

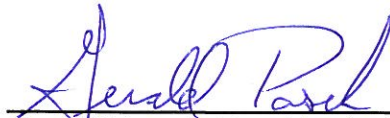
RESOLUTION # 2014-25

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT
AUTHORIZING ACCEPTANCE OF WATER, SEWER, AND DRAINAGE
EASEMENTS FOR THE RETREATS WEST DEVELOPMENT**

BE IT RESOLVED by the Board of Directors of the Rancho Murieta Community Services District that (1) the District accepts the following easements to the District (which are attached): Drainage Easement from Cummings, Grantor, affecting portions of Lot B Ranch Murieta Unit 1 95-BM-18, as recorded in Book 92 of Parcel Maps, Page 22 situated in the County of Sacramento, State of California; Drainage Easement from Murieta Club Properties, Grantor, affecting portions of Parcel 6, as recorded in Book 12 of Parcel Maps, Page 47; situated in the County of Sacramento, State of California; Sewer Easement from Murieta Club Properties, Grantor, affecting portions of Parcel 6, as recorded in Book 12 of Parcel Maps, Page 47; situated in the County of Sacramento, State of California; and, Water Easement from Murieta Club Properties, Grantor, affecting portions of Parcel 1, as recorded in Book 154 of Parcel Maps, Page 3 situated in the County of Sacramento, State of California (the "Easements"); and (2) Pursuant to Government Code section 27281, the Board authorizes and directs the General Manager to consent to the recordation of the Easements and approve and sign a certificate of acceptance (in the form required by Government Code section 27281), and present the Easements for recording in the Sacramento County Recorder's Office.

The foregoing Resolution is passed and adopted this 17th day of September 2014, by the following vote on roll call:

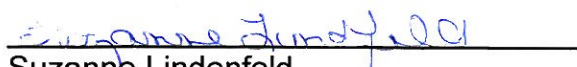
AYES: Pasek, Belton, Ferraro, Gumbinger
NOES: None
ABSENT: Martel
ABSTAIN: None



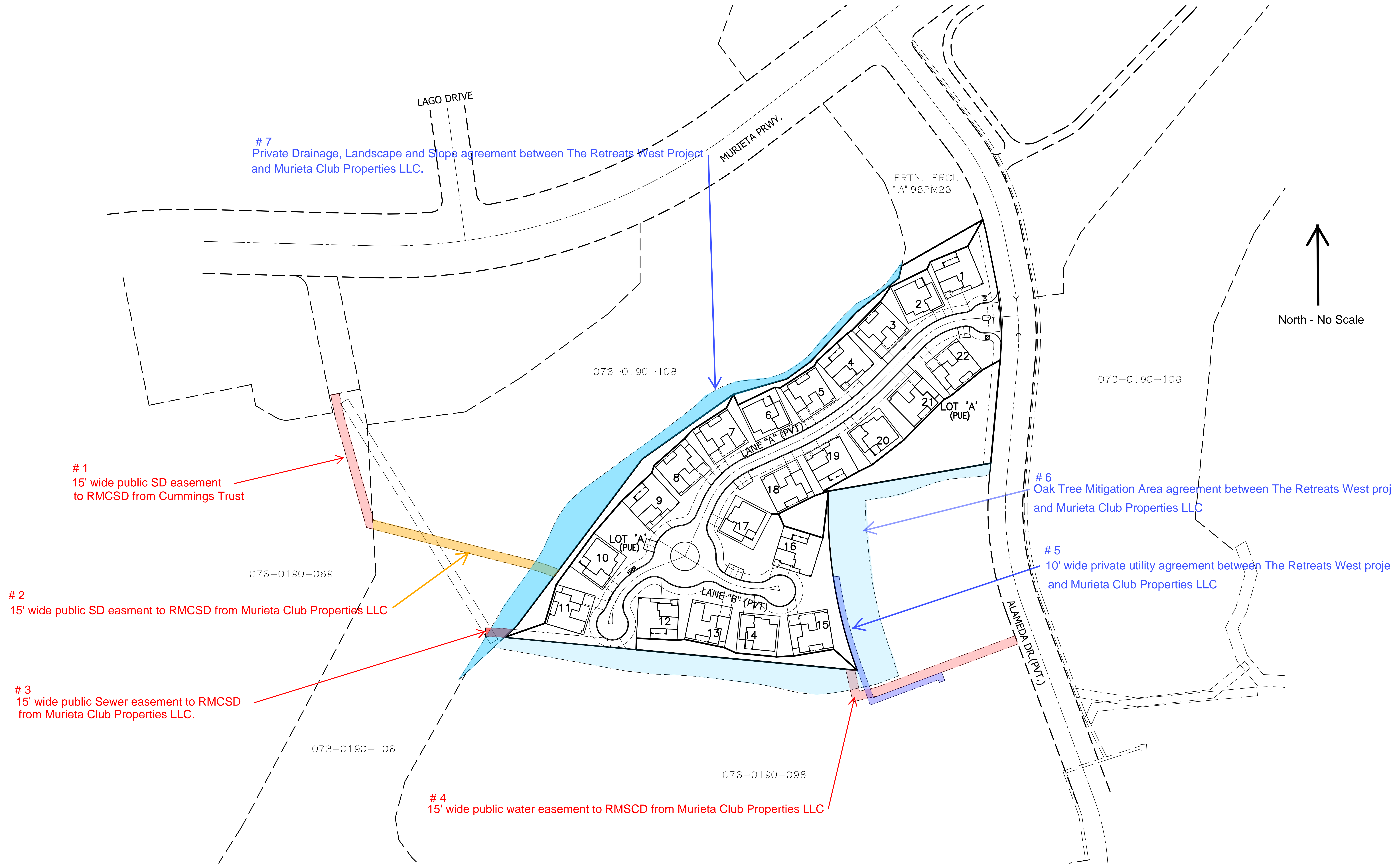
Gerald Pasek, President of the Board
Rancho Murieta Community Services District

[SEAL]

Attest:



Suzanne Lindenfeld
District Secretary



7
Private Drainage, Landscape and Slope agreement between The Retreats West Project and Murieta Club Properties LLC.

1
15' wide public SD easement to RMCS D from Cummings Trust

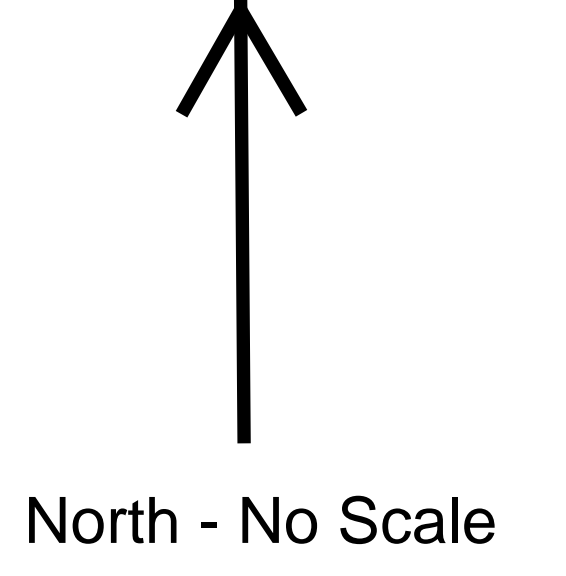
2
15' wide public SD easement to RMCS D from Murieta Club Properties LLC

3
15' wide public Sewer easement to RMCS D from Murieta Club Properties LLC.

4
15' wide public water easement to RMCS D from Murieta Club Properties LLC

6
Oak Tree Mitigation Area agreement between The Retreats West project and Murieta Club Properties LLC

5
10' wide private utility agreement between The Retreats West project and Murieta Club Properties LLC



THE RETREATS WEST - PROPOSED EASEMENT AND AGREEMENT AREAS

S:\MWD\Jobs\2013\Job13-10049-The Retreats West\Map\Sheet\The Retreats West - Easement base.dwg, Model: 8/11/2014 11:55:27 AM, Mike Robinson

THE RETREATS - WEST

ALL OF PARCEL 2 AS SHOWN ON THAT PARCEL MAP
RECORDED APRIL 29TH, 1999 IN BOOK 154, AT PAGE 3.

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

BAKER WILLIAMS ENGINEERING GROUP

DECEMBER 2014

SHEET 1 OF 4

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES;

THE UNDERSIGNED HEREBY OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC BOULEVARD AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

- A) EASEMENTS FOR PLANTING AND MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS STRIPS OF LAND 12.5 FEET IN WIDTH LYING CONTIGUOUS TO THE PRIVATE DRIVES SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT."
- B) RIGHTS OF WAY AND EASEMENTS FOR INSTALLATION AND MAINTENANCE OF WATER, GAS, SEWER AND DRAINAGE PIPES, AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOT 'A' SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.)
- C) AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS, AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS LOT 'A' SHOWN HEREON.

THE RETREATS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

PRINT NAME: _____

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
) SS
COUNTY OF _____)

ON _____, 2014, BEFORE ME _____, NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON 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 :

SIGNATURE

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY

MY COMMISSION NO. IS _____.

MY COMMISSION EXPIRES _____.

TRUSTEE'S STATEMENT:

FIRST SANTA CLARA CORPORATION, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST DATED SEPTEMBER 25, 2005 AND RECORDED OCTOBER 12, 2005 IN BOOK 20051012, PAGE 3018, OFFICIAL RECORDS OF SACRAMENTO COUNTY, HEREBY CONSENTS TO THE PREPARATION OF THIS MAP.

SIGNATURE

DATE: _____

PRINT NAME: _____

TITLE: _____

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
) SS
COUNTY OF _____)

ON _____, 2014, BEFORE ME _____, NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON 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 :

SIGNATURE

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY

MY COMMISSION NO. IS _____.

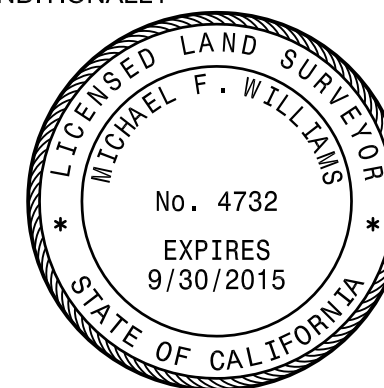
MY COMMISSION EXPIRES _____.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE RETREATS, LLC IN APRIL, 2014. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2015, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

MICHAEL F. WILLIAMS L.S. 4732
EXPIRES 9/30/2015

DATE: _____



COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF "THE RETREATS-WEST" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO, AND ANY APPROVED ALTERATION THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE COUNTY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

WILLIAM M. CARMACK
SACRAMENTO COUNTY SURVEYOR
L.S. #5887

DATE: _____

BOARD OF SUPERVISORS STATEMENT:

I HEREBY STATE THAT THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY HAS APPROVED THIS MAP AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC, ALL LANDS AND EASEMENTS SHOWN HEREON, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO SUBJECT TO THE IMPROVEMENT THEREOF.

CYNDI LEE
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SACRAMENTO, CALIFORNIA

DATE: _____

CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

I, CYNDI LEE, CLERK OF THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, DO HEREBY STATE THAT ALL CERTIFICATES AND SECURITY REQUIRED UNDER THE PROVISIONS OF SECTION 66493 OF THE GOVERNMENT CODE HAVE BEEN FILED AND DEPOSITED WITH ME AND ARE APPROVED BY SACRAMENTO COUNTY.

CYNDI LEE
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SACRAMENTO, CALIFORNIA

DATE: _____

RECORDER'S STATEMENT:

FILED THIS ____ DAY OF _____ 2014, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF BAKER WILLIAMS ENGINEERING GROUP. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

FEE: _____

DAVID VILLANUEVA
SACRAMENTO COUNTY RECORDER
STATE OF CALIFORNIA

FILE NO.: _____

BY: _____
DEPUTY COUNTY RECORDER

THE RETREATS - WEST

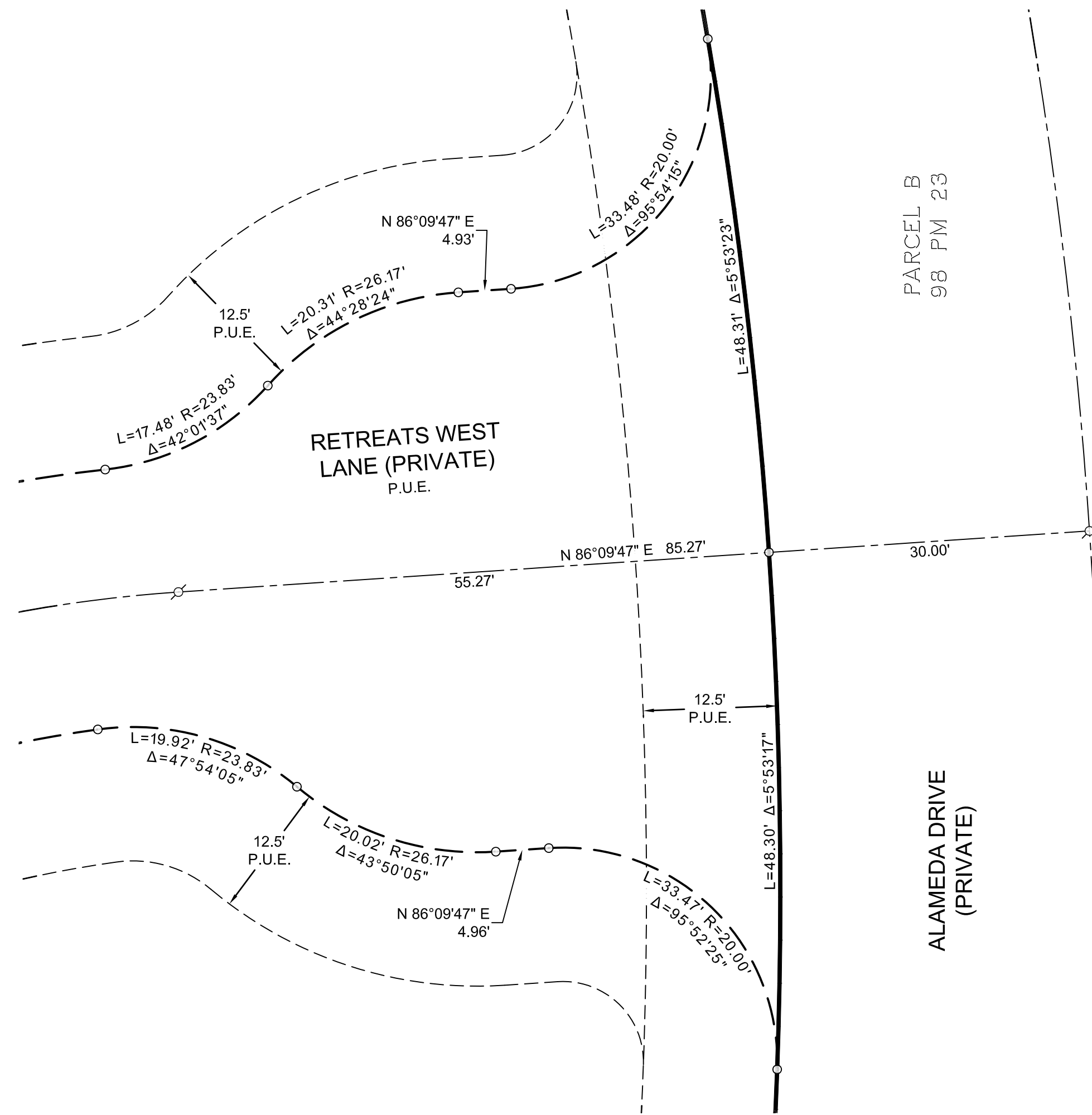
ALL OF PARCEL 2 AS SHOWN ON THAT PARCEL MAP
RECORDED APRIL 29TH, 1999 IN BOOK 154, AT PAGE 3.

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

BAKER WILLIAMS ENGINEERING GROUP

DECEMBER 2014

SHEET 2 OF 4



DETAIL 'A'
SCALE: 1" = 5'

PARCEL B
98 PM 23

ALAMEDA DRIVE
(PRIVATE)

NOTES:

1. THIS SUBDIVISION CONTAINS 6.605 GROSS ACRES MORE OR LESS.
2. ALL DIMENSIONS ALONG CURVED LINES ARE ARC DISTANCES.
3. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, INC., DATED JUNE 26, 2002 (PROJECT NO. 02202). A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE COUNTY OF SACRAMENTO BUILDING INSPECTION DEPARTMENT.
4. THIS SUBDIVISION CONSIST OF 22 SINGLE FAMILY LOTS NUMBERED LOTS 1 THRU 22, AND LOT 'A' (COMMON AREA).
5. LOT 'A' SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. THIS PROPERTY IS SUBJECT TO ANY CONDITIONS OF APPROVAL SET FORTH IN CONNECTION WITH THE ADOPTED TENTATIVE MAP THAT HAVE NOT BEEN PERFORMED AT THE TIME OF THE FINAL MAP RECORDATION . (CONTROL NUMBER 01-0070)

LEGEND:

- DIMENSION POINT
- ⊙ SET 3/4 " I.P. W/ PLASTIC CAP STAMPED "LS 4732"
- ⊗ SET 1-1/4" I.P. W/ PLASTIC CAP STAMPED "LS 4732"
- └ SET 5/8" W/ PLASTIC CAP STAMPED "LS 4732" REBAR AT EACH LOT CORNER
- ⊗ FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 5590" PER (1)
- ⊙ FOUND MONUMENT AS NOTED
- P.U.E. PUBLIC UTILITY EASEMENT
- P.U.E.L. PUBLIC UTILITY EASEMENT LINE
- C.I.P. CAPPED IRON PIPE
- O.I.P. OPEN IRON PIPE
- I.P. IRON PIPE
- ⊙ CENTERLINE
- BM BOOK OF MAPS
- PM PARCEL MAP
- ESMT EASEMENT
- SFNF SEARCHED FOR BUT NOT FOUND
- (R) RADIAL BEARING
- (1) RECORD PER 98 PM 23
- (2) RECORD PER 154 PM 3

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE SOUTH LINE OF PARCEL 2 AS SHOWN ON 154 PM 3, TAKEN AS N 84°39'51" W AND ESTABLISHED FROM MONUMENTS SHOWN AS FOUND HEREON.

THE RETREATS - WEST

ALL OF PARCEL 2 AS SHOWN ON THAT PARCEL MAP
RECORDED APRIL 29TH, 1999 IN BOOK 154, AT PAGE 3.

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

BAKER WILLIAMS ENGINEERING GROUP

DECEMBER 2014

SCALE: 1" = 30'

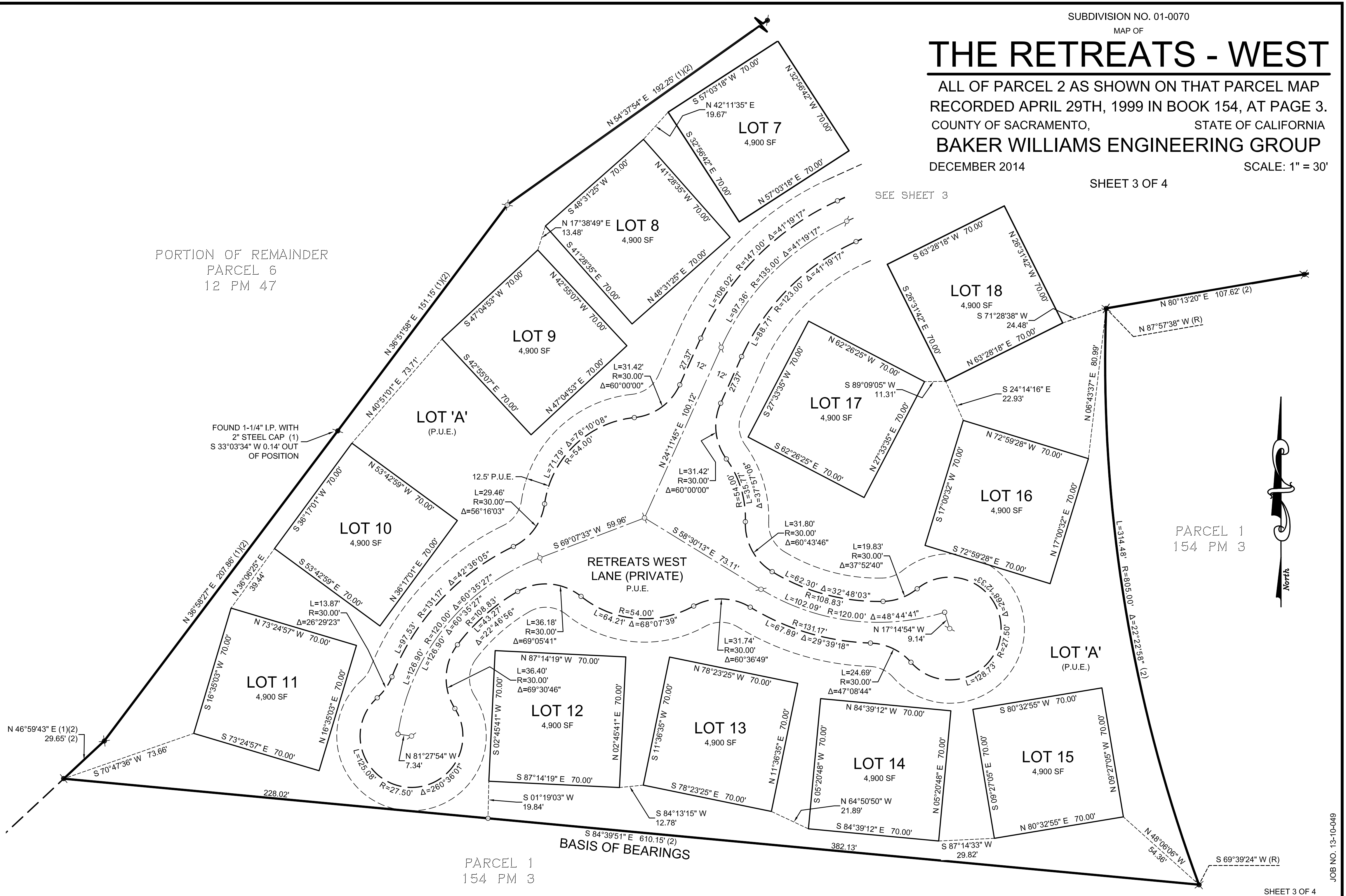
SHEET 3 OF 4

SEE SHEET 3

PORTION OF REMAINDER
PARCEL 6
12 PM 47

PARCEL 1
154 PM 3

North



THE RETREATS - WEST

ALL OF PARCEL 2 AS SHOWN ON THAT PARCEL MAP
RECORDED APRIL 29TH, 1999 IN BOOK 154, AT PAGE 3.

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

BAKER WILLIAMS ENGINEERING GROUP

DECEMBER 2014

SCALE: 1" = 30'

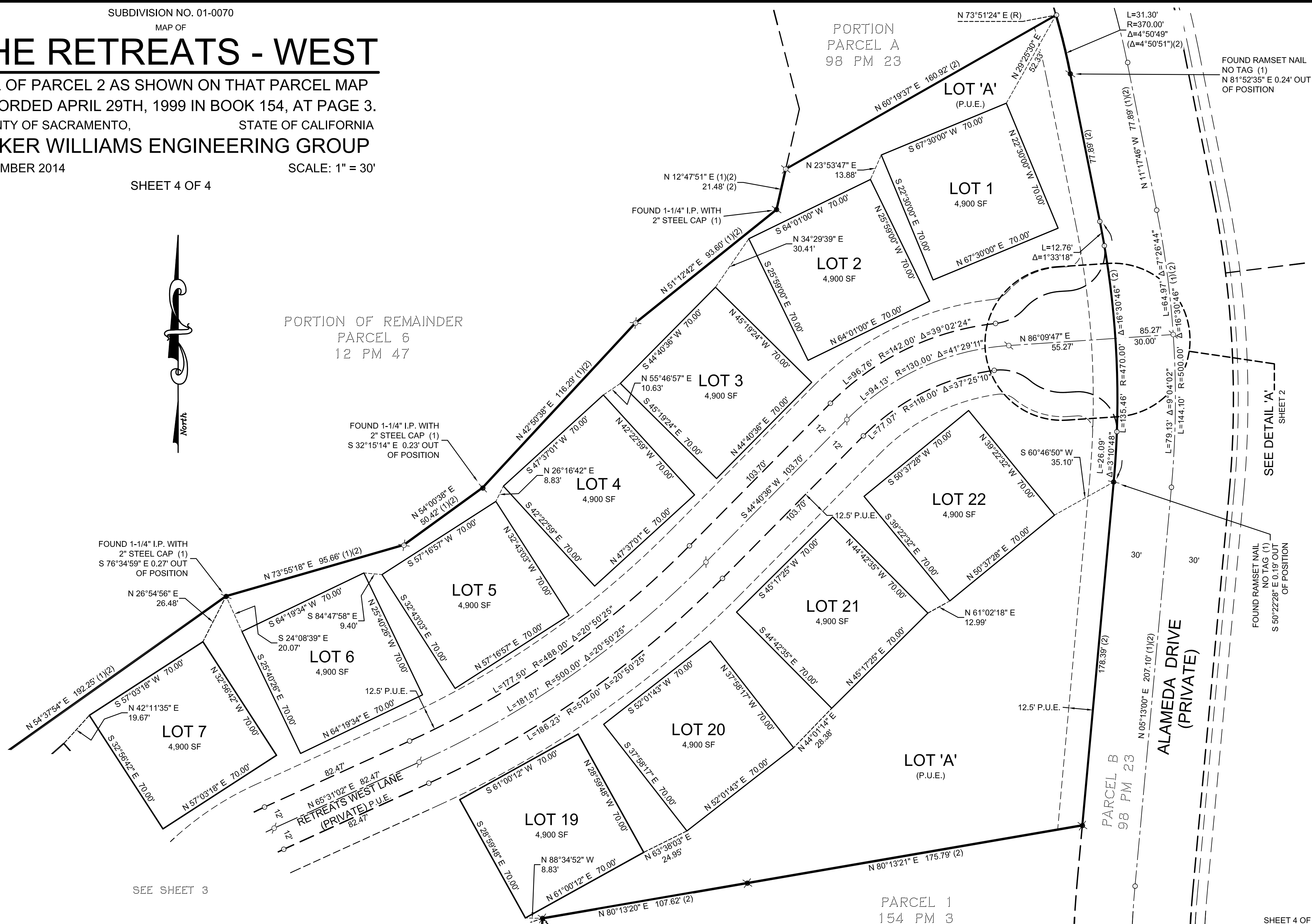
SHEET 4 OF 4



PORTION OF REMAINDER
PARCEL 6
12 PM 47

PORTION
PARCEL A
98 PM 23

FOUND RAMSET NAIL
NO TAG (1)
N 81°52'35" E 0.24' OUT
OF POSITION



SEE SHEET 3

SEE DETAIL 'A'
SHEET 2

PARCEL 1
154 PM 3

SHEET 4 OF 4

RECORDING REQUESTED BY:
Rancho Murieta Community Services
District

AND WHEN RECORDED MAIL TO:

Rancho Murieta Community Services
District
15160 Jackson Road
Rancho Murieta, CA 95683

Portion APN 073-0190-069

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

DRAINAGE EASEMENT

WILLIAM CUMMINGS AND CLAUDIA JANE CUMMINGS, TRUSTEES OF THE CUMMINGS TRUST, dated January 21, 2004

does hereby grant to Rancho Murieta Community Services District, for the purposes of digging, constructing, reconstructing, repairing and forever maintaining drain pipes and inlet and other appurtenances thereto, a drainage easement over, under, and upon that certain property in the County of Sacramento, State of California, described as follows:

Refer to attached EXHIBIT "A" Drainage Easement.

Dated this _____ day of _____, 2014

WILLIAMS CUMMINGS, Trustee

CLAUDIA JANE CUMMINGS, Trustee

ACCEPTANCE

This is to certify that the interest in real property conveyed in this Drainage Easement dated _____, 2014 from (WILLIAM CUMMINGS AND CLAUDIA JANE CUMMINGS, TRUSTEES OF THE CUMMINGS TRUST, dated January 21, 2004) to Rancho Murieta Community Services District is hereby accepted pursuant to the authority conferred by Resolution _____ adopted _____, 2014.

Rancho Murieta Community Services District

Joseph Blake, General Manager

EXHIBIT A
DRAINAGE EASEMENT
LEGAL DESCRIPTION

All that real property situated in the County of Sacramento, State of California and being a portion of Parcel 1 as shown on that certain "Parcel Map" entitled "Lot B Rancho Murieta Unit No. 1 95-BM-18", filed for record in the office of the Recorder of Sacramento County on February 28, 1986 in Book 92 of Parcel Maps, at Page 22. More particularly described as follows:

COMMENCING at the most Easterly corner of Parcel 3 as shown on said "Parcel Map"; thence along the South line of said "Parcel 3", South 78° 30' 43" West, 36.44 feet to the true POINT OF BEGINNING of this description; thence from said POINT OF BEGINNING, leaving the South line of said "Parcel 3", South 11° 29' 17" East, 40.34 feet; thence South 15° 56' 00" East, 179.58 feet to a point on the East line of said "Parcel 1"; thence along said East line, South 03° 19' 09" East, 21.74 feet; thence leaving the East line of said "Parcel 1", North 75° 48' 27" West, 11.85 feet; thence North 15° 56' 00" West, 195.43 feet; thence North 11° 29' 17" West, 40.93 feet to a point on the South line of said "Parcel 3"; thence along the South line thereof, North 78° 30' 43" East, 15.00 feet to the POINT OF BEGINNING.

MURIETA PARKWAY

N.E. COR
PARCEL 3, 92 PM 22

PORTION
PARCEL 3
12 PM 47

PARCEL 2
92 PM 22

MARR DRIVE
PARCEL 3 92 PM 22

S 11°29'17" E
197.35'

POINT OF COMMENCEMENT
MOST EASTERLY COR
PARCEL 3, 92 PM 22

S 78°30'43" W
36.44'

N 78°30'43" E
15.00'

POINT OF BEGINNING

N 11°29'17" W
40.93'

S 11°29'17" E
40.34'

EASEMENT AREA

073-0190-069
CUMMINGS TRUST
20140127 OR 0997

N 15°56'00" W
195.43'

S 15°56'00" E
179.58'

PORTION
PARCEL 6
12 PM 47

PARCEL 1
92 PM 22

N 75°48'27" W
11.85'

S 3°19'09" E
21.74'



BAKER-WILLIAMS ENGINEERING GROUP

Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 - Carmichael CA 95608
(916) 331-4336 - fax (916) 331-4430 - office@bwengineers.com

SCALE: 1"=50'

JOB #: 13-10-049

DATE: AUG. 2014

Drainage Easement
THE RETREATS - WEST

SACRAMENTO COUNTY, CALIFORNIA

RECORDING REQUESTED BY:
Rancho Murieta Community Services
District

AND WHEN RECORDED MAIL TO:

Rancho Murieta Community Services
District
15160 Jackson Road
Rancho Murieta, CA 95683

Portion APN 073-0190-108

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

DRAINAGE EASEMENT

MURIETA CLUB PROPERTIES, LLC, a Delaware Limited Liability Company

does hereby grant to Rancho Murieta Community Services District, for the purposes of digging, constructing, reconstructing, repairing and forever maintaining drain pipes and inlet and other appurtenances thereto, a drainage easement over, under, and upon that certain property in the County of Sacramento, State of California, described as follows:

Refer to attached EXHIBIT "A" Drainage Easement.

Dated this _____ day of _____, 2014

By:
Title:

By:
Title:

ACCEPTANCE

This is to certify that the interest in real property conveyed in this Drainage Easement dated _____, 2014 from (Murieta Club Properties, LLC, a Delaware Limited Liability Company) to Rancho Murieta Community Services District is hereby accepted pursuant to the authority conferred by Resolution _____ adopted _____, 2014.

Rancho Murieta Community Services District

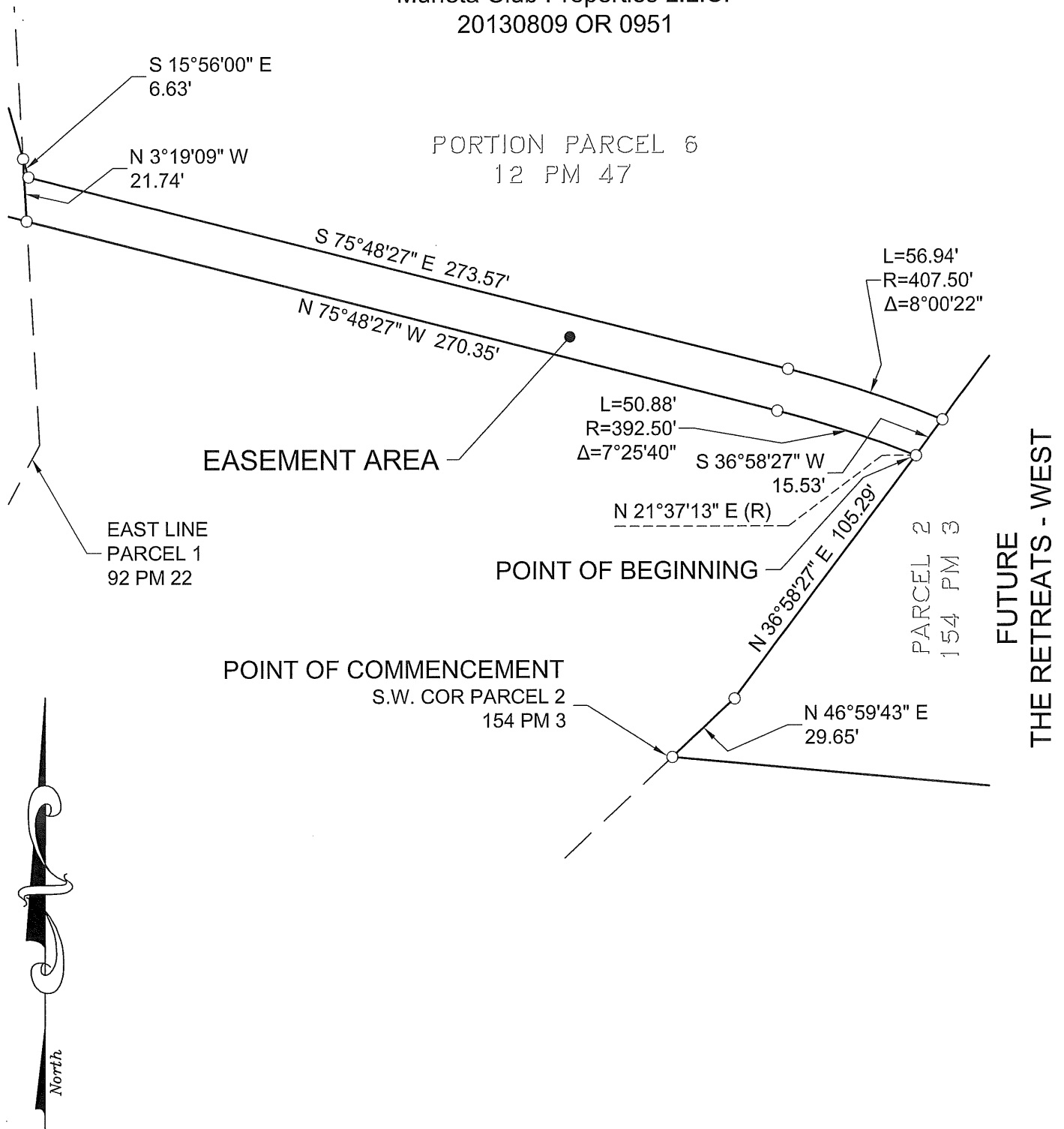
Joseph Blake, General Manager

EXHIBIT A
DRAINAGE EASEMENT
LEGAL DESCRIPTION

All that real property situated in the County of Sacramento, State of California and being a portion of Parcel 6 as shown on that certain "Parcel Map of Rancho Murieta", filed for record in the office of the Recorder of Sacramento County on June 11, 1973 in Book 12 of Parcel Maps, at Page 47. More particularly described as follows:

COMMENCING at the most Westerly corner of Parcel 2 as shown on that certain Parcel Map filed for record in the office of the Recorder of Sacramento County on April 29, 1999 in Book 154 of Parcel Maps, at Page 3; thence along the Northwest line of said "Parcel 2" the following two (2) courses and distances: 1) North $46^{\circ} 59' 43''$ East, 29.65 feet; 2) North $36^{\circ} 58' 27''$ East, 105.29 feet to the true POINT OF BEGINNING of this description; thence from said POINT OF BEGINNING, along the arc of a non-tangent 392.50 foot radius curve, concave to the Southwest, a radial line through the beginning of the curve bears North $21^{\circ} 37' 13''$ East, through a central angle of $07^{\circ} 25' 40''$, an arc length of 50.88 feet; thence North $75^{\circ} 48' 27''$ West, 270.35 feet to a point on the East line of Parcel 1 as shown on that certain "Parcel Map" entitled "Lot B Rancho Murieta Unit No. 1 95-BM-18", filed for record in the office of the Recorder of said County on February 28, 1986 in Book 92 of Parcel Maps, at Page 22; thence along said East line, North $03^{\circ} 19' 09''$ West, 21.74 feet; thence leaving said East line, South $15^{\circ} 56' 00''$ East, 6.63 feet; thence South $75^{\circ} 48' 27''$ East, 273.57 feet; thence along the arc of a 407.50 foot radius curve, concave to the Southwest, through a central angle of $08^{\circ} 00' 22''$, an arc length of 56.94 feet to a point on the Northwest line of said "Parcel 2"; thence non-tangent to the preceding curve, along said parcel line, South $36^{\circ} 58' 27''$ West, 15.53 feet to the POINT OF BEGINNING.

073-0190-108
 Murieta Club Properties L.L.C.
 20130809 OR 0951



RECORDING REQUESTED BY:
Rancho Murieta Community Services
District

AND WHEN RECORDED MAIL TO:

Rancho Murieta Community Services
District
15160 Jackson Road
Rancho Murieta, CA 95683

Portion APN 073-0190-108

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SEWER EASEMENT

MURIETA CLUB PROPERTIES, LLC, a Delaware Limited Liability Company

does hereby grant to Rancho Murieta Community Services District, for the purposes of digging, constructing, reconstructing, repairing and forever maintaining drain pipes and inlet and other appurtenances thereto, a sewer easement over, under, and upon that certain property in the County of Sacramento, State of California, described as follows:

Refer to attached EXHIBIT "A" Sewer Easement.

Dated this _____ day of _____, 2014

By:
Title:

By:
Title:

ACCEPTANCE

This is to certify that the interest in real property conveyed in this Drainage Easement dated _____, 2014 from (Murieta Club Properties, LLC, a Delaware Limited Liability Company) to Rancho Murieta Community Services District is hereby accepted pursuant to the authority conferred by Resolution _____ adopted _____, 2014.

Rancho Murieta Community Services District

Joseph Blake, General Manager

EXHIBIT A
SEWER EASEMENT
LEGAL DESCRIPTION

A fifteen (15) foot wide strip of land, the perimeter of which is described as follows:

All that real property situated in the County of Sacramento, State of California and being a portion of Parcel 6 as shown on that certain "Parcel Map of Rancho Murieta", filed for record in the office of the Recorder of Sacramento County on June 11, 1973 in Book 12 of Parcel Maps, at Page 47. More particularly described as follows:

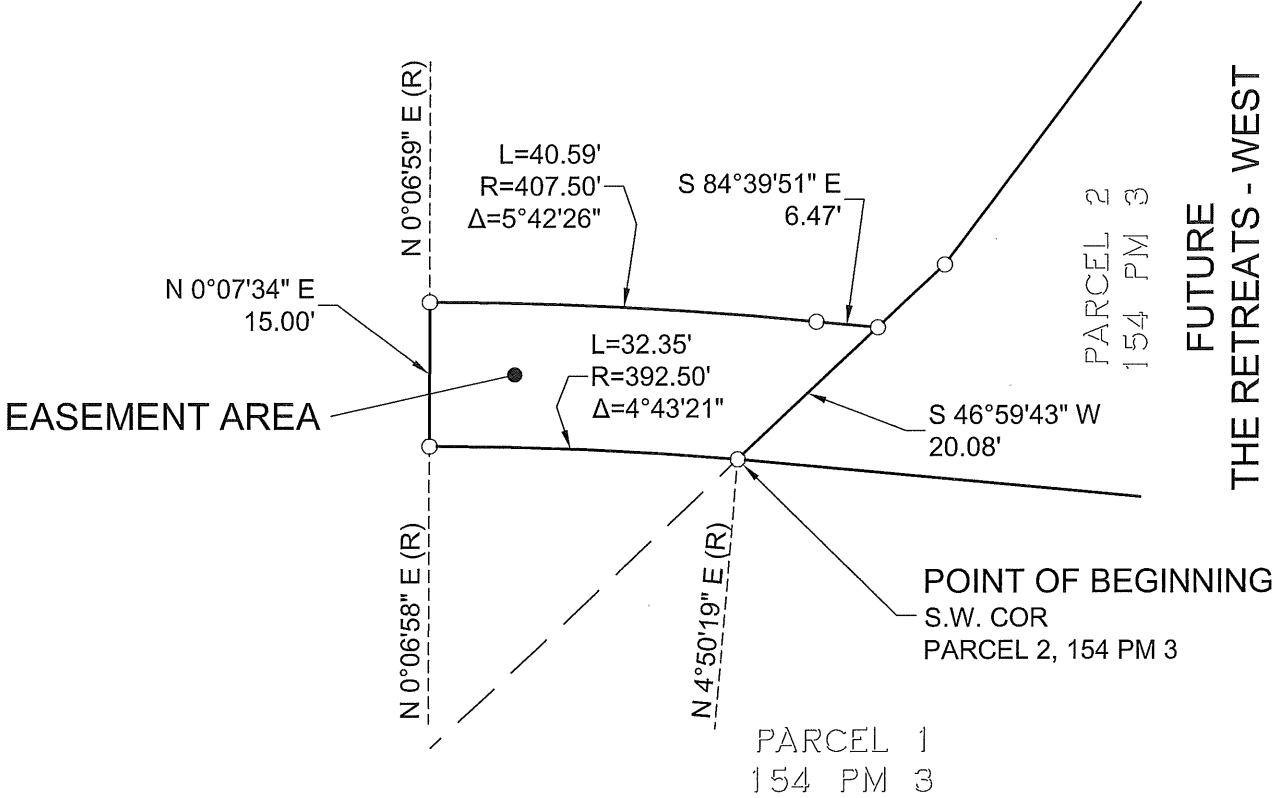
BEGINNING at the Southwest corner of Parcel 2 as shown on that certain "Parcel Map" filed for record in the office of the Recorder of Sacramento County on April 29, 1999 in Book 154 of Parcel Maps, at Page 3; thence leaving the Southwest corner of said "Parcel 2", along the arc of a non-tangent, 392.50 foot radius curve, concave to the South, a radial line through the beginning of the curve bears North 04° 50' 19" East, through a central angle of 04° 43' 21", an arc length of 32.35 feet; thence non-tangent to the preceding curve, North 00° 07' 34" East, 15.00 feet; thence along the arc of a non-tangent 407.50 foot radius curve, concave to the South, a radial line through the beginning of the curve bears North 00° 06' 59" East, through a central angle of 05° 42' 26", an arc length of 40.59 feet; thence South 84° 39' 51" East, 6.47 feet to a point on the Northwest line of said "Parcel 2"; thence along the Northwest line of said "Parcel 2", South 46° 59' 43" West, 20.08 feet to the POINT OF BEGINNING.

EXHIBIT 'B'

SHEET 1 OF 1

073-0190-108
Murieta Club Properties L.L.C.
20130809 OR 0951

PORTION
PARCEL 6
12 PM 47



RECORDING REQUESTED BY:
Rancho Murieta Community Services
District

AND WHEN RECORDED MAIL TO:

Rancho Murieta Community Services
District
15160 Jackson Road
Rancho Murieta, CA 95683

Portion APN 073-0190-098

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WATER EASEMENT

MURIETA CLUB PROPERTIES, LLC, a Delaware Limited Liability Company

does hereby grant to Rancho Murieta Community Services District, for the purposes of digging, constructing, reconstructing, repairing and forever maintaining drain pipes and inlet and other appurtenances thereto, a water easement over, under, and upon that certain property in the County of Sacramento, State of California, described as follows:

Refer to attached EXHIBIT "A" Water Easement.

Dated this _____ day of _____, 2014

By:
Title:

By:
Title:

ACCEPTANCE

This is to certify that the interest in real property conveyed in this Drainage Easement dated _____, 2014 from (Murieta Club Properties, LLC, a Delaware Limited Liability Company) to Rancho Murieta Community Services District is hereby accepted pursuant to the authority conferred by Resolution _____ adopted _____, 2014.

Rancho Murieta Community Services District

Joseph Blake, General Manager

EXHIBIT A
WATER EASEMENT
LEGAL DESCRIPTION

A fifteen (15) foot wide strip of land, the centerline of which is described as follows:

All that real property situated in the County of Sacramento, State of California and being a portion of Parcel 1 as shown on that certain "Parcel Map", filed for record in the office of the Recorder of Sacramento County on April 29, 1999 in Book 154 of Parcel Maps, at Page 3. More particularly described as follows:

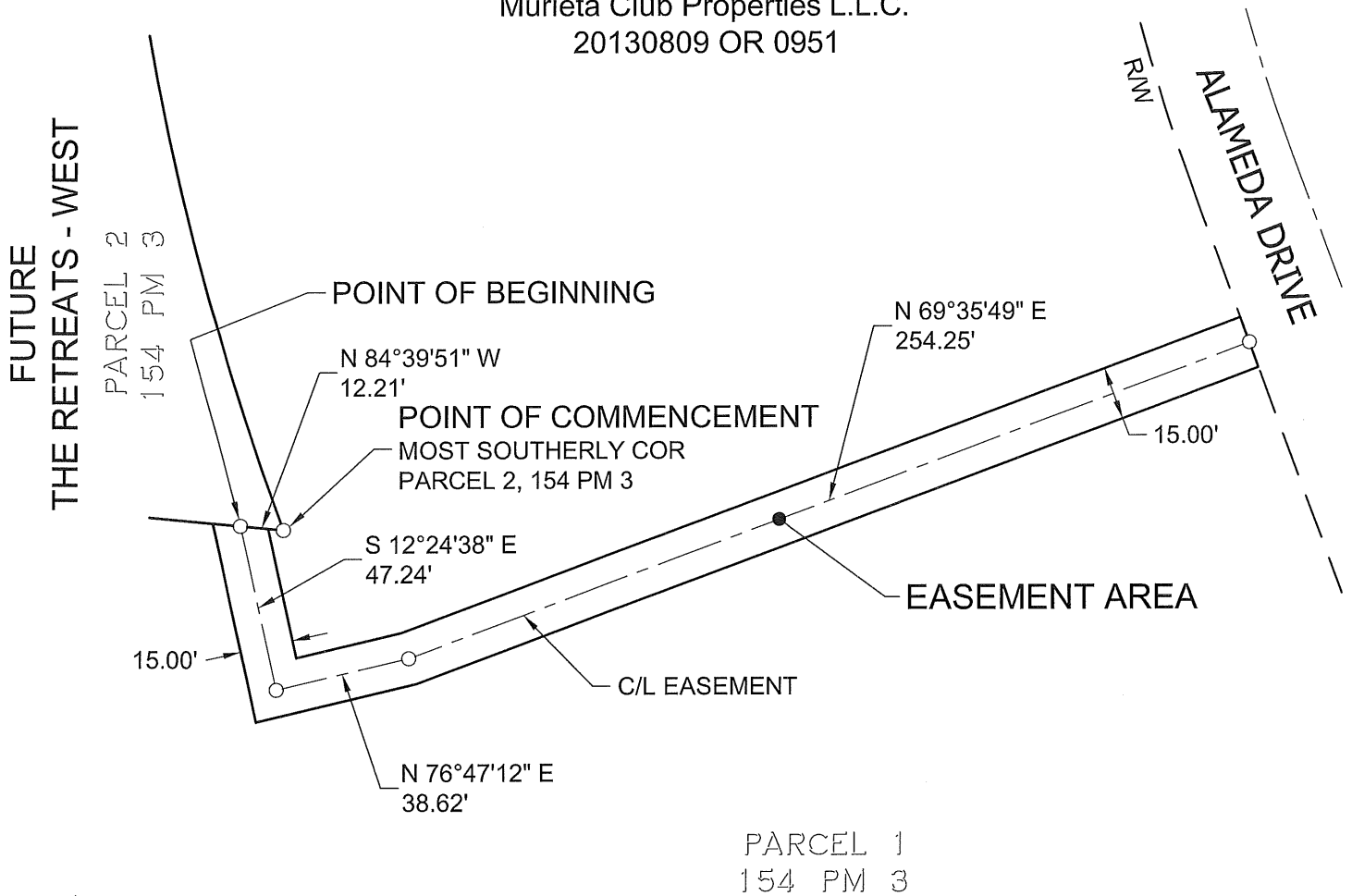
COMMENCING at the most Southerly corner of Parcel 2 as shown on said "Parcel Map"; thence along the property line common to said "Parcel 1" and said "Parcel 2", North 84° 39' 51" West, 12.21 feet to the true POINT OF BEGINNING of this description; thence from said POINT OF BEGINNING, South 12° 24' 38" East, 47.24 feet; thence North 76° 47' 12" East, 38.62 feet; thence North 69° 35' 49" East, 254.25 feet to a point on the East line of said "Parcel 1" also being on the West right of way line of Alameda Drive, a sixty (60.00) foot wide private road and end of this description.

The side lines of said 15.00 foot wide strip of land shall be lengthened or shortened as necessary to terminate at the property lines.

EXHIBIT 'B'

SHEET 1 OF 1

073-0190-098
Murieta Club Properties L.L.C.
20130809 OR 0951



BAKER-WILLIAMS ENGINEERING GROUP
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SCALE: 1"=50'

JOB #: 13-10-049

DATE: AUG. 2014

Water Easement
THE RETREATS - WEST
SACRAMENTO COUNTY, CALIFORNIA