

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

Auburn Valley Community Service District  
P.O. Box 5456  
Auburn, CA 95604  
Attn: Mr. Don Phipps



PLACER, County Recorder  
JIM MCCAULEY Co Recorder Office  
**DOC- 2003-0050565**

Wednesday, APR 02, 2003 10:21:37  
NOC \$0.00

Ttl Pd \$0.00

Nbr-0000818116

rec/R2/1-9

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT OF WATER PIPELINE EASEMENT**

THIS GRANT OF WATER PIPELINE EASEMENT ("Easement"), is made as of this 13 day of MARCH, 2003, by and between [Auburn Valley Country Club, Inc.], a CALIFORNIA corporation (the "Grantor"), and Auburn Valley Community Service District (the "Grantee").

**WITNESSETH:**

THAT the Grantor, for a good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, hereby grants to the Grantee and to its successors and assigns a perpetual non-exclusive easement and right-of-way for the purpose of laying down, constructing, reconstructing, removing, replacing, repairing, maintaining, operating and using, as the Grantee may see fit, for the transmission and distribution of water, a pipe or pipelines and all necessary braces, connections, fastenings and other appliances and fixtures including underground telemetry and electrical cables for use in connection therewith or appurtenant thereto, in, under, along and across that certain real property described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER with the right of ingress to and egress from said right-of-way and the right at all times to enter in, over and upon said right-of-way and every part thereof and also to use said right-of-way for all purposes connected with the laying down, constructing, reconstructing, replacing, removing, repairing, maintaining, operating and using said pipe or pipelines.

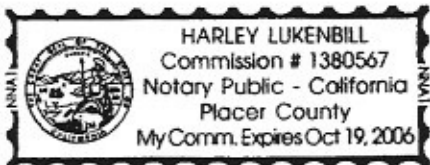
The Grantor and the Grantor's heirs, successors, or assigns shall not place or permit to be placed on said right-of-way any building or structure, including but not limited to houses, garages, outbuildings, swimming pools, tennis courts, retaining walls, decks, and patios nor do nor allow to be done anything which may interfere with the full enjoyment by the Grantee of the rights herein granted.

The above paragraph notwithstanding, Grantor reserves the right to landscape the easement area in a manner consistent with the Grantee's use; however, such use by Grantor shall not include the planting of trees without first having prior written consent of the Grantee.

State of California )  
 ) ss.  
County of Placer )

On March 13 2003 before me, Harley Luttenbill, personally appeared C. Scott Huntley Jr., personally known to me, or 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.

WITNESS by hand and official seal.



Harley Luttenbill  
Signature of Notary

State of California )  
 ) ss.  
County of Placer )

On 3-13-03 before me, Dawn Cohn - Notary, personally appeared Don Phipps, personally known to me, or 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.

WITNESS by hand and official seal.



Dawn Cohn  
Signature of Notary

The Grantee agrees that said pipe or pipelines shall be constructed and maintained at a depth of at least eighteen (18) inches below the present surface of the ground.

The Grantee agrees upon the completion of any of its works hereunder to restore as near as possible the surface of the ground to the condition in which it was prior to the commencement of said work.

TO HAVE AND TO HOLD, all and singular, the rights above described unto the Grantee and the Grantee's successors and assigns forever.

IN WITNESS WHEREOF, the Grantor and Grantee have executed this indenture this 13 day of MARCH, 2003.



<p>GRANTOR:</p> <p>Auburn Valley Country Club, Inc., a <u>CALIF. CORP.</u></p> <p>By: <u></u> Name: <u>C. SCOTT MUNGLEY, JR.</u> Its: <u>PRESIDENT</u></p>	<p>GRANTEE:</p> <p>Auburn Valley Community Service District</p> <p>By: <u></u> Name: <u>Don Phipps</u> Its: <u>President</u></p>
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EXHIBIT A

Legal Description

(See attached)

**EXHIBIT "A"**

**WATER LINE EASEMENT  
(Portion of APN 026-370-041)**

All that portion of Section 1, Township 13 North, Range 7 East, M.D.B.&M., described as the following strips of land:

**Strip No. 2:**

A strip of land 20.00 feet in width, measured at right angles, the centerline of which is described as follows:

BEGINNING at said Point "B" described in Strip No. 1 hereinabove; thence from said POINT OF BEGINNING South 11°10'20" East 372.13 feet; thence South 06°32'51" East 222.32 feet; thence South 09°44'13" West 167.76 feet; thence South 22°45'52" West 101.07 feet; thence South 32°38'44" West 70.50 feet; thence South 25°13'03" West 104.31 feet; thence South 07°44'57" West 35.44 feet; thence South 03°33'48" West 189.14 feet; thence South 43°53'47" East 196.50 feet; thence South 45°01'25" 231.97 feet; thence South 43°41'07" 214.81 feet; thence South 34°55'32" East 239.21 feet; thence South 30°18'12" East 295.39 feet; thence South 34°34'57" East 261.62 feet; thence South 52°15'39" East 26.32 feet to the end of this strip which bears South 27°25'13" East 3630.03 feet from the northwest corner of said Section 1.

**Strip No. 3:**

A strip of land 20.00 feet in width, measured at right angles, the centerline of which is described as follows:

BEGINNING at said Point "B" described in Strip No. 1 hereinabove; thence from said POINT OF BEGINNING North 08°35'05" West 64.54 feet to a point hereinafter referred to as Point "C".

**Strip No. 4:**

A strip of land 60.00 feet in width, measured at right angles, the centerline of which is described as follows:

BEGINNING at said Point "C" described in Strip No. 3 hereinabove; thence from said POINT OF BEGINNING North 08°35'05" West 60.00 feet.

TOGETHER WITH a temporary construction easement for the construction of a water line over, under, across and upon the following described strip of land:

All that portion of Section 1, Township 13 North, Range 7 East, M.D.B.&M, described as follows:

BEGINNING at a said Point "A" described in Strip No. 1 hereinabove; thence from said POINT OF BEGINNING North  $61^{\circ}39'21''$  East 23.08 feet; thence South  $79^{\circ}13'41''$  East 424.20 feet; thence South  $63^{\circ}22'56''$  East 227.29 feet.

The temporary construction easement described hereinabove shall terminate and cease to exist upon the completion of construction and the acceptance of the water line being constructed.

# EXHIBIT "C"

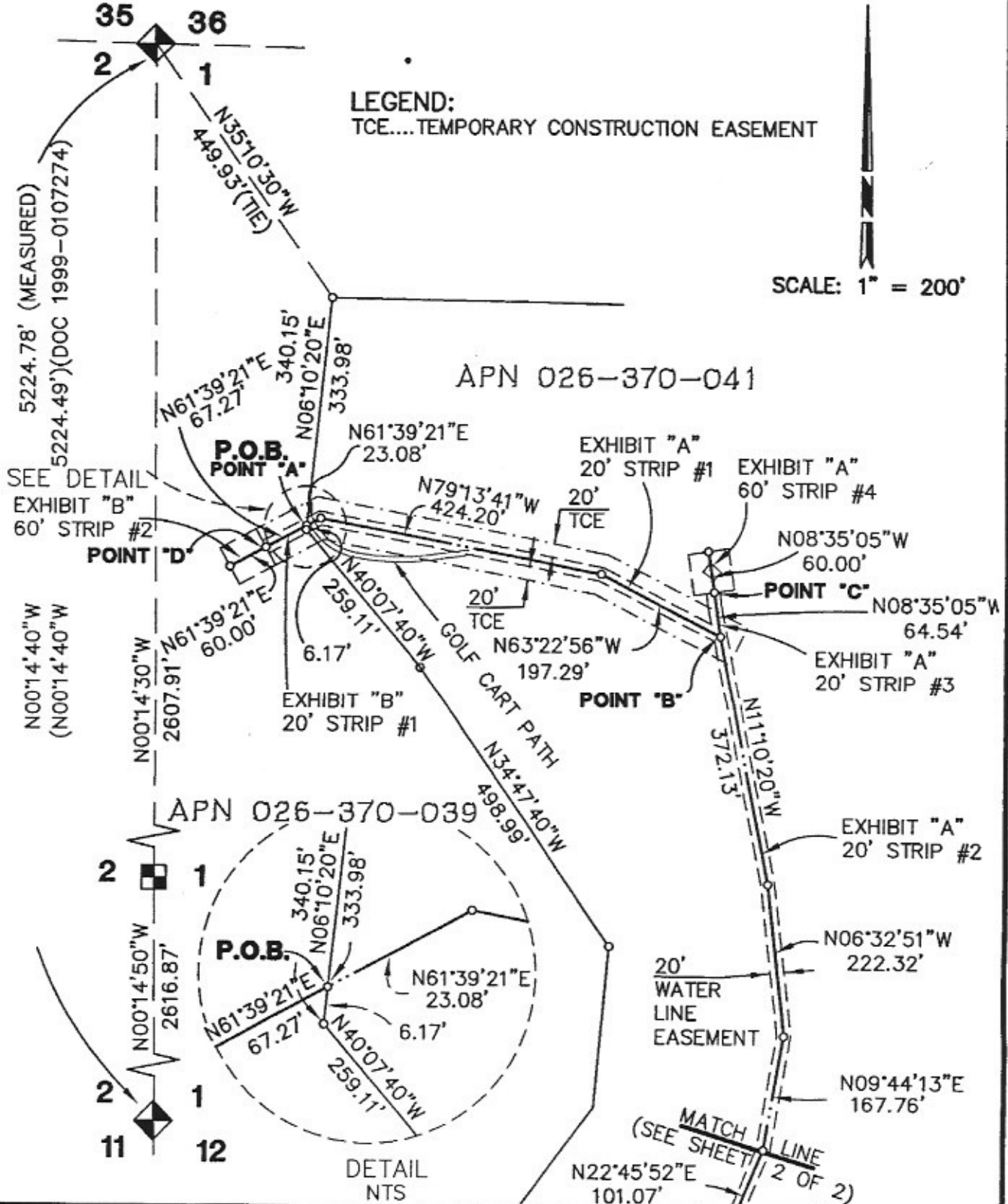
## WATERLINE EASEMENT APN 026-370-039 & 041

A PORTION OF THE WEST 1/2 OF SECTION 1, T.13N., R.7E., M.D.B. & M.  
 COUNTY OF PLACER STATE OF CALIFORNIA  
 JANUARY, 2003

G W CONSULTING ENGINEERS  
 SHEET 1 OF 2

**LEGEND:**  
 TCE...TEMPORARY CONSTRUCTION EASEMENT

SCALE: 1" = 200'

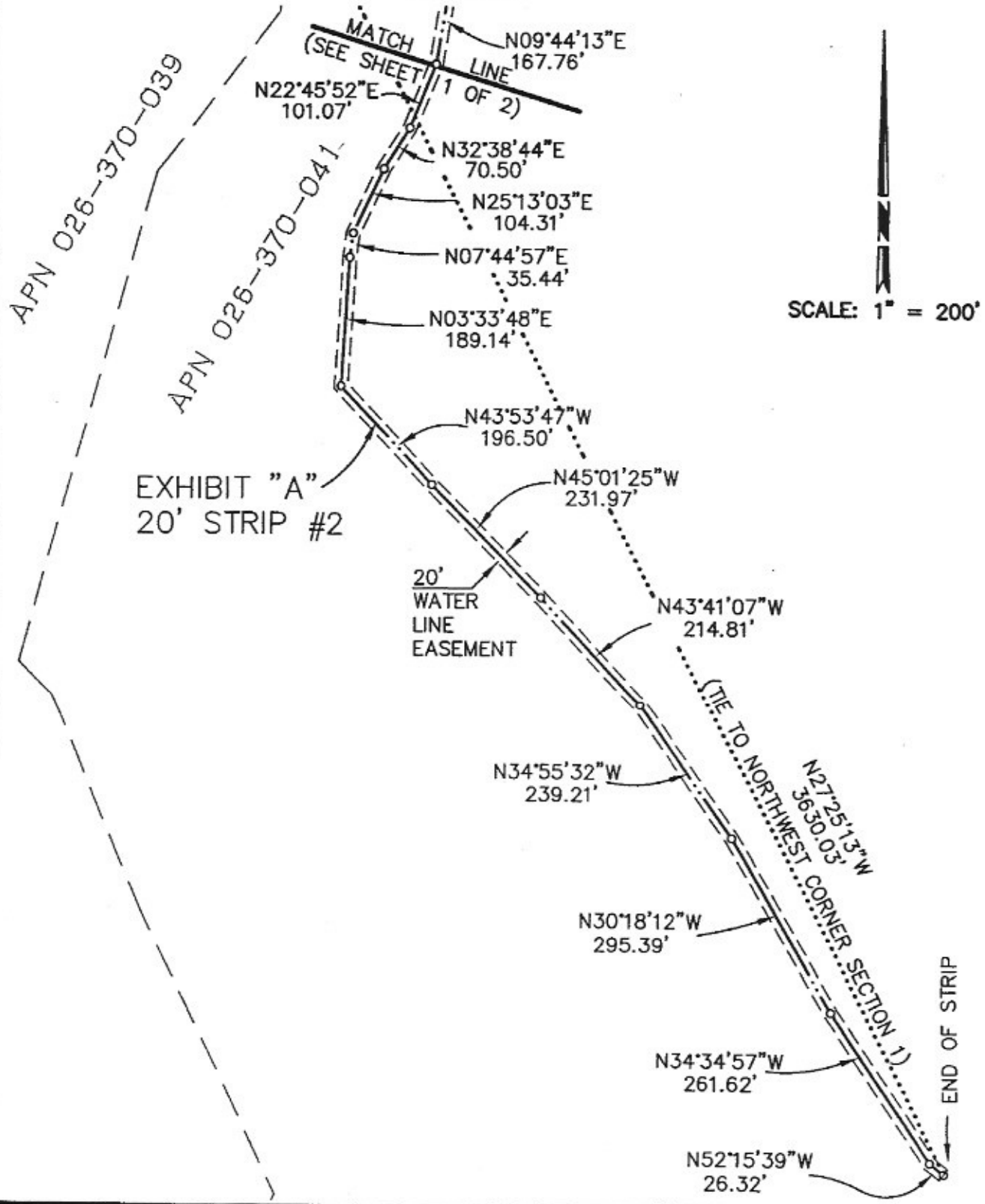


# EXHIBIT "C"

## WATERLINE EASEMENT APN 026-370-039 & 041

A PORTION OF THE WEST 1/2 OF SECTION 1, T.13N., R.7E., M.D.B. & M.  
 COUNTY OF PLACER STATE OF CALIFORNIA  
 JANUARY, 2003 SCALE: 1"=200'

G W CONSULTING ENGINEERS  
 SHEET 2 OF 2




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ACCEPTANCE AND CONSENT TO RECORD

This is to certify that the interest in real property conveyed by deed or grant deed dated March 13, 2003 from Auburn Valley Country Club, Inc. to the Auburn Valley Community Service District, a governmental agency, is hereby accepted by the undersigned agent on behalf of the Board of Directors of the Auburn Valley Community Service District pursuant to the authority conferred by resolution of the Auburn Valley Community Service District adopted on N/A, and the grantee consents to the recordation thereof by it's duly authorized agent.

By:  Date: March 27, 2003  
Don Phipps  
President, Auburn Valley Community Service District