

**RESOLUTION NO. R2015-03**

**A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT  
ACCEPTING OF EASEMENTS**

**BE IT RESOLVED** by the Board of Directors of the Rancho Murieta Community Services District that the District accept the Assignment of Easement Rights from William Geyer and Naida West, dated December 15, 2014, a copy of which is attached (Attachment A); and

The Recycled Water Line Easement from Murieta Club Properties. LLC, which grants the Recycled Water Line Easement rights for the purposes of digging, constructing, reconstructing, repairing and forever maintaining recycled water line, a copy of which is attached (Attachment A).

It is hereby accepted by the Board of Directors on behalf of the District, that the Board of Directors does hereby authorize and consent to the recordation of the Easements, and that the District Secretary is authorized and directed to record the Easements with the Sacramento County Recorder's Office.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of April, 2015 by the following vote:

**Ayes:** Ferraro, Gumbinger, Martel, Pecotich  
**Noes:** None  
**Abstain:** None  
**Absent:** Pasek

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

**Attest:**

  
\_\_\_\_\_  
Suzanne Lindenfeld  
District Secretary

Recording requested by, and  
when recorded return to:

Rancho Murieta Community Services District  
P.O. Box 1050  
15160 Jackson Road  
Rancho Murieta, CA 95683

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Portion APN 073-0190-108

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT OF EASEMENT**  
**Recycled Water Line Easement**

*Conveyance to government agency -- exempt from recording fees (Government Code sections 6103 & 27383) and documentary transfer tax (Revenue and Taxation Code section 11922).*

MURIETA CLUB PROPERTIES, LLC, a Delaware Limited Liability Company ("Grantor"), the owner of that certain real property ("Property") located in the unincorporated area of the County of Sacramento, State of California, which is known as a portion of County Assessor's Parcel No.3 and Parcel 6, as shown in Exhibit B, grants to Rancho Murieta Community Services District, a local government agency ("District"), a permanent and non-exclusive easement in gross (the "Easement") over, across and under a strip of the Property as described on the attached Exhibit A and as shown on the attached Exhibit B for the survey, design, installation, construction, excavation, use, operation, maintenance, repair, inspection, expansion, improvement, modification, removal, relocation and replacement of a recycled water line and related valves, fittings, equipment, facilities and appurtenances; together with the following rights: (a) to reasonable ingress to, and egress from, the Easement over and across Grantor's lands for such purposes; (b) to temporarily use Grantor's lands contiguous to the Easement as may be necessary during construction-related activities; (c) to trim, cut down, clear away or remove any trees, brush, roots, other vegetation or other obstructions on the Easement that now or in the future may obstruct or interfere with the use of the Easement or access to the Easement area or pose a hazard to District equipment, facilities, employees or contractors; (d) to use gates on the Property in fences that may cross the Easement or that restrict access to the Easement; and (e) to mark the location of underground utilities by suitable markers set and maintained on the land surface above the utility line.

This Easement shall be subject to the following terms and conditions:

1. District shall have the right to use the Easement at any time without prior notice to Grantor as may be necessary or convenient for the purposes and rights described above. The Easement rights may be exercised by District and any of its employees, officers and authorized agents and contractors.

2. Grantor shall not disturb or tamper with any pipeline, valve, fitting, equipment, facility or appurtenance that District may construct or install within the Easement area. Grantor shall not construct any building, structure, or fence, conduct any excavation, grading, drilling, tree planting or other ground-surface alteration, or install any

other pipelines or underground utilities on or within the Easement area without the prior written consent of District, which consent shall not be withheld unreasonably.

3. Grantor shall not grant to any third party any easement over, under, upon, across or through the Easement area that would interfere with District's use of its Easement.

4. Grantor shall furnish District with keys to all gates that would otherwise restrict District's access to or within the Easement area.

5. The Easement shall run with the Property and bind, and inure to the benefit of, the successors in interest of Grantor and successors in interest and assigns of District.

6. District shall indemnify, defend, protect and hold harmless Grantor, and its officers, employees and agents, from and against any and all liability, claims, damages, expenses, and costs to the extent caused by a negligent act, error or omission, willful misconduct or violation of law of or by District or its officer, employee or authorized agent or contractor in the exercise of rights granted to District by the Easement, except any loss or damage caused by Grantor's sole negligence, gross negligence, active negligence or willful misconduct.

7. Except for the Easement rights granted to District, Grantor shall continue to have the full use, occupancy and enjoyment of the Property.

Dated: \_\_\_\_\_, 20\_\_ GRANTOR

\_\_\_\_\_

\_\_\_\_\_ [name]

\_\_\_\_\_ [title, if applicable]

ALL SIGNATURES MUST BE NOTARIZED

ACKNOWLEDGMENT BY NOTARY PUBLIC  
[Cal. Civ. 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 \_\_\_\_)

On \_\_\_\_\_, 20\_\_, before me, \_\_\_\_\_, a notary public, 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 \_\_\_\_\_ (Seal)

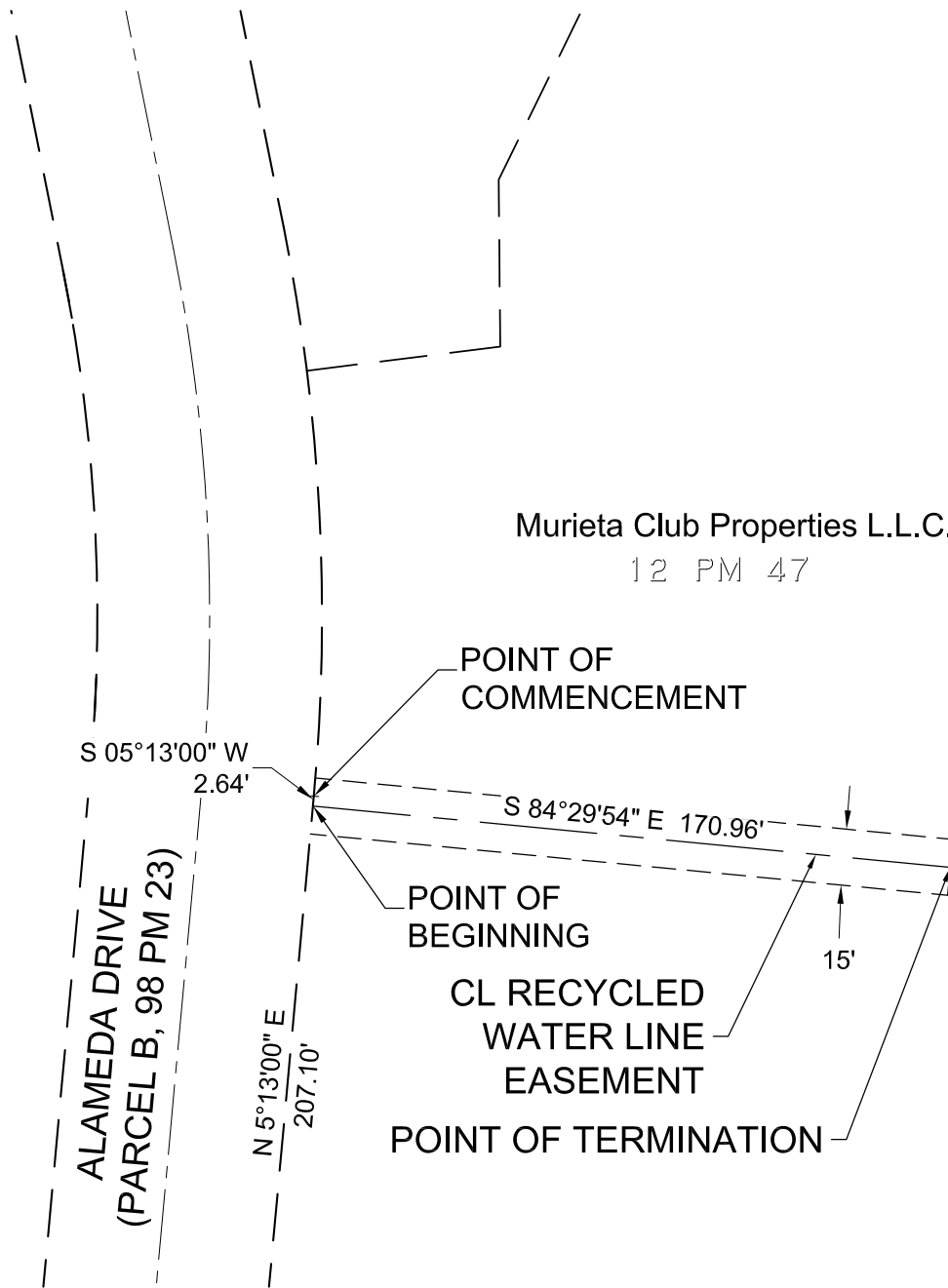
**EXHIBIT A**  
**RECYCLED WATER LINE EASEMENT**  
**LEGAL DESCRIPTION**

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 3 and Parcel 6 as shown on that certain "Parcel Map", filed for record June 11, 1973 in Book 12 of Parcel Maps, at Page 47, Sacramento County Official Records, more particularly described as follows:

COMMENCING at a point on the east right of way of Alameda Drive, shown as Parcel B, on that certain map filed for record February 10, 1987 in Book 98 of Parcel Maps at Page 23, Sacramento County Records, being the northerly terminus of a course shown as North 05°13'00" East 207.10 feet on said map; thence along said east right of way, South 05°13'00" West 2.64 feet to the true Point of Beginning; Thence leaving said right of way along said centerline South 84°29'54" East 170.96 feet to the Point of Termination.

The side lines of said 15.00 foot wide strip to be lengthened or shortened to terminate at said east right of way.



**BAKER-WILLIAMS ENGINEERING GROUP**

Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services  
8020 Rutland Drive, Suite 19 ~ Carmichael CA 95608  
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

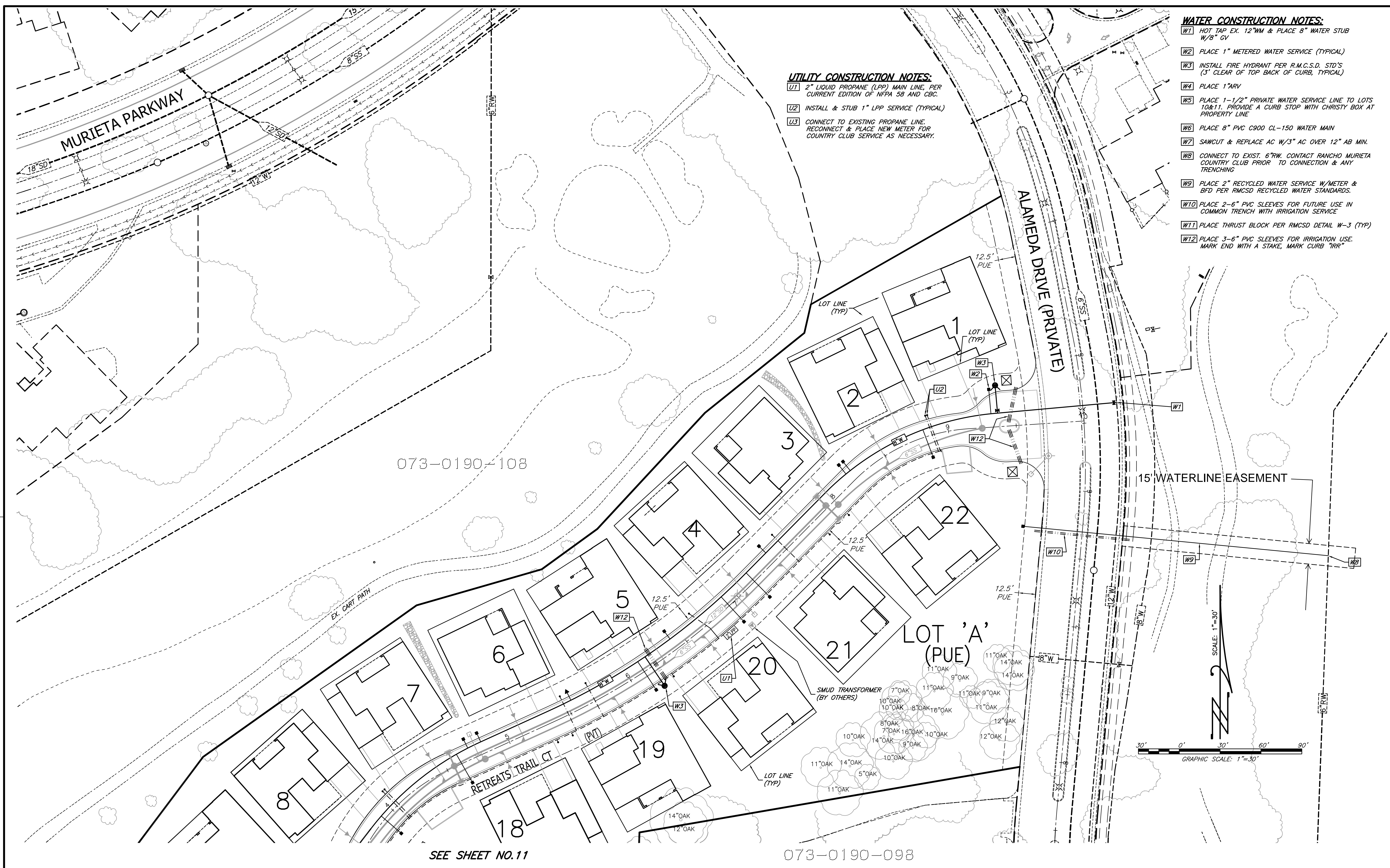
SCALE: 1"=50'

JOB #: 13-10-049

DATE: March 2015

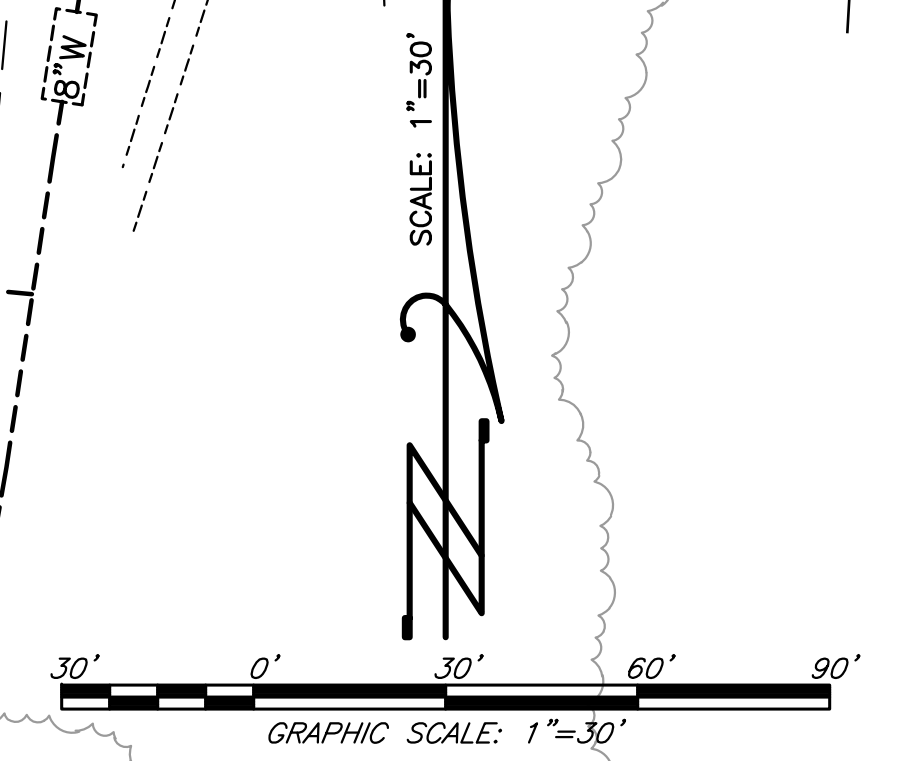
**Recycled Water Line Easement  
THE RETREATS - WEST**

SACRAMENTO COUNTY, CALIFORNIA



- WATER CONSTRUCTION NOTES:**
- W1 HOT TAP EX. 12"WM & PLACE 8" WATER STUB W/8" GV
  - W2 PLACE 1" METERED WATER SERVICE (TYPICAL)
  - W3 INSTALL FIRE HYDRANT PER R.M.C.S.D. STD'S (3' CLEAR OF TOP BACK OF CURB, TYPICAL)
  - W4 PLACE 1"ARV
  - W5 PLACE 1-1/2" PRIVATE WATER SERVICE LINE TO LOTS 10&11. PROVIDE A CURB STOP WITH CHRISTY BOX AT PROPERTY LINE
  - W6 PLACE 8" PVC C900 CL-150 WATER MAIN
  - W7 SAWCUT & REPLACE AC W/3" AC OVER 12" AB MIN.
  - W8 CONNECT TO EXIST. 6"RW. CONTACT RANCHO MURIETA COUNTRY CLUB PRIOR TO CONNECTION & ANY TRENCHING
  - W9 PLACE 2" RECYCLED WATER SERVICE W/METER & BFD PER RMCSO RECYCLED WATER STANDARDS.
  - W10 PLACE 2-6" PVC SLEEVES FOR FUTURE USE IN COMMON TRENCH WITH IRRIGATION SERVICE
  - W11 PLACE THRUST BLOCK PER RMCSO DETAIL W-3 (TYP)
  - W12 PLACE 3-6" PVC SLEEVES FOR IRRIGATION USE. MARK END WITH A STAKE, MARK CURB "IRR"

- UTILITY CONSTRUCTION NOTES:**
- U1 2" LIQUID PROPANE (LPP) MAIN LINE, PER CURRENT EDITION OF NFPA 58 AND CBC.
  - U2 INSTALL & STUB 1" LPP SERVICE (TYPICAL)
  - U3 CONNECT TO EXISTING PROPANE LINE, RECONNECT & PLACE NEW METER FOR COUNTRY CLUB SERVICE AS NECESSARY.



NO.	DESCRIPTION	ENGR. INIT.	COUNTY APPROVAL	APPROVED BY	DATE	benchmark	elev.
						18-85	173.55

2" BRONZE DISC STAMPED "SACRAMENTO CO. DEPT. OF PUBLIC WORKS B.M. 18-85 UMBERGER-PETERS 1978" LOCATED IN TOP OF EAST CONCRETE RAILING, EAST END OF SOUTH ABUTMENT OF CONCRETE BRIDGE ON SCOTT RD. @ CREEKS CR. & APPROXIMATE 0.10 MILE NORTH OF LATROBE RD. SEE LL S-122 LEVELS RUN FROM CO. B.M. 18-23 NAVD 88 DATUM.

**REGISTERED PROFESSIONAL ENGINEER**  
 MICHAEL T. ROBERTSON  
 No. 39875  
 Exp. 12-31-15  
 CIVIL  
 STATE OF CALIFORNIA

MICHAEL T. ROBERTSON RCE 39875

PLOT DATE: 03-31-14 07-07-14 09-22-14 12-02-14	SCALE horiz: 1"=30' vert: N/A	01/16/15	drafted by: S.F.L. designed by: M.T.R. checked by: S.F.L.	715 field book
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**IDW BAKER-WILLIAMS ENGINEERING GROUP**  
 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services  
 6020 Rutland Drive, Suite 19 ~ Carmichael, CA. 95608  
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**WATER & UTILITY PLAN**  
**THE RETREATS - WEST**  
 RANCHO MURIETA SACRAMENTO COUNTY CALIFORNIA

SHEET 12 OF 20 SHEETS  
 13-10-049  
 JOB NUMBER

S:\B\EG Jobs\13-10-049 The Retreats-Rancho Murieta\Improvement Plans\1310049-WAT-PLAN2.dwg, Layout1, 3/11/2015 2:28:14 PM, Mike Robertson