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County of Monterey
Department of Public Works
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

Space above this line for Recorder's use

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Portion of APN: 203-061-001
Davis Road Bridge Project

PERMANENT EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

The Bluffs Homeowners Association, an unincorporated association, (hereinafter collectively referred to as "Grantor"), does hereby GRANT to the County of Monterey, a political subdivision of the State of California, an exclusive Permanent Easement upon, over and across the certain real property for the Davis Road Bridge Project in the County of Monterey, State of California, for public roadway purposes as described and depicted in Exhibits "A" and "B" attached hereto and incorporated herein by this reference.

Subject also to the following, in accordance with U.S. DOT Order 1050.2A, DOT Standard Title VI Assurances and Non-Discrimination Provisions:

A. The GRANTEE, for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that:

In the event facilities are constructed, maintained, or otherwise operated on the property described in this deed for a purpose for which a U.S. Department of Transportation activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, the GRANTEE will maintain and operate such facilities and services in compliance with all requirements imposed by the Acts and Regulations (as may be amended) such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.

B. In the event of breach of any of the above Non-discrimination covenants, the STATE will have the right to enter or re-enter the lands and facilities thereon, and the above described lands and facilities will there upon revert to and vest in and become the absolute property of the STATE and its assigns.

Dated: 5/19/21

The Bluffs Homeowners Association,
an unincorporated association

By: Beverly Ranzenberg
Name: Beverly Ranzenberg
Title: President

By: Clifford J Halverson
Name: Clifford J Halverson
Title: Secretary

Notary Acknowledgment Follows

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 Monterey

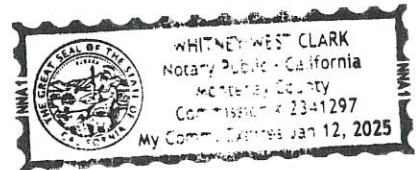
On May 19, 2021 before me, Whitney West Clark, Notary

Public, personally appeared Beverly Ranzenberger and Clifford J. Halverson 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 signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

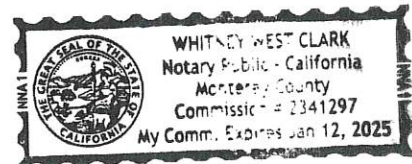
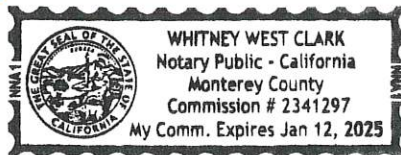
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Whitney West Clark



(Seal)



CERTIFICATE OF ACCEPTANCE AND CONSENT TO RECORDATION

This is to certify that the interest in real property conveyed by the deed or grant dated _____ from The Bluffs Homeowners Association, an unincorporated association to the County of Monterey, a political subdivision of the State of California and/or governmental agency, 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: _____

By: _____

Type/Print Name: _____

EXHIBIT "A" LEGAL DESCRIPTION

That certain real property situated in Monterey City Lands, Tract No. 1, County of Monterey, State of California, and being portions of Parcel "B," of "Tract No. 823, The Bluffs" subdivision, as said parcel and subdivision are shown on that certain map filed for record February 15, 1978 in Volume 13 of Cities and Towns, at Page 71, Records of Monterey County, California, said portions are more particularly described as follows:

Parcel I

Beginning at the most westerly corner of road widening Parcel "A," as said parcel is shown and so designated on said filed map, said point of beginning also being a point on the northerly boundary of said Parcel "B" and on the southerly line of Reservation Road, a County Road of varying width, as said road was conveyed to the County of Monterey from T. R. Merrill, et ux, by deed dated August 28, 1957, and recorded September 11, 1957 in Volume 1815 of Official Records, at Page 445, Records of Monterey County; thence from said Point of Beginning and along said boundary and road line

- 1) S. 52°45'31" E., 71.70 feet (S. 54°46'15" E., map); thence leaving said boundary and road line
- 2) N. 74°31'53" W., 56.06 feet; thence
- 3) N. 58°42'56" W., 126.84 feet; thence tangentially curving
- 4) Westerly along the arc of a circular curve to the left with a radius of 600.00 feet, (the center of which bears S. 31°17'04" W., 600.00 feet distant) through a central angle of 30°12'26" for an arc distance of 316.33 feet to a cusp, being a point on said northerly boundary of Parcel "B" and said southerly line of said Reservation Road; thence leaving said curve and along said boundary and road line and tangentially curving
- 5) Easterly along the arc of a circular curve to the right with a radius of 770.05 feet (770.00 feet, map), (the center of which bears S. 1°04'39" W., 770.05 feet distant) through a central angle of 31°59'08" for an arc distance of 429.88 feet to the Point of Beginning.

CONTAINING an area of 0.121 acres of land, more or less.

Parcel II

Beginning at a point on the northerly boundary of said Parcel "B" from which the most westerly corner of road widening Parcel "A," as said road widening parcel is shown and so designated on the aforesaid filed map, bears N. 52°45'31" W., 215.70 feet distant; thence from said Point of Beginning and along said northerly boundary of Parcel "B"

- 1) S. 52°45'31" E., 59.68 feet (S. 54°46'15" E., map); thence

- 2) S. 60°54'57" E., 43.10 feet (S. 62°55'45" E., map); thence leaving said northerly boundary
- 3) S. 65°01'24" W., 36.29 feet; thence
- 4) N. 82°12'10" W., 42.49 feet; thence
- 5) N. 69°17'59" W., 33.06 feet; thence
- 6) N. 20°42'01" E., 58.73 feet to the Point of Beginning.

CONTAINING an area of 0.086 acres of land, 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°36'37". To obtain ground level distances, multiply the distances shown by 1.0000592.

The above described parcel is shown on the plat attached hereto and made a part hereof.

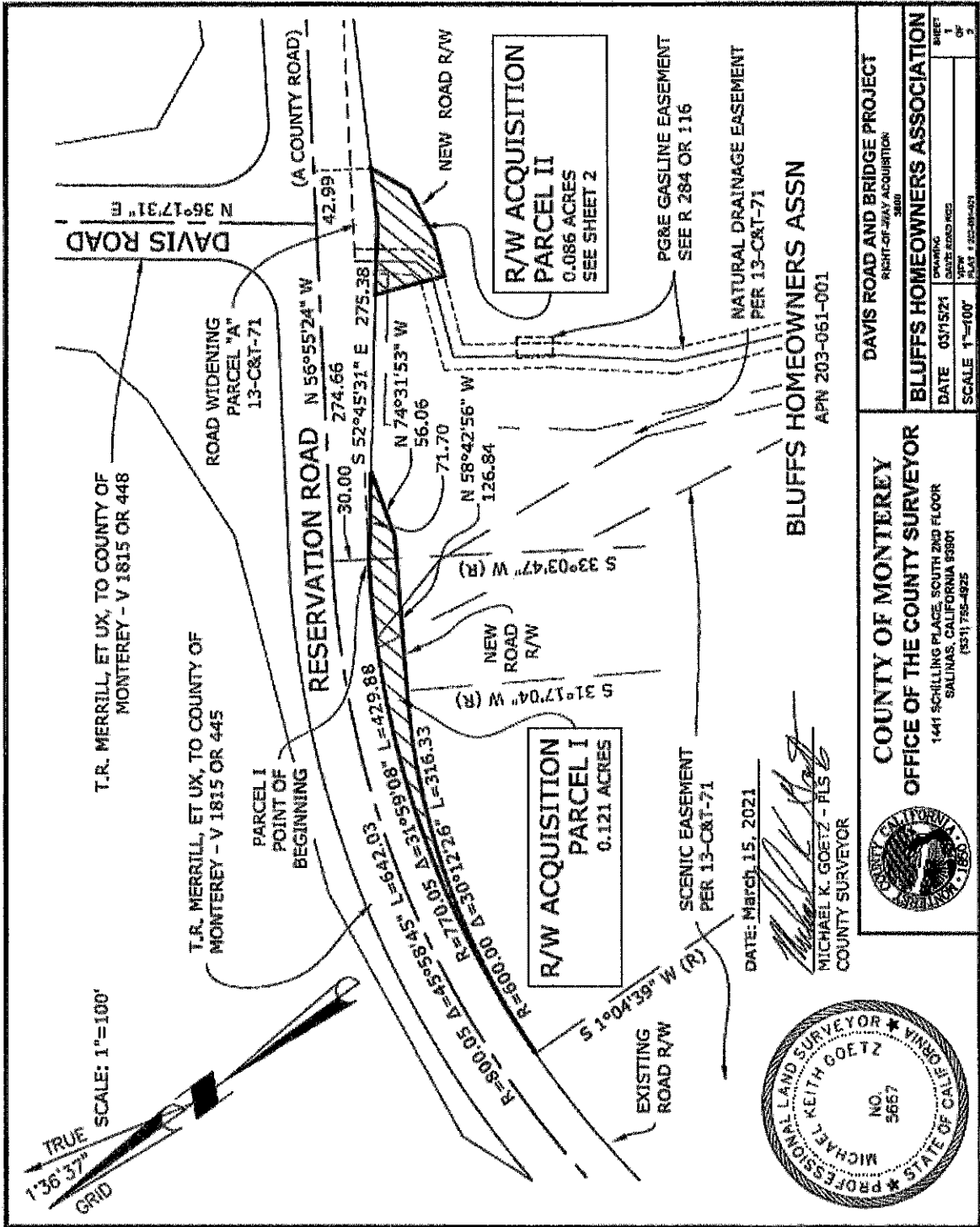


Michael K. Goetz – PLS 5667
County Surveyor
Monterey County, California

March 15, 2021



EXHIBIT "B"



DAVIS ROAD AND BRIDGE PROJECT
RIGHT-OF-WAY ACQUISITION
3000

BLUFFS HOMEOWNERS ASSOCIATION

DRAWING DATE: 03/15/21
DATE REVISION: 03/15/21
VIEW: PLAN
SHEET: 1 OF 2

COUNTY OF MONTEREY
OFFICE OF THE COUNTY SURVEYOR

1441 SCHILLING PLACE, SOUTH 2ND FLOOR
SALINAS, CALIFORNIA 95901
(831) 755-4925

