

Recording requested by:
Hamner, Jewell & Associates
Government Real Estate Services

When recorded, mail to:
City of Paso Robles
Attn: Freda Berman
Public Works Director
1000 Spring Street
Paso Robles, CA 93446

Exempt from the \$75 Building and Jobs Act Fee per Gov't Code § 27388.1(2)(D) Public Agency
No fee pursuant to Government Code § 6103
No Documentary Transfer Tax per R&T Code § 11922
No Recording Fee per Government Code § 27383

EASEMENT DEED (Public Street and Utility)

APN: 009-813-007

For a valuable consideration, receipt of which is hereby acknowledged,

Arranaga Investment LLC, a California limited liability company (hereinafter referred to as "Grantor"),

hereby grants to the

City of Paso Robles, a municipal corporation of the State of California (hereinafter "City"),

A permanent and perpetual public street and utility easement for the present and future construction, reconstruction, operation, repair, maintenance, streetscaping, and landscaping of a public roadway, public utilities and appurtenances, and for excavation and embankment slopes for the lateral and subjacent support of the road, roadbed and appurtenances including but not limited to curbs, gutters, sidewalks, drainage, and streetscape improvements, in addition to utility installations, in such number and size, and with such accessory parts and structures, as City or its successors in interest, from time to time, deem necessary to install over, upon, under, through, along and across that certain real property situated in the County of San Luis Obispo, State of California, legally described in Exhibit "A" and depicted in Exhibit "B," each attached hereto and made a part hereof (the "Easement Area").

The easement granted herein includes the right to construct and maintain a public sidewalk and to plant and maintain grass, shrubs, trees and other vegetation within the Easement Area. Additionally, Grantor does hereby further grant to City, its successors and assigns, the necessary rights of entry to and from the Easement Area for future construction, reconstruction, installation, operations, repair, maintenance, streetscaping or landscaping. The easement described herein shall

Exhibit A

run with the land and shall be binding upon and inure to the benefit of the parties and their respective assigns, heirs and voluntary and involuntary successors in interest.

Executed this 5 day of September, 2024.

GRANTOR:

Arranaga Investment LLC, a California limited liability company

By: 

Gabriela Arranaga
Manager

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

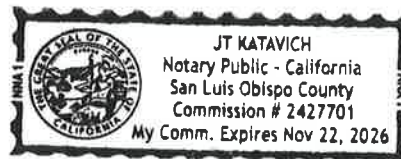
County of _____

On September 5, 2024 before me, JT Katavich, Notary Public, personally appeared Gabriela Arranaga, 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 [Signature] (Seal)



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 _____

On _____ before me, _____, 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 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 _____ (Seal)

CERTIFICATE OF ACCEPTANCE

This is to certify that the City of Paso Robles hereby accepts for public purposes the real property, or interest therein, described in that deed dated _____, from Arranaga Investment LLC, a California limited liability company, Grantor therein, to the City of Paso Robles, City therein, and consents to the recordation thereof.

In Witness Whereof, I have hereunto set my hand this ____ day of _____, 20____.

City of Paso Robles

By: _____
Ty Lewis, City Manager

ATTEST:
City Clerk, Melissa Boyer

By _____

EXHIBIT A

LEGAL DESCRIPTION

(APN 009-813-007)

(RIGHT OF WAY ACQUISITION)

THAT PORTION OF PARCEL 6 OF PARCEL MAP PRAL 90-323, ACCORDING TO THE MAP RECORDED SEPTEMBER 16TH, 1991 IN BOOK 48 OF PARCEL MAPS AT PAGE 74, IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 6;

THENCE, ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 6, SOUTH 05°20'18" WEST 46.10 FEET TO THE **POINT OF BEGINNING**.

THENCE, LEAVING SAID EASTERLY BOUNDARY OF SAID PARCEL 6, SOUTH 18°53'17" WEST 36.55 FEET TO A POINT THAT IS 15.00 FEET WESTERLY OF, AS MEASURED AT A RIGHT ANGLE TO, THE EASTERLY BOUNDARY OF SAID PARCEL 6;

THENCE, PARALLEL WITH, AND 15.00 FEET WESTERLY OF, SAID EASTERLY BOUNDARY OF SAID PARCEL 6, SOUTH 05°20'18" 90.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID PARCEL 6, SAID POINT BEING **THE POINT OF TERMINUS**.

MEASURED BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5 0405(2010.00). MEASURED DISTANCES SHOWN HEREON OR INVERSED FROM COORDINATES SHOWN HEREON ARE IN REFERENCE TO CCS83. TO APPROXIMATE LOCAL GROUND DISTANCES, DIVIDE BY 1.000035764721.

CONTAINS 1,605± SQUARE FEET.

SEE ATTACHED EXHIBIT "B" MADE A PART HEREOF.

 6-13-22

Tucker J. Sanders, PLS 9398

Date



EXHIBIT B

PARCEL 2
48/PM/74

EXISTING 25' LANDSCAPING
EASEMENT PER 48/PM/74

EXISTING 6' P.U.E.
PER 48/PM/74

P.O.C.

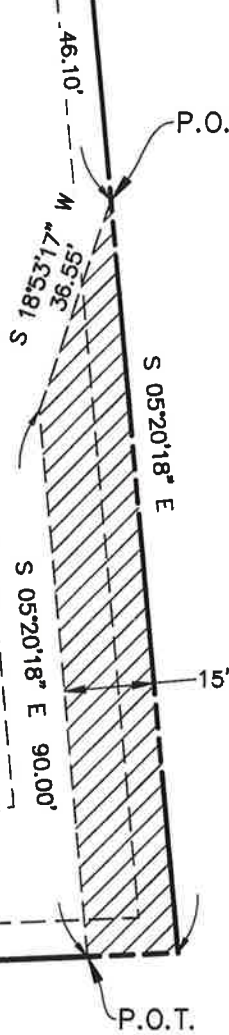
P.O.B.

S. RIVER RD.

PARCEL 6
48/PM/74




0 15' 30' 60'
SCALE: 1"=30'



NIBLICK RD.

P.O.T.

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINUS
-  RIGHT OF WAY ACQUISITION

JOB NUMBER: 22105
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PASO ROBLES, CA
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