

Recorded at the request of
Flood Control & Water
Conservation District
After recording, return to:
Contra Costa County
Flood Control & Water
Conservation District
C/O Real Estate Division
40 Muir Road, 2nd Floor
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.**

Portions of Assessor's Parcel Nos. 159-140-050 and 159-140-057 (Fee Title)

GRANT DEED AND RESERVATION OF EASEMENT

For value received, receipt of which is hereby acknowledged, Central Contra Costa Sanitary District, a special district of the State of California, hereinafter ("**Grantor**") grants to:

Contra Costa County Flood Control and Water Conservation District, a flood control district, organized under the laws of the State of California:

The following described real property in the unincorporated area of the County of Contra Costa, State of California ("**Property**"):

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

Reserving therefrom in favor of Grantor, its successors and assigns, in perpetuity, an easement over and across the Property for purposes of ingress and egress and for Grantor, and its employees, agents and contractors, installing, constructing, removing, maintaining, accessing, repairing, and replacing security improvements, as determined necessary or appropriate by Grantor, on or about the property, including, without limitation, installing fencing, and utilities.

Date:

9/18/2025

GRANTOR:

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

By:



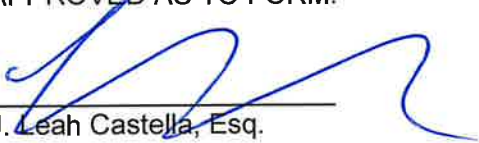
Michael McGill,
President of the Board of Directors
Central Contra Costa Sanitary
District

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

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 CostaOn September 18, 2025 before me, Stacey Durocher
Date Here Insert Name and Title of the Officerpersonally appeared Michael McGill, Leah Castella and Katie 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.



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.

Place Notary Seal and/or Stamp Above

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 DocumentTitle or Type of Document: Grant Deed - APN 159-140-057

Document Date: _____ 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: _____

Fee Take 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 159-140-050 and 159-140-057
Drawing No. FA-20190

EXHIBIT "A"

Real property situate in the unincorporated area of the County of Contra Costa, State of California, being a portion of Lot 4 of Section 15, portions of the East One-Half of Section 22, and a portion of the West One-Half of Section 23, Township 2 North, Range 2 West, Mount Diablo Meridian, described as follows:

Parcel – Fee Title

A portion of those parcels of land described in the following grant deeds to Central Contra Costa Sanitary District (CCCSD): recorded July 26, 1967, in Book 5418 of Official Records at Page 311, Contra Costa County Records; recorded July 07, 1970, in Book 6165 of Official Records at Page 448 (6165 OR 448), Contra Costa County Records; recorded February 09, 1971, in Book 6313 Official Records at Page 16 (6313 OR 16), Contra Costa County Records; and recorded February 06, 1978, in Book 8698 of Official Records at Page 643, Contra Costa County Records. Said portion is more particularly described as follows:

Beginning at the intersection of the northerly 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 Grayson Creek Channel, more particularly Parcel No. 512 as described as Parcel One in the corporation grant deed to Contra Costa County Flood Control and 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, said point also being a point on a non-tangent curve, concave to the southwest, a radial to said point bears North 8° 06' 03" East; thence from said **Point of Beginning**, westerly along said northerly 120-foot-wide right of way line of Imhoff Drive (11200 OR 144) and the arc of said non-tangent curve, having a radius of 1060.00 feet, through a central angle of 0° 27' 29", an arc length of 8.47 feet to a point on a non-tangent line, a radial to said point bears North 7° 38' 34" East; thence leaving said northerly right of way line of Imhoff Drive (11200 OR 144) North 21° 07' 06" East, 680.49 feet; thence North 21° 30' 14" East, 250.00 feet; thence North 02° 01' 10" East, 15.33 feet; thence North 33° 44' 18" West, 887.52 feet; thence North 33° 43' 56" West, 542.90 feet; thence North 34° 43' 23" West, 300.10 feet; thence North 32° 45' 45" West, 181.94 feet; thence North 33° 44' 18" West, 375.00 feet; thence North 34° 35' 35" West, 466.36 feet; thence North 31° 57' 58" west, 325.00 feet to a point on a non-tangent curve, concave to the northeast, a radial to said point bears South 60° 37' 54" West; thence northwesterly

along the arc said non-tangent curve, having a radius of 4,728.35 feet, through a central angle of $9^{\circ} 05' 17''$, an arc length of 750.00 feet to a point on a non-tangent line; thence North $20^{\circ} 47' 28''$ West, 150.00 feet to a point on a non-tangent curve, concave to the northeast, a radial to said point bears South $71^{\circ} 19' 36''$ West; thence northwesterly along the arc of said non-tangent curve, having a radius of 4,809.50 feet, through a central angle of $3^{\circ} 08' 39''$, an arc length of 263.93 feet to a point on a non-tangent line; thence North $6^{\circ} 25' 59''$ East, 25.56 feet to a point on the westerly right of way line of Walnut Creek Channel as described in the grant deed to CCCFC & WCD recorded July 27, 1964, in Book 4668 of Official Records at Page 170 (4668 OR 170), Contra Costa County Records, also being a point on a non-tangent curve, concave to the northeast, a radial to said point bears South $74^{\circ} 45' 14''$ West; thence southeasterly along said westerly right of way line of Walnut Creek Channel (4668 OR 170) and the arc of said non-tangent curve, having a radius of 4,800.00 feet, through a central angle of $0^{\circ} 50' 31''$, an arc length of 70.54 feet to a point on the southwesterly corner of said Walnut Creek Channel parcel (4668 OR 170); thence along the southeasterly line of said CCCFC & WCD parcel (4668 OR 170) North $33^{\circ} 05' 31''$ East, 17.20 feet to a point on the northeasterly line of said CCCSD parcel (6165 OR 448), also being the southwesterly right of way line of Walnut Creek Channel, and also being a point on a non-tangent curve, concave to the northeast, a radial to said point bears South $74^{\circ} 02' 47''$ West; thence southeasterly along said northeasterly line of CCCSD parcel (6165 OR 448) and the arc of said non-tangent curve, having a radius of 4,787.00 feet, through a central angle of $17^{\circ} 47' 05''$, an arc length of 1,485.89 feet to a point on a tangent line; thence continuing along said northeasterly line of CCCSD parcel (6165 OR 448) South $33^{\circ} 44' 18''$ East, 2,346.92 feet (the bearing of South $33^{\circ} 44' 18''$ East 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 southerly line of said CCCSD parcel (6165 OR 448), said point also being the northerly terminus of the northeasterly line of Flood Control Parcel No. 520 as described in said CCCSD grant deed (6313 OR 16); thence along the northeasterly and southeasterly lines of said CCCSD parcel (6313 OR 16), also being the southwesterly right of way line of said Walnut Creek Channel, the following two (2) courses:

- 1) South $33^{\circ} 44' 18''$ East, 369.11 feet, for a total distance of 2,716.03 feet, to the most easterly corner of said CCCSD parcel (6313 OR 16), and
- 2) South $12^{\circ} 05' 06''$ West, 18.13 feet, to the southwesterly terminus of the southeasterly line of said CCCSD parcel (6313 OR 16), also being a point on said westerly right of way line of Grayson Creek Channel (6308 OR 660);

thence leaving said southeasterly line of CCCSD parcel (6313 OR 16), also leaving the southwesterly right of way line of said Walnut Creek Channel, along said westerly right of way line of Grayson Creek Channel (6308 OR 660) the following three (3) courses:

- 1) South $12^{\circ} 05' 06''$ West, 61.75 feet, for a total distance of 79.88 feet,
- 2) South $21^{\circ} 30' 14''$ West, 757.91 feet, and
- 3) South $21^{\circ} 51' 16''$ West, 112.12 feet to the **Point of Beginning**.

Containing an area of 66,680.21 square feet (1.53 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-20190) 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: _____

Alejandro Martinez

Licensed Land Surveyor
Contra Costa County Public Works Department

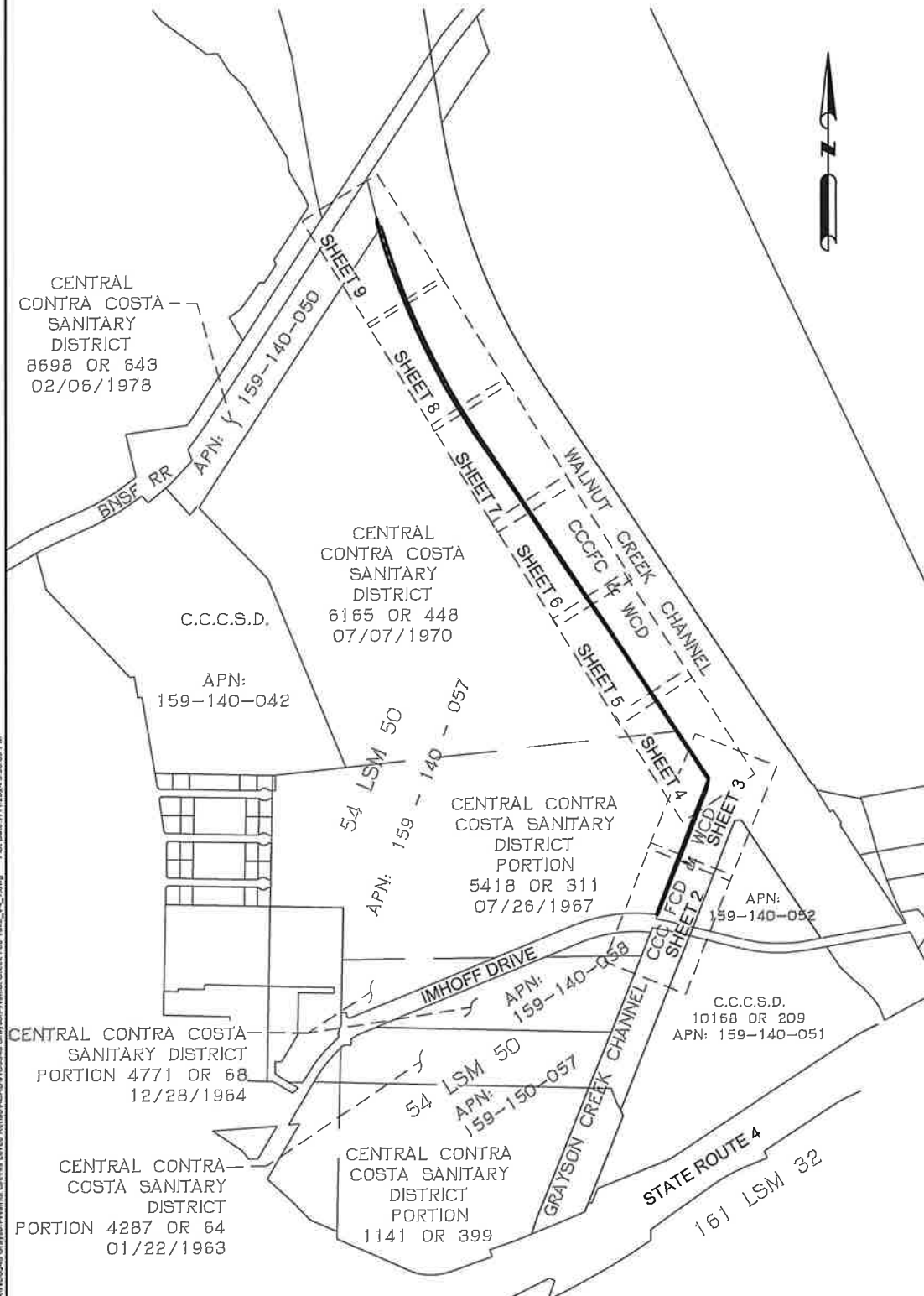


Date: _____

7/11/2024

EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"



Unincorporated Contra Costa County, California

GRAYSON-WALNUT CREEK

FEE PARCEL

Instr _____ Recorded _____

Series # _____

Contra Costa County
Flood Control & Water
Conservation District

255 Glacier Drive, Martinez, CA 94553

SCALE: 1" = 800' DATE: 06/28/2024

DRAWN BY: AM DRAWING NO.

CHECKED BY: DMT FA-20190

CAD FILE: W08348 Grayson-Walnut Creek Fee Take_V4_1.dwg

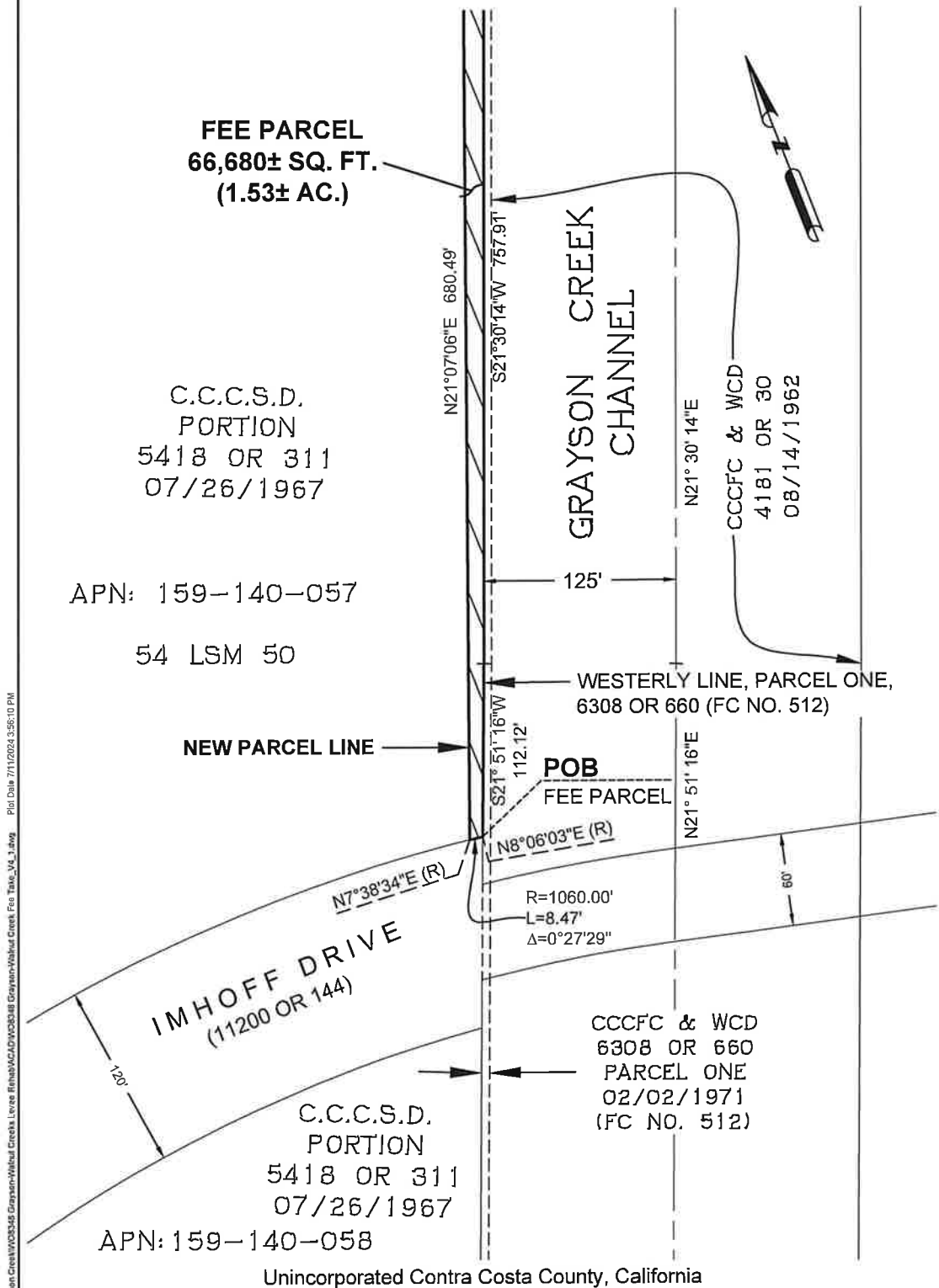
Page 1 of 9

CCCSD Job No: 7341
Parcel 1

EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"

SEE SHEET 3

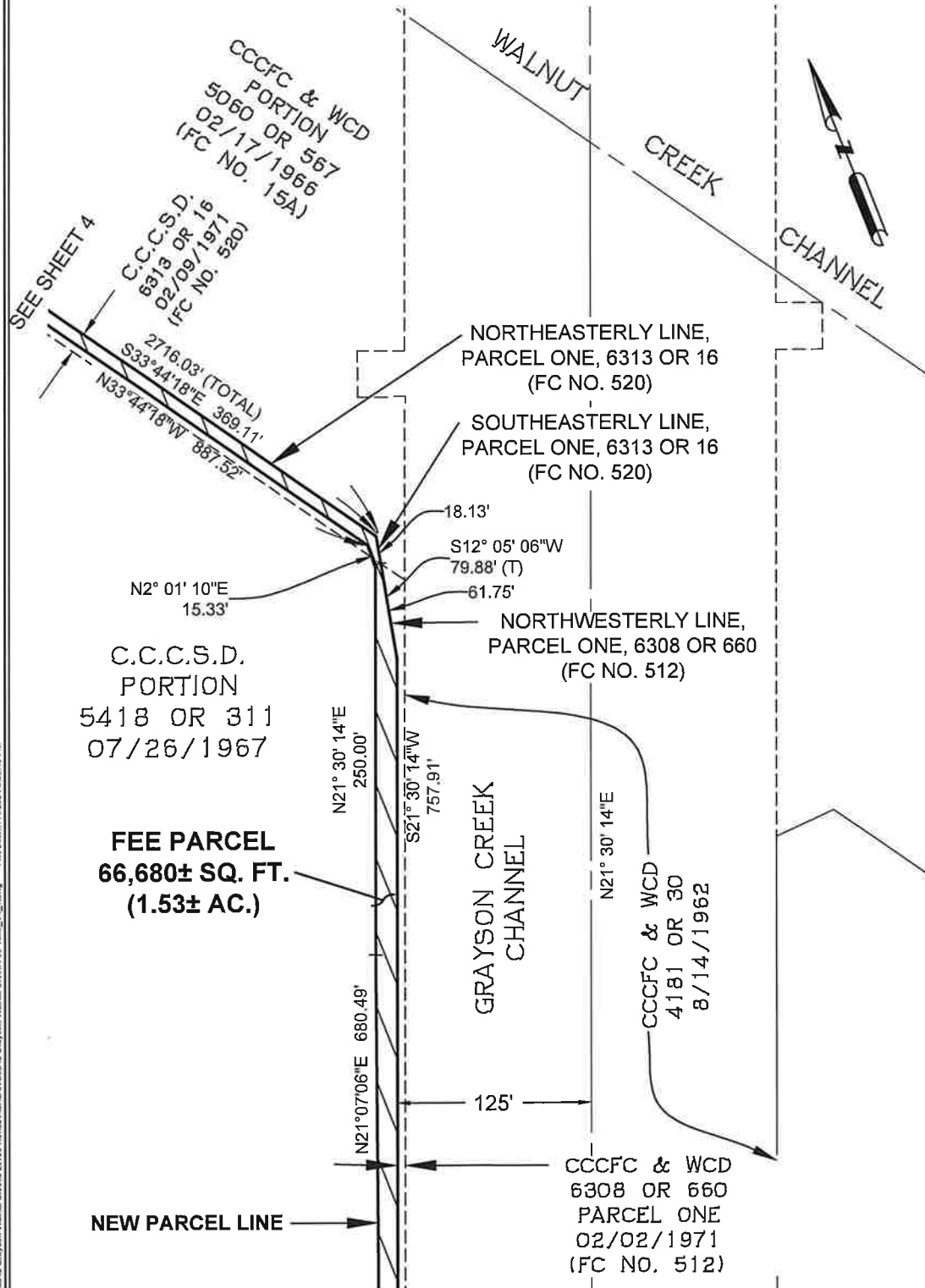


GRAYSON-WALNUT CREEK FEE PARCEL Instr _____ Recorded _____ Series # _____		Contra Costa County Flood Control & Water Conservation District 255 Glacier Drive, Martinez, CA 94553	
CAD FILE: W08348 Grayson-Walnut Creek Fee Take_V4_1.dwg		SCALE: 1" = 80'	DATE: 06/28/2024
Page 2 of 9		DRAWN BY: AM	DRAWING NO. FA-20190
		CHECKED BY: DMT	

CCCSD Job No: 7341
Parcel 1

EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"



SEE SHEET 2
Unincorporated Contra Costa County, California

GRAYSON-WALNUT CREEK

FEE PARCEL

Instr _____ Recorded _____

Series # _____

Contra Costa County
Flood Control & Water
Conservation District

255 Glacier Drive, Martinez, CA 94553

SCALE: 1" = 80'

DATE: 06/28/2024

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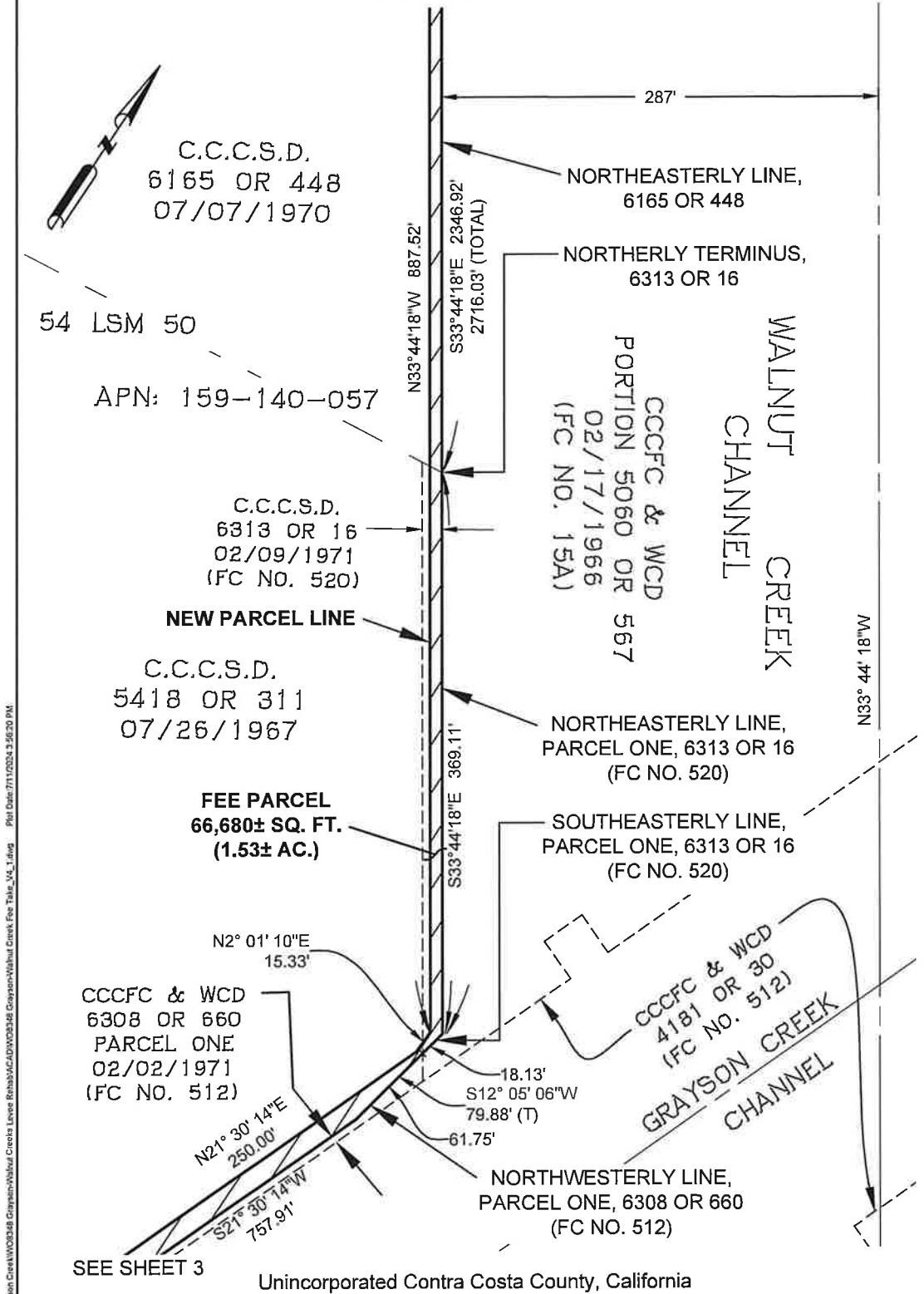
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FA-20190

EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"

SEE SHEET 5



GRAYSON-WALNUT CREEK

FEE PARCEL

Instr _____ Recorded _____

Series # _____

Contra Costa County
Flood Control & Water
Conservation District

255 Glacier Drive, Martinez, CA 94553

SCALE: 1" = 80'

DATE: 06/28/2024

DRAWN BY: AM

DRAWING NO.

CHECKED BY: DMT

FA-20190

CAD FILE: W08348 Grayson-Walnut Creek Fee Take_V4_1.dwg

Page 4 of 9

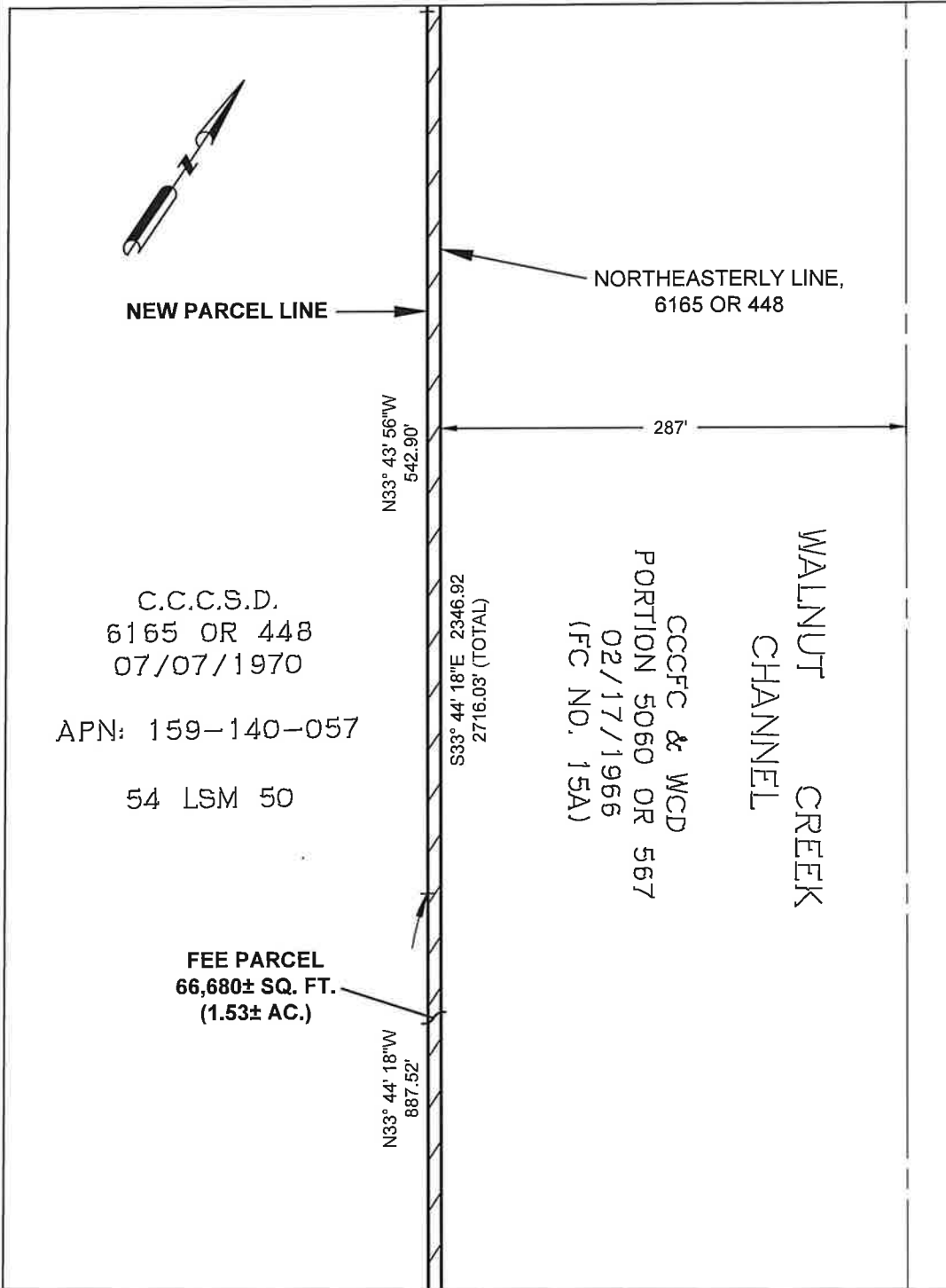
CCCSD Job No: 7341

Parcel 1

EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"

SEE SHEET 6



SEE SHEET 4

Unincorporated Contra Costa County, California

GRAYSON-WALNUT CREEK

FEE PARCEL

Instr _____ Recorded _____

Series # _____

Contra Costa County
Flood Control & Water
Conservation District

255 Glacier Drive, Martinez, CA 94553

SCALE: 1" = 80'

DRAWN BY: AM

CHECKED BY: DMT

DATE: 06/28/2024

DRAWING NO.

FA-20190

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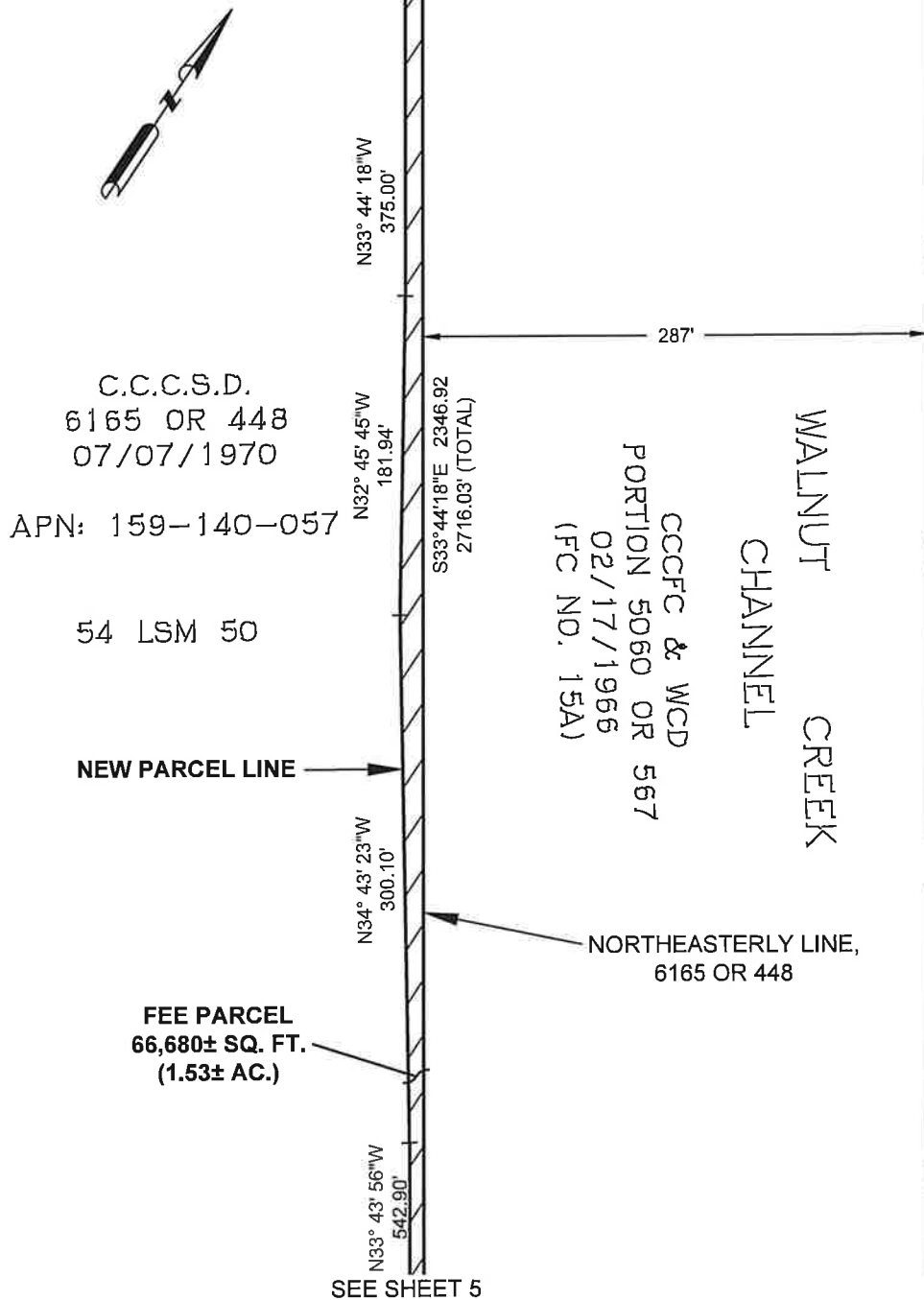
Page 5 of 9

CCCSD Job No: 7341
Parcel 1

EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"

SEE SHEET 7



Unincorporated Contra Costa County, California

GRAYSON-WALNUT CREEK

FEE PARCEL

Instr _____ Recorded _____

Series # _____

Contra Costa County
Flood Control & Water
Conservation District

255 Glacier Drive, Martinez, CA 94553

SCALE: 1" = 80'

DRAWN BY: AM

CHECKED BY: DMT

DATE: 06/28/2024

DRAWING NO.

FA-20190

CAD FILE: W08348 Grayson-Walnut Creek Fee Take_V4_1.dwg

Page 6 of 9

CCCSD Job No: 7341
Parcel 1

EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"

SEE SHEET 8



NEW PARCEL LINE

C.C.C.S.D.
6165 OR 448
07/07/1970

APN: 159-140-057

54 LSM 50

FEE PARCEL
66,680± SQ. FT.
(1.53± AC.)

N31° 57' 58"W 325.00'

N34° 35' 35"W 466.36'

N33° 44' 18"W 375.00'

L=1485.89'
Δ=17° 47' 05"
R=4787.00'

S56° 15' 42"W (R)

287'

(TOTAL)
S33° 44' 18"E 2346.92'

CCCFC & WCD
PORTION 5060 OR 567
(FC NO. 15A)

WALNUT CREEK
CHANNEL

NORTHEASTERLY LINE,
6165 OR 448

SEE SHEET 6

Unincorporated Contra Costa County, California

GRAYSON-WALNUT CREEK

FEE PARCEL

Instr _____ Recorded _____

Series # _____

Contra Costa County
Flood Control & Water
Conservation District

255 Glacier Drive, Martinez, CA 94553

SCALE: 1" = 80'

DATE: 06/28/2024

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FA-20190

CAD FILE: WO8348 Grayson-Walnut Creek Fee Take_V4_1.dwg

Page 7 of 9

CCCSD Job No: 7341
Parcel 1

Plat Date: 7/11/2024 3:50:35 PM
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File Name: Grayson-Walnut Creek Fee Take_V4_1.dwg

EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"

SEE SHEET 9

C.C.C.S.D.
6165 OR 448
07/07/1970

APN: 159-140-057

54 LSM 50

FEE PARCEL
66,680± SQ. FT.
(1.53± AC.)

S 60°37'54" W (R)

NEW PARCEL LINE

N31° 57' 58" W
325.00'

SEE SHEET 7

Unincorporated Contra Costa County, California

WALNUT CREEK
CHANNEL

CCCFC & WCD
PORTION 5060 OR 567
02/17/1966
(FC NO. 15A)

NORTHEASTERLY LINE,
6165 OR 448

287'

GRAYSON-WALNUT CREEK

FEE PARCEL

Instr _____ Recorded _____

Series # _____

Contra Costa County
Flood Control & Water
Conservation District

255 Glacier Drive, Martinez, CA 94553

SCALE: 1" = 80'

DATE: 06/28/2024

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FA-20190

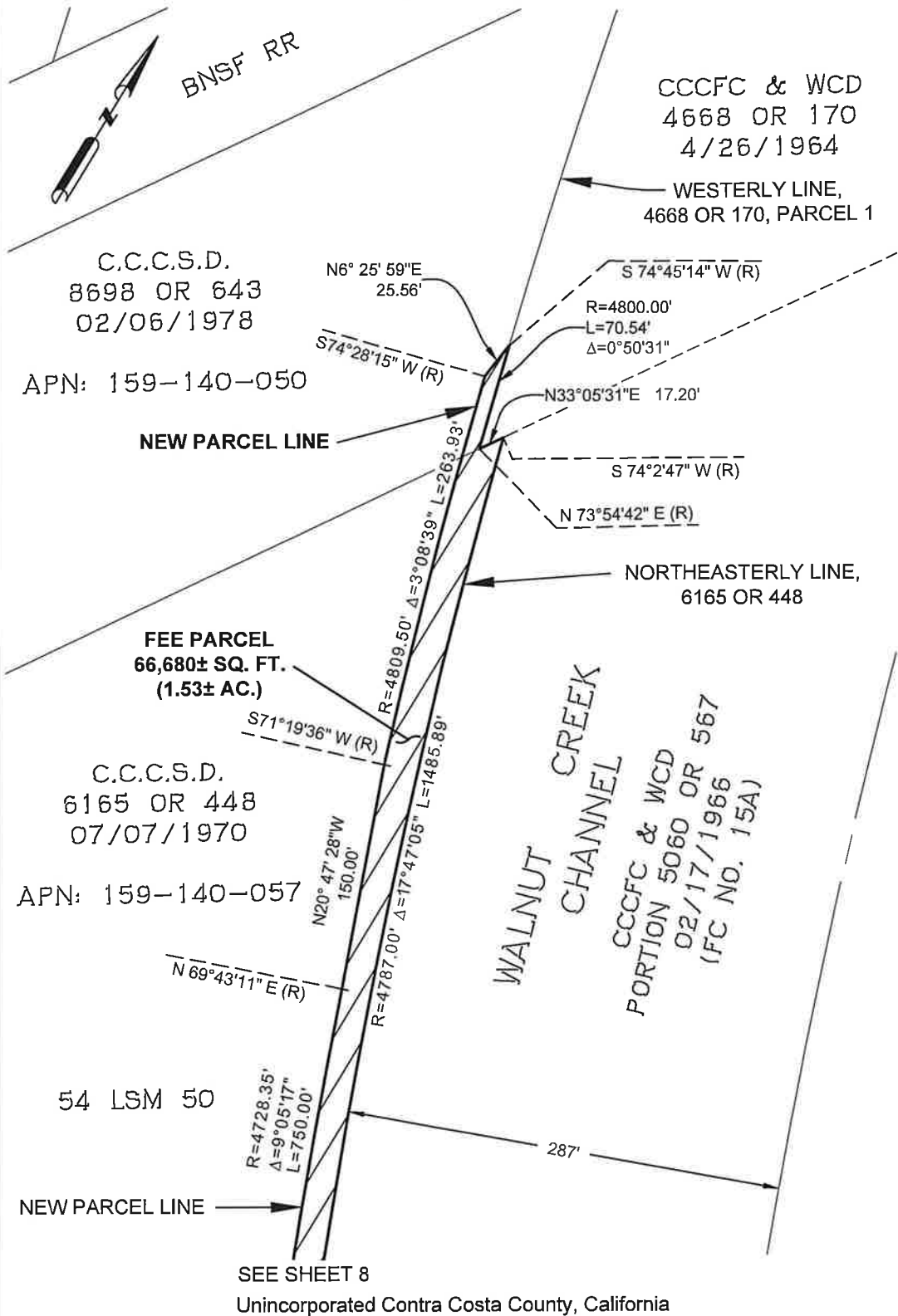
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Page 8 of 9

CCCSD Job No: 7341
Parcel 1

EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"



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GRAYSON-WALNUT CREEK FEE PARCEL Instr _____ Recorded _____ Series # _____		Contra Costa County Flood Control & Water Conservation District 255 Glacier Drive, Martinez, CA 94553	
CAD FILE: WO8348 Grayson-Walnut Creek Fee Take_V4_1.dwg		SCALE: 1" = 80'	DATE: 06/28/2024
Page 9 of 9		DRAWN BY: AM	DRAWING NO. FA-20190
		CHECKED BY: DMT	

CCCSD Job No: 7341
Parcel 1

RESOLUTION NO. 2025-010

A RESOLUTION OF THE CENTRAL CONTRA COSTA SANITARY DISTRICT
AUTHORIZING EXECUTION OF GRANT DEED
TO CONTRA COSTA FLOOD CONTROL AND WATER CONSERVATION DISTRICT,
AS RELATED TO THE GRAYSON CREEK/WALNUT CREEK LEVEE
REHABILITATION, DISTRICT PROJECT 7341, MARTINEZ
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 Deed 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 Deed 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.

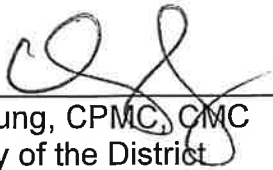
PASSED AND ADOPTED this 5th day of June 2025 by the Board of Directors of Central San by the following vote:

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. 2025-010**
passed and adopted by said District
Board on June 5, 2025.

Dated: June 5, 2025



Katie Young
Secretary of the District