

Recording requested by, and  
when recorded return to:

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

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Portion of APN 073-0190-109 & 010

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT OF 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 County Assessor's Parcel No. 073-0190-109 and 073-0190-010, 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 **Sewer pipeline** 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 unreasonably 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

# CALIFORNIA ALL-PURPOSE 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 \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_, notary public,  
date name of notary officer

personally appeared \_\_\_\_\_,  
name(s) of signer(s)

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 of Notary

-----OPTIONAL SECTION-----

### CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL  
 CORPORATE OFFICER(S)

\_\_\_\_\_  
Title(s)

PARTNER(S)  LIMITED

GENERAL

ATTORNEY-IN-FACT

TRUSTEE(S)

GUARDIAN/CONSERVATOR

OTHER: \_\_\_\_\_

\_\_\_\_\_  
**SIGNER IS REPRESENTING:**  
**Name of Person(s) or entity(ies)**

**OPTIONAL SECTION:**

TITLE OR TYPE OF DOCUMENT: \_\_\_\_\_

DATA REQUESTED HERE IS  
NOT REQUIRED BY LAW.

NUMBER OF PAGES \_\_\_\_\_ DATE \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

# EXHIBIT 'A'

## DESCRIPTION SEWER EASEMENT

A 20 foot wide Sewer Easement over, across, and through Parcel 7 as shown on that certain map filed in Book 123 of Parcel Maps, Page 26, Official Records of Sacramento County, and Parcel 6E as shown on that certain map filed in Book 12 of Parcel Maps, Page 47, said County Records, situated in the County of Sacramento, State of California. The centerline of which is more particularly described as follows:

**Beginning** at a point on the east boundary of that certain Grant Deed recorded May 30, 2006 in Book 20060530, Page 1844, said County Records, said point being the Point of Beginning of said Grant Deed; thence from said Point of Beginning along said centerline the following 9 courses:

1. North 77°18'47" East, 138.78 feet to a point 10.00 feet west of the west boundary of that certain Grant Deed recorded in Document Number 202505020126, said County Records;
2. Along a line parallel and 10.00 feet west of last said boundary and extension thereof, North 00°08'38" West, 317.28 feet;
3. Along a line parallel and 10.00 feet north of the North boundary of last said Grant Deed, North 89°20'50" East, 114.94 feet;
4. Leaving said parallel line, North 67°26'10" East, 182.08 feet;
5. North 76°27'04" East, 126.89 feet;
6. South 87°34'36" East, 62.69 feet;
7. South 50°20'28" East, 143.33 feet to last said parallel line;
8. Along last said parallel line and extension thereof, North 89°19'32" East, 242.17 feet;
9. Along a line parallel and 10.00 feet east of the northerly extension of the east boundary of last said Grant Deed, South 00°11'37" East, 11.55 feet to the boundary of that certain Grant Deed described in Book 20130809, Page 950, said County Records, and **Point of Termination**.

The sidelines of said easement to be lengthened or shortened to terminate on said boundaries.

EXHIBIT 'B'

DE LA CRUZ DR

RANCHO MURIETA  
UNIT 6, 213 BM 6

3179 3178

3177

3176

MURIETA CLUB PROPERTIES, LLC  
PER 20150528 PG 1325

MURIETA CLUB PROPERTIES, LLC  
PER 170318 PG 9700

20' WIDE SEWER EASEMENT  
0.62± AC

POINT OF BEGINNING  
COMMON TO THE POINT  
OF BEGINNING OF GRANT  
DEED 20060530 O.R. 1844

PER 20060530  
RMCS D  
PG 1844

N 77°18'47" E 138.78'

N 0°08'38" W 317.28'

N 89°20'50" E 114.94'

N 67°26'10" E 182.08'

S 50°20'28" E 143.33'

S 87°34'36" E 62.69'

N 76°27'04" E 126.89'

20' WIDE SEWER EASEMENT  
0.62± AC

C/L OF 20' WIDE SEWER EASEMENT

N 89°19'32" E 242.17'

S 0°11'37" E 11.55'

POINT OF TERMINATION

SCALE: 1" = 100'

MURIETA LAKESIDE PROPERTIES, LLC  
PER 20130809 PG 0950

JENCO  
PER 202505020126

SEWER EASEMENT

RANCHO MURIETA  
SACRAMENTO COUNTY, CA

SCALE: 1" = 100'

JOB #: 11-08-036

DATE: JULY 2025

**BW** BAKER-WILLIAMS ENGINEERING GROUP

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