

**RECORDING REQUESTED BY
COUNTY OF SONOMA**

When recorded return to:

**EXECUTIVE SECRETARY
COUNTY OF SONOMA PUBLIC INFRASTRUCTURE
400 AVIATION BLVD SUITE 100
SANTA ROSA CA 95403**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Record Without Fee

Govt. Code. §6103 & §27383

THIS TRANSACTION IS EXEMPT FROM CALIFORNIA DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE CALIFORNIA REVENUE AND TAXATION CODE. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTIONS 6103 and 27383 OF THE CALIFORNIA GOVERNMENT CODE.

APN: 134-102-071 (portion of)

GRANT OF EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **MARCO A. LEPE AND KRISTIN M. LEPE, HUSBAND AND WIFE, AS JOINT TENANTS**, hereinafter referred to as "Grantor",

GRANTS TO: **THE COUNTY OF SONOMA, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA**, hereinafter referred to as "Grantee",

A PERMANENT EASEMENT FOR roadway intersection improvements to construct, reconstruct, install, inspect, maintain, replace, remove, and use facilities of the type hereinafter specified, together with a right of way therefor, within a strip or parcel of land or along a route as hereinafter set forth, and also ingress thereto and egress therefrom on, under, over, and across the lands described in the attached Exhibit "A", and depicted in the attached Exhibit "B", situated in the unincorporated area of the County of Sonoma, State of California.

The specified facilities shall consist of, but not necessarily be limited to, the following:

Roadway traffic facilities including traffic signs and appurtenances thereto and installation of ADA compliant curb ramps, sidewalk extensions and installation of Class II bicycle lanes for use by the public, including but not limited to motor vehicle use, pavement, landscaping, and appurtenances; underground improvements for stabilization and maintenance of slopes adjoining the road right of way; drainage facilities, including underground conduits, drainage channels and ditches, culverts, and appurtenances; sewer, and street lighting facilities and appurtenances; also uses for pedestrian, equestrian, and non-powered vehicle purposes; and the right to construct, maintain and reconstruct any such roadway or facilities mentioned above. Said easement shall also include the right to excavate or fill the easement for the full width and to a reasonable depth thereof.

Grantor agrees for itself, its successors and assigns, not to erect, place or maintain, nor to permit the erection, placement or maintenance of any permanent structures, earthfill, large trees, large shrubs, block walls, and/or other similar improvements on the easement area that would interfere with underground drainage systems or limit Grantee's access to the easement for the purposes of repair, replacement, or installation.

Dated this ____ day of _____, 2025.

GRANTOR:

MARCO A. LEPE

KRISTIN M. LEPE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 SONOMA

On _____ before me, _____ personally appeared _____, 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 _____

EXHIBIT 'A'

Exhibit "A"

Being a portion of the lands of Marco A. Lepe and Kristin M. Lepe as described in Document Number 2005-025173, Sonoma County Records, more particularly described as follows:

Commencing at a 1/2" iron pipe at the northwesterly corner of the lands of Investors Development Company as described in Document Number 2009-024340, Sonoma County Records, as shown on that Record of Survey, recorded in Book 788 of Maps, Page 9, Sonoma County Records, being on the southerly line of Todd Road, from which a 1/2" iron pipe as shown on said map bears S 89°40'10" E 208.70 feet; thence leaving said line N 00°19'50" E 86.00 feet to the northerly line of Todd Road, also being on the southerly line of the lands of Marco A. Lepe and Kristin M. Lepe as described in Document Number 2005-025173, Sonoma County Records; thence along said line S 89°40'10" E 114.36 feet to the **Point of Beginning**; thence continuing along said line S 89°40'10" E 44.00 feet to the southeasterly corner of said lands; thence along the easterly line of said lands N 00°05'25" W 40.50 feet; thence leaving said line N 89°40'05" W 3.71 feet; thence along a non-tangent curve to the right, having a radius of 40.00 feet, with a radial line that bears S 89°36'57" W; thence along said non tangent curve, through a central angle of 90°42'53", for an arc length of 63.33 feet to the Point of Beginning.

Containing 501 SQ FT, More or Less

APN 134-102-071

Basis of Bearing: Book 788 of Maps, Page 9, Sonoma County Records

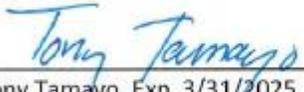
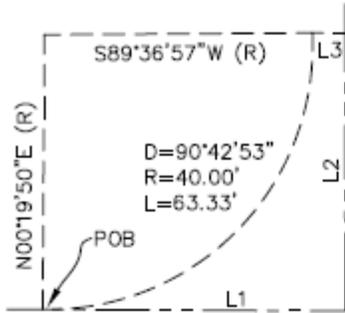

Tony Tamayo, Exp. 3/31/2025



EXHIBIT 'B'

EXHIBIT B

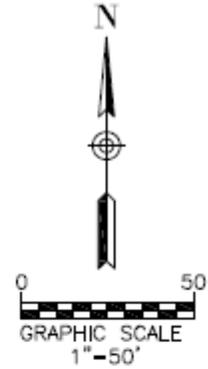


DETAIL
NOT TO SCALE

PARCEL MAP NO 2683
BOOK 163, PAGE 33

LANDS OF LEPE
APN 134-102-071
DOC NO 2005-025173

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°40'10"E	44.00
L2	N00°05'25"W	40.50
L3	N89°40'05"W	3.71



LANDS OF MUSCO
APN 134-102-084
DOC NO 2006-095151

STANDISH AVE

SEE DETAIL
ABOVE

S89°40'10"E 114.36'

TODD RD

N00°19'50"E 86.00'

1/2"IP
TAGGED LS 7590

S89°40'10"E 208.70'

POC

LANDS INVESTORS DEV CO
APN 134-171-049
DOC NO 2009-024340

RECORD OF SURVEY
788 MAPS, PAGE 9

1/2"IP
TAGGED LS 7590

CHILOTTI AVE



LANDS OF LEPE
3649 STANDISH AVE
SANTA ROSA CA, 95407