

RECORDING REQUESTED BY:

CENTRAL CONTRA COSTA
SANITARY DISTRICT

AFTER RECORDING RETURN TO:

MAINLINE REVIEW SECTION
PLANNING & DEVELOPMENT
SERVICES DIVISION
ENGINEERING & TECHNICAL
SERVICES DEPARTMENT
CENTRAL SAN
5019 IMHOFF PLACE
MARTINEZ, CA 94553-4392

APN 149-230-008

Job No.6691 - ROW Parcel No. 1

GRANT OF EASEMENT (RECYCLED WATER PURPOSES)

For good and valuable consideration, **the Mount Diablo Unified School District**, a political subdivision of the State of California (hereinafter "Owner"), being the present title owner of record of the parcel of land described in Exhibit "A" (written legal description), attached hereto and by this reference made a part hereof, does hereby grant to the **Central Contra Costa Sanitary District** (hereinafter "Central San"), a special district of the State of California, and its successors or assigns, an **exclusive subsurface easement and a nonexclusive surface easement** (characterized as easements in gross for all purposes of this grant), for the right to construct, reconstruct, renew, alter, operate, maintain, replace (with the initial or any other size) and repair such recycled water line or lines as Central San shall from time to time elect for conveying sewage, and all necessary maintenance access structures, laterals and appurtenances thereto, over and within such easement area as is described in said Exhibit "A" and shown on Exhibit "B" (plat), attached hereto, together with the free right of ingress, egress and emergency access to said easement over and across the remaining portion of the Owner's property, provided that said rights of ingress, egress and emergency access shall be limited to established roadways, pathways, avenues or other routes to the extent possible and as reasonably necessary for the proper use of the rights granted herein. This grant of easement also includes the right to clear obstructions, permanent structures, and vegetation from the easement as may be required for the proper use of the other rights granted herein.

The Owner reserves the right to landscape or make such other use of the lands included within the easement which is consistent with Central San's use; however, such use by the Owner shall not include the planting of trees or construction of permanent structures, including but not limited to houses, garages, car ports, outbuildings, swimming pools, tennis courts, fountains, ponds, artificial streams, retaining walls requiring building permits (three feet or greater in height) or having pier foundations or spread footings greater than eighteen-inches wide by twelve-inches thick, decks,

barbeques, patios, engineered drainage facilities (bio-swales), or other structures within or over the easement, or any other activity which may interfere with Central San's full enjoyment of the easement rights granted herein.

Whenever any improvements permitted under this Grant of Easement are removed or damaged by Central San's or its contractor's use of the easements granted herein, such improvements will be repaired or replaced by Central San (only to the extent actually removed or damaged) to a condition substantially equal to or better than their condition prior to such work.

Maintenance access structures (manholes, valve and meter boxes, etc.) constructed within the easement shall not be covered by earth or other material and shall remain in an exposed and accessible condition at all times for routine and/or emergency maintenance that may be deemed necessary by Central San from time to time.

The provisions of this grant shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the respective parties.

In witness whereof, Owner executed this instrument on this _____ day of _____, 202__.

Mount Diablo Unified School District (OWNER):

By: _____
(Notarial acknowledgment required)

By: _____

"ATTACH NOTARY STATEMENT"

Attach Plat and Legal Description,
if mentioned in body of IOD
Must be approved by CCCSD Surveyor

Must Attach Board Acceptance before Recording
this Document

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