

**Recording Requested By:**

**Lake County Watershed Protection District**

**And When Recorded Mail To:**

**Board of Directors  
Lake County Watershed Protection District  
Courthouse – 255 N. Forbes Street  
Lakeport, CA 95453**

**Documentary Transfer Tax \$ Exempt  
County of Lake**

**By: \_\_\_\_\_**

**Recording Fee \$0.00**

**Govt. Code 27383**

**APN:201-010-020**

**(Space Above This Line For Recorder's Use Only)**

## **EASEMENT DEED (Well House)**

**LAKE COUNTY WATERSHED PROTECTION DISTRICT, a public entity,**

does hereby GRANT to

**Linda Ruth Chandler, Trustee of The Linda Ruth Chandler Revocable Trust dated March 3, 2000,** its successors and assignees, a non-exclusive perpetual easement for the purpose of maintaining, repairing, and accessing existing well house facilities and their appurtenant fixtures located over, under and across all that portion of the Grantee's property located in the County of Lake, State of California, described and depicted as follows:

**FOR DESCRIPTION, SEE ATTACHED EXHIBITS "A" & "B" ATTACHED HERETO:**

**LAKE COUNTY WATERSHED PROTECTION DISTRICT**

**By: \_\_\_\_\_**

**Dated: \_\_\_\_\_**

**Print Name: \_\_\_\_\_**

**Title: \_\_\_\_\_**

**(Signatures must be notarized)**

## ACKNOWLEDGMENT

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 \_\_\_\_\_)

On \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

personally appeared \_\_\_\_\_,  
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.

Signature \_\_\_\_\_ (Seal)

**EXHIBIT "A"**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF LAKE, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 9 WEST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A NON-EXCLUSIVE EASEMENT FOR AN EXISTING WELL HOUSE AND APPURTENANCES RELATED THERETO, OVER, UNDER AND ACROSS ALL THAT PORTION OF THE LANDS OF THE COUNTY OF LAKE, BEING A PORTION OF PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LAKE COUNTY ON APRIL 16, 1971, IN BOOK 3 OF PARCEL MAPS AT PAGE 46, LAKE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1½ INCH IRON PIPE WITH NO TAG, WHICH BEARS SOUTH 30°00'34" EAST 484.26' FEET FROM A 1½ IRON PIPE WITH NO TAG AT THE MOST WESTERLY CORNER OF THE PARCEL DESCRIBED IN BOOK 655 AT PAGE 496 OF OFFICIAL RECORDS, AS SHOWN IN BOOK 3 OF PARCEL MAPS AT PAGE 46, LAKE COUNTY RECORDS; THENCE SOUTH 63°14'39" EAST 669.86 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 49°46'45" EAST 18.41 FEET TO THE EAST LINE OF SAID LANDS OF THE COUNTY OF LAKE; THENCE ALONG SAID EAST LINE SOUTH 00°41'29" EAST 27.93 FEET; THENCE LEAVING SAID EAST LINE NORTH 41°54'04" WEST 21.55 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED EASEMENT IS APPURTENANT TO THE EASTERLY REMAINDER OF SAID PARCEL 1, SUBSEQUENT TO THE COUNTY OF LAKE ACQUISITION OF THE WESTERLY PORTION OF SAID PARCEL 1 LYING WITHIN THE 100 YEAR FLOOD PLAIN.

**BASIS OF BEARINGS** FOR THIS DESCRIPTION IS NORTH 30°00'34" WEST BETWEEN FOUND 1-1/2" IRON PIPES ALONG THE FENCE TIE, ALONG THAT PARCEL DESCRIBED IN BOOK 655 AT PAGE 496 OF OFFICIAL RECORDS, AS SHOWN IN BOOK 3 OF PARCEL MAPS AT PAGE 46, LAKE COUNTY RECORDS.



# LEGEND:

- FD. 1-1/2" I.P. NO TAG PER 3 P.M. 46.
- x-x-x- EXISTING FENCE LINES.
- - - - - EXISTING ACCESS EASEMENTS.
- - - - - INDICATES A TIE LINE.
- ▨ COUNTY OF LAKE 100 YEAR FLOOD PLAIN ACQUISITION, 4.42 ACRES.

# REFERENCES:

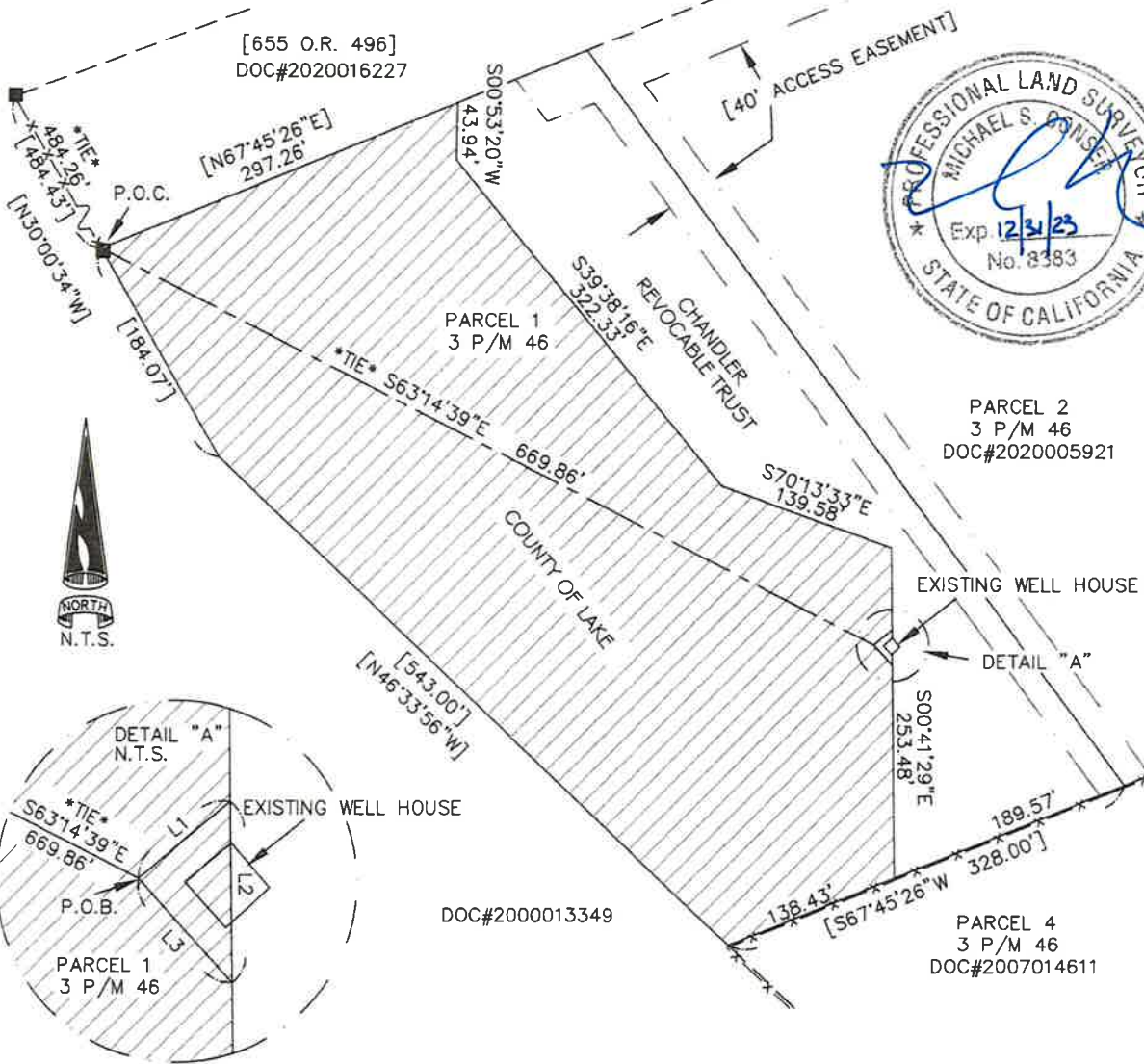
[ ] RECORD PER 3 PM 46, LAKE COUNTY RECORDS

# NOTES:

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

# BASIS OF BEARINGS:

NORTH 30°00'34" WEST BETWEEN FOUND 1-1/2" IRON PIPES ALONG THE FENCE TIE, ALONG THAT PARCEL DESCRIBED IN BOOK 655 AT PAGE 496 OF OFFICIAL RECORDS, AS SHOWN IN BOOK 3 OF PARCEL MAPS AT PAGE 46, LAKE COUNTY RECORDS.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N49°46'45"E	18.41'
L2	S00°41'29"E	27.93'
L3	N41°54'04"W	21.55'

# EXHIBIT "B"

## WELL HOUSE EASEMENT PLAT

PORTION OF PARCEL 1 AS SHOWN ON BOOK 3 OF PARCEL MAPS AT PAGE 46, L.C.R.

COUNTY OF LAKE

STATE OF CALIFORNIA

DATE: 2/7/2023 J.N. 21-73

DRAWN BY: C9