

CF0057B UNDERGROUND

**AFTER RECORDING, RETURN TO:**

**PACIFIC BELL TELEPHONE COMPANY**

2700 Watt Avenue, Room 3473

Sacramento, CA 95821

ATTN: RIGHT OF WAY OFFICE

Location: City of Santa Rosa, County of Sonoma County,  
CA

Document Transfer Tax \$

☐ Computed on Full Value of Property Conveyed, or

☐ Computed on Full Value Less liens & Encumbrances

Remaining at Time of Sale

☒ Consideration of Value Less Than \$100.00 *RET/MIL*

Signature of declarant or agent determining tax:

Agent: Im

A01NW2R TD69

PTN. Southwest Estates Subdivison

A.P. No.: PTN. 043-121-009, 134-042-56,

134-042-066, 134-042-068

R/W File No.: XX-2019-SEP-3355-0

**GRANT OF EASEMENT**

The SONOMA COUNTY WATER AGENCY, a body corporate and politic organized and existing under the laws of the State of California, hereinafter referred to as Grantor, hereby grant(s) to PACIFIC BELL TELEPHONE COMPANY, a California Corporation, doing business as AT&T CALIFORNIA ("AT&T"), its associated and affiliated companies, its and their successors, assigns, lessees and agents, hereinafter referred to as "Grantee(s)," an easement to construct, reconstruct and maintain (place, operate, inspect, repair, replace and remove) such underground communication facilities as Grantee(s) may from time to time require (including ingress thereto and egress therefrom) consisting of wires, cables, conduits, pipes, manholes, handholes, service boxes, aboveground markers, risers, service pedestals, underground and aboveground switches, fuses, terminals, terminal equipment cabinets, transformers with associated concrete pads, associated electrical conductors, necessary fixtures and appurtenances necessary to any and all thereof, together with the right of way therefor in, over, under and upon that certain real property in the City of Santa Rosa, County of Sonoma, State of California, as described in EXHIBIT "A" attached hereto and made a part hereof and as shown and delineated on survey drawing marked EXHIBIT "B" also attached hereto and made a part hereof.

This legal description was prepared pursuant to Section 8730(c) of the Business and Professions Code.

A01NW2R      TD69  
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PTN. Southwest Estates Subdivison

Grantor(s), his/her/their successors and assigns, shall not erect or construct any building or other structure or drill or operate any well within said easement.

Grantee acknowledges that Grantor's property together with the easement area is subject to a conservation easement benefiting the Sonoma County Agricultural Preservation and Open Space District, recorded on April 8, 2016 as Document Number 2016030848 of Official Records of the County of Sonoma, which is incorporated herein by this reference. Grantee's easement is subordinate and subject to the conservation easement. Grantee shall indemnify and defend Grantor from any damages to Grantor caused by any Grantee activity within the easement area that is not permitted or allowed in the conservation easement.

Grantor(s) also grant(s) to Grantee(s) the right to receive commercial power service from the appropriate utility company serving the area, together with the right for such utility company to place its respective service facilities upon and within said easement.

Upon completion of installation of any Grantee improvement or upon completion of any excavation, construction, reconstruction, replacement, removal, maintenance, or inspection of Grantee's communication facilities, Grantee shall reasonably restore Grantor's property to the condition prior to Grantee's activities.

Grantee(s) shall be responsible for damage caused intentionally or by any negligent act or omission of Grantee(s), its agents or employees, while exercising the rights granted herein.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

**The person or persons signing below represent that he/she/they are the only party/parties with an interest in the property described herein.**

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134-042-066, 134-042-068  
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PTN. Southwest Estates Subdivison

SONOMA COUNTY WATER AGENCY:

Executed by the Sonoma County Water Agency this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, pursuant to authority granted by Agenda Item No. \_\_\_\_\_ dated \_\_\_\_\_:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Grant Davis  
General Manager

Approved as to Form:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Adam Brand  
Deputy County Counsel

AT&T:

By:  \_\_\_\_\_ Date: 7/20/20  
David B. Mui  
Area Manager OSP Planning and Engineering Design

Exhibit A  
LEGAL DESCRIPTION

Lying within the State of California, County of Sonoma, City of Santa Rosa, being an easement over a portion of the lands of Sonoma County Water Agency as described by deeds recorded in Book 2183 of Official Records at Page 770 and Book 2270 of Official Records at Page 876 and recorded under Document Numbers 2019-053621, 2019-053622 and 2019-053623 of Sonoma County Official Records, said portions being more particularly described as follows:

BEGINNING at a T-bar tagged "LS 4206" marking the most northerly common corner of said lands of Sonoma County Water Agency as described in Book 2270 at Page 876, Official Records of Sonoma County, and the lands of Sonoma County Water Agency as described in Book 2183 at Page 770, Official Records of Sonoma County, and the lands of Sonoma County Water Agency as described in deeds recorded under Document Numbers 2019-053621 and 2019-053623, Official Records of Sonoma County, from which Santa Rosa City Control Monument "G-306" bears North 29°24'21" West 4175.74 feet; thence along the common line of said lands of Sonoma County Water Agency as described in Book 2270 at Page 876, Official Records of Sonoma County, and the lands of Sonoma County Water Agency as described in deed recorded as document number 2019-053621, Official Records of Sonoma County, South 89°39'03" East 20.01 feet; thence leaving said common line South 1°57'12" West 85.04 feet to the southerly line of the said lands of Sonoma County Water Agency as described in Book 2270 at Page 876, Official Records of Sonoma County; thence along the said southerly line of the lands of Sonoma County Water Agency North 89°39'03" West 17.80 feet to the common corner of said lands of Sonoma County Water Agency as described in Book 2183 at Page 770, Official Records of Sonoma County, and the lands of Sonoma County Water Agency as described in Book 2270 at Page 876, Official Records of Sonoma County; thence along the southerly line of the lands of Sonoma County Water Agency as described in Book 2183 at Page 770, Official Records of Sonoma County, North 89°39'03" West 12.21 feet; thence leaving said southerly line North 1°57'12" East 85.04 feet to the common line of said lands of Sonoma County Water Agency as described in Book 2183 at Page 770, Official Records of Sonoma County, and said lands of Sonoma County Water Agency as described under Document Number 2019-053623, Official Records of Sonoma County; thence North 0°27'59" East 44.51 feet to the common line of said lands of Sonoma County Water Agency as described under Document Number 2019-053623, Official Records of Sonoma County, and said lands of Sonoma County Water Agency as described under Document Number 2019-053622, Official Records of Sonoma County; thence North 0°27'59" East 3.45 feet to the common line of said lands of Sonoma County Water Agency as described under Document Number 2019-053622 and the lands of Southwest Estates, LLC as described under Document Number 2011-115122, Official Records of Sonoma County; thence along the common line of said lands of Sonoma County Water Agency and the lands of Southwest Estates, LLC North 61°14'40" East 11.46 feet to the common easterly corner of said lands of Sonoma County Water Agency, Southwest Estates, LLC; thence along the common line

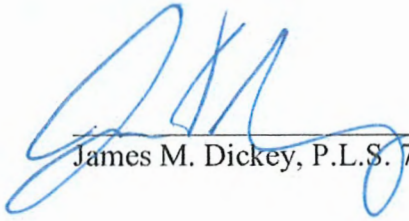
of said lands of Sonoma County Water Agency as described under Document Numbers 2019-053621 and 2019-053623 Official Records, South 0°27'59" West 53.54 feet to the POINT OF BEGINNING.

Basis of Bearings

North 80°55'30" East between two found City of Santa Rosa Control Monuments (G-302 and G-306) as shown of the Final Map of Bellevue Ranch Self Help filed in Book 624 of Maps at Pages 1 through 7, Sonoma County Records.

Being a portion of APN 043-121-009, 134-042-056, 134-042-066 and 134-042-068.

Prepared by Cinquini & Passarino, Inc.



James M. Dickey, P.L.S. 7935



8/21/19  
Date

APN 043-121-009, 134-042-056, -066, -068  
T7N, R8W, SEC 34, S1/2 (PROJECTION)  
SONOMA COUNTY

# EXHIBIT 'B'

## LEGEND

- DN = DOCUMENT NUMBER
- O.R. = OFFICIAL RECORDS
- APN = ASSESSOR PARCEL NUMBER
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- = T-BAR TAGGED PLS 4206
- ⊙ = CITY CONTROL MONUMENT
- PP = EXISTING UTILITY POLE
- X = PROPOSED UTILITY POLE

LANDS OF  
SOUTHWEST ESTATES, LLC  
APN 134-042-069  
DN 2011-115122

LANDS OF  
SONOMA COUNTY  
WATER AGENCY  
APN 134-042-068  
DN 2019-053622

LANDS OF  
SONOMA COUNTY  
WATER AGENCY  
APN 134-042-066  
DN 2019-053623

PROPOSED  
UNDER  
GROUND  
UTILITIES

LANDS OF  
COLGAN CREEK LLC  
APN 043-121-015  
DN 2003-262642

PUBLIC UTILITY EASEMENT  
PER DN 2019-053621

LANDS OF  
SONOMA COUNTY WATER AGENCY  
APN 043-121-014  
DN 2019-053621

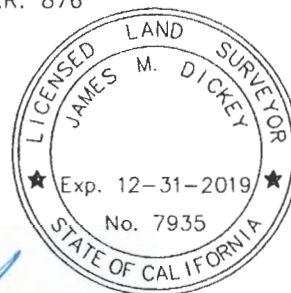
LANDS OF  
S.C.W.A.  
APN 134-042-056  
2183 O.R. 770

LANDS OF  
S.C.W.A.  
APN 043-121-009  
2270 O.R. 876

PROPOSED UNDER GROUND UTILITIES

EXISTING POWER LINE

PROPOSED POLE LOCATION



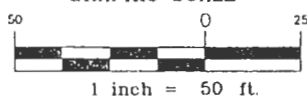
James M. Dickey, P.L.S. 7935

DATE

BELLEVUE AVENUE

CINQUINI & PASSARINO, INC.  
LAND SURVEYING

GRAPHIC SCALE



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

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

WWW.CINQUINIPASSARINO.COM

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

JOB NAME: SW ESTATES

DRAWN BY: MDD

CHECKED BY: JMD

DESCRIPTION: PG&E OFFSITE EASEMENT-SCWA

SCALE: 1"=50'

DATE: 3/26/2019

JOB #: 7152-15

PAGE: 3 OF 3

## 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 Sacramento

On July 20<sup>th</sup>, 2020 before me, Lisa Marano, Notary Public, personally appeared

David B. Mui

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 Lisa A. Marano (Seal)

