

RECORD WITHOUT FEE UNDER
CALIFORNIA GOVERNMENT CODE
SECTION 6103

AFTER RECORDING RETURN TO:
REAL ESTATE SERVICES UNIT
SANTA CLARA VALLEY WATER
DISTRICT
5750 ALMADEN EXPRESSWAY
SAN JOSE, CALIFORNIA 95118

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 467-29-035 (portion of)

DOCUMENT NO.: 4021-289

EASEMENT DEED

ANANYA KAEWPHOKHA, AN INDIVIDUAL, hereinafter "Grantor," do(es) hereby grant, convey and dedicate to the SANTA CLARA VALLEY WATER DISTRICT, a Special District, created by the California Legislature (Valley Water), an easement for water management and/or storm water drainage purposes in, upon, over, and across that certain real property in the City of San Jose, County of Santa Clara, State of California, described in Exhibits A and B attached hereto and made a part hereof by this reference.

ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE §1189

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 SANTA CLARA } SS

On this ____ day of _____, in the year 20__, before me _____,

Notary Public, 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.

Notary Public in and for said County and State

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): _____
- ☐ Partner(s) ☐ Limited ☐ General
- ☐ Attorney-In-Fact _____
- ☐ Trustee(s)
- ☐ Guardian/Conservator
- ☐ Other: _____

Signer is Representing (Name of Person(s) or Entity(ies))

CERTIFICATE OF CONSENT AND ACCEPTANCE

This is to certify that the interest in real property conveyed by the attached Deed or Grant to the Santa Clara Valley Water District, also referred to herein as the Grantee, is hereby accepted by the undersigned duly authorized agent on behalf of the Board of Directors of said Santa Clara Valley Water District, pursuant to authority conferred by Resolution No. 14-79 of said Board of Directors adopted on the 9th day of September 2014, and the Grantee consents to recordation thereof by its said duly authorized agent.

Dated: _____, 20__

Santa Clara Valley Water District

By: _____
Chief Executive Officer/Clerk of the Board of Directors
(Strike out inapplicable one)

EXHIBIT A

Santa Clara Valley Water District
San Jose, California

PROJECT: COYOTE CREEK FLOOD
MANAGEMENT MEASURE
PROJECTS

RESU File No.: 4021-289
By: B. Bains

An easement over that certain real property situate in the City of San Jose, County of Santa Clara, State of California, as described in that certain Deed, recorded as Document Number 24365724, filed on December 24, 2019, in the Office of the Recorder, County of Santa Clara, State of California, more particularly described as follows:

Permanent Easement (P.E.)

COMMENCING at the most westerly corner of the lands as shown as "0.629 Ac." on that certain Record of Survey, filed on May 26, 1960, in Book 120 of Maps at Page 48, in the Office of the Recorder, County of Santa Clara, State of California;

Thence along the northwesterly line of said lands, N64° 57' 52"E, 65.23 feet to the **POINT OF BEGINNING**;

Thence continuing along said northwesterly line, N64° 57' 52"E, 17.65 feet;

Thence leaving said northwesterly line, the following seven (7) courses:

- 1) S21° 17' 21"E, 33.54 feet to the beginning of a curve concave northwesterly and having a radius of 118.56 feet;
- 2) Southwesterly along said curve thru a central angle of 49° 23' 15", an arc distance of 102.20 feet;
- 3) S28° 05' 54"E, 9.54 feet;
- 4) N61° 25' 39"W, 17.69 feet;
- 5) N28° 05' 54"W, 9.54 feet to the beginning of a curve concave northwesterly and having a radius of 100.75 feet;
- 6) Northwesterly along said curve thru a central angle of 49° 23' 15", an arc distance of 86.84 feet;
- 1) N21° 17' 21"W, 32.39 feet, to the **POINT OF BEGINNING**.


Containing 2,417 square feet of land, more or less.

BASIS OF BEARINGS:

The bearing of N64° 57' 52"E, shown as N64° 12'E along the northwesterly line of the lands as shown as "0.629 Ac." on that certain Record of Survey, filed on May 26, 1960, in Book 120 of Maps at Page 48, all in the Office of the Recorder, County of Santa Clara, State of California, was used as Basis of Bearings shown hereon.

SURVEYOR'S STATEMENT:

The description was prepared by me or under my direction in conformance with the requirements of the Land Surveyor's Act.

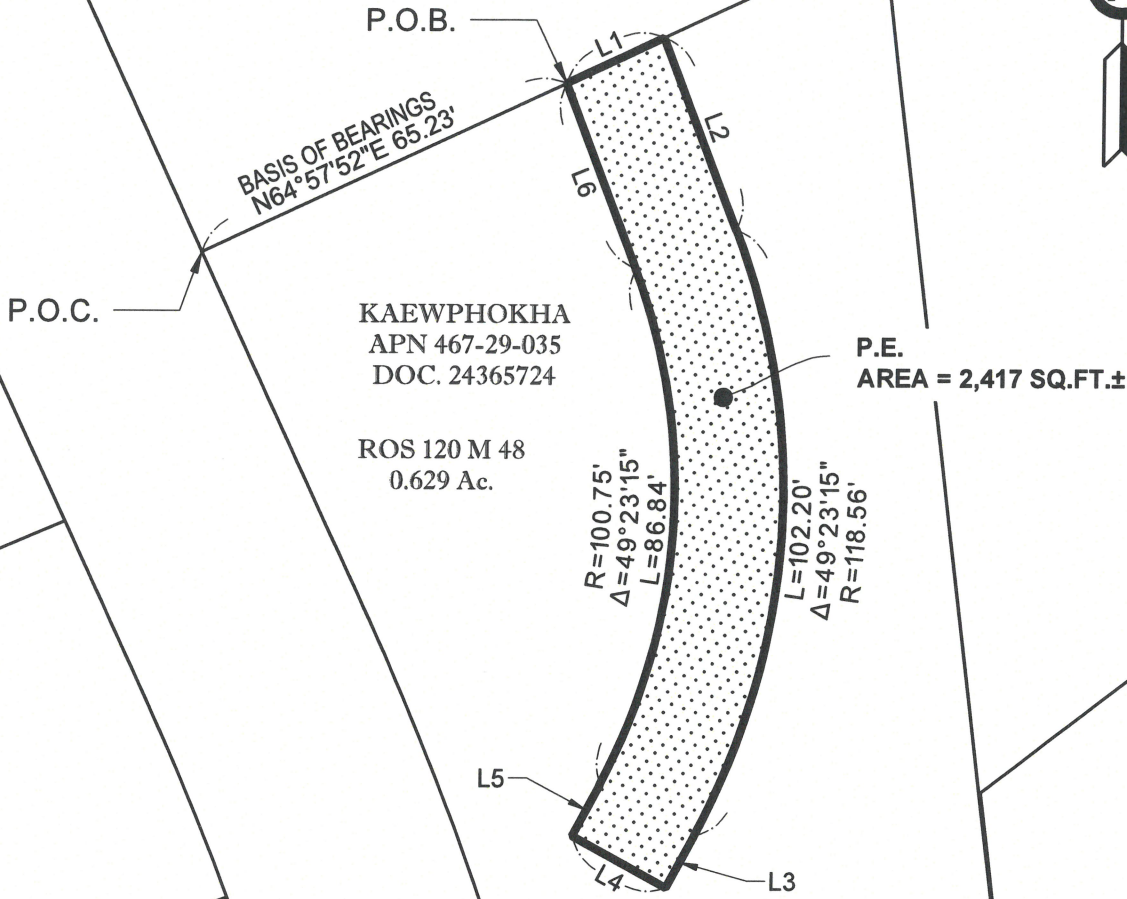


Jessica DeMartini, PLS 9095

7/11/22
Date



SCVWD S:\REQUESTS\COYOTE CREEK\2022_13712 Working\Office\ROW\Plats and Legal Descriptions\Reach 7\467-29-035 Kaewphokha\4021-289 PE\2022-137_4021-289 PE.dwg



Line Table		
Line #	Bearings	Distance
L1	N64°57'52"E	17.65'
L2	S21°17'21"E	33.54'
L3	S28°05'54"W	9.54'
L4	N61°25'39"W	17.69'
L5	N28°05'54"E	9.54'
L6	N21°17'21"W	32.39'

SANTA CLARA VALLEY WATER DISTRICT



SCALE: 1" = 30'

RESU FILE NO.	4021-289
APN	467-29-035
TITLE REPORT NO.	616019385
DRAWN	B. BAINS

RECORD WITHOUT FEE UNDER
SECTION 6103 GOVERNMENT CODE
OF THE STATE OF CALIFORNIA

AFTER RECORDING RETURN TO:
REAL ESTATE SERVICES UNIT
SANTA CLARA VALLEY WATER
DISTRICT
5750 ALMADEN EXPRESSWAY
SAN JOSE, CALIFORNIA 95118

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 467-29-035 (portion of)

DOCUMENT NO.: 4021-392

TEMPORARY CONSTRUCTION EASEMENT

ANANYA KAEWPHOKHA, AN INDIVIDUAL, hereinafter referred to as "Grantor," grants to the Santa Clara Valley Water District, a Special District, created by the California Legislature (Valley Water) hereinafter referred to as "Grantee," a temporary construction easement over, upon and across a portion of that real property in the City of San Jose, County of Santa Clara, State of California, described as:

See Exhibits "A" and "B" attached hereto and made a part hereof.

This temporary construction easement is granted under the express conditions listed below:

1. Grantor represents and warrants that she/he is the owner of the property described in "Exhibits A" and "B" attached hereto and made a part hereof, and that Grantor has the exclusive right to grant the easement.
2. This easement is necessary for the purpose of constructing the Coyote Creek Flood Management Measures Project and related activities incident to construction. This temporary construction easement shall not be revoked and shall continue in full force and effect until December 31, 2024, at which time the temporary construction easement shall terminate unless otherwise agreed by the parties hereto.
3. Grantee agrees to use all reasonable efforts to keep any roadway covered by this easement open to traffic and to not interfere with residential occupants or construction activity of Grantor on site. Grantee will keep area covered by the easement clean and remove all debris related to its construction.

4. Grantee agrees to indemnify and hold harmless Grantor from and against any all claims, damages, liabilities, costs or any expenses whatsoever, arising from or caused, directly or indirectly by the entry onto the property by Grantee or its agent's, employees, invitees, contractors and subcontractors.

Dated this day of , 20

GRANTOR:

**ANANYA KAEWPHOKHA, AN
INDIVIDUAL**

BY: _____

Its: _____

ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE §1189

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 SANTA CLARA } SS

On this ____ day of _____, in the year 20__, before me _____,

Notary Public, 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.

Notary Public in and for said County and State

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

☐ Trustee(s)

☐ Corporate Officer(s): _____

☐ Guardian/Conservator

☐ Partner(s) ☐ Limited ☐ General

☐ Other: _____

☐ Attorney-In-Fact _____

Signer is Representing (Name of Person(s) or Entity(ies))

CERTIFICATE OF CONSENT AND ACCEPTANCE

This is to certify that the interest in real property conveyed by the attached Deed or Grant to Santa Clara Valley Water District is hereby accepted by the undersigned duly authorized agent on behalf of the Board of Directors of said Santa Clara Valley Water District, pursuant to authority conferred by Resolution No. 68-25 of said Board of Directors adopted on the 26th day of March 1968, recorded March 27, 1968, in Book 8069 Page 535, Official Records of Santa Clara County, California, and the Grantee consents to recordation thereof by its said duly authorized agent.

Dated: _____, 20____

Santa Clara Valley Water District

By: _____
Chief Executive Officer/Clerk of the Board of Directors
(Strike out inapplicable one)

EXHIBIT A

Santa Clara Valley Water District San Jose, California

PROJECT: COYOTE CREEK FLOOD
MANAGEMENT MEASURE
PROJECTS

RESU File No.: 4021-392
By: B. Bains

An easement over that certain real property situate in the City of San Jose, County of Santa Clara, State of California, as described in that certain Deed, recorded as Document Number 24365724, filed on December 24, 2019, in the Office of the Recorder, County of Santa Clara, State of California, more particularly described as follows:

Temporary Construction Easement (T.C.E.)

COMMENCING at the most westerly corner of the lands shown as "0.629 Ac." on that certain Record of Survey, filed on May 26, 1960, in Book 120 of Maps at Page 48, in the Office of the Recorder, County of Santa Clara, State of California;

Thence along the northwesterly line of said lands, N64° 57' 52"E, 59.76 feet to the **POINT OF BEGINNING**;

Thence leaving said northwesterly line, the following eight (8) courses:

- 1) S20° 20' 48"E, 32.63 feet;
- 2) S66° 00' 31"W, 6.53 feet;
- 3) S23° 42' 24"E, 35.21 feet;
- 4) S65° 31' 32"W, 8.32 feet;
- 5) S08° 56' 00"W, 9.34 feet to the beginning of a curve concave northwesterly and having a radius of 91.26 feet;
- 6) Southwesterly along said curve thru a central angle of 21° 54' 21", an arc distance of 34.89 feet;
- 7) N30 57' 50"W, 2.01 feet;
- 8) S70° 22' 30"W, 12.70 feet to a point on the westerly line of the said lands, said point also being the beginning of a non-tangent curve concave southwesterly and having a radius of 538.41 feet, a radial line to said point bears N64° 41' 37"E;

Thence along said westerly line, southeasterly along said curve thru a central angle of 3° 01' 50", an arc distance of 28.48 feet;

Thence leaving said westerly line the following nine (9) courses:

- 1) N69° 38' 16"E, 10.77 feet;
- 2) N28° 05' 54"E, 10.00 feet;
- 3) S61° 54' 06"E, 6.81;
- 4) N28° 05' 17"E, 4.89 feet;
- 5) N61° 25' 39"W, 12.81 feet;

- 6) N28° 05' 54"E, 9.54 feet to the beginning of a curve concave northwesterly and having a radius of 100.75 feet;
- 7) Northerly along said curve thru a central angle of 49° 23' 15", an arc distance of 86.84 feet;
- 8) N21° 17' 21"W, 32.39 feet a point on said northwesterly line;

Thence along said northwesterly line, S64° 57' 52"W, 5.48 feet, to the **POINT OF BEGINNING**.


Containing 1,638 square feet of land, more or less.

BASIS OF BEARINGS:

The bearing of N64° 57' 52"E, shown as N64° 12'E along the northwesterly line of the lands as shown as "0.629 Ac." on that certain Record of Survey, filed on May 26, 1960, in Book 120 of Maps at Page 48, all in the Office of the Recorder, County of Santa Clara, State of California, was used as Basis of Bearings shown hereon.

SURVEYOR'S STATEMENT:

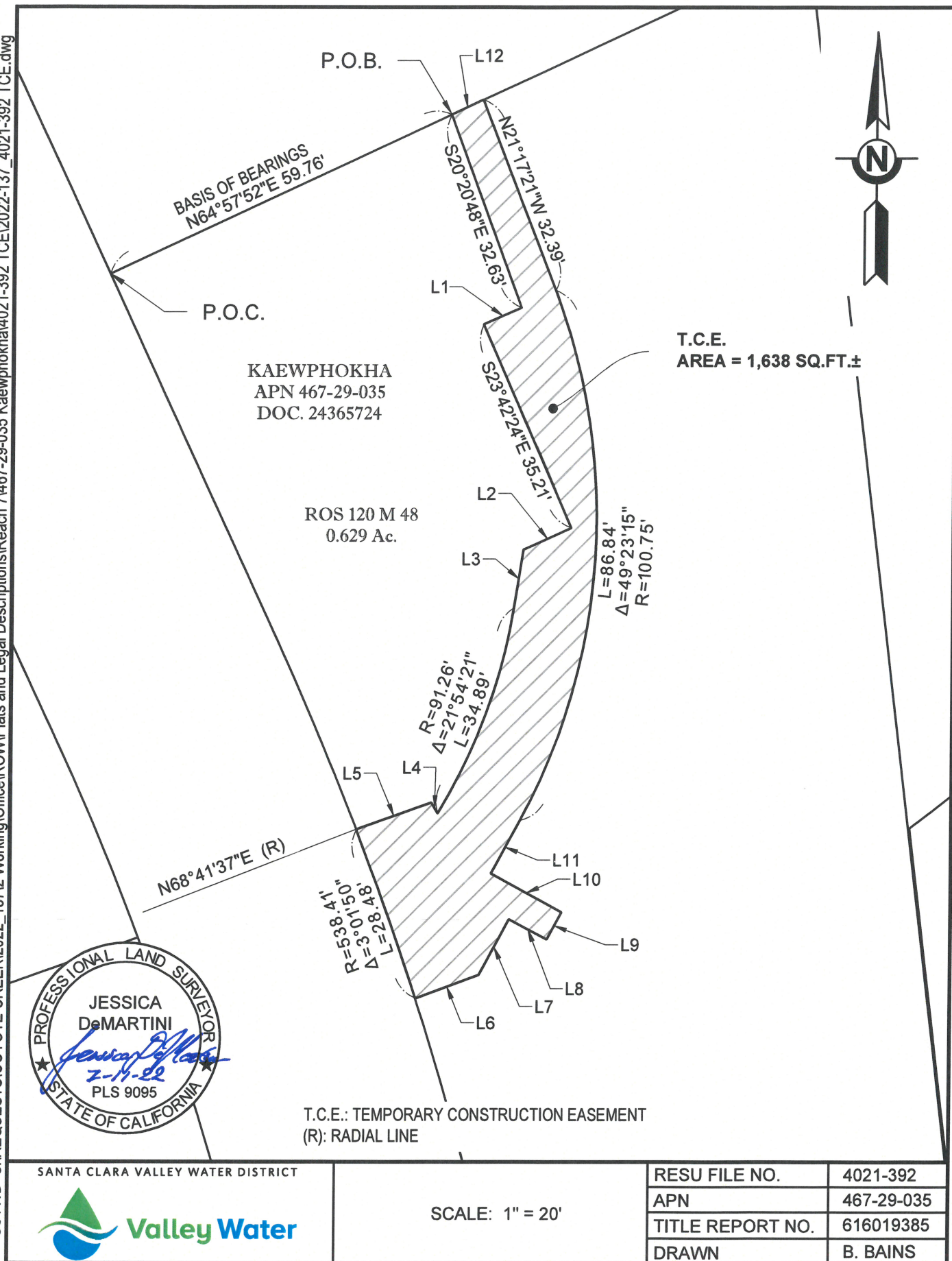
The description was prepared by me or under my direction in conformance with the requirements of the Land Surveyor's Act.


Jessica DeMartini, PLS 9095

7/11/22
Date



SCVWD S:\REQUESTS\COYOTE CREEK\2022_13712 Working\Office\ROW\Plats and Legal Descriptions\Reach 7\467-29-035 Kaewphokha\4021-392 TCE\2022-137_4021-392 TCE.dwg





Line Table		
Line #	Bearings	Distance
L1	S66°00'31"W	6.53'
L2	S65°31'32"W	8.32'
L3	S08°56'00"W	9.34'
L4	N30°57'50"W	2.01'
L5	S70°22'30"W	12.70'
L6	N69°38'16"E	10.77'
L7	N28°05'54"E	10.00'
L8	S61°54'06"E	6.81'
L9	N28°05'17"E	4.89'
L10	N61°25'39"W	12.81'
L11	N28°05'54"E	9.54'
L12	S64°57'52"W	5.48'



SANTA CLARA VALLEY WATER DISTRICT



Valley Water

SCALE: N.T.S.

RESU FILE NO.	4021-392
APN	467-29-035
TITLE REPORT NO.	616019385
DRAWN	B. BAINS

SHEET 2 OF 2

Attachment 1
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