

DOCUMENT # 3

**DEDICATION AND GRANT OF EASEMENT FOR LANDFILL ACCESS, OPERATIONS, AND
MAINTENANCE PURPOSES NEAR AND ALONG EUCALYPTUS AVENUE
- CITY OF AMERICAN CANYON, NAPA COUNTY, CALIFORNIA**

RECORDING REQUESTED BY:
City Clerk
City of American Canyon
4381 Broadway Street, #201
American Canyon, CA 94503

WHEN RECORDED
MAIL TO:

City Clerk
City of American Canyon
4381 Broadway Street, #201
American Canyon, CA 94503

Trent Cave
Authority Manager
Napa-Vallejo Waste Management Authority
1195 Third Street, Room 101
Napa, CA 94559

Recording Fee: Exempt (Government Code Section 27383) Space above this line for Recorder's use

APN NO(S): 058-020-010

DOCUMENTARY TRANSFER TAX: Exempt (Revenue and Taxation Code Section 119 22)

The subject property is located in or near the City of American Canyon, Napa County, CA.

DEDICATION AND GRANT OF EASEMENT FOR ACCESS, OPERATIONS AND MAINTENANCE PURPOSES

IN CONSIDERATION AS FULL EXCHANGE FOR THE CONVEYANCE OF TITLE TO THE REAL PROPERTY IN NAPA COUNTY DESCRIBED AS LOT A, APN 058-020-010

The CITY OF AMERICAN CANYON (Grantor)

does hereby DEDICATE and GRANT to

NAPA-VALLEJO WASTE MANAGEMENT AUTHORITY, a Joint Powers Agency of the City of Napa, County of Napa, City of American Canyon, and City of Vallejo, located in the counties of Napa and Solano, State of California, as GRANTEE, an agreement: for a non-exclusive easement to lands for access, and maintenance and operations activities on, over, under and across that certain parcel of land situated in or near the City of American Canyon County of Napa, State of California, as described in the attached Exhibit "A" and shown in the attached Exhibit "B";

Grantor grants the following to Grantee in addition to non-exclusive access easement:

1. Right to make modifications to the alignment and grade of service roads, including construction, of drainage improvements, at Grantee's expense.
2. Right to close service road and trail to the public based on reasonable evidence and need, if such closure is necessary to protect the public during landfill maintenance and construction operations. Grantee to provide 48 hour written notice.
3. Right to remove, repair, and replace trail side fencing at Grantees sole expense when needed for landfill operations and maintenance.

Grantor retains the following rights over easement lands:

1. to approve, or cause to be modified to Grantors satisfaction, all improvement plans prior to construction.

Grantor agrees to place the following conditions on public use of easement;

1. Grantor to assume all law enforcement and public health and safety protection responsibilities
2. Grantor to assume responsibility for all trail maintenance, including waste collection, and repair of trail, fencing, and associated structures.
3. Grantor to prominently post and enforce the following trail use regulations:
 - a. Trail is to be closed dusk to dawn
 - b. Equestrian use is prohibited
 - c. Dogs permitted on leash only
 - d. Dog owners responsible for pet waste
 - e. No motorized vehicular access by public
 - f. No alcoholic beverages on trail
 - g. Firearms, bow and arrows are prohibited

Grantee agrees to the following conditions on use of easement:

1. to repair or replace in-kind any and all damage to public access facilities, caused by Grantee, its employees, and contractors.
2. to maintain fence separating public access trail from landfill operations areas in good condition, and to repair and replace when necessary.

This conveyance is accepted pursuant to Section 27281 of the Government Code of the State of California.

By: _____ Date _____
City Manager, City of American Canyon

By: _____ Date _____
Authority Manager, Napa Vallejo Waste Management Authority

EXHIBIT "A" Document 3
LEGAL DESCRIPTION

All that certain real property situated in the County of Napa, State of California, described as follows:

As shown on that particular Record of Survey shown in Book 38 of Surveys at Page 85, the POINT OF BEGINNING being at the most westerly terminus of that certain course shown as N 88°47'42" E 1274.21' and marked by a 2" brass disk in concrete and stamped R.C.E. 6250, and being the northwesterly corner of Parcel A as shown in Book 22 of Surveys at Page 83;

thence 143.63 feet along the property line to the westerly property line of said parcel and the angle point of that particular course shown as N 10°05'13" W on said Record of Survey;
thence North 88°47'42" East, 40.00 feet parallel to said course;
thence North 43°47'42" East, 60.00 feet;
thence North 73°47'42" East, 85 feet to the northerly property line of said parcel;
thence North 88°47'42" East, 130.84 feet along the northerly property line of said parcel;
thence North 1°12'18" West, 20.00 feet perpendicular to said course;
thence North 88°47'42" East, 60.00 feet parallel to said course;
thence North 1°12'18" West, 10.00 feet perpendicular to said course;
thence North 88°47'42" East, 80.00 feet parallel to said course;
thence North 1°12'18" West, 15.00 feet perpendicular to said course;
thence North 88°47'42" East, 810.00 feet parallel to said course;
thence South 1°12'18" East, 47.33 feet perpendicular to said course to the northerly property line of said parcel;
thence South 89°51'50" East, 195.82 feet along the northerly property line of said parcel;
thence North 0°8'10" East, 106.92 feet;
thence South 88°47'42" West, 904.31 feet parallel to said course;
thence South 80°15'50" West, 674 feet to the POINT OF BEGINNING.

Containing 2.16 Acres more or less.