

WHEN RECORDED RETURN TO:
REAL ESTATE DIVISION
COUNTY OF SACRAMENTO
3711 Branch Center Road
Sacramento, CA 95827
Mail Code 63-002

No Fee Document - Per Government Code 27383
No Document Transfer Tax - Per R & T Code 11922

Okay to Accept

Name/Date: _____

Print Name & Dept: _____

APN: _____

Project Name & Dept: _____ (SASD) **THIS SPACE FOR RECORDER'S USE ONLY**

EASEMENT FOR SEWER

Elk Grove Unified School District, a political subdivision

(hereinafter referred to as "GRANTOR"), do(es) hereby grant to the Sacramento Area Sewer District, a county sanitation district formed pursuant to and operating under the authority of the County Sanitation District Act, commencing at Health and Safety Code section 4700, (hereinafter referred to as "SASD"), an easement, for sewer purposes, (hereinafter referred to as "Easement"), inclusive of digging, constructing, reconstructing, repairing, operating, upgrading and forever maintaining sanitary sewer pipelines, of such dimensions as SASD shall deem necessary, together with all necessary appurtenances, including the right to excavate, construct, reconstruct, repair, operate, upgrade and forever maintain said facilities appertaining thereto, including a perpetual right of way over, under, upon and across all that real property, (hereinafter referred to as "Easement Area"), situated in the County of Sacramento, State of California, described as follows:

SEE EXHIBITS "A" and "B" attached hereto and made a part hereof;

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, shall not be allowed without the prior written approval of SASD; except for the following uses (collectively, the "Allowable Uses"): (i) lawn or similar groundcover; (ii) areas planted with species whose mature growth does not exceed five (5) feet in height and which are not environmentally protected; or (iii) non-colored and non-patterned asphalt and concrete driveways, sidewalks, bikepaths, surface parking, curbs and gutters. Any of said Allowable Uses shall not be installed in a manner that will impede vehicular access by SASD for maintenance purposes. Other than the aforementioned Allowable Uses, each use proposed by GRANTOR must be approved in writing by SASD's District Engineer, with said approval being in the District Engineer's sole discretion, prior to construction within or use of the Easement Area by the GRANTOR. For any required written approval, the GRANTOR shall contact the SASD Main Office. All use activities, including but not limited to Allowable Uses, shall not in any way limit SASD's rights under this Easement. Even if SASD's District Engineer has approved the use within the Easement Area, SASD retains the right to remove all or any part of the approved use to allow SASD to use the Easement Area at any time pursuant to the rights granted herein. Except for the Allowable Uses identified above, SASD shall not be liable for any cost related to the removal or replacement of said improvements constructed by GRANTOR within the Easement Area.

[Signature page follows]

RED File No. _____

LOG No. _____

[Signature page to Easement for Sewer]

Warrant of Signature Authority. The Grantor warrants the signature appearing on this instrument of real property (i.e. Easement Deed, Grant Deed, Quit Claim Deed) has the legal and requisite signatory authority for the conveyance of Grantor's real property interest. Further, the Parties acknowledge and agree that this Grantee, which is a public entity, is relying on said Warrant of Signature Authority when accepting this real property instrument for recordation.

Dated this ____ day of _____, 20____

Elk Grove Unified School District, a political subdivision

William Heinicke

Director, Planning

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: _____
 NUMBER OF PAGES _____ DATE _____
 DATA REQUESTED HERE IS NOT REQUIRED BY LAW. SIGNER(S) OTHER THAN NAMED ABOVE _____

CERTIFICATE OF ACCEPTANCE
 Sacramento Area Sewer District

This is to certify that the interest in real property conveyed by the within deed, the provisions of which are incorporated by this reference as though fully set forth in this Certification, to the Sacramento Area Sewer District, a county sanitation district formed pursuant to and operating under the authority of the County Sanitation District Act, commencing at Health and Safety Code section 4700, is hereby accepted by the undersigned officer pursuant to authority conferred by Resolution No. SD-0267 of the Board of Directors of said District adopted on October 11, 2017 and the Grantee consents to recordation thereof by its duly authorized officer.

 SASD Director of Operations

 Date

EXHIBIT A
20 FOOT SANITARY SEWER EASEMENT
JAMES RUTTER MIDDLE SCHOOL

BEING LOCATED IN THE NORTH ONE-HALF (1/2) OF SECTION 3 TOWNSHIP 7 NORTH, RANGE 5 EAST M.D.M. AND BEING WITHIN THAT CERTAIN REAL PROPERTY OWNED BY ELK GROVE UNIFIED SCHOOL DISTRICT AT 7350 PALMER HOUSE DRIVE, SACRAMENTO, CA 95828; GRANT DEED 78122 RECORDED ON JULY 31, 1962 ON FILE AT THE OFFICE OF THE RECORDER, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID GRANT DEED THE FOLLOWING FIVE (5) COURSES:

1. ALONG THE WESTERLY LINE OF SAID GRANT DEED NORTH 01°02'40" WEST 20.00 FEET;
2. LEAVING SAID WESTERLY LINE OF SAID GRANT DEED NORTH 88°57'21" EAST 1100.98 FEET TO THE WESTERLY RIGHT OF WAY OF PALMER HOUSE DRIVE;
3. ALONG SAID WESTERLY RIGHT OF WAY SOUTH 01°22'40" EAST 20.00 FEET TO THE SOUTHERLY LINE OF AFORESAID GRANT DEED 78122 FOR THE ELK GROVE UNIFIED SCHOOL DISTRICT;
4. CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 88°57'21" WEST 1101.10 FEET TO THE POINT OF BEGINNING.

CONTAINING: 22020.90 FEET OR 0.51 ACRES +/-

BASIS OF BEARING FOR THIS DESCRIPTION IS IDENTICAL TO THAT GRANT DEED 78122 RECORDED ON JULY 31, 1962 ON FILE AT THE OFFICE OF THE RECORDER, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

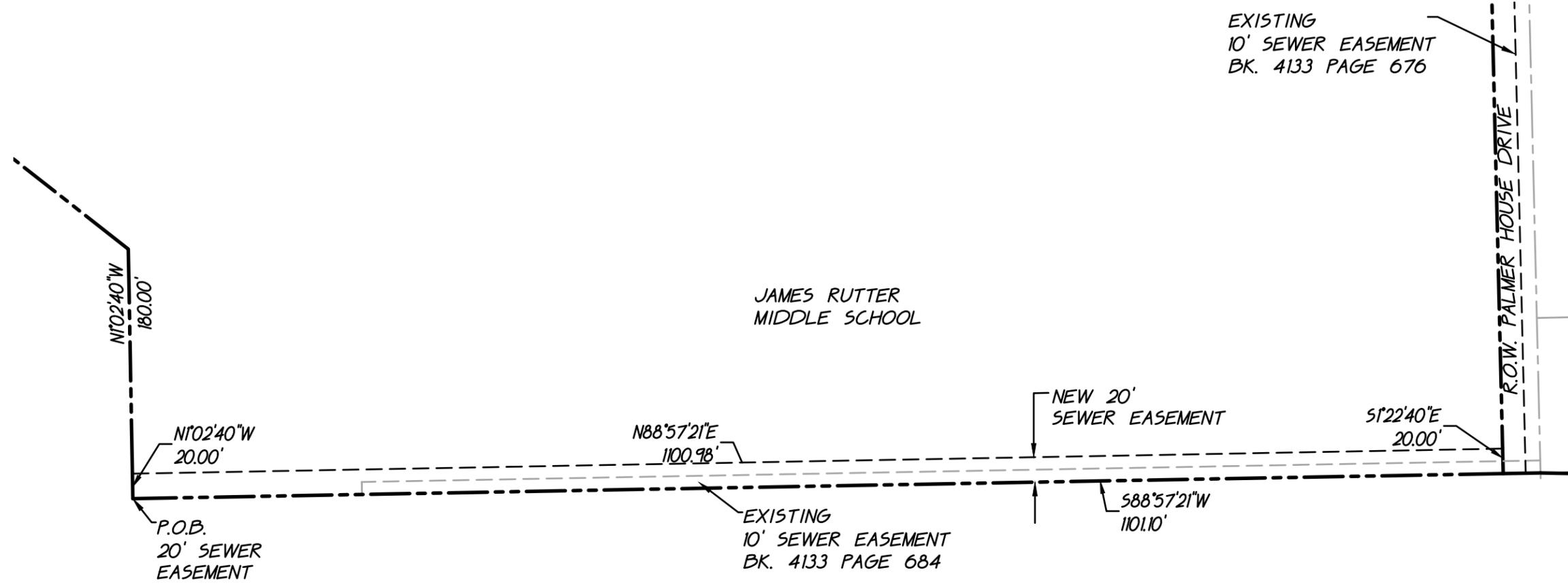
END OF DESCRIPTION

PREPARED BY: WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, STE. 110
EL DORADO HILLS, CA 95762
JULY 2019

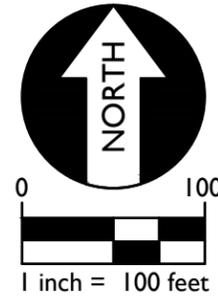


12/13/2019

FILENAME: i:\17-145\SURVEY\DWG\17-145 SEWER ESMTS.DWG PLOTTED: Monday, July 29, 2019



12/13/2019



WC
 WARREN CONSULTING ENGINEERS, INC.
 1117 WINDFIELD WAY, SUITE 110
 EL DORADO HILLS, CA 95762 | (916) 985-1870

Title:

EXHIBIT B

Project:

**20 FOOT SANITARY SEWER
 EASEMENT
 JAMES RUTTER MIDDLE SCHOOL**

Ref:

Job No: 17-145
 Scale: 1"=100'
 Date: 7/29/19

Sheet No.

EX. B