

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 10th 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

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

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:

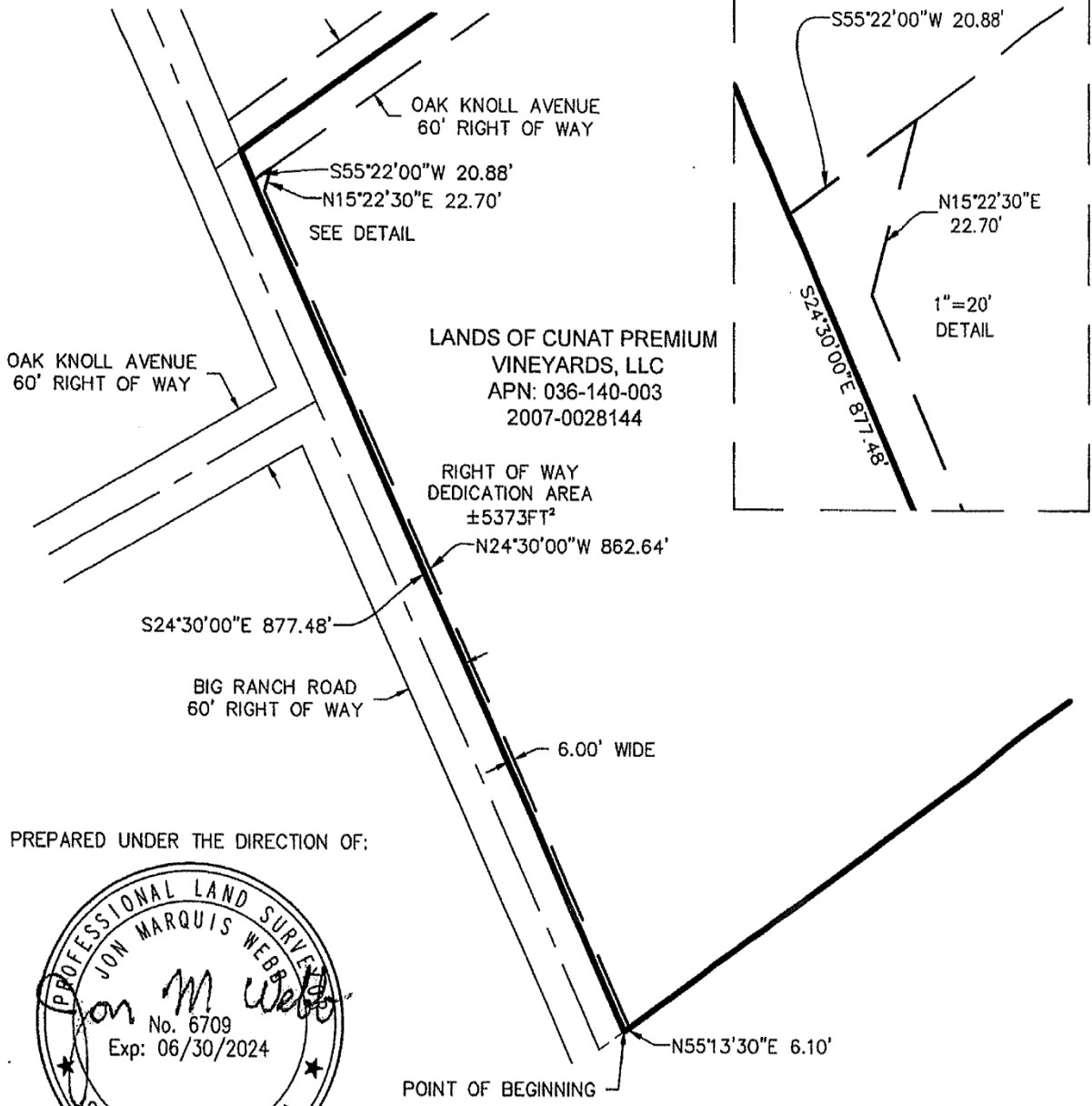
Beginning at the most southern corner of the Tract of Land described in the Grant Deed to Cunat Premium Vineyards, LLC recorded August 28, 2007 as Series Number 2007 0028144 of Official Records of Napa County, said corner being in the eastern Right of Way line of Big Ranch Road, a County Road, and running 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"



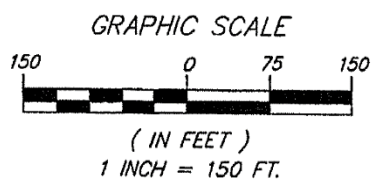
LANDS OF CUNAT PREMIUM VINEYARDS, LLC
 APN: 036-140-003
 2007-0028144

RIGHT OF WAY DEDICATION AREA
 ±5373FT²

PREPARED UNDER THE DIRECTION OF:



POINT OF BEGINNING



**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