS TO:

Joseph Kirkwood Reid Jr. and Karen Ovidia Haukom Reid
1020 Borrette Lane
Napa, CA 94558

ALL PURPOSE ACKNOWLEDGEMENT

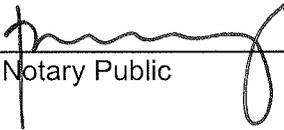
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

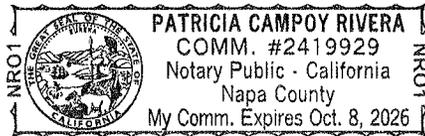
STATE OF CALIFORNIA)
)SS
COUNTY OF NAPA)

On 04/18/2024, before me, Patricia Campo Rivera, Notary Public, personally appeared Joseph Kirkwood Reid, Jr., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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



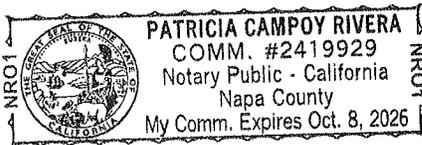
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF NAPA }ss

On 04/18/2024, before me, Patricia Campoy Rivera, Notary Public, personally appeared Karen Ovidia Hankom Reid 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/s/he/they executed the same in his/his/their authorized capacity(ies), and that by his/his/their signature(s) on the instrument the person(s), or 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]
Notary Public

EXHIBIT "A"

Easement Area
PUBLIC UTILITY EASEMENT

BEING A PORTION 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 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 SAID LOT 1 SHOWN 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 EASTERLY PROPERTY LINE SOUTH 37° 04'21" WEST 115.72 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID TRUE POINT OF BEGINNING AND CONTINUING ALONG SAID EASTERLY PROPERTY LINE NORTH 37° 04'21" WEST 63.98 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 392.00 FEET, A RADIAL LINE TO THE CENTER OF SAID CURVE BEARS NORTH 10° 04' 21" EAST; THENCE LEAVING SAID EASTERLY PROPERTY LINE, EASTERLY ALONG THE ARC OF SAID CURVE 89.23 FEET THROUGH A CENTRAL ANGLE OF 13°02'32"; THENCE NORTH 66°27'41" WEST 42.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 13.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 26.25 FEET THROUGH A CENTRAL ANGLE OF 111°23'44"; THENCE SOUTH 2°08'34" WEST 11.23 FEET TO A POINT ON THE SOUTHERLY PROPERTY LINE OF SAID LOT 1; THENCE ALONG SAID LOT 1 PROPERTY LINE NORTH 69°19'14' WEST 40.17 FEET; THENCE CONTINUING ALONG SAID LOT 1 PROPERTY LINE NORTH 2°45'52' WEST 40.99 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 69.50 FEET, A RADIAL LINE TO THE CENTER OF SAID CURVE BEARS SOUTH 50° 17' 20" EAST; THENCE LEAVING SAID LOT 1 PROPERTY LINE, EASTERLY ALONG THE ARC OF SAID CURVE 89.55 FEET THROUGH A CENTRAL ANGLE OF 73°49'39"; THENCE SOUTH 66°27'41" EAST 42.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 336.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 105.14 FEET THROUGH A CENTRAL ANGLE OF 17°55'46" TO THE TRUE POINT OF BEGINNING.

EXHIBIT "B"
ATTACHED HERETO AND MADE A PART HEREOF



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

EXHIBIT B

NOVEMBER 17, 2023

LOT 1
(15 PM 18)

NEW LOT 1

LLA

POC
FND IP RCE 28255
(15 M 18)
N6°58'15"E
(N6°21'09"E)
434.03'

S37°04'21"W 115.72'
(N36°27'15"E)

LOT 8
LOT 3
(28 PM 14)

N5°36'33"E(R)

PROPOSED BORRETTE COURT

LOT 3
(28 PM 14)

NEW LOT 2

LLA WINTER

BORRETTE COURT

O41-700-004
KIRKWOOD/OVIDIA

O41-490-007
MARTINEZ/PETERMAN

BORRETTE LANE

$\Delta=73^{\circ}49'39"$
R=69.50'
L=89.55'

S50°17'20"E(R)

$\Delta=112^{\circ}34'$
R=13.50'
L=26.25'

N69°19'14"W
(N69°56'20"W)

40.17'

S2°08'34"W 11.23'

$\Delta=13^{\circ}02'32"$
R=392.00'
L=89.23'

N10°04'21"E(R)

4=17°55'46"
R=336.00'
L=105.14'

LEGEND

- EXISTING PROPERTY LINES
- - - PROPOSED CENTERLINE OF 56' EASEMENT
- - - PROPOSED EASEMENT
- POINT OF COMMENCEMENT
- TRUE POINT OF BEGINNING
- () RECORD INFORMATION

