

RECORDING REQUESTED BY:
Napa County Flood Control and Water
Conservation District

WHEN RECORDED MAIL TO:
Napa County Flood Control and Water
Conservation District
804 First Street
Napa, CA 94559

The undersigned grantee hereby declares this instrument to be exempt from Recording Fees (Govt. Code §§ 6103 and 27383) and Documentary Transfer Tax (Rev. & Tax. Code §11922). *Government Agency Acquiring Title*

APN: 044-301-032

Space Above This Line for Recorder's Use

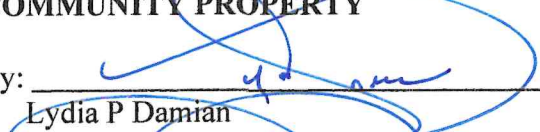
SLOPE EASEMENT DEED

LYDIA P DAMIAN AND JOHN DAMIAN, WIFE AND HUSBAND, AS COMMUNITY PROPERTY, hereinafter referred to as "GRANTOR," hereby GRANT(S) to the **Napa County Flood Control and Water Conservation District, a special district of the State of California**, hereinafter referred to as "GRANTEE," a permanent easement, in the location described in **Exhibit A** and depicted in **Exhibit B**, for the purpose of maintaining minimum 2:1 embankment slope starting from a line three feet offset from GRANTOR'S Flood Protection Levee Easement ("Embankment Slope") providing lateral support for a GRANTEE'S elevated FLOOD PROTECTION LEVEE EASEMENT recorded _____202__ in Book __ page __ of official records, Napa County. Said grant includes the right and privilege to cross over GRANTOR'S land to maintain and monitor said Embankment Slope, as needed to support, protect, and operate the improvements and infrastructure owned and/or operated by the GRANTEE within GRANTEE'S FLOOD PROTECTION LEVEE EASEMENT, inclusive of all necessary fixtures for use in connection therewith or appurtenant thereto; reserving all other rights to GRANTOR, including the right to place permanent improvements, including plantings, trees, grasses, fences, structures, etc. as long as said improvements do not destabilize or otherwise degrade the Embankment Slope. If GRANTEE determines, in its reasonable discretion, that said improvements or other actions by GRANTOR destabilize or otherwise degrade the Embankment Slope, GRANTEE shall give GRANTOR written notice of the same and GRANTOR shall remove said improvements and/or cease said actions and repair and restore the Slope Embankment at its sole cost and expense.

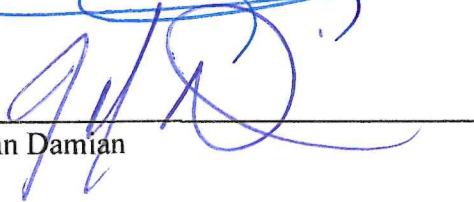
The rights and obligations contained in this Slope Easement Deed run with and burden the land and are binding on GRANTOR and its successors and assigns and constitute an easement in gross for the benefit of GRANTEE and its successors and assigns.

IN WITNESS WHEREOF, GRANTOR(S) has executed and acknowledged this Slope Easement Deed as of the day and year first written below, and GRANTEE, as of the date set forth next to its signature in the certificate of acceptance, has accepted the grant of Easement made by this Slope Easement Deed.

GRANTORS: LYDIA P DAMIAN AND JOHN DAMIAN, WIFE AND HUSBAND, AS COMMUNITY PROPERTY

By: 
Lydia P Damian

Date: 8/21/24

By: 
John Damian

Date: 8/21/24

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT


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

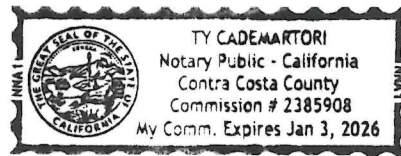
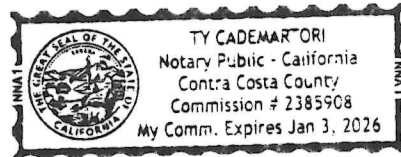
STATE OF CALIFORNIA
COUNTY OF NAPA

On this 21st day of AUGUST, 2024, before me, TY CADEMARTORI, a Notary Public in and for the State of California, personally appeared LYDIA P. DAMIAN & JOHN DAMIAN 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 the day and year first above written.


NOTARY PUBLIC



**CERTIFICATE OF ACCEPTANCE
SLOPE EASEMENT DEED
(Portion of APN 044-301-032)**

Pursuant to California Government Code section 27281, this is to certify that the interest in real property granted by the Slope Easement Deed from LYDIA P. DAMIAN AND JOHN DAMIAN, WIFE AND HUSBAND, AS COMMUNITY PROPERTY, to the NAPA FLOOD CONTROL AND WATER CONSERVATION DISTRICT (“District”), a special district of the State of California, is hereby accepted by its assignee as ordered by the District Board on July 26, 2022, and the District consents to the recordation thereof by its duly authorized officer.

Date: _____

RICHARD M. THOMASSER
District Manager

APPROVED AS TO FORM:
District Legal Counsel

By: Shana A. Bagley
Date: 03/22/2024
[PL No. 9111531.2]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF NAPA

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for the State of California, personally appeared _____ 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 the day and year first above written.

NOTARY PUBLIC

EXHIBIT A
Legal Description

SLOPE EASEMENT

A portion of the Lands of Lydia P. Damian and John Damian, wife and husband as community property as described in the Grant Deed recorded on July 19, 2013 as Series Number in 2013-0020792, the office of the Napa County Records, State of California, said portion described as follows:

Beginning at the point on the south line of said Lands of Damian that bears North $80^{\circ} 52' 10''$ East 110.13 feet from the southwest corner of said Lands of Damian; thence continuing along said south line North $80^{\circ} 52' 10''$ East 15.51 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 600.00 feet and to which a radial line bears North $77^{\circ} 25' 05''$ East; thence leaving said south line northerly 76.70 feet along said curve through a central angle of $7^{\circ} 19' 26''$ to the north line of said Lands of Damian; thence along said north line South $71^{\circ} 40' 11''$ West 16.56 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 610.00 feet and to which a radial line bears North $69^{\circ} 17' 09''$ East; thence leaving said north line southerly 48.17 feet along said curve through a central angle of $4^{\circ} 31' 27''$ to the beginning of a compound curve concave to the southwest having a radius of 505.00 feet; thence 26.01 feet along said curve through a central angle of $2^{\circ} 57' 05''$ to the **Point of Beginning**.

Basis of Bearing being the bearing between Monuments #B-9 and #B-10 on Lincoln Avenue shown on the map Record of Survey Map No. 3052, filed June 26, 1978 in Book 20 of Record of Surveys at Page 64-72, Napa County Records, as North $89^{\circ} 43' 00''$ West and measured as North $89^{\circ} 43' 09''$ West.

End Description

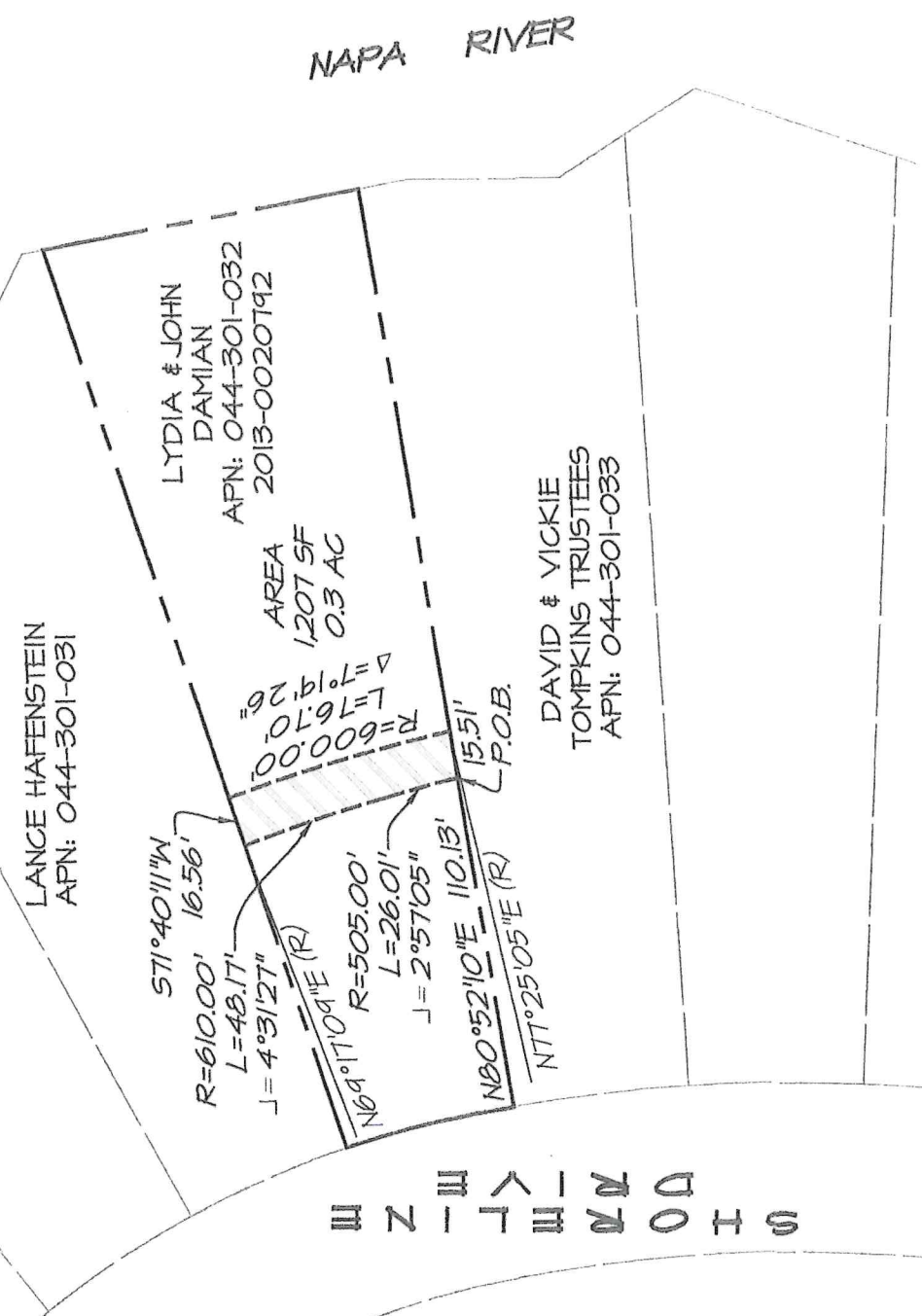
Area: 1,207 Sq. Ft.
0.03 Ac.



EXHIBIT B

Plat Map

W N Z - T W N O H S



LANCE HAFENSTEIN
APN: 044-301-031

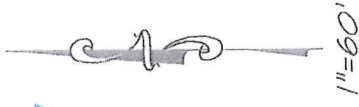
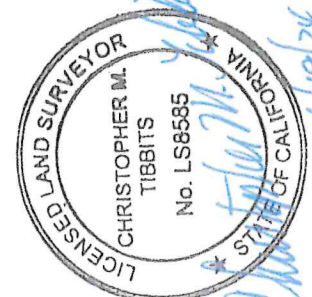
LYDIA & JOHN
DAMIAN
APN: 044-301-032
2013-00207192

AREA
1207 SF
0.3 AC

DAVID & VICKIE
TOMPKINS TRUSTEES
APN: 044-301-033

$R=610.00'$
 $L=48.17'$
 $J=4^{\circ}31'27''$
 $R=505.00'$
 $L=26.01'$
 $J=2^{\circ}57'05''$
 $R=600.00'$
 $L=76.70'$
 $J=7^{\circ}19'26''$
 $N64^{\circ}17'04''E$
 $N80^{\circ}52'10''E$
 $N77^{\circ}25'05''E$
 $15.51'$
 P.O.B.

NAPA RIVER



LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	ADJACENT PROPERTY LINE
R	RADIUS IN FEET
L	LENGTH IN FEET
J	DELTA ANGLE

SLOPE EASEMENT

RSA+

1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707) 252-3301
+ www.RSACIVIL.COM +

RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980

03-06-2024

044-301-032 B-2 1 OF 1

BASIS OF BEARING:
THE BEARING BETWEEN MONUMENTS #B-9 AND #B-10 ON LINCOLN AVENUE SHOWN ON THE MAP RECORD OF SURVEY MAP NO. 3052, FILED JUNE 26, 1978 IN BOOK 20 OF RECORD OF SURVEYS AT PAGE 64-72, NAPA COUNTY RECORDS, AS NORTH 89° 43' 00" WEST AND MEASURED AS NORTH 89° 43' 04" WEST.

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