

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

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**APNs:** 403-53-105 (portion), 403-53-108 (portion), 403-53-107 (portion)

**DOCUMENT NO.:** 2019-101.3

## QUITCLAIM DEED

**SANTA CLARA VALLEY WATER DISTRICT**, a Special District, created by the California Legislature (District), hereinafter "Grantor," does hereby release and quitclaim to the **CITY OF CAMPBELL**, a Municipal Corporation (City), all that real property in the City of Campbell, County of Santa Clara, State of California, described as:

EXHIBIT "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF.

RESERVING an easement for water management and/or storm water drainage purposes in, upon, over, and across that Transfer Parcels as shown on Exhibit B. Easement area shall be kept clear of any type of building, fences, trees or structure, except for the existing culvert, or activities including, but are not limited to, excavation, underground work or utility installation that could impact the District's improvements and/or use of the flood protection easement unless prior written approval in the form of a permit is obtained from the District.

The easement shall include the right to construct, reconstruct, inspect, maintain, and repair a channel, protection works, and appurtenant structures, together with the right to trim or remove such trees or brush within the easement area as may constitute a hazard to persons or property or may interfere with the use of said area for the purpose granted. This flood protection easement includes the right to inspect, maintain, and operate a culvert for conveyance of storm and flood water; and to carry out all other activities reasonably necessary for flood protection purposes. It also shall include the right to enter upon said land with vehicles, tools, implements, and other materials, take there from and use earth, rock, sand, and gravel for construction, maintenance, and repair of said channel, protection works, and appurtenant structures by said District, its officers, agents, and employees, and by persons under contract with it and their employees whenever and wherever necessary for flood control or storm drainage purposes. District, by this reservation, does not accept any obligation to repair or maintain the culvert, foundations, footings, wing walls, the roadway, and any roadway appurtenances.

Pursuant to California Civil Code section 1102.2(j), the property is being sold and quitclaimed "as is", without express or implied warranty, and shall be subject to all liens, easements, and encumbrances, recorded or unrecorded.

City acknowledges and agrees that it will have been given a full opportunity prior to the conveyance of the deed from the District to inspect and investigate each and every aspect of the property, including, without limitation, all matters relating to title and the physical condition and aspects of the property, including, without limitation, an examination for the presence of hazardous materials and any other matters of significance affecting the property.

City specifically acknowledges and agrees that it is receiving the interest in the property on an "as is with all faults" basis and that it is not relying on any representations or warranties of any kind whatsoever, express, or implied, from District its agents as to any matters concerning the property, except as expressly set forth herein.

(As used above, the term "grantor" shall include the plural as well as the singular number. The words "himself" and "his" shall include the feminine gender as the case may be.)

Dated this                      day of                      , 20

SANTA CLARA VALLEY WATER  
DISTRICT

By: \_\_\_\_\_  
Norma J. Camacho  
Chief Executive Officer

Attest: Michele L. King

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

☐ 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))

\_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION FOR**  
**TRANSFER AREAS**  
**FROM SANTA CLARA VALLEY WATER DISTRICT TO CITY OF CAMPBELL**  
**CAMPBELL, CA**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 1 AND PARCEL 2 AS DESCRIBED IN THAT CERTAIN GRANT DEED FROM ARTHUR SILACCI AND EUNICE SILACCI, HIS WIFE, TO THE SANTA CLARA COUNTY FLOOD CONTROL AND WATER DISTRICT FILED FOR RECORD ON MARCH 26, 1974 IN BOOK 0818 OF OFFICIAL RECORDS, AT PAGE 470, OFFICIAL RECORDS OF SANTA CLARA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRANSFER AREA 1:**

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 1; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 394.00 FEET, THE CENTER OF WHICH BEARS NORTH 31°17'55" WEST, THROUGH A CENTRAL ANGLE OF 02°25'45", AN ARC DISTANCE OF 16.70 FEET; THENCE TANGENTIALLY ALONG SAID NORTHWESTERLY LINE, SOUTH 56°16'20" WEST, 54.54 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID NORTHWESTERLY LINE ACROSS PARCEL 1, SOUTH 02°05'00" EAST, 18.05 FEET; THENCE SOUTH 38°08'01" WEST, 23.88 FEET TO THE EASTERLY LINE OF THE TRANSFER PARCEL DESCRIBED IN THAT CERTAIN QUITCLAIM DEED FROM SANTA CLARA VALLEY WATER DISTRICT TO THE CITY OF CAMPBELL RECORDED ON NOVEMBER 10, 2016 AS DOCUMENT NO. 23494720, OFFICIAL RECORDS OF SANTA CLARA COUNTY; THENCE ALONG SAID EASTERLY LINE NORTH 02°05'00" WEST, 26.78 FEET TO SAID NORTHWESTERLY LINE OF PARCEL 1; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 56°16'20" EAST, 18.11 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 346 SQUARE FEET, MORE OR LESS.

**TRANSFER AREA 2:**

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 1; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 394.00 FEET, THE CENTER OF WHICH BEARS NORTH 31°17'55" WEST, THROUGH A CENTRAL ANGLE OF 02°25'45", AN ARC DISTANCE OF 16.70 FEET; THENCE TANGENTIALLY ALONG SAID NORTHWESTERLY LINE, SOUTH 56°16'20" WEST, 72.65 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE ALONG THE EASTERLY LINE OF THE TRANSFER PARCEL DESCRIBED IN THAT CERTAIN QUITCLAIM DEED FROM SANTA CLARA VALLEY WATER DISTRICT TO THE CITY OF CAMPBELL RECORDED ON NOVEMBER 10, 2016 AS DOCUMENT NO. 23494720, OFFICIAL RECORDS OF SANTA CLARA COUNTY, SOUTH 02°05'00" EAST, 53.40 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE ACROSS SAID PARCEL 1 AND SAID PARCEL 2 THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 40°41'29" EAST, 8.00 FEET;
2. SOUTH 54°47'04" EAST, 7.31 FEET;

3. SOUTH 84°05'18" EAST, 6.56 FEET;
4. NORTH 61°33'13" EAST, 12.29 FEET;
5. SOUTH 34°13'09" EAST, 9.40 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 2;

THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 56°16'20" WEST, 39.13 FEET TO THE NORTHWESTERLY LINE OF PARCEL 2; THENCE NORTH 02°05'00" WEST, 34.62 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 526 SQUARE FEET, MORE OR LESS.

**TRANSFER AREA 3:**

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 1; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 394.00 FEET, THE CENTER OF WHICH BEARS NORTH 31°17'55" WEST, THROUGH A CENTRAL ANGLE OF 02°25'45", AN ARC DISTANCE OF 16.70 FEET; THENCE TANGENTIALLY ALONG SAID NORTHWESTERLY LINE, SOUTH 56°16'20" WEST, 72.65 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE AND ACROSS SAID PARCELS 1 & 2, SOUTH 02°05'00" EAST, 88.02 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 2; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 56°16'20" WEST, 70.48 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE, SOUTH 56°16'20" WEST, 17.33 FEET; THENCE NORTH 02°05'28" WEST, 12.31 FEET; THENCE, NORTH 44°36'16" EAST, 20.28 FEET TO THE WESTERLY LINE OF THE TRANSFER PARCEL DESCRIBED IN THAT CERTAIN QUITCLAIM DEED FROM SANTA CLARA VALLEY WATER DISTRICT TO THE CITY OF CAMPBELL RECORDED ON NOVEMBER 10, 2016 AS DOCUMENT NO. 23494720, OFFICIAL RECORDS OF SANTA CLARA COUNTY; THENCE ALONG SAID WESTERLY LINE, SOUTH 02°05'00" EAST, 17.13 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 217 SQUARE FEET, MORE OR LESS.

THE BEARING NORTH 02°05'00" WEST ALONG THE CENTERLINE OF HARRIET AVENUE AS SHOWN ON THAT MAP ENTITLED "TRACT NO. 3163" FILED IN BOOK 146 OF MAPS AT PAGE 15, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS DESCRIPTION. ALL DISTANCES HEREON ARE GROUND DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.

END OF DESCRIPTION

EXHIBIT "B", "PLAT TO ACCOMPANY LEGAL DESCRIPTION", ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY SUPERVISION.

END OF DESCRIPTION

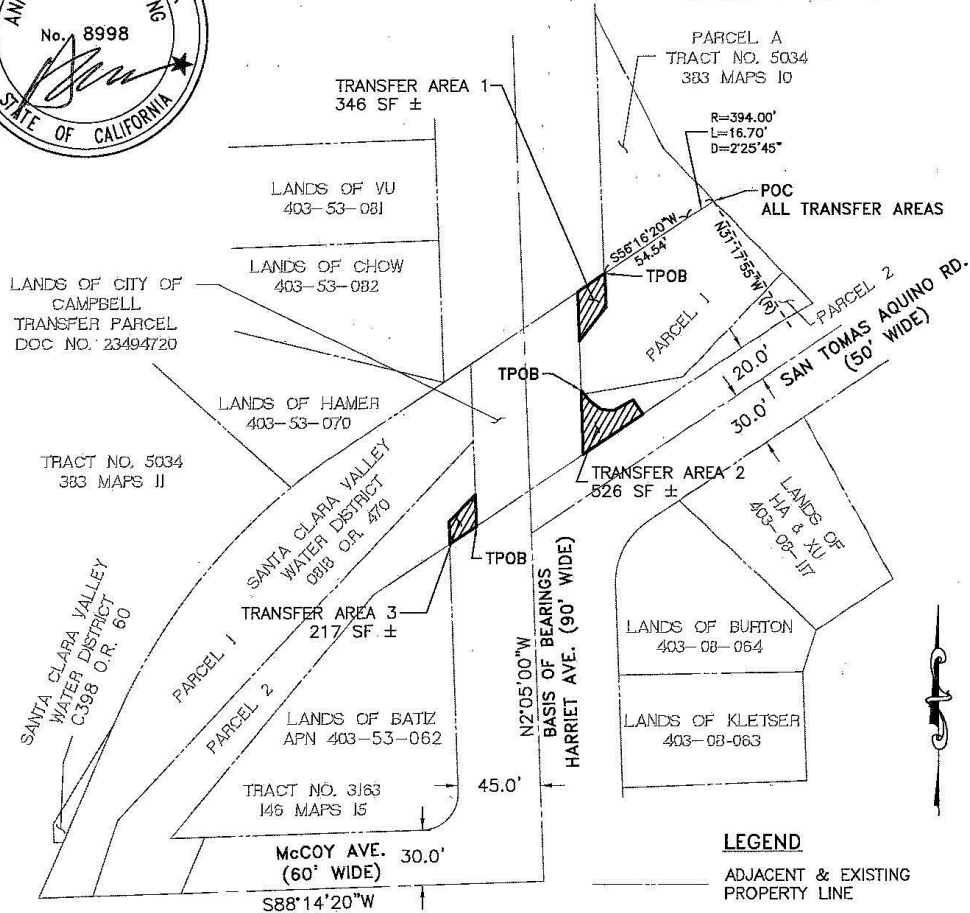
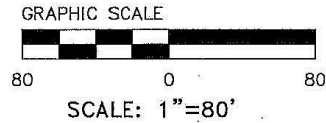
  
ANNE-SOPHIE TRUONG, P.L.S. 8998



**EXHIBIT "B" – PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR  
TRANSFER AREAS FROM SANTA CLARA VALLEY WATER DISTRICT  
TO CITY OF CAMPBELL**



**NOTE**  
DETAILS OF TRANSFER AREAS  
ARE SHOWN ON SHEET 4.



**BASIS OF BEARINGS**

THE BEARING NORTH 02°05'00" WEST ALONG THE CENTERLINE OF HARRIET AVENUE AS SHOWN ON THAT MAP ENTITLED "TRACT NO. 3163" FILED IN BOOK 146 OF MAPS AT PAGE 15, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS PLAT. ALL DISTANCES HEREON ARE GROUND DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.

**LEGEND**

- ADJACENT & EXISTING PROPERTY LINE
- DESCRIPTION BOUNDARY
- - - CENTERLINE
- ▨ TRANSFER PARCEL
- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING

CITY OF CAMPBELL, 70 NORTH FIRST STREET CAMPBELL, CA 95008,  
(408) 866-2190

DATE: 09/19/18

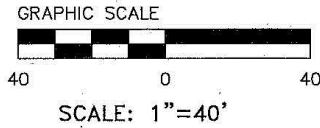
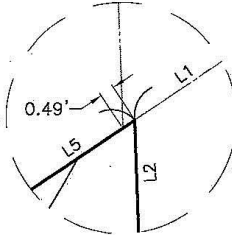
SHEET 3 OF 4

CSG JOB NO. 18.333

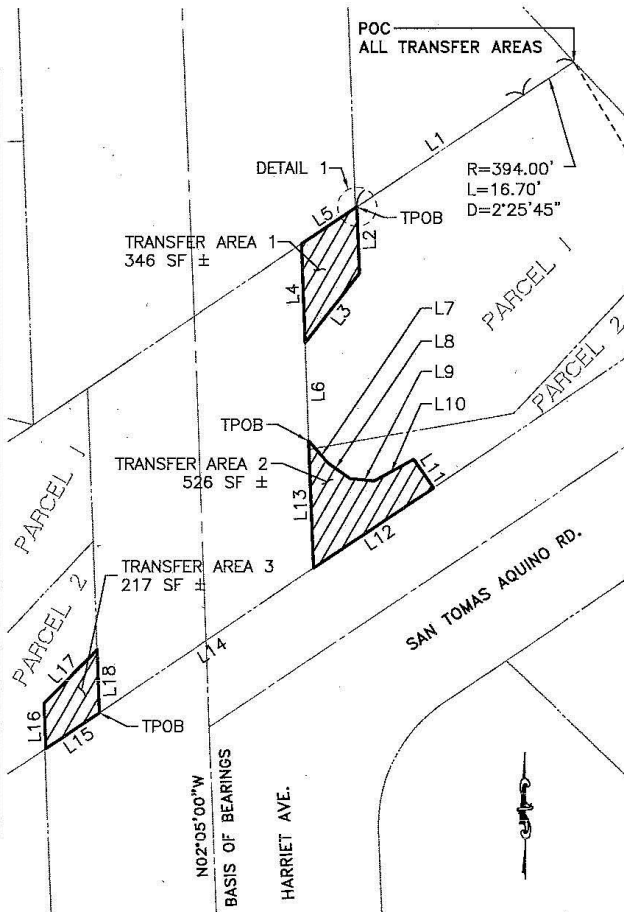
EXHIBIT "B" - PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR  
TRANSFER AREAS FROM SANTA CLARA VALLEY WATER DISTRICT  
TO CITY OF CAMPBELL



DETAIL 1  
SCALE: 1"=5'



LINE TABLE		
SEGMENT	BEARING	DISTANCE (FT)
L1	S 56°16'20" W	54.54
L2	S 02°05'00" E	18.05
L3	S 38°08'01" W	23.88
L4	N 02°05'00" W	26.78
L5	N 56°16'20" E	18.11
L6	S 02°05'00" E	26.62
L7	S 40°41'29" E	8.00
L8	S 54°47'04" E	7.31
L9	S 84°05'18" E	6.56
L10	N 61°33'13" E	12.29
L11	S 34°13'09" E	9.40
L12	S 56°16'20" W	39.13
L13	N 02°05'00" W	34.62
L14	S 56°16'20" W	70.48
L15	S 56°16'20" W	17.33
L16	N 02°05'28" W	12.31
L17	N 44°36'16" E	20.28
L18	S 02°05'00" E	17.13



CITY OF CAMPBELL, 70 NORTH FIRST STREET CAMPBELL, CA 95008,  
(408) 866-2190

DATE: 09/19/18

SHEET 4 OF 4

CSG JOB NO. 18.333

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