

WHEN RECORDED RETURN TO:

REAL PROPERTY SERVICES DIVISION  
COUNTY OF SAN MATEO  
555 County Center, 4<sup>th</sup> Floor  
Redwood City, CA 94063

NO FEE DOCUMENT Per Gov. Code 6103  
NO Doc. Transfer Tax Per R & T Code 11922

THIS SPACE FOR RECORDER'S USE ONLY

Escrow No. \_\_\_\_\_  
APNs: 069-225-210 and 069-225-200 (portion)  
Property Address: 465 Eleanor Drive, Woodside, CA 94062

## DEED OF EASEMENT AND DEDICATION

THIS DEED OF EASEMENT AND DEDICATION is made this \_\_\_\_ day of \_\_\_\_\_,  
2020, BETWEEN

PATRICK J. MCGOVERN AND RAQUEL G. MCGOVERN, AS TRUSTEES OF THE  
MCGOVERN FAMILY TRUST DATED MAY 3, 2012, (hereinafter referred to collectively as  
"Grantor"), AND

FAIR OAKS SEWER MAINTENANCE DISTRICT, a special district (hereinafter referred to as  
"Grantee").

WHEREAS, Grantor is the owner of that certain property situated in the County of San Mateo  
currently referred to as Assessor's Parcel Numbers 069-225-210 and 069-225-200, and also  
known as 465 Eleanor Drive, in the incorporated Town of Woodside, California (hereinafter the  
"Property"); and

WHEREAS, certain sanitary sewer lines, force mains, pipes, manholes and other appurtenances  
were installed and constructed over, under, upon and through a portion of the Property in  
accordance with specifications of Grantee (the "Sewer Facilities"); and

WHEREAS, Grantor desires to dedicate to Grantee, who desires to accept, a permanent sanitary  
sewer easement and right of way over, under, upon and across at any time without notification all  
that real property situated in the incorporated Town of Woodside, County of San Mateo, State of  
California, described and shown in **EXHIBITS "A" and "B" attached hereto and made a part  
hereof** (the "Easement Area"); together with the perpetual right of ingress to and egress from said

property, for the purpose of exercising and performing all of the rights and privileges herein granted; and

WHEREAS, Grantor desires to dedicate to Grantee, and Grantee desires to accept, all of Grantor's right, title and interest in and to the Sewer Facilities installed within the Easement Area.

NOW THEREFORE, intending to be legally bound hereby, and for good consideration, the receipt and sufficiency of which is acknowledged, Grantor and Grantee agree and covenant as follows:

1. The recitals above are hereby incorporated by reference and made a part hereof as if set forth in full.
2. Grantor hereby grants and conveys to Grantee a permanent sanitary sewer easement over, under, upon and through the Easement Area for sewer purposes inclusive of digging, constructing, reconstructing, repairing, operating, upgrading and forever maintaining thereon a sanitary sewer, of such dimensions as Grantee shall deem necessary, together with all necessary appurtenances appertaining thereto, including a perpetual right of way over, under, upon and across the Easement Area at any time without notification, together with the perpetual right of ingress to and egress from said Easement Area, for the purpose of exercising and performing all of the rights and privileges herein granted.

Any use of this Easement Area by Grantor or assignees or successors in interest, except for use as: (i) lawn or similar groundcover or (ii) driveways or surface parking, shall not be allowed except upon approval by, and at the discretion of, Grantee. Any allowable uses shall not be installed in a manner that will impede vehicular access by Grantee for maintenance purposes. Other than said allowable uses, each use proposed by Grantor must be acceptable to Grantee's authorized administrator or the Director of the County of San Mateo's Department of Public Works (collectively referred to hereinafter as "Grantee's Representative"), and approved in writing, prior to such construction on or use of the Easement Area by the Grantor. For such approval, the Grantor shall contact the Grantee, or successor. Any use within the Easement Area not approved by Grantee's Representative shall not in any way limit Grantee's rights granted herein. Even if Grantee's Representative has approved the use, Grantee retains the right to remove all or any part of the approved use to allow Grantee to use the easement at any time pursuant to Grantee's rights granted herein. Grantee shall not be liable for any cost for the removal or replacement of improvements constructed by Grantor within the Easement Area.

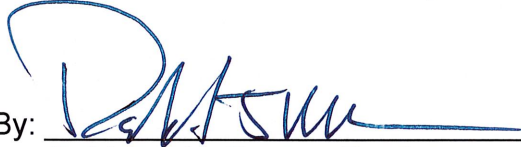
3. Grantor additionally grants and conveys to Grantee title to the Sewer Facilities located within the Easement Area.
4. Grantor and Grantee, as those words are used herein, shall include the parties hereto and their respective successors and assigns.

**[Balance of page intentionally left blank.]**

IN WITNESS WHEREOF, Grantor has executed this Deed of Easement and Dedication on the day and year first written above.

**Grantor:**

PATRICK J. MCGOVERN AND RAQUEL G.  
MCGOVERN, AS TRUSTEES OF THE MCGOVERN  
FAMILY TRUST DATED MAY 3, 2012

By:   
Patrick J. McGovern, Trustee

By:   
Raquel G. McGovern, Trustee

**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

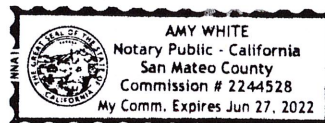
County of SAN MATEO

On MAY 14, 2020, before me, AMY WHITE, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared RAQUEL McGOVERN + PATRICK McGOVERN, 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 *Amy White* (Seal)



**CERTIFICATE OF ACCEPTANCE**

STATE OF CALIFORNIA, COUNTY OF SAN MATEO: SS.

THIS IS TO CERTIFY that the interest in real property conveyed by the DEED OF EASEMENT AND DEDICATION dated \_\_\_\_\_, 2020, from PATRICK J. MCGOVERN AND RAQUEL G. MCGOVERN, AS TRUSTEES OF THE MCGOVERN FAMILY TRUST DATED MAY 3, 2012, as Grantor, to FAIR OAKS SEWER MAINTENANCE DISTRICT, a special district, as Grantee, is hereby accepted by order of the Board of Directors of the Fair Oaks Sewer Maintenance District on \_\_\_\_\_, 2020, pursuant to authority conferred by resolution of the Board of Directors of the Fair Oaks Sewer Maintenance District adopted on \_\_\_\_\_, 2020, and the Fair Oaks Sewer Maintenance District consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this \_\_\_\_\_ day of \_\_\_\_\_, 2020

FAIR OAKS SEWER MAINTENANCE DISTRICT

By: \_\_\_\_\_  
Michael P. Callagy  
Clerk of the Board

**EXHIBIT "A"**

**SANITARY SEWER EASEMENT**

**A PORTION OF THAT CERTAIN REAL PROPERTY** SITUATE IN THE CITY OF WOODSIDE, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO PATRICK J. MCGOVERN AND RAQUEL G. MCGOVERN TRUSTEES OF THE MCGOVERN FAMILY TRUST RECORDED APRIL 16, 2013, AS DOCUMENT NUMBER 2013-056795, OFFICIAL RECORDS OF THE COUNTY OF SAN MATEO, SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**A STRIP OF LAND TEN (10) FEET WIDE**, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL OF LAND (2013-056795), SAID CORNER BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF ELEANOR DRIVE; THENCE FROM SAID **POINT OF COMMENCEMENT** ALONG THE GENERAL SOUTHERLY BOUNDARY LINE OF SAID PARCEL OF LAND (2013-056795), THE FOLLOWING TWO (2) COURSES:

1. **NORTH 70°39'38" WEST, A DISTANCE OF 152.10 FEET; AND**
2. **THENCE NORTH 40°55'53" WEST, A DISTANCE OF 99.91 FEET TO THE POINT OF BEGINNING FOR THIS CENTERLINE DESCRIPTION;**

THENCE LEAVING SAID SOUTHERLY LINE AND TRAVERSING THROUGH SAID PARCEL OF LAND (2013-056795) ALONG AN EXISTING SANITARY SEWER LINE, THE FOLLOWING THREE (3) COURSES:

1. **NORTH 82°38'01" EAST, A DISTANCE OF 22.61 FEET;**
2. **NORTH 46°02'03" EAST, A DISTANCE OF 132.94 FEET; AND**
3. **THENCE SOUTH 65°33'14" EAST, A DISTANCE OF 137.48 FEET TO THE EASTERLY LINE OF SAID PARCEL (2013-056795), SAID LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF ELEANOR DRIVE;**

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED TO TERMINATE AT THE SOUTHERLY AND EASTERLY LINE OF SAID PARCEL (2013-056795).

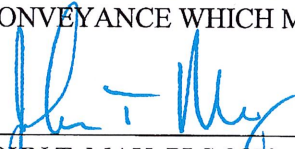
**END OF DESCRIPTION**

CONTAINING AN AREA OF 2,930 SQUARE FEET, MORE OR LESS.

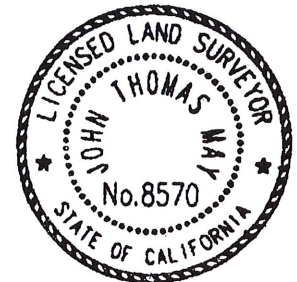
SEE **"EXHIBIT B, PLAT TO ACCOMPANY LEGAL DESCRIPTION, 465 ELEANOR DRIVE"** IS ATTACHED HERETO AND MADE A PART HEREOF.

ASSESSOR'S PARCEL NOS.: 069-225-210 & 069-225-200

THIS LAND DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, PURSUANT TO CHAPTER 15, ARTICLE 3, SECTION 8726(L) OF THE PROFESSIONAL LAND SURVEYORS' ACT, AND IN CONFORMANCE WITH DIVISION 2, CHAPTER 2, ARTICLE 1, SECTION 66428(A)(2) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND SHALL NOT BE UTILIZED IN ANY CONVEYANCE WHICH MAY VIOLATE SAID ACT(S) OR LOCAL ORDINANCES.

  
\_\_\_\_\_  
JOHN T. MAY, PLS 8570  
INTERIM COUNTY SURVEYOR  
COUNTY OF SAN MATEO

3/9/2020  
\_\_\_\_\_  
DATE



**EXHIBIT 'B'**

LANDS OF FIMMEL  
2011-084928

LANDS OF POLLACK  
2005-060945

POB

N82°38'01"E  
22.61'

N40°55'53"W  
99.97'

10'

10'

N46°02'03"E  
132.94'

EXISTING HOUSE

CONCRETE WALK

LANDS OF McGOVERN  
2013-056795  
(465 ELEANOR DRIVE)

LANDS OF GLASS  
2013-018270

N70°39'38"W 152.10'

POC

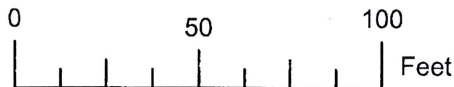
S65°33'14"E  
137.48'

ELEANOR DRIVE  
(50' R/W)



**LEGEND**

- ⊙ EXISTING SANITARY SEWER MANHOLE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- CENTERLINE OF SANITARY SEWER EASEMENT



J:\CONUOB816933 - SAN MATEO COUNTY\PMW4151-ELEANOR DR - SS\NEW EASEMENT\ER001-ERS588 NEW SEWER EASEMENT PLAT.DWG



DESIGNED BY: JTM  
CHECKED BY: LEL  
DRAWN BY: TV

**SANITARY SEWER EASEMENT  
PLAT TO ACCOMPANY LEGAL DESCRIPTION  
465 ELEANOR DRIVE**

SCALE: 1"=50'  
DATE: 03/06/2020  
FILE NO: ER001

JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
SAN MATEO COUNTY

555 COUNTY CENTER, 5TH FLOOR  
REDWOOD CITY, CALIFORNIA 94063-1665