

ATTACHMENT 4

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: 652-03-020 (portion of)

DOCUMENT NO.: 9435-6.1

QUITCLAIM DEED

SANTA CLARA VALLEY WATER DISTRICT, a Special District created by the California Legislature, hereinafter "Grantor", does hereby grant, convey and dedicate to SAN JOSE WATER COMPANY, a California Corporation, hereinafter "Grantee", all that certain real property in the City of San Jose, County of Santa Clara, State of California, as described in Exhibit A, attached hereto and made a part hereof by this reference.

Dated this ____ day of _____ 20__

FOR GRANTOR:

Melanie Richardson, P.E.
Interim Chief Executive Officer

Attest: Candice Kwok-Smith

By: _____
Clerk, Board of Directors

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), Attorney-In-Fact, Trustee(s), Guardian/Conservator, Other

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

EXHIBIT A

Legal Description
Pleasant Acres Drive Pressure Station
Lands of Valley Water
Exhibit 'A'

All that certain real property situate in the Unincorporated Area of Santa Clara County, State of California, being a portion of Parcel 1-A as described in the GRANT DEED from Vincent Guluzzo, Jr. and Adelene M. Guluzzo, his wife to the SANTA CLARA VALLEY WATER DISTRICT, a public corporation, recorded on August 30, 1978 as Document No. 6124017 (D 920 O.R. 509) of Official Records, Santa Clara County records, more particularly described as follows:

BEGINNING at the most westerly corner of said Parcel 1-A; thence along the northwesterly line of said Parcel 1-A, North 40° 35' 09" East, 173.00 feet; thence leaving said northwesterly line, South 49° 00' 13" East, 162.00 feet; thence South 40° 35' 09" West, 173.00 feet to point on the southwesterly line of said Parcel 1-A; thence along said southwesterly line, North 49° 00' 13" West, 162.00 feet to the **POINT OF BEGINNING**.

Containing an area of 0.643 acres (28,025 square feet) of land, more or less.

NOTE: Bearings and distances described herein are based on the California Coordinate System of 1983, Zone 3, Epoch 1991.35. Multiply herein described distances by 1.000057850 to obtain ground level distances.

Legal description prepared by Cross Land Surveying, Inc. in November 2022 and is based upon a field survey of Parcel 1-A as described in the GRANT DEED from Vincent Guluzzo, Jr. and Adelene M. Guluzzo, his wife to the SANTA CLARA VALLEY WATER DISTRICT, a public corporation, recorded on August 30, 1978 as Document No. 6124017 (D 920 O.R. 509) of Official Records, Santa Clara County records.

END OF DESCRIPTION

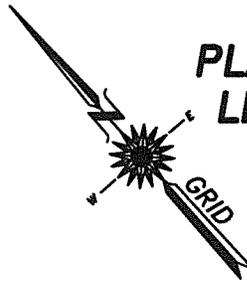
Kristina D. Comerer
Kristina D. Comerer, PLS 6766

Date January 10, 2023



EXHIBIT 'B' PLAT TO ACCOMPANY LEGAL DESCRIPTION

PRESSURE STATION
PLEASANT ACRES DRIVE
SAN JOSE, CALIFORNIA
SCALE: 1" = 40'



BASIS OF BEARINGS

BEARINGS AND DISTANCES SHOWN HEREIN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3, EPOCH 1991.35. MULTIPLY HEREIN DISTANCES BY 1.000057850 TO OBTAIN GROUND DISTANCES.

← 20' EASEMENT
SAN JOSE WATER COMPANY
1605 O.R. 244

MAP OF MARTEN'S SUBDIVISION
OF PART OF THE
PALO RANCHO
"N" MAPS 97

652-02-007
LANDS OF PIVK
DOC. NO. 12559543
(N502 O.R. 0147)

PM 599 M. 21 & 22
PARCEL 2

N 40°35'09" E 173.00

143.00

30.00

S 49°00'13" E 162.00

PRESSURE STATION
FEE ACQUISITION
AREA=0.643 AC. +/-

652-03-020
LANDS OF SCVWD
DOC. NO. 6124017
(D 920 O.R. 509)

R/S 816 M. 44

R/S 446 M. 56
PARCEL-1A

PM 362 M. 30
PARCEL 1

LEGEND

- FD. IRON PIPE
- BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- PROPOSED FEE PARCEL

10' P.U.E. PER 362 M. 30

30' PRIVATE INGRESS/EGRESS,
PUBLIC UTILITIES, STORM,
SANITARY SEWERS, WATER
PIPE LINES, AND STREET
PURPOSES B641 O.R. 584

POINT OF
BEGINNING

105.65

422.98

N 49°00'13" W 162.00

PLEASANT ACRES DRIVE 20' INGRESS/EGRESS
1426 O.R. 332

652-10-009
LANDS OF NANIK

R/S 199 M. 2

R/S 25 M. 36



CROSS LAND SURVEYING, INC.
2210 MT. PLEASANT ROAD
SAN JOSE, CA 95148
(408) 274-7994

PROJECT NO. 09-72

Kristina D. Comer
KRISTINA D. COMERER, PLS 6766

DATE: JANUARY 10, 2023

