

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Attn: J. Arias  
Napa County Public Works  
1195 Third Street, Suite 101  
Napa, CA 94559

Exempt from recording fees

Gov. Code § 27383

APN: 036-140-003

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CERTIFICATE OF ACCEPTANCE  
OF IRREVOCABLE OFFER OF DEDICATION**

**PUBLIC ROAD EASEMENT**

Pursuant to California Government Code Section 27281, this is to certify that the interest in real property described in Exhibit "B" and depicted on Exhibit "C" herein and as referenced in that certain Irrevocable Offer of Dedication dated June 27, 2022 recorded on the 10<sup>th</sup> day of August, 2022, Instrument Number 2022-0015259, Official Records of Napa County, from Cunat Premium Vineyards, LLC, A Delaware Limited Liability Company, Napa Valley Series, grantor, to Napa County, a political subdivision of the State of California, grantee, is hereby accepted by order of the Board of Supervisors on the \_\_\_\_\_ of \_\_\_\_\_, 2024, and the grantee consents to the recordation thereof by its duly authorized officer.

NAPA COUNTY, a political subdivision of  
the State of California

Date: \_\_\_\_\_

\_\_\_\_\_  
Joelle Gallagher, Chair  
Napa County Board of Supervisors

<p>APPROVED AS TO FORM Office of County Counsel</p> <p>By: <u>Ryan FitzGerald (e-sign)</u> Deputy County Counsel</p> <p>Date: <u>January 5, 2024</u></p>	<p>APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS</p> <p>Date: _____ Processed By: _____ Deputy Clerk of the Board</p>	<p>ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors</p> <p>By: _____</p>
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**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.

Place Notary Seal and/or Stamp Above

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: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

EXHIBIT "B"

LEGAL DESCRIPTION OF DEDICATED PORTION OF PROPERTY

All that real property situate in the County of Napa, State of California, being a portion of the Tract of Land described in the Grant Deed to Cunat Premium Vineyards, LLC recorded August 28, 2007 as Series Number 2007 0028144 of Official Records of Napa County, California, said real property being described as follows:

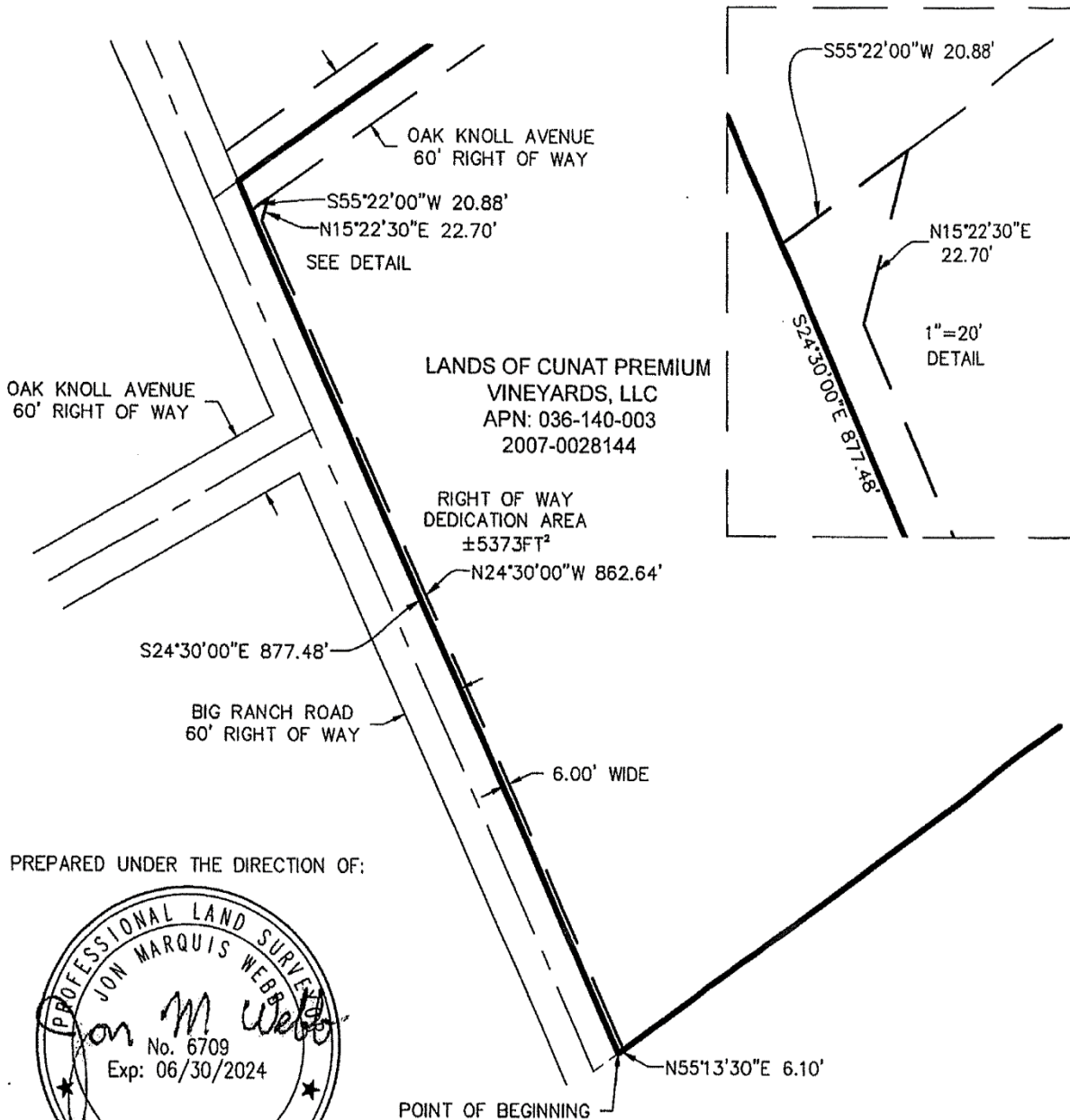
Beginning at the most southern corner of the Tract of Land described in the Grant Deed to Cunat Premium Vineyards, LLC recorded August 28, 2007 as Series Number 2007 0028144 of Official Records of Napa County, said corner being in the eastern Right of Way line of Big Ranch Road, a County Road, and running thence along the southeast line of said Tract of Land North 55°13'30" East 6.10 feet to the intersection with a line which runs parallel with, and lies 6.00 feet easterly of, the southwest line of said Tract of Land; thence along said parallel line North 24°30'00" West 862.64 feet; thence leaving said parallel line North 15°22'30" East 22.70 feet to the intersection with the southern Right of Way line of Oak Knoll Avenue, a County Road; thence along said southern line South 55°22'00" West 20.88 feet to said eastern Right of Way line of Big Ranch Road; thence along said eastern Right of Way line South 24°30'00" East 877.48 feet to the Point of Beginning.

The Basis of Bearings of this legal description is the north line of Parcel A as shown on Map Number 394 recorded December 1, 1959 and filed in Book 5 of Surveys, at Page 25 of Official Records of Napa County.

End of Description



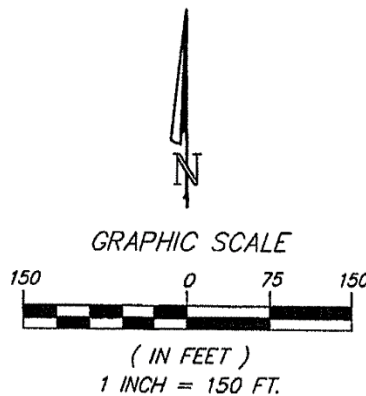
# EXHIBIT "C"



PREPARED UNDER THE DIRECTION OF:



**EXHIBIT OF  
RIGHT OF WAY DEDICATION**  
WITHIN APN 036-140-003  
COUNTY OF NAPA, STATE OF CALIFORNIA



PREPARED BY  
ALBION SURVEYS



JUNE 24, 2022

SHEET 1 OF 1  
3038-15 EXH RW.dwg