

EXHIBIT B

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

Ptn of APN: 046-450-037 & -062

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 **City of Napa**, a California charter city, **Grantor, hereby GRANT(s) to Napa Sanitation District**, a California independent special district, a Sewer Easement, including the right of access and rights for construction, operation, maintenance, repair and replacement of sewer facilities 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 AND PLAT MAP ATTACHED HERETO AS EXHIBITS "A" AND "B",
RESPECTIVELY, AND MADE A PART HEREOF

The easement granted herein shall also include the right to keep the easement area free and clear of and from any and all debris, including the right to trim and remove any trees and vegetation, or portions thereof, which may constitute a hazard or interfere with the use of said area for the purposes granted. Grantor, their successors and assigns, shall not erect or construct any building or other structure or obstruction upon said easement, plant trees, or diminish or substantially add to the ground cover within said easement.

Notwithstanding the foregoing, this easement shall automatically terminate and be of no further force or effect if and when the easement area is formally dedicated to and accepted as a public street right-of-way, provided that Napa Sanitation District retains all rights under applicable law to operate and maintain its sewer facilities within such public right-of-way.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand the day and year first herein above written.

Dated: _____

GRANTOR:

By: _____
Steve Potter, City Manager

MAIL TAX STATEMENTS TO:

Same as above.

EXHIBIT B

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 _____, before me, _____, Notary Public, personally appeared _____, 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 _____ (Seal)
Notary Public

EXHIBIT B

EXHIBIT 'A'

SANITARY SEWER EASEMENT

A sanitary sewer easement over a portion of the City of Napa land described in the deed recorded in Book 1433 of Official Records, at Page 246, recorded on March 12, 1986, in the office of the Napa County Recorder, more particularly described as follows:

Commencing at the Southeast corner of the Lands of Napa Junior College District as described in the Grant Deed recorded in Book 768 of Official Records at page 364, on June 28, 1967 in the office of the Napa County Recorder;

Thence, along the property line between City parcels (Napa County APNs 046-450-037 and 046-450-062) South 07° 22' 25" West 43.40 feet to the **True Point of Beginning** of a twenty-foot-wide easement, ten feet equally on either side of the line described below:

Thence, South 77° 50' 33" West 346.36 feet;

Thence, South 80° 29' 20" West 270.58 feet;

Thence, South 80° 08' 07" West 129.46 feet;

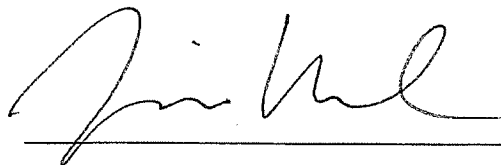
Thence, South 80° 51' 28" West 376.10 feet;

Thence, South 51° 25' 13" West 37.05 feet to the **Point of Terminus #1**.

Together with a twenty-foot-wide easement, ten feet equally on either side of the line, starting at the same **True Point of Beginning**, described below:

North 77° 50' 33" East 75.30 feet:

Thence, North 79° 09' 35" East 322.65 feet to the **Point of Terminus #2**.

 3/25/24

Timothy Wood, LS 8615, Exp. 12/31/25

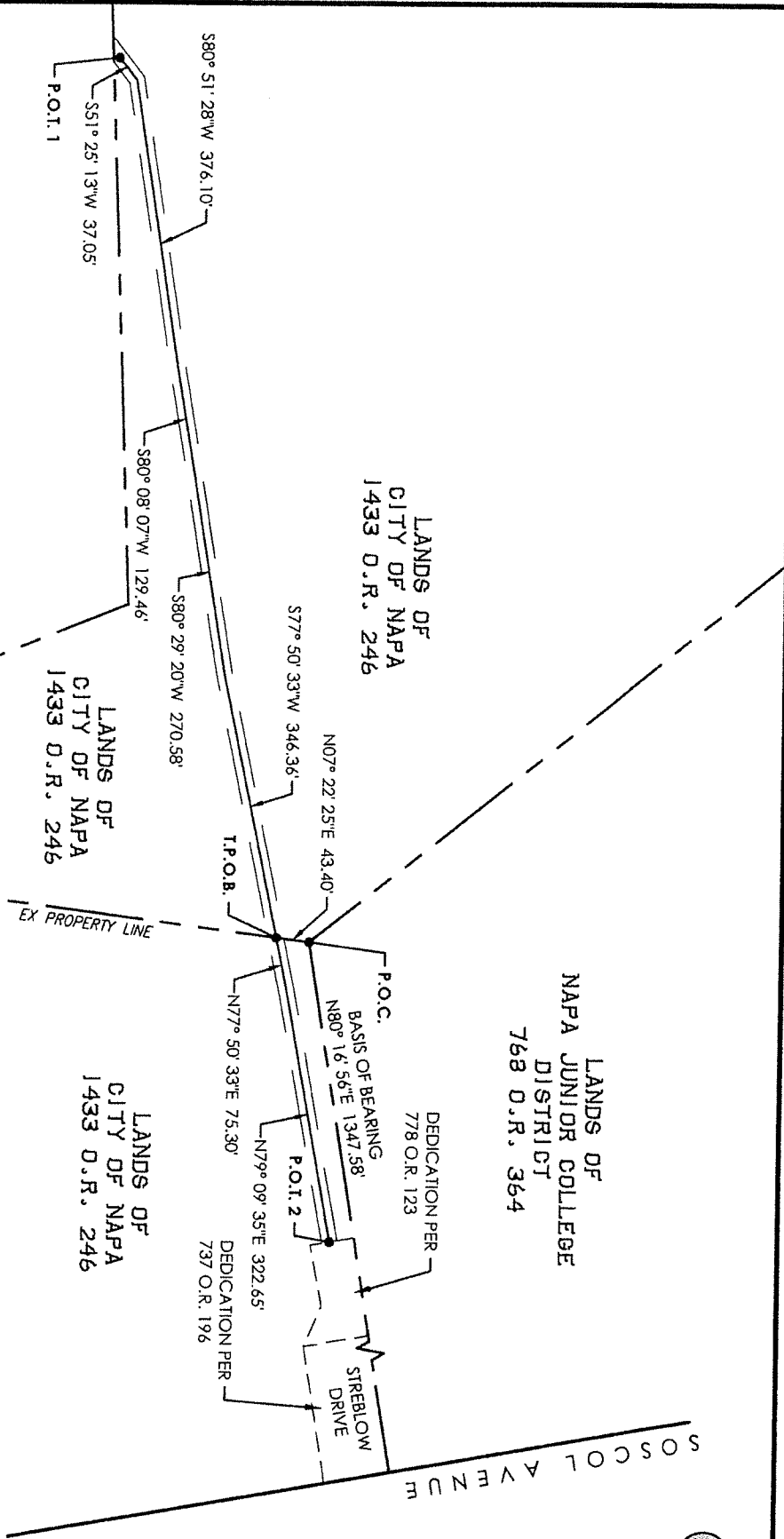




PUBLIC WORKS DEPARTMENT

EXHIBIT 'B'

PORTION OF THE LANDS OF THE CITY OF NAPA
(APN 046-450-037 & 062)
NAPA COUNTY RECORDS



LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.I. # POINT OF TERMINATION
T.P.O.B. TRUE POINT OF BEGINNING
O.R. OFFICIAL RECORDS

THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.
ANY ERRORS OR OMISSIONS ON THIS EXHIBIT
SHALL NOT AFFECT THE DEED DESCRIPTION.

DRAWN BY:	LM
CHECKED BY:	TW
APPROVED BY:	TW
DATE:	3/25/2024
SCALE:	1" = 200'
DRAWING NO.	----