

RECORDING REQUESTED BY
County of San Mateo
Parcel No.041-280-220 (Portion of)
Seneca Lane Mudslide Sewer Stabilization
Project; E4989

WHEN RECORDED MAIL TO:
Real Property Services
County of San Mateo
555 County Center, 4th Floor
Redwood City, CA 94063

Exempt from recording fees – Government entity exempt under G.C. §6103

PERMANENT SLOPE AND SANITARY SEWER EASEMENT

Sing Leung and Mely Ng Leung, a.k.a Ng Chi-La Leung, Trustees of the Sing & Mely Leung Trust dated March 15, 2002 (“Grantors”) hereby grant to the CRYSTAL SPRINGS COUNTY SANITATION DISTRICT, a county sanitation district formed under California Health and Safety Code section 4700 et seq. (“Grantee” or “District”) a

permanent slope and sanitary sewer easement to construct, operate, maintain and use all that real property situated in the County of San Mateo, State of California, described and identified in attached Exhibits A (the “Easement Area”) for the purpose of installing and maintaining slope stabilization improvements, including but not limited to a retaining wall, tiebacks and sanitary sewer pipelines, together with any and all appurtenances connected therewith and rights incidental thereto, over across and under the Easement Area.

Any use of this Easement Area by Grantors or assignees or successors in interest shall not be allowed except upon approval by, and at the discretion of District. Each use proposed by Grantors must be acceptable to District, and approved in writing, prior to such construction on or use of the Easement Area by the Grantors. For such approval, the Grantors shall contact the District or successor. Any approved use shall be installed in a manner that will not impede vehicular access by District for maintenance purposes and shall not in any way limit District’s rights under this Easement. Even if District has approved the use, District retains the right to remove all or any part of the approved use to allow District to use the Easement at any time pursuant to District’s rights granted herein. District shall not be liable for any cost for the removal or replacement of improvements constructed by Grantors within the Easement Area.

If any term or provision of this Easement or the application thereof to any person or circumstance, shall be adjudged by a court of competent jurisdiction to be invalid or unenforceable, unless such court decision defeats the purpose of this Easement, the remainder of this Easement, or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term or provision of this Easement shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the Grantors hereto have executed this instrument as of the date first written above at Redwood City, San Mateo County, California.

GRANTORS:

BY: _____
Sing Leung, Trustee of the Sing & Mely
Leung Trust dated March 15, 2002

BY: _____
Mely Ng Leung, Trustee of the Sing &
Mely Leung Trust dated March 15, 2002

Date: _____



ENGINEERS
SURVEYORS
PLANNERS

100+
YEARS

July 3, 2019
Project No. 20150221-18

LEGAL DESCRIPTION
PERMANENT ACCESS AND SANITARY SEWER EASEMENT (LOT 15)
EXHIBIT A

All that certain real property situate in the unincorporated area of the County of San Mateo, State of California, described as follows:

Being a portion of Lot 15 as shown on that certain map entitled "TRACT NO. 815 THE HIGHLANDS UNIT NO. 14" filed September 18, 1963 in Volume 58 of Maps at pages 41 and 42 of said County, being more particularly described as follows:

AREA 1

BEGINNING at the northerly common corner of said Lot 15 and Lot 14 as shown on said map, said common corner being on the southerly line of the Lands of Highlands Recreation District as described in that certain Partnership Quitclaim Deed recorded April 16, 1986 as Document No. 86039861 of said County and also being the **TRUE POINT OF BEGINNING** of this description;

Thence along the common line of said Lot 15 and the Lands of Highlands Recreation District, South 77°24'15" East, 29.68 feet;

Thence leaving said common line, South 15°45'57" West, 10.02 feet to a point on the southerly line of an existing 10 foot wide Sanitary Sewer Easement as shown on said map, said point hereafter known as "POINT A";

Thence along the southerly line of said existing 10 foot wide Sanitary Sewer Easement, North 77°24'15" West, 22.88 feet to the common line of said Lots 14 and 15;

Thence along said common line, North 19°25'06" West, 11.79 feet to the **TRUE POINT OF BEGINNING**.

Containing 263 square feet, more or less.

AREA 2

BEGINNING at aforementioned "POINT A", said point lying on the southerly line of said existing 10 foot wide Sanitary Sewer Easement and also being the **TRUE POINT OF BEGINNING** of this description;

Thence South 15°45'57" East, 16.31 feet;



ENGINEERS
SURVEYORS
PLANNERS

100+
YEARS

July 3, 2019
Project No. 20150221-18

Thence North $74^{\circ}14'03''$ West, 12.23 feet to the common line of said Lots 14 and 15;

Thence along said easterly line, North $19^{\circ}25'06''$ West, 18.41 feet to the southerly line of said 10 feet wide Sanitary Sewer Easement line;

Thence along said southerly line, South $77^{\circ}24'15''$ East, 22.88 feet to the **TRUE POINT OF BEGINNING**.

Containing 278 square feet, more or less.

AREA 3

Thence from aforementioned "POINT A" and along said southerly line of said existing 10 foot wide Sanitary Sewer Easement, South $77^{\circ}24'15''$ East, 28.31 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence continuing easterly along last said line, a distance of 6.50 feet;

Thence leaving last said line, South $52^{\circ}16'15''$ West, 11.56 feet;

Thence North $37^{\circ}43'45''$ West, 5.00 feet;

Thence North $52^{\circ}16'15''$ East, 7.41 feet to the **TRUE POINT OF BEGINNING**.

Containing 47 square feet, more or less.

Net Area = 588 square feet, more or less.

A plat showing the above described parcel is attached hereto and made a part hereof.



ENGINEERS
SURVEYORS
PLANNERS

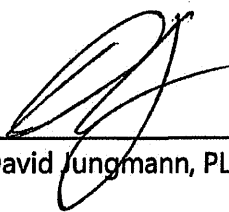
100+
YEARS

July 3, 2019
Project No. 20150221-18

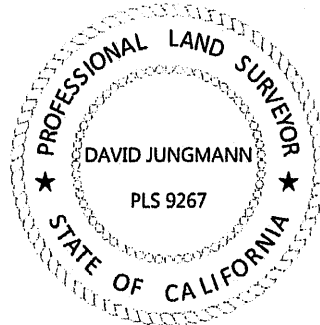
Basis of Bearings:

The bearings are based on the North American Datum of 1983; NAD83 (2011) 2010.00 EPOCH.

This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.



David Jungmann, PLS 9267



7/3/2019
Date

END OF DESCRIPTION

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983; NAD83 (2011) 2010.00 EPOCH.

LANDS OF HIGHLANDS RECREATION DISTRICT
 APN: 041-090-160
 (DN 86039861)

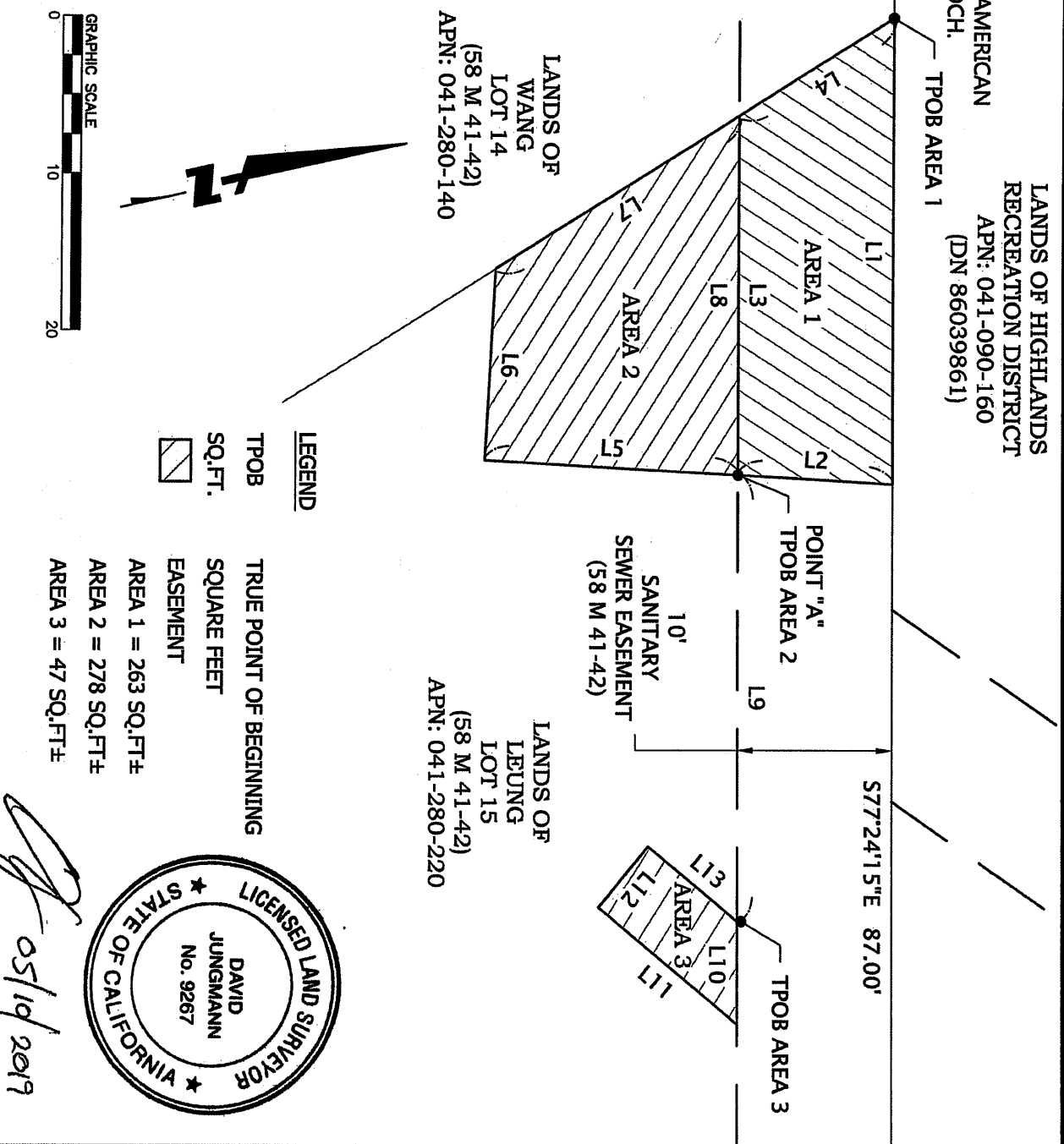
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S77°24'15"E	29.68'
L2	S15°45'57"W	10.02'
L3	N77°24'15"W	22.88'
L4	S19°25'06"E	11.79'
L5	S15°45'57"W	16.31'
L6	N74°14'03"W	12.23'
L7	S19°25'06"E	18.41'
L8	S77°24'15"E	22.88'
L9	S77°24'15"E	28.31'
L10	S77°24'15"E	6.50'
L11	S52°16'15"W	11.56'
L12	N37°43'45"W	5.00'
L13	N52°16'15"E	7.41'



LANDS OF WANG LOT 14
 (58 M 41-42)
 APN: 041-280-140

LANDS OF LEUNG LOT 15
 (58 M 41-42)
 APN: 041-280-220

10'
 SANITARY SEWER EASEMENT
 (58 M 41-42)

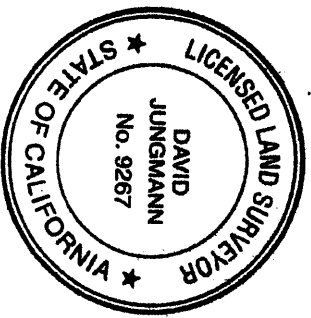


LEGEND

TPOB
 SQ.FT.

TRUE POINT OF BEGINNING
 SQUARE FEET
 EASEMENT

AREA 1 = 263 SQ.FT±
 AREA 2 = 278 SQ.FT±
 AREA 3 = 47 SQ.FT±



[Signature]
 05/19/2019

BKF 100 YEARS
 ENGINEERS, SURVEYORS, PLANNERS
 255 SHORELINE DR., SUITE 200
 REDWOOD CITY, CA 94065
 (650) 482-6300
 www.bkf.com

Subject: EXHIBIT A - PLAT TO ACCOMPANY
 LEGAL DESCRIPTION: 20150221-18
 Job No.: 20150221-18
 By: SGM Date: 5/6/2019
 Chkd: DCJ
 4 OF 4