

# Attachment D

RECORDING requested by:  
County of Monterey

**When recorded, mail to:**  
Bender Rosenthal, Inc.  
Attn: Rebekah Green  
2825 Watt Avenue, Suite 200  
Sacramento, CA 95821

Space above this line for Recorder's use

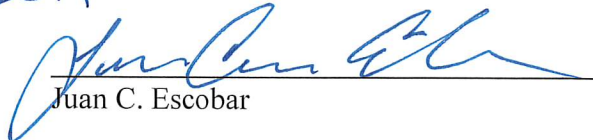
No recording fee required; this document is exempt from fee pursuant to Sections 6103 and 27383 of the California Government Code. This deed is exempt from tax pursuant to Section 11922 of the California Revenue and Taxation Code.

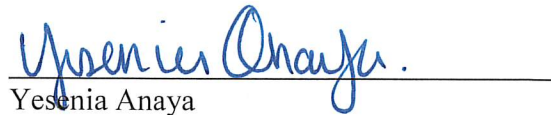
Portion of APN:119-151-021  
& 119-161-017  
Las Lomas Drainage Project

## PERMANENT EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Juan C. Escobar and Yesenia Anaya, husband and wife as joint tenants**, hereby **GRANT** to the **County of Monterey, a political subdivision of the State of California**, a non-exclusive Permanent Easement upon, over and across the certain real property for the Las Lomas Drainage Project in the County of Monterey, State of California, for public roadway and utility purposes as described and depicted in Exhibit "A" and "B" attached hereto and incorporated herein by this reference.

Dated: 2-29-19, ~~2018~~ 2019

  
\_\_\_\_\_  
Juan C. Escobar

  
\_\_\_\_\_  
Yesenia Anaya

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

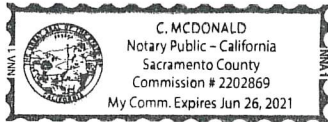
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Montezuma )  
On 2-24-2019 before me, C. McDonald, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared JUAN C. ESCOBAR  
Name(s) of Signer(s)  
TERESA ANAYA

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 [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is 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 or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

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

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

## EXHIBIT "A"

### Road: Las Lomas Drive

APN 119-151-021 & 119-161-017

All that certain real property situated in Rancho Bolsa de San Cayetano, County of Monterey, State of California, described as follows:

Being a portion of those certain "1.11 Ac." and "1.13 Ac." parcels, as shown and so designated on "Licensed Surveyors Map of Las Lomas Tract No. 5-A," filed for record September 6, 1939 in Volume 4 of Surveys at Page 2, Records of Monterey County, being also a portion of land conveyed by deed from Juan C. Escobar, et al, to Juan C. Escobar, et ux, dated December 9, 2016, and recorded December 15, 2016 as Document No. 2016076869 of the Official Records of Monterey County; said portion being more particularly described as follows:

Beginning at a 1/2" iron pipe tagged "LS 6832" standing at the point of intersection of the westerly line of Las Lomas Drive, a County Road (formerly Jehl Road), with the southerly boundary of the aforesaid conveyed parcel, said intersection point being shown on that certain map filed for record in Volume 31 of Surveys, at Page 16, Records of Monterey County; thence along said southerly boundary

- 1) S. 85°19'02" W., 13.52 feet; thence leaving said southerly boundary and curving, but not tangent thereto
- 2) Northerly along the arc of a circular curve to the left having a radius of 205.00 feet, the center of which bears N. 89°30'47" W., 205.00 feet distant, through a central angle of 29°24'33" for an arc distance of 105.22 feet; thence leaving said curve and tangent thereto
- 3) N. 28°55'21" W., 39.63 feet to the point on the northerly boundary of the aforesaid conveyed parcel; thence along said northerly boundary
- 4) N. 76°22'29" E., 2.29 feet (N. 74°30'37" E., map) to a point on the aforesaid westerly line of Las Lomas Drive; thence leaving said northerly boundary and non-tangentially curving along said westerly road line
- 5) Southeasterly along the arc of a circular curve to the left having a radius of 1800.30 feet, the center of which bears N. 58°14'14" E., 1800.30 feet distant (N. 56°22'23" E., map), through a central angle of 02°26'23" for an arc distance of 76.66 feet to a point of reverse curvature; thence curving
- 6) Southerly along the arc of a circular curve to the right having a radius of 93.00 feet, the center of which bears S. 55°47'51" W., 93.00 feet distant, through a central angle of 45°37'58" for an arc distance of 74.07 feet to the point of beginning

Containing an area of 1462 square feet, more or less.

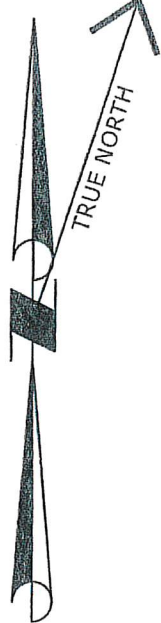
The above bearings and distances are based on the California Coordinate System 1983 Zone IV. To obtain bearings relative to true north, the grid bearings shown must be rotated clockwise approximately 1°37'50". To obtain ground level distances, multiply the distances shown by 1.0000504.

  
Michael K. Goetz - PLS 5667  
County Surveyor - Monterey County, California

July 9, 2018  
Date



$\theta = 1^{\circ}37'50''$



187.47  
S 76°22'29" W

2.29  
N 58°14'14" E (R)  
31.60

LAS LOMAS DR  
(A COUNTY ROAD, WIDTH VARIES)

EASEMENT PARCEL  
1462 Square Feet

N 28°55'21" W 39.63  
R=1800.30 Δ=2°26'23" L=76.66

S 61°04'39" W (R)

ESCOBAR

APN 119-151-021-000 & 119-161-017-000

Doc. No. 2016076869

SEE 31-SURVEYS-16

S 55°47'51" W (R)

R=205.00 Δ=2°32'33" L=105.50

R=93.00 Δ=45°37'58" L=74.07

N 78°34'12" W (R)

N 89°30'47" W (R)

S 85°19'02" W  
13.52

Point of Beginning  
Found 1/2" iron pipe, tagged  
LS 6832, per 31-SUR-16

*July 9, 2018*  
DATE  
*[Signature]*  
MICHAEL K. GOETZ  
COUNTY SURVEYOR



The above bearings and distances are based on the California Coordinate System 1983 Zone IV. To obtain bearings relative to true north, the grid bearings shown must be rotated clockwise approximately 1°37'50". To obtain ground level distances, multiply the distances shown by 1.0000504.



COUNTY OF MONTEREY  
RESOURCE MANAGEMENT AGENCY  
OFFICE OF THE COUNTY SURVEYOR

1441 SCHILLING PLACE, SOUTH 2ND FLOOR  
SALINAS, CALIFORNIA 93901  
(831) 755-4800/FAX (831) 755-4958

PERMANENT ROAD EASEMENT ACQUISITION  
PORTION OF APN 119-151-021-000 & 119-161-017-000  
LAS LOMAS DRIVE STORM DRAIN PROJECT

EXHIBIT "B"

DATE	07/09/18	DRAWING	K./SURVEYS/Las Lomas Hall Storm Drain	SHEET 1 OF 1
SCALE	1"=20'	VIEW	119-151-021	

**CERTIFICATE OF ACCEPTANCE AND CONSENT TO RECORDATION**

This is to certify that the interest in real property conveyed by the easement deed dated \_\_\_\_\_ from Juan C. Escobar and Yesenia Anaya, husband and wife as joint tenants, to the County of Monterey, a political subdivision of the State of California, is hereby accepted by order of the Board of Supervisors on \_\_\_\_\_, (or by the undersigned officer or agent on behalf of the County of Monterey pursuant to authority conferred by resolution of the Board of Supervisors adopted on \_\_\_\_\_,) and the grantee consents to recordation thereof by its duly authorized officer.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Neville Pereira  
Interim RMA Deputy Director of  
Public Works, Parks and Facilities

4-9-2019  
APPROVED AS TO FORM  
*Mary Grace Perry*  
DEPUTY COUNTY COUNSEL  
COUNTY OF MONTEREY  
MARY GRACE PERRY

## ESCROW INSTRUCTIONS

Rebecca Smith  
Chicago Title Company  
53 Winham Street  
Salinas, CA 93904

Project Name: Las Lomas Drainage Project  
Assessor's Parcel No.: 119-161-017 and 119-151-021  
Owner: Juan C. Escobar & Yesenia Anaya  
Escrow No.: TO-17001387-RS

Dear Ms. Smith

This escrow will be closed in accordance with the Agreement for Purchase of Real Property executed by Juan C. Escobar and Yesenia Anaya ("Seller") and the County of Monterey ("Buyer"). The following items have been checked to indicate the method in which this escrow is to be closed:

The sale price of this transaction is ~~\$29,240.00~~ **\$31,000 JC YA**

- Enclosed is a warrant in the sum of ~~\$29,240.00~~
- Enclosed is an Easement Deed with attached Certificate of Acceptance and a copy of the Agreement for Purchase of Real Property.
- Taxes will be prorated and cancelled as of Close of Escrow and any taxes due shall be paid to the County Tax Collector from this escrow.
- Policy of Title insurance shall be issued in the amount of ~~\$29,240.00~~ **\$31,000 JC YA**

Proceeds from this transaction are to be sent to Seller at: 37 Las Lomas Drive, Royal Oaks, CA 95076

You are authorized to record any documents, disburse any monies, and close this escrow when you are able to issue a title policy naming the County of Monterey as Seller, free and clear of all liens, and encumbrances except the following as shown in your preliminary report number TO-17001387-RS, dated October 10, 2017.

### THE FOLLOWING EXCEPTION(S) MAY APPEAR IN THE TITLE POLICY:

<u>Item No</u>	<u>Description</u>	<u>Justification</u>
1	Current Taxes	Current taxes shall be cleared and prorated effective close of escrow
2	Supplemental Assessments	If any, shall be cleared and paid through escrow
3	Lien of Supplemental Taxes	If any, shall be cleared and paid through escrow
4	Assessments	If any, shall be cleared and paid through escrow
5	Rights in favor of the public	Said rights will not conflict with Agency's use
6	Water Rights	Said rights will not conflict with Agency's use
7	CC&R's	Said rights will not conflict with Agency's use
8	Easement – Right of Way	Said rights will not conflict with Agency's use
9	Easement – Sewer Lines	Said rights will not conflict with Agency's use

10 Annexation Notice

Said rights will not conflict with Agency's use

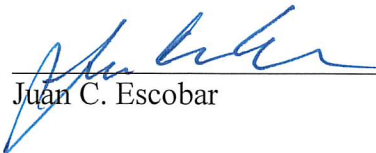
**THE FOLLOWING EXCEPTION(S) MUST NOT APPEAR IN THE TITLE POLICY:**

<u>Item No</u>	<u>Description</u>	<u>Justification</u>
11	Deed of Trust	Partial Reconveyance to be obtained prior to close of escrow

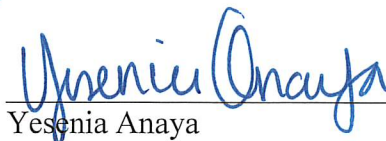
Buyer will pay for all costs of escrow and the policy of title insurance. The original policy together with two copies of title insurance, all recorded documents, and your billing should be sent to Rebekah Green at the close of escrow. If you have any questions or require further information, please contact Rebekah at 916-978-4900 or via email at r.green@benderrosenthal.com.

**INSTRUCTIONS FROM SELLER:** In addition to the foregoing, you are hereby authorized to record and/or deliver the attached document to Bender Rosenthal, Inc., Attn: Rebekah Green at 2825 Watt Avenue, Suite 200, Sacramento, CA 95821, upon receipt of a warrant in the amount shown above, less any demands for liens, judgments, delinquent taxes and/or utilities, delinquent child support and/or alimony, or encumbrances.

**Seller:** Juan C. Escobar and Yesenia Anaya

  
\_\_\_\_\_  
Juan C. Escobar

Date: 2-24-19

  
\_\_\_\_\_  
Yesenia Anaya

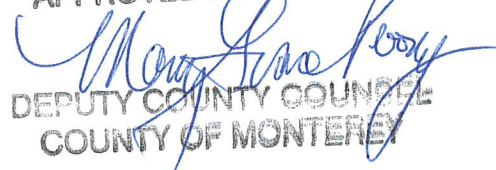
Date: 2/24/19

**Buyer:** County of Monterey

\_\_\_\_\_  
Neville Pereira  
Interim RMA Deputy Director of  
Public Works, Parks and Facilities

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

Enclosures

4-9-19  
APPROVED AS TO FORM  
  
DEPUTY COUNTY COUNSEL  
COUNTY OF MONTEREY  
**MARY GRACE PERRY**