

RECORDED AT THE REQUEST OF AND  
RETURN TO:

Napa Sanitation District  
1515 Soscol Ferry Road  
Napa, CA 94558

Exempt from Recording Fees  
Per G.C. 27383  
Exempt from Documentary Transfer  
Tax per R & T Code 11922

RE: A.P.N. 057-050-009

**GRANT OF EASEMENT FOR SANITARY SEWER PIPELINE PURPOSES**

NAPA COUNTY ("Grantor"), hereby GRANTS to the NAPA SANITATION DISTRICT, NAPA COUNTY, CALIFORNIA, a Special District of the State of California ("Grantee", a permanent easement for the purpose of construction, access, operation, inspection, maintenance, replacement and repair of a sanitary sewer pipeline, and other related facilities (hereinafter "Permitted Purposes"), in, on, over, under, along, across and through all that certain real property situate, and being in the County of Napa, State of California, more particularly described on attached Legal Description and Plat (Exhibit A and Exhibit B), containing 19,446 square feet, more or less (the "Easement Area")

Grantor shall have the right to use the Easement Area, and to grant third parties further rights as to the Easement Area, for any and all purposes, except as expressly described in this Grant, that will not unreasonably interfere with Grantee's use of the Easement Area for the Permitted Purposes. Subject to such obligation not to unreasonably interfere with the Permitted Purposes, Grantor may grant, sell, transfer, option, convey or dispose of all or any portion of the Easement Area, and may grant or convey any easement, servitude, right of way, covenant, condition, restriction, lease, license, permit, profit, mortgage, deed of trust, security instrument, lien or other encumbrance affecting all or any portion of or interest in the Easement Area.

Grantor, its successors and assigns, shall not erect or construct any building or other structure upon the Easement Area, or obstruction upon said easement, plant trees, or diminish or substantially add to the ground cover within said sanitary sewer easement. Grantor, its successors and assigns, shall provide access and right of entry.

Any future maintenance or replacement operations to be performed by Grantee on the Easement Area shall be done in such a manner so as not unreasonably interfere with Grantor's access to surrounding Airport Operations Area. Grantee shall not be required to notify Grantor prior to conducting routine maintenance activities and agrees, except in cases of emergency, to reasonably notify Grantor prior to conducting maintenance, repair, or replacement activities that are of a character that goes beyond the District's routine maintenance.

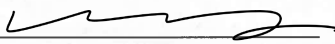
This document may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

IN WITNESS WHEREOF, said GRANTOR has executed this conveyance this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Grantor: NAPA COUNTY, a political subdivision of the State of California

By \_\_\_\_\_  
JOELLE GALLEGHER, Chair  
Napa County Board of Supervisors

<p>APPROVED AS TO FORM Office of County Counsel</p> <p>By:  County Counsel</p> <p>Date: <u>May 21, 2024</u></p>	<p>APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS</p> <p>Date: _____</p> <p>Processed By: _____</p> <p>Deputy Clerk of the Board</p>	<p>ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors</p> <p>By: _____</p>
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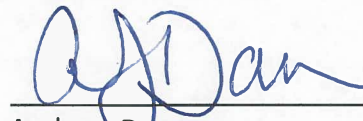
All signatures to be notarized using proper acknowledgement.

Attachments: Legal Description and Plat of Legal Description

**CERTIFICATE OF ACCEPTANCE OF GRANT OF EASEMENT FOR SANITARY SEWER  
PIPELINE PURPOSES**

This is to certify that the interest in real property conveyed by the easement dated \_\_\_\_\_, 20\_\_\_\_ from NAPA COUNTY to NAPA SANITATION DISTRICT, NAPA COUNTY, CALIFORNIA, a Special District of the State of California, is hereby accepted by order of the General Manager of the NAPA SANITATION DISTRICT on MAY 17, 2024, and the NAPA SANITATION DISTRICT consents to recordation of thereof by its duly authorized officers.

By:



Andrew Damron  
General Manager of  
NAPA SANITATION DISTRICT,  
NAPA COUNTY, CALIFORNIA

ATTEST:

By:



Donell Mannor  
Clerk of the Board of Directors of  
NAPA SANITATION DISTRICT,  
NAPA COUNTY, CALIFORNIA

## ACKNOWLEDGMENT

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.

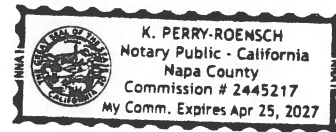
State of California  
County of Napa

On May 17, 2024 before me, K Perry Roensch  
(insert name and title of the officer)

personally appeared Andrew Damon,  
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 K Perry Roensch (Seal)

EXHIBIT 'A'  
SANITARY SEWER EASEMENT

Lying within Section 2, Township 4 North, Range 4 West, Mount Diablo Meridian and lying over a portion of the lands of the County of Napa as described in Book 216 of Official Records at Page 77, Napa County Records, being a 20-foot-wide strip lying 10 feet on each side of the following described centerline:

Commencing at a rebar with cap tagged "RCE33483" lying on the southerly right-of-way of Airport Road as shown on that Record of Survey filed in Book 49 of Surveys at Pages 67 through 69, Napa County Records; thence along said southerly right-of-way of Airport Road, North  $89^{\circ}23'10''$  West, 682.16 feet to a rebar with cap tagged "RCE33483" as shown on said Record of Survey; thence leaving said right-of-way, South  $65^{\circ}11'44''$  East, 423.85 feet to the POINT OF BEGINNING of the herein described centerline; thence from said POINT OF BEGINNING, thence South  $57^{\circ}29'05''$  East, 233.00 feet; thence South  $27^{\circ}06'36''$  East, 533.31 feet; thence South  $22^{\circ}55'22''$  East, 206.00 feet to the terminus of the herein described centerline.

The sidelines of said strip of land adjacent to the POINT OF BEGINNING shall be lengthened or shortened to terminate at the westerly sideline of that Easement for Sewer Pipeline Purposes recorded under Document Number 1991-033335, Official Records of Napa County and the sidelines of said strip of land adjacent to the POINT OF TERMINATION shall be lengthened or shortened to a line projected from said POINT OF TERMINATION that is perpendicular to the final herein described course.

Containing 19,446 Square Feet more or less.

END OF DESCRIPTION

Being a portion of APN 057-050-009-000

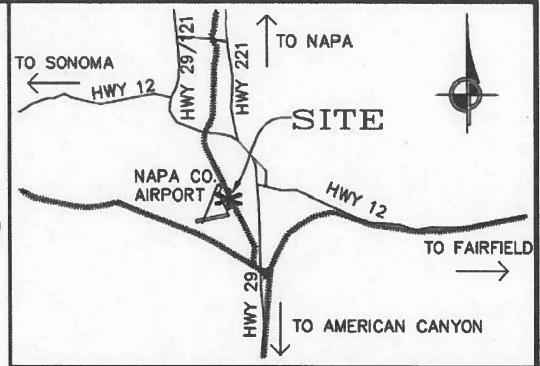
Prepared by Cinquini & Passarino, Inc.

12/19/2023 12:43:35 PM  
Anthony G. Cinquini, P.L.S. 8614

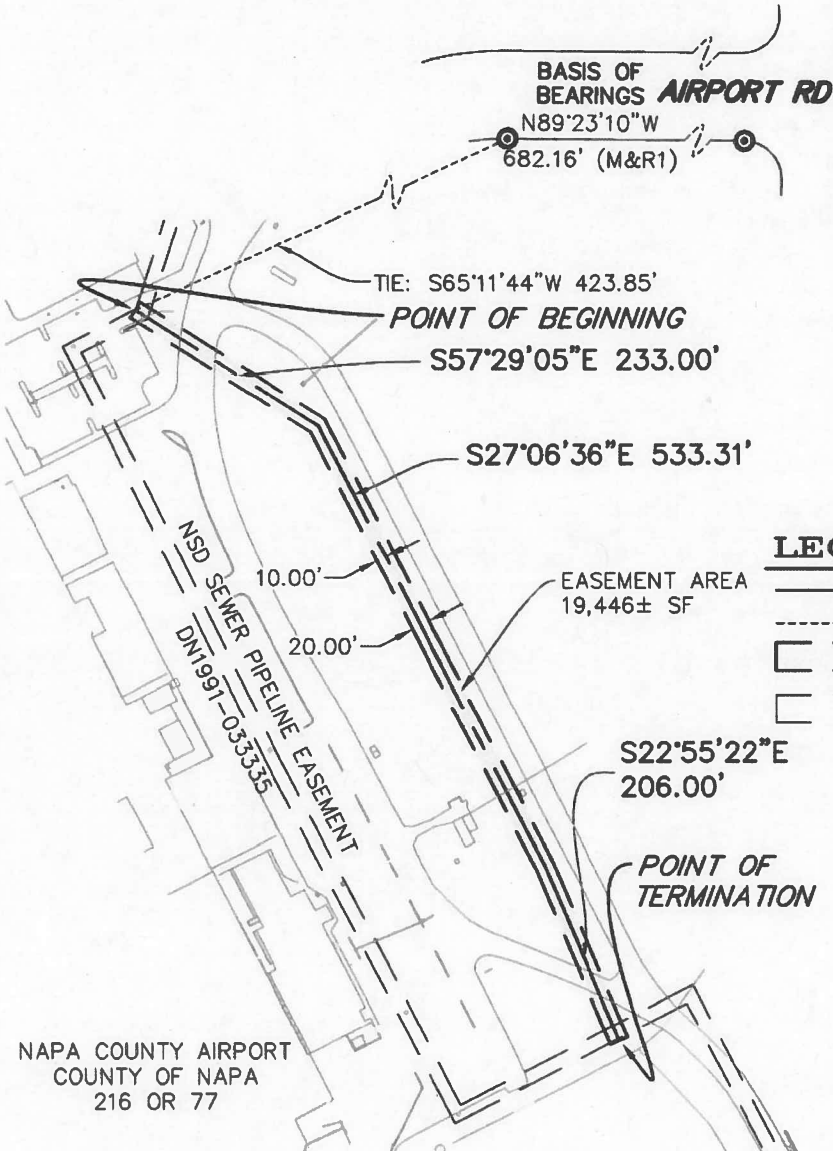
\_\_\_\_\_  
Date

**EXHIBIT 'B'**

THIS DIAGRAM IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR OMISSIONS SHALL NOT AFFECT THE LEGAL DESCRIPTION.



**SITE MAP  
NO SCALE**



**LEGEND**

- EASEMENT CENTERLINE
- SURVEY TIE
- SEWER EASEMENT AREA
- EXISTING SEWER EASEMENT
- FOUND REBAR & CAP TAGGED "RCE33483"
- NAPA COUNTY OFFICIAL RECORDS
- SF SQUARE FEET
- DN DOCUMENT NUMBER

NAPA COUNTY AIRPORT  
COUNTY OF NAPA  
216 OR 77

**REFERENCE**

R1 RECORD OF SURVEY BOOK 49,  
PAGES 67 THROUGH 69,  
NAPA COUNTY RECORDS

**SITE INFORMATION**

LOCATED WITHIN SEC 2, T4N, R4W, MDM

**BASIS OF BEARINGS**

THE BEARINGS FOR THIS SURVEY IS  
N89°23'10"W BETWEEN FOUND REBAR TAGGED  
"RCE 33483" AS SHOWN ON THAT RECORD  
OF SURVEY FILED IN BOOK 49 OF SURVEYS  
AT PAGES 67-69, NAPA COUNTY RECORDS.

**CINQUINI & PASSARINO, INC.  
LAND SURVEYING**

- △ BOUNDARY
- △ TOPOGRAPHIC
- △ CONSTRUCTION
- △ SUBDIVISIONS

1360 No. Dutton Ave.  
Santa Rosa, Ca. 95401  
Phone: (707) 542-6268  
Fax: (707) 542-2106

WWW.CINQUINIPASSARINO.COM



JOB NAME: NAPA COUNTY AIRPORT	DRAWN BY: LK	CHECKED BY: AGC
DESCRIPTION: SANITARY SEWER EASEMENT LANDS OF COUNTY OF NAPA	SCALE: 1"=200'	DATE: 12/19/23
	JOB #: 10302-23	PAGE: 2 OF 2