Recording Requested by:
Napa County
Department of Public Works

WHEN RECORDED MAIL TO:
Napa County
Department of Public Works
1195 Third Street, Suite 101
Napa, CA 94559-3092

Attention:
Director, Department of Public Works

APN: 027-330-015 SPACE ABOVE THIS LINE FOR RECORDER'S USE

This document is exempt from the payment of a recording fee pursuant to Government Code § 27383 and §6103, and exempt from Documentary Transfer Tax pursuant to California Revenue and Taxation Code Section 11922

TEMPORARY CONSTRUCTION EASEMENT DEED

CHRISTOPHER A. MARUSICH, TRUSTEE AND MICHELLE F. DEL ROSARIO, TRUSTEE OF THE MARUSICH FAMILY REVOCABLE TRUST DATED MAY 4, 2017

hereby GRANT(S) to

COUNTY OF NAPA, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA

A temporary construction easement (TCE), over, across, under and through the real property situated in the County of Napa, State of California, described in Exhibit "C" attached for construction and related purposes for the Dry Creek Road Bridge over Dry Creek Replacement Project (the Project). The GRANTEE's rights under this easement include, without limitation, ingress and egress to the construction site and for the use and storage of tools, machinery, materials and equipment by GRANTEE, over, across and upon the Property, together with the right of ingress to and egress from said TCE areas and the right at all times to enter and use said real property and every part thereof for all purposes connected with the construction of the Project for a period of eighteen (18) consecutive months. Said 18-month period commenced on October 2, 2023 and shall terminate on April 1, 2025. As used here, GRANTEE includes its officers, agents, contractors, and employees. The rights and obligations in this Temporary Construction Easement Deed will: (a) run with the TCE area and burden, inure to and be for the benefit of and be binding on the TCE area, GRANTOR and its successors and assigns; and (b) be binding on GRANTEE and its successors and assigns.

SEE EXHIBIT "C" and "C-1" ATTACHED HERETO AND MADE A PART HEREOF

This deed is hereby accepted by the Napa County Board of Supervisors as disclosed by the attached Certificate of Acceptance by its Board of Supervisors and attested thereto by the Deputy Clerk of the Board.

DATED: 2/9/2024

CHRISTOPHER A. MARUSICH, TRUSTEE

BY: _____
Christopher A. Marusich

MICHELLE F. DEL ROSARIO, TRUSTEE

BY: _____
Michelle F. Del Rosario

PL No. 75360

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

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

On FEBRUARY 9, 2024 (*Date*) before me, STEVEN L. CASTELLANO, NOTARY PUBLIC (*Here Insert Name and Title of the Officer*)

personally appeared CHRISTOPHER A. MARUSICH AND MICHELLE F. DEL ROSARIO (*Name(s) of Signer(s)*),

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.

STEVEN L. CASTELLANO
Notary Public - California
Contra Costa County
Commission # 2364608
My Comm. Expires Jul 7, 2025

Place Notary Seal and/or Stamp Above

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 _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2017 National Notary Association

APN: 027-330-015

CERTIFICATE OF ACCEPTANCE

Pursuant to California Government Code Section 27281, this is to certify that the interest in real property conveyed by that certain TEMPORARY CONSTRUCTION EASEMENT DEED dated _____, 2024, from CHRISTOPHER A. MARUSICH and MICHELLE F. DEL ROSARIO, Trustees, to NAPA COUNTY, a political subdivision of the State of California, is hereby accepted by order of the Board of Supervisors of said Napa County on _____, 2024, and Grantee consents to recordation thereof by its duly authorized officer.

Dated _____

_____
JOELLE GALLAGHER, Chair
Board of Supervisors

APPROVED AS TO FORM Office of County Counsel	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors
By: *Ryan FitzGerald* (e-sign) Deputy County Counsel	Date: _____ Processed By:	By: _____
Date: February 28, 2024	_____ Deputy Clerk of the Board	
PL No.: 75360 and 111025		

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

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 _____ }

On _____ before me, _____,
Date *Here Insert Name and Title of the Officer*

personally appeared _____
Name(s) of Signer(s)

_____,

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 _____
Place Notary Seal and/or Stamp Above *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

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Document Date: _____ Number of Pages: _____

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Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2017 National Notary Association

EXHIBITS C and C-1

June 29, 2022
BKF Job No: 20141065

EXHIBIT "C"
Temporary Construction Easement
Legal Description

A PORTION OF PARCEL 1, IN THE UNINCORPORATED AREA OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP BOOK 10, PAGE 62, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE INTERSECTION OF THE OCCUPATIONAL CENTERLINE OF DRY CREEK ROAD WITH THE NORTHERLY PROD OF THE EASTERLY LINE OF PARCEL 1 OF PARCEL MAP BOOK 10, PAGE 62;

THENCE SOUTHERLY ALONG THE NORTHERLY PROD OF THE EASTERLY LINE OF SAID PARCEL 1, SOUTH 15° 35' 00" WEST, 30.00 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1;

THENCE WESTERLY ALONG SAID NORTHERLY LINE, NORTH 74° 25' 00" WEST, 202.24 FEET TO THE **TRUE POINT OF BEGINNING;**

THENCE LEAVING SAID NORTHERLY LINE, SOUTH 13° 51' 58" WEST, 24.96 FEET;

THENCE NORTH 83° 08' 52" WEST, 220.13 FEET;

THENCE SOUTH 59° 20' 58" WEST, 44.26 FEET;

THENCE NORTH 57° 38' 56" WEST, 84.20 FEET;

THENCE SOUTH 72° 15' 47" WEST, 112.67 FEET;

THENCE NORTH 88° 39' 12" WEST, 52.59 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1, AND TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, WITH A RADIUS OF 80.00 FEET, AND A RADIAL LINE TO SAID POINT ON SAID CURVE HAVING A BEARING OF NORTH 27° 36' 30" WEST;

THENCE NORTHERLY ALONG SAID CURVE, A DISTANCE OF 52.44 FEET, THROUGH A CENTRAL ANGLE OF 37° 33' 30";

THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 24° 50' 00" EAST, 6.12 FEET;

THENCE LEAVING SAID NORTHERLY LINE, NORTH 74° 56' 18" EAST, 23.14 FEET;

THENCE NORTH 09° 49' 15" EAST, 22.97 FEET;

THENCE SOUTH 80° 10' 45" EAST, 64.02 FEET;

200 4th St
Suite 300
Santa Rosa
California 95401
phone 707.583.8500
fax 707.583.8539
www.bkf.com

THENCE SOUTH 56° 02' 13" EAST, 57.37 FEET;

THENCE SOUTH 84° 59' 36" EAST, 81.42 FEET;

THENCE SOUTH 86° 54' 14" EAST, 208.41 FEET;

THENCE SOUTH 08° 01' 40" WEST, 14.45 FEET;

THENCE SOUTH 81° 58' 20" EAST, 20.00 FEET;

THENCE NORTH 08° 01' 40" EAST, 16.18 FEET;

THENCE SOUTH 86° 54' 14" EAST, 9.35 FEET TO THE NORTHERLY LINE OF SAID PARCEL1 AND TO THE **TRUE POINT OF BEGINNING.**

CONTAINING AN AREA, MORE OR LESS OF 11,614.86 SQUARE FEET (0.267 ACRES).

PARCEL 2

COMMENCING AT THE INTERSECTION OF THE OCCUPATIONAL CENTERLINE OF DRY CREEK ROAD WITH THE NORTHERLY PROD OF THE EASTERLY LINE OF PARCEL 1 OF PARCEL MAP BOOK 10, PAGE 62;

THENCE SOUTHERLY ALONG THE NORTHERLY PROD OF THE EASTERLY LINE OF SAID PARCEL 1, SOUTH 15° 35' 00" WEST, 30.00 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1;

THENCE WESTERLY ALONG SAID NORTHERLY LINE, NORTH 74° 25' 00" WEST, 365.24 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, WITH A RADIUS OF 180.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 150.80 FEET, THROUGH A CENTRAL ANGLE of 48° 00' 00";

THENCE ALONG SAID NORTHERLY LINE, NORTH 26° 25' 00" WEST, 18.77 FEET TO THE **TRUE POINT OF BEGINNING;**

THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 26° 25' 00" WEST, 89.27 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, WITH A RADIUS OF 25.25 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 9.46 FEET, THROUGH A CENTRAL ANGLE OF 21° 27' 22";

THENCE LEAVING SAID NORTHERLY LINE, SOUTH 36° 52' 03" WEST, 39.72 FEET;

THENCE SOUTH 07° 19' 16" WEST, 70.47 FEET;

200 4th St
Suite 300
Santa Rosa
California 95401
phone 707.583.8500
fax 707.583.8539
www.bkf.com

June 29, 2022
BKF Job No: 20141065

THENCE NORTH 79° 41' 04" EAST, 79.49 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1 AND TO THE **TRUE POINT OF BEGINNING.**

CONTAINING AN AREA, MORE OR LESS OF 4,512.97 SQUARE FEET (0.104 ACRES).

AS SHOWN ON THE ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE PART HEREOF.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY, AND OTHER MATTERS OF RECORD, IF ANY.

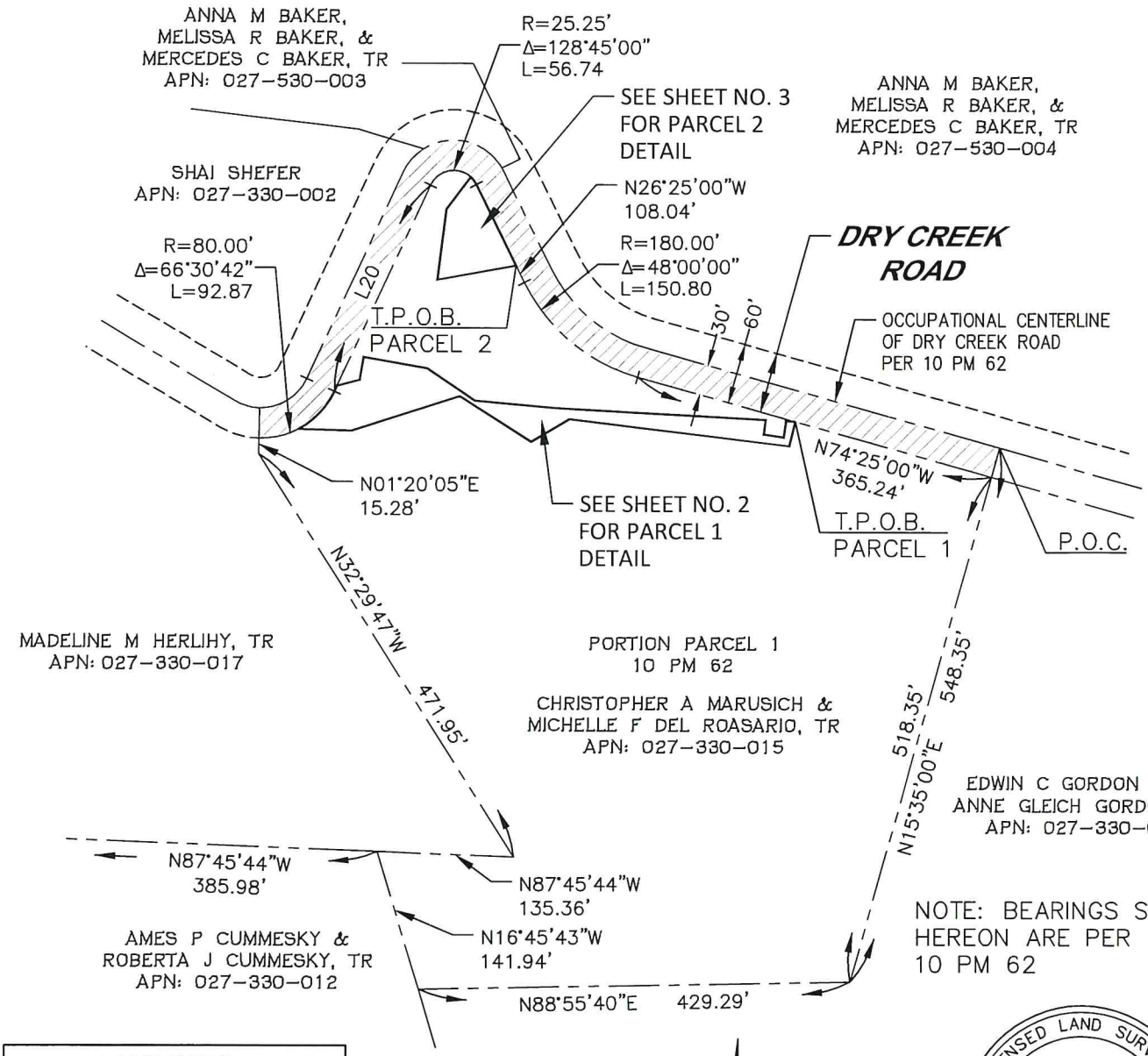
Davis Thresh, P.L.S. No. 6868

6-30-2022

Dated

LICENSED LAND SURVEYOR
DAVIS THRESH
No. 6868
STATE OF CALIFORNIA

200 4th St
Suite 300
Santa Rosa
California 95401
phone 707.583.8500
fax 707.583.8539
www.bkf.com



LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L20	225.33	N24°50'00"E

LICENSED LAND SURVEYOR
DAVIS THRESH
No. 6868
STATE OF CALIFORNIA

LEGEND

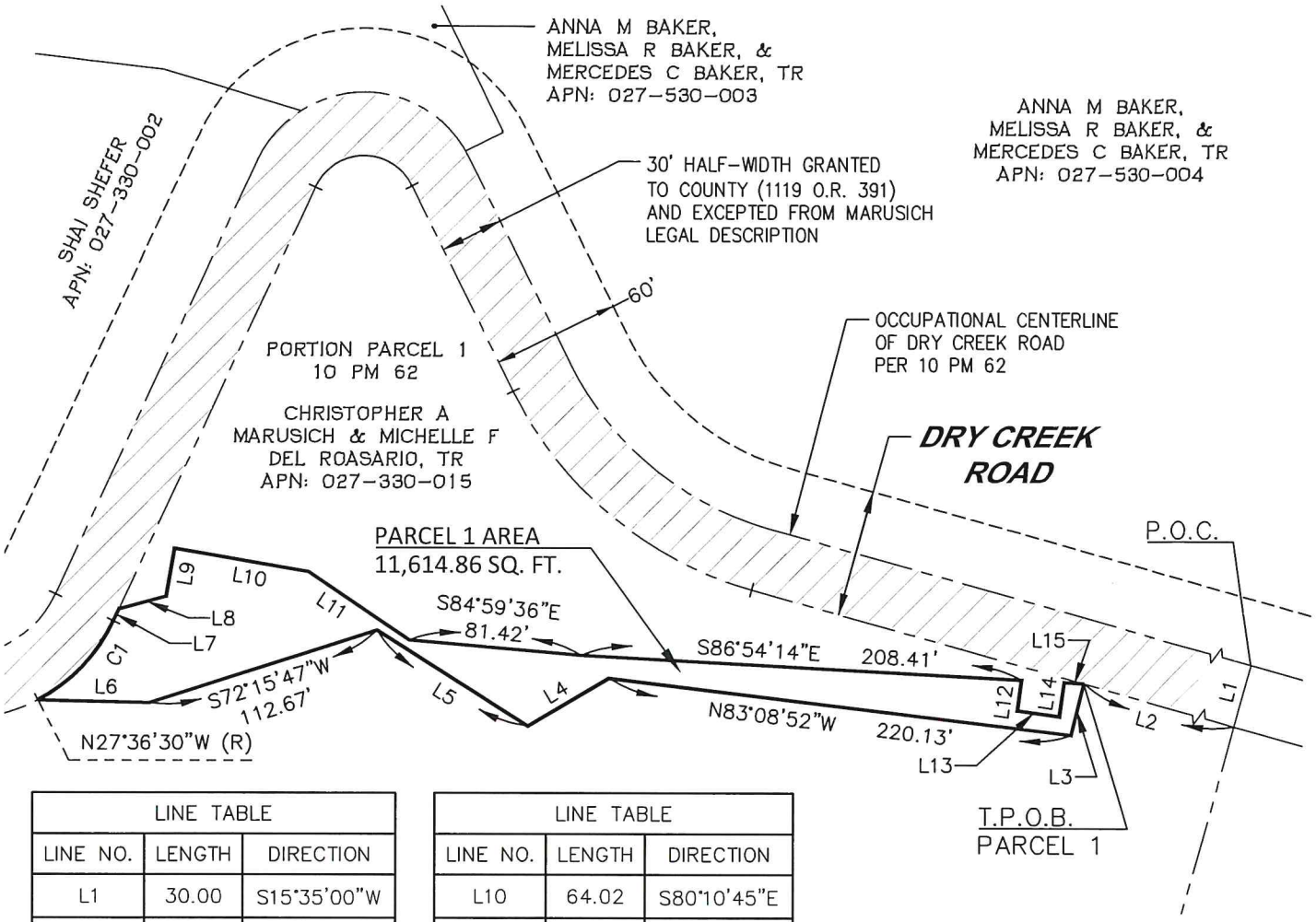
P.O.C. = POINT OF COMMENCEMENT
T.P.O.B. = TRUE POINT OF BEGINNING

———— = EASEMENT LIMITS
———— - - ———— - - ———— = PROPERTY LINE
- - - - - - - - - - - - - - - = EXISTING EASEMENT LINE
▨ = OWNED BY NAPA COUNTY PER 1119 O.R. 391

APN: 027-330-015
6235 DRY CREEK ROAD,
IN THE UNINCORPORATED AREA
OF THE COUNTY OF NAPA,
STATE OF CALIFORNIA.

BKF
4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject EXHIBIT "C-1" PLAT
TEMPORARY CONSTRUCTION EASEMENT
Job No. 20141065
By TF Date 6/29/22 Chkd. NP
SHEET 1 OF 3



LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	30.00	S15°35'00"W
L2	202.24	N74°25'00"W
L3	24.96	S13°51'58"W
L4	44.26	S59°20'58"W
L5	84.20	N57°38'56"W
L6	52.59	N88°39'12"W
L7	6.12	N24°50'00"E
L8	23.14	N74°56'18"E
L9	22.97	N09°49'15"E

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L10	64.02	S80°10'45"E
L11	57.37	S56°02'13"E
L12	14.45	S08°01'40"W
L13	20.00	S81°58'20"E
L14	16.18	N08°01'40"E
L15	9.35	S86°54'14"E

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	52.44	80.00	037°33'30"

1" = 80'

40 0 80

(SCALE IN FEET)

LEGEND

P.O.C. = POINT OF COMMENCEMENT
T.P.O.B. = TRUE POINT OF BEGINNING
(R) = RADIAL

= EASEMENT LIMITS
= PROPERTY LINE
= EXISTING EASEMENT LINE
= OWNED BY NAPA COUNTY PER 1119 O.R. 391

APN: 027-330-015
6235 DRY CREEK ROAD,
IN THE UNINCORPORATED AREA
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BKF
4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
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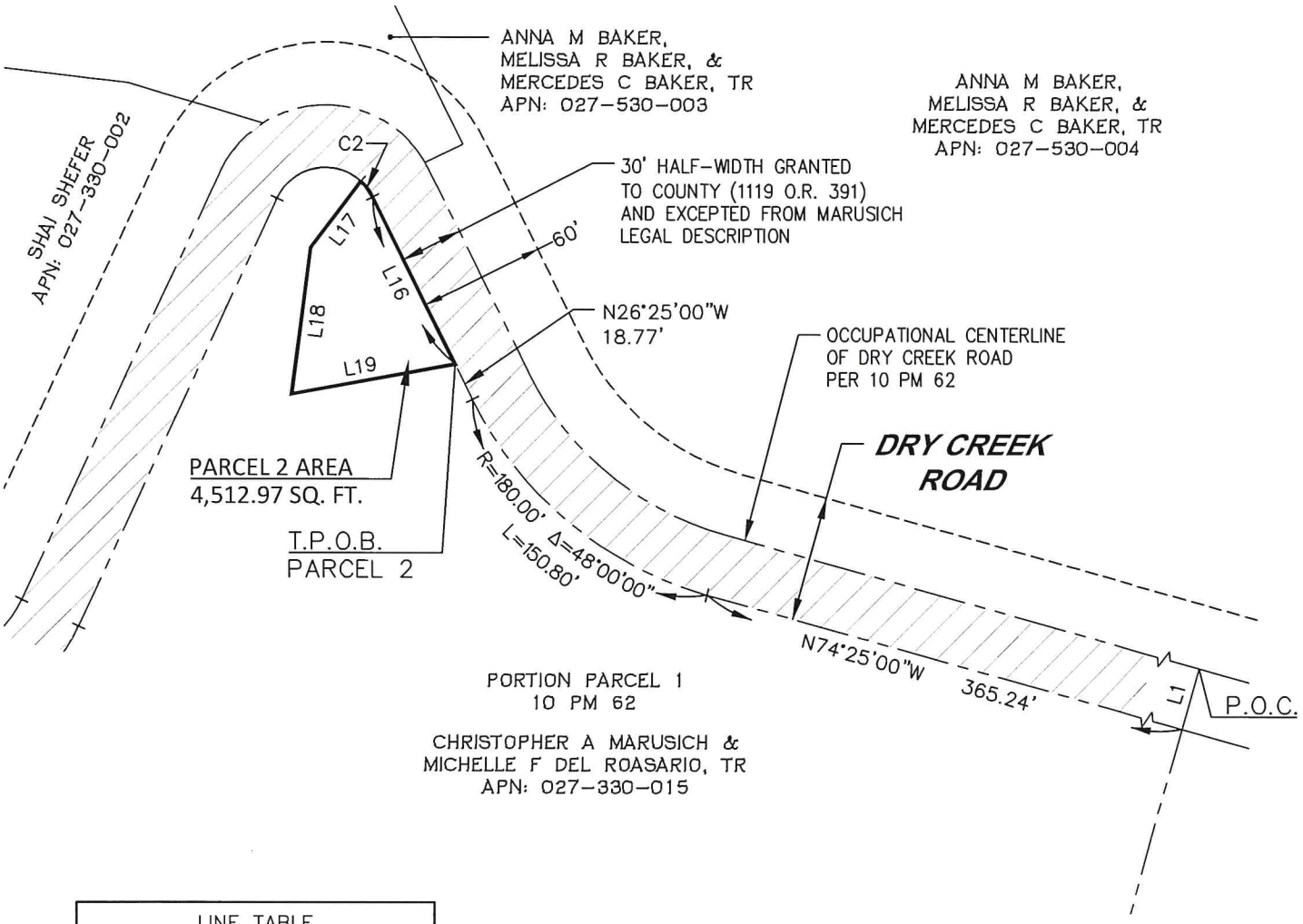
Subject EXHIBIT "C-1" PLAT
TEMPORARY CONSTRUCTION EASEMENT
Job No. 20141065
By TF Date 6/29/22 Chkd. NP
SHEET 2 OF 3



LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L16	89.27	N26°25'00"W
L17	39.72	S36°52'03"W
L18	70.47	S07°19'16"W
L19	79.49	N79°41'04"E

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C2	9.46	25.25	021°27'22"

1" = 80'

40 0 80

(SCALE IN FEET)

LEGEND

P.O.C. = POINT OF COMMENCEMENT
T.P.O.B. = TRUE POINT OF BEGINNING

= EASEMENT LIMITS
= PROPERTY LINE
= EXISTING EASEMENT LINE
= OWNED BY NAPA COUNTY PER 1119 O.R. 391

APN: 027-330-015
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SUITE 400
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Subject EXHIBIT "C-1" PLAT
TEMPORARY CONSTRUCTION EASEMENT
Job No. 20141065
By TF Date 6/29/22 Chkd. NP
SHEET 3 OF 3