

Recorded at the request of:
Contra Costa County or
CCC Flood Control & Water
Conservation District

Return to:
Contra Costa County/
CCC Flood Control & Water
Conservation District
Public Works Department
Real Estate Division
255 Glacier Drive
Martinez, CA 94553
Attn: Angela Bell

EXEMPT FROM RECORDING FEES PURSUANT TO GOV'T. CODE SECTION 27383 AND DOCUMENTARY TRANSFER TAX PURSUANT TO REVENUE AND TAXATION CODE SECTION 11922.

Portion of Assessor's Parcel No. 159-140-058, 159-150-057

GRANT OF EASEMENT

THIS INDENTURE, made by and between, CENTRAL CONTRA COSTA SANITARY DISTRICT, a special district of the State of California hereinafter ("DISTRICT"), hereinafter called the GRANTOR, and CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a flood control district, organized under the laws of the State of California, hereinafter called the GRANTEE,

W I T N E S S E T H:

That the GRANTOR, for value received, hereby grants to the GRANTEE a perpetual easement and right of way for the purposes of laying down, constructing, reconstructing, removing, replacing, repairing, maintaining, operating and using, as the GRANTEE may see fit, for flood control levee purposes and transmission of drainage water, a pipe or pipelines, culverts or ditches, and all necessary braces, connections, fastenings, fences or other protective barriers or facilities, and other appliances and fixtures for use in connection therewith or appurtenant thereto, in, under, along, and across that certain real property in the County of Contra Costa, State of California, described as follows:

**AS DESCRIBED IN EXHIBIT "A" AND SHOWN ON EXHIBIT "B" ATTACHED HERETO
AND MADE A PART HEREOF.**

The easement herein granted shall include the right by said GRANTEE, its officers, agents and employees, and by persons under contract with it and their employees whenever and wherever necessary for flood control purposes, to enter upon said land with personnel, vehicles and equipment, to remove all trees, vegetation and structures thereon that interfere with the purpose for which the easement herein is granted.

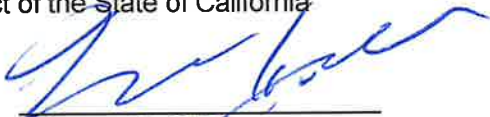
It is understood that GRANTEE is not responsible for repairing or replacing any of GRANTOR's improvements within the area described in Exhibit "A" herein.

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 has executed this 18th day of September, 2025.

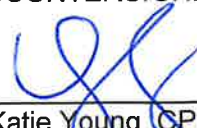
GRANTOR:

Central Contra Costa Sanitary District, a special district of the State of California

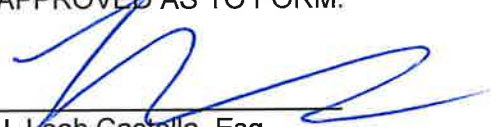
By: 

Michael McGill,
President of the Board of Directors
Central Contra Costa Sanitary District

COUNTERSIGNED:


Katie Young, CPMC, CMC
Secretary of the District
Central Contra Costa Sanitary District

APPROVED AS TO FORM:


J. Leah Castella, Esq.
Counsel for the District

ABOVE SIGNATURES MUST BE NOTARIZED

**MAIL TAX STATEMENTS TO: Central Contra Costa Sanitary District, ATTN: Accounts Payable,
5019 Imhoff Place, Martinez, CA 94553**

G:\realprop\Grayson and Walnut Creek Levee Improvement @ Imhoff Rd\CCCSD\Easement\EA.01 Grant of Easement 11-6-24.doc
03/2021

ADD LEGAL DESCRIPTION AND PLAT MAP

CALIFORNIA 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 Contra Costa

On September 18, 2025 before me,

Date

Stacey Durocher, Notary Public
Here Insert Name and Title of the Officer

personally appeared

Michael McGill, J. Leah Castella and Kala Young
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.



Place Notary Seal and/or Stamp Above

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

Stacey Durocher
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

Grant of Easement APN 159-140-058 and APN 159-140-057

Document Date:

N/A

Number of Pages:

Signer(s) Other Than Named Above:

None

Capacity(ies) Claimed by Signer(s)

Signer's Name:

☐ Corporate Officer – Title(s):

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer is Representing:

Signer's Name:

☐ Corporate Officer – Title(s):

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer is Representing:

Permanent Easement Along Grayson Creek Channel and Walnut Creek Channel
From Central Contra Costa Sanitary District to
Contra Costa County Flood Control and Water Conservation District
Portion of APNs 159-140-058 and 159-150-057
Drawing No. FA-20189

EXHIBIT "A"

Real property situate in the unincorporated area of the County of Contra Costa, State of California, being a portion of Rancho Las Juntas and a portion of the Southeast One-Quarter of Section 22, Township 2 North, Range 2 West, Mount Diablo Meridian, described as follows:

Permanent Easement Parcel

A portion of those parcels of land described in the following grant deeds to Central Contra Costa Sanitary District (CCCSD): recorded January 22, 1963, in Book 4287 of Official Records at Page 64, Contra Costa County Records; recorded December 28, 1964, in Book 4771 of Official Records at Page 68, Contra Costa County Records; recorded July 26, 1967, in Book 5418 of Official Records at Page 311, Contra Costa County Records; and recorded July 19, 1976, in Book 7943 of Official Records at Page 39 (7943 OR 39), Contra Costa County Records. Said portion is more particularly described as follows:

Beginning at the intersection of the southerly 120-foot-wide right of way line of Imhoff Drive as Relinquishment of Highway Right of Way to Contra Costa County, as described in the document recorded April 08, 1983, in Book 11200 of Official Records at Page 144 (11200 OR 144), Contra Costa County Records, with the westerly right of way line of the Grayson Creek Channel, more particularly Flood Control Parcel No. 512 as described as Parcel One in the corporation grant deed to Contra Costa County Flood Control Water Conservation District (CCCFC & WCD) recorded February 02, 1971, in Book 6308 of Official Records at Page 660 (6308 OR 660), Contra Costa County Records; thence from said **Point of Beginning**, leaving said southerly 120-foot-wide right of way line of Imhoff Drive (11200 OR 144), along said westerly right of way line of Grayson Creek Channel (6308 OR 660) South 21° 51' 16" West, 1087.34 feet (the bearing of South 21° 51' 16" West being taken for the purpose of this description per the Control Network on that certain Record of Survey RS 4031, filed December 26, 2019, in Book 159 of Licensed Surveyors' Maps at Page 14, Contra Costa County Records) to a point on the southwesterly corner of said Flood Control Parcel No. 512 (6308 OR 660), being a point on the northerly line of Flood Control Parcel No. 196 as described in the grant deed to CCCFC & WCD recorded December 21, 1961, in Book 4020 of Official Records at Page 606 (4020 OR 606), Contra Costa County Records; thence leaving said northerly line of Flood Control Parcel No. 196 (4020 OR 606), continuing along the westerly right of way line of Grayson Creek Channel, more particularly the easterly line of Flood Control Parcel No. 196-2 as described in said grant deed to CCCSD (7943 OR 39), the following three (3) courses:

- 1) South 21° 51' 16" West, 885.48 feet to the beginning of a tangent curve, concave to the southeast,
- 2) southwesterly along the arc of said tangent curve, having a radius of 875.00 feet, through a central angle of 3° 08' 34", an arc length of 48.00 feet, and
- 3) South 18° 42' 42" West, 86.05 feet to a point on the northerly right of way line of State Route Highway 4, more particularly Parcel No. 19285 as described in the corporation grant deed to the State of California recorded July 24, 1957, in Book 3018 of Official Records at Page 191, Contra Costa County Records;

thence leaving said easterly line of CCCSD parcel (7943 OR 39), also leaving said westerly right of way line of Grayson Creek Channel, along said northerly right of way line of State Route Highway 4 (3018 OR 191) South 67° 42' 39" West, 12.98 feet; thence leaving said northerly right of way line of State Route Highway 4 (3018 OR 191) North 18° 45' 52" East, 143.14 feet; thence North 21° 47' 08" East, 881.00 feet to a point on said northerly line of Flood Control Parcel No. 196 (4020 OR 606); thence leaving said northerly line (4020 OR 606), North 22° 04' 08" East, 1089.56 feet to a point on said southerly right of way line of Imhoff Drive (11200 OR 144), also being a point on a non-tangent curve, concave to the south, a radial to said point bears North 5° 47' 50" East; thence easterly along said southerly right of way line (11200 OR 144) and the arc of said non-tangent curve, having a radius of 940.00 feet, through a central angle of 0° 30' 21", an arc length of 8.30 feet to the **Point of Beginning**.

Containing an area of 22,461 square feet (0.52 acres) of land, more or less.

Bearings are based on the California Coordinate System of 1983 (CCS83), Zone III.

End of Description

Exhibit "B" (Drawing No. FA-20189) is attached hereto and by this reference made a part hereof.

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature: _____

Licensed Land Surveyor
Contra Costa County Public Works Department

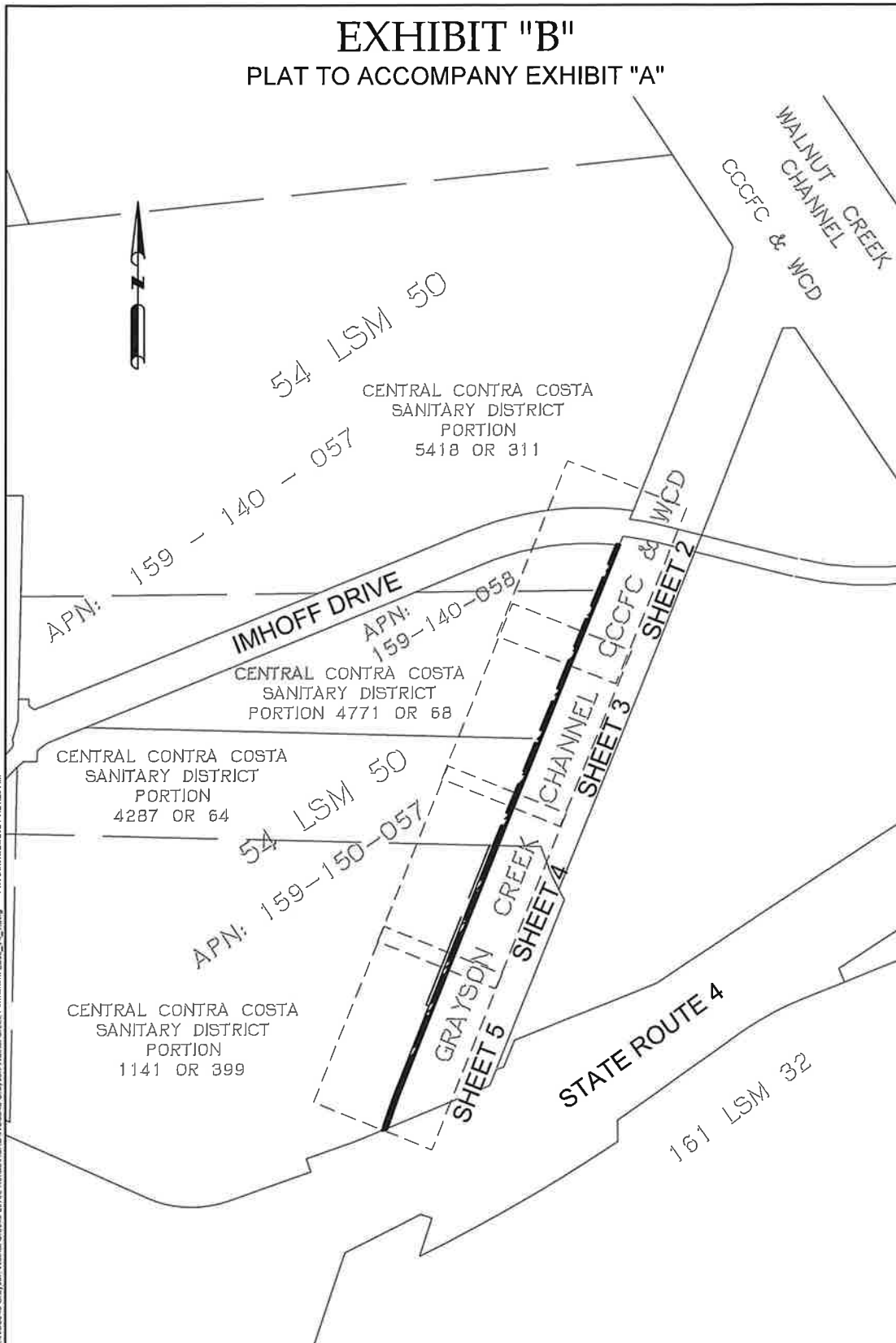


Date: _____

7/11/2024

EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"



Unincorporated Contra Costa County, California

GRAYSON-WALNUT CREEK

PERMANENT EASEMENT

Instr _____ Recorded _____

Series # _____

Contra Costa County
Flood Control & Water
Conservation District

255 Glacier Drive, Martinez, CA 94553

SCALE: 1" = 400'

DATE: 06/28/2024

DRAWN BY: AM

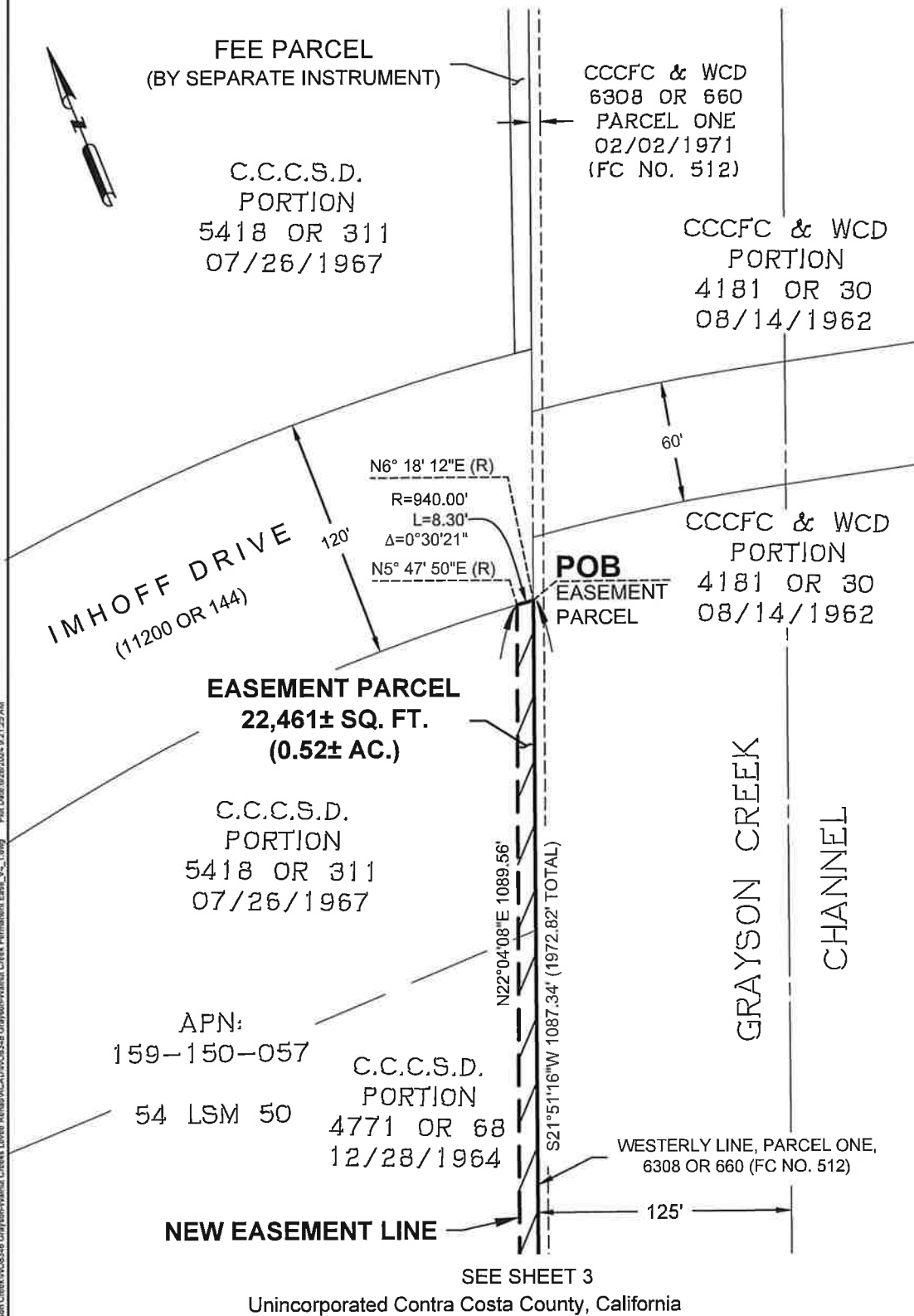
DRAWING NO.

CHECKED BY: DMT

FA-20189

EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"



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GRAYSON-WALNUT CREEK

PERMANENT EASEMENT

Instr _____ Recorded _____

Series # _____

Contra Costa County
Flood Control & Water
Conservation District

255 Glacier Drive, Martinez, CA 94553

SCALE: 1" = 60'

DATE: 06/28/2024

DRAWN BY: AM

DRAWING NO.

CHECKED BY: DMT

FA-20189

EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"

SEE SHEET 2



C.C.C.S.D.
PORTION
4771 OR 68
12/28/1964

EASEMENT PARCEL
22,461± SQ. FT.
(0.52± AC.)

C.C.C.S.D.
PORTION
4287 OR 64
01/22/1963

NEW EASEMENT LINE

N22°04'08"E 1089.56'

S21°51'16"W 1087.34' (1972.82' TOTAL)

CCCFC & WCD
6308 OR 660
PARCEL ONE
02/02/1971
(FC NO. 512)

125'

GRAYSON CREEK
CHANNEL

CCCFC & WCD
PORTION
4181 OR 30
08/14/1962

WESTERLY LINE,
PARCEL ONE,
6308 OR 660
(FC NO. 512)

SEE SHEET 4

Unincorporated Contra Costa County, California

GRAYSON-WALNUT CREEK PERMANENT EASEMENT

Instr _____ Recorded _____

Series # _____

Contra Costa County
Flood Control & Water
Conservation District

255 Glacier Drive, Martinez, CA 94553

SCALE: 1" = 60'

DATE: 06/28/2024

DRAWN BY: AM

DRAWING NO.

CHECKED BY: DMT

FA-20189

File Path: K:\aunty\Flood Control\Creeks\Grayson Creek\WCS48 Grayson-Walnut Creek Permanent Ease_V4_1.dwg Plot Date: 07/25/2024 9:21:30 AM

CAD FILE: W08348 Grayson-Walnut Creek Permanent Ease_V4_1.dwg

Page 3 of 5

CCCSD Job No: 7341
Parcel 2

EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"

SEE SHEET 3



C.C.C.S.D.
PORTION
4287 OR 64
01/22/1963

APN: 159-150-057

54 LSM 50

EASEMENT PARCEL
22,461± SQ. FT.
(0.52± AC.)

C.C.C.S.D.
6313 OR 16
02/09/1971
(FC NO. 196-1)

C.C.C.S.D.
PORTION
1141 OR 399
10/29/1947

C.C.C.S.D.
7943 OR 39
07/19/1976
(FC NO. 196-2)

NEW EASEMENT LINE



CCCFC & WCD
PORTION

4181 OR 30
08/14/1962

WESTERLY LINE, PARCEL ONE,
6308 OR 660 (FC NO. 512)

CCCFC & WCD
6308 OR 660
PARCEL ONE
02/02/1971
(FC NO. 512)

EASTERLY LINE,
7943 OR 39
(FC NO. 196-2)

CCCFC & WCD
PORTION
4020 OR 606
12/21/1961
(FC NO. 196)

CHANNEL

CREEK

GRAYSON

SEE SHEET 5

Unincorporated Contra Costa County, California

GRAYSON-WALNUT CREEK

PERMANENT EASEMENT

Instr _____ Recorded _____

Series # _____

Contra Costa County
Flood Control & Water
Conservation District

255 Glacier Drive, Martinez, CA 94553

SCALE: 1" = 60'

DATE: 06/28/2024

DRAWN BY: AM

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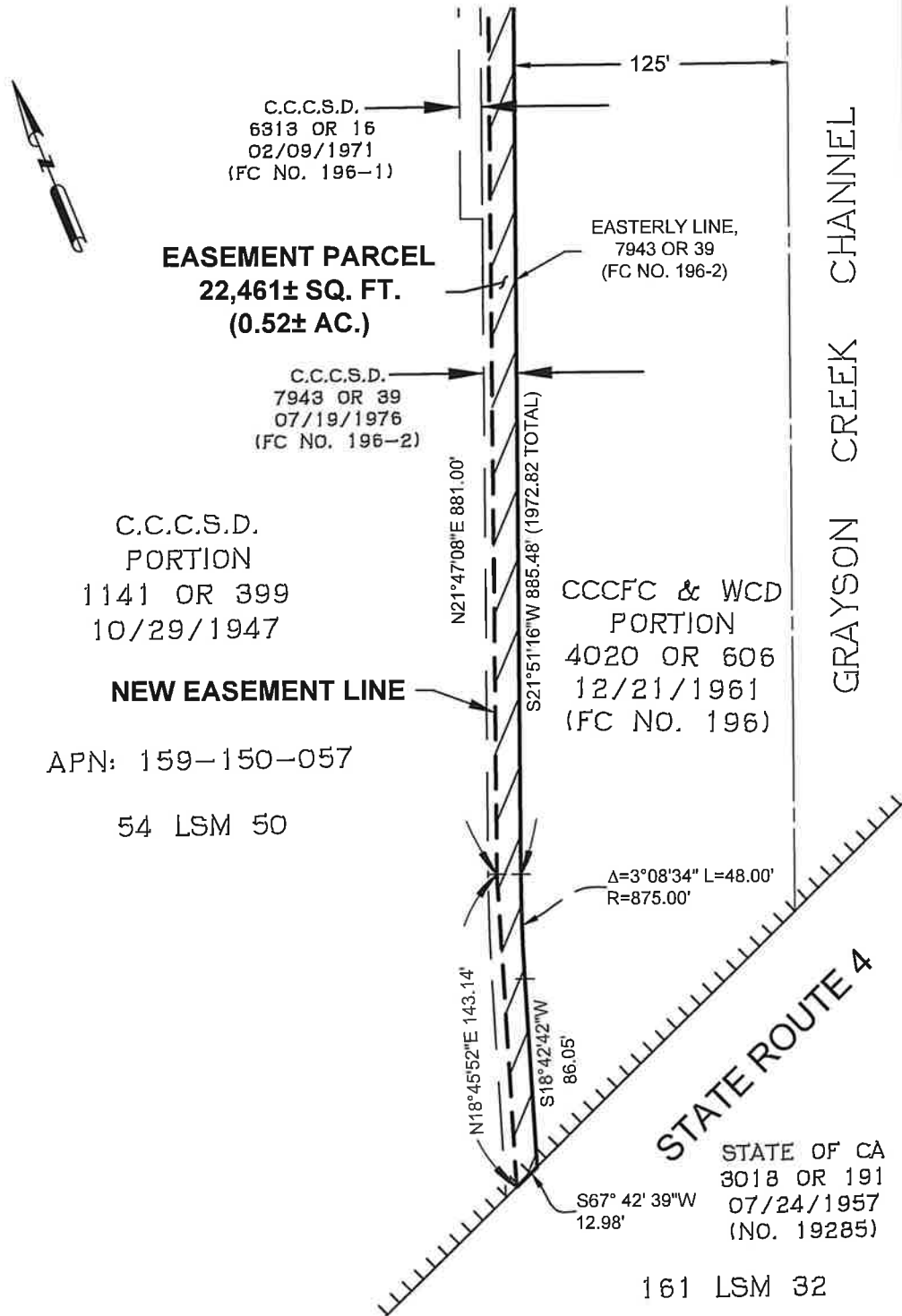
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FA-20189

EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"

SEE SHEET 4



Unincorporated Contra Costa County, California

GRAYSON-WALNUT CREEK PERMANENT EASEMENT

Instr _____ Recorded _____

Series # _____

Contra Costa County
Flood Control & Water
Conservation District

255 Glacier Drive, Martinez, CA 94553

SCALE: 1" = 60'

DATE: 06/28/2024

DRAWN BY: AM

DRAWING NO.

CHECKED BY: DMT

FA-20189

CAD FILE: WO8348 Grayson-Walnut Creek Permanent Ease_V4_1.dwg

Page 5 of 5

CCCSD Job No: 7341
Parcel 2

RESOLUTION NO. 2025-009

A RESOLUTION OF THE CENTRAL CONTRA COSTA SANITARY DISTRICT
AUTHORIZING EXECUTION OF GRANT OF EASEMENT
TO CONTRA COSTA FLOOD CONTROL AND WATER CONSERVATION DISTRICT,
AS RELATED TO THE GRAYSON CREEK/WALNUT CREEK LEVEE
REHABILITATION, DISTRICT PROJECT 7341, MARTINEZ
APN 159-140-058 AND 159-140-057

WHEREAS, Central Contra Costa Sanitary District (Central San) has entered into an easement exchange with Contra Costa Flood Control and Water Conservation District; and

WHEREAS, Central San has prepared the attached Grant of Easement granting property rights;

NOW THEREFORE BE IT RESOLVED by the Board of Directors of the Central Contra Costa Sanitary District as follows:

THAT Central San hereby consents to the execution of a Grant of Easement to Contra Costa Flood Control and Water Conservation District, as related to the Grayson Creek/Walnut Creek Levee Rehabilitation, District Project 7341, in Martinez; and

THAT the President of the Board of Directors and the Secretary of the District are hereby authorized to execute said document for and on behalf of Central San; and

THAT staff is authorized to record said document with the Contra Costa County Clerk-Recorder's Office.

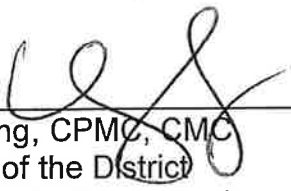
PASSED AND ADOPTED this 5th day of June 2025 by the Board of Directors of Central San by the following vote:

AYES:	Members:	Hockett, Kuznik, Pilecki, Wedington, McGill
NOES:	Members:	None
ABSENT:	Members:	None



Michael McGill
President of the Board of Directors
Central Contra Costa Sanitary District
County of Contra Costa, State of California

COUNTERSIGNED:



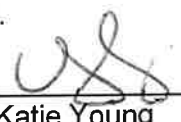
Katie Young, CPMC, CMC
Secretary of the District
Central Contra Costa Sanitary District
County of Contra Costa, State of California

Approved as to form: 

J. Leah Castella, Esq.
Counsel for the District

I, Katie Young, Secretary of the
Central Contra Costa Sanitary District,
of the County of Contra Costa, State
of California, do hereby certify that the
foregoing is a full, true, and correct
copy of **Resolution No. 2025-009**
passed and adopted by said District
Board on June 5, 2025.

Dated: June 5, 2025



Katie Young
Secretary of the District