

RECORDING REQUESTED BY

NAME: Jim Beck

WHEN RECORDED MAIL TO:

NAME: Jim Beck

ADDRESS: 22217 Old Santa Cruz Hwy

CITY / STATE / ZIP: Los Gatos, CA 95033

(DOCUMENT WILL ONLY BE RETURNED TO NAME & ADDRESS IDENTIFIED ABOVE)

25450901

Regina Alcomendras
Santa Clara County - Clerk-Recorder

03/20/2023 12:39 PM

Titles: 1 Pages: 9

Fees: \$126.00

Taxes: \$0.00

Total: \$126.00



(SPACE ABOVE FOR RECORDER'S USE)

Utility Easement
(DOCUMENT TITLE)

Space Above For Recorder Use

UTILITY EASEMENT

Effective this 11 day of March, 2023, for valuable consideration, receipt and sufficiency of which is hereby acknowledged, Deborah Webb (hereinafter "Grantor") grants to James Beck (hereinafter "Grantee"), a perpetual easement for the installation of utilities, such as water and other public utilities in the property described in Exhibit "A" and depicted in Exhibit "B" (hereinafter "Utility Easement") on, over, across, under and through portions of property commonly known as 22091 Old Santa Cruz Highway, Los Gatos, California (APN 558-08-139). This Utility Easement runs in favor of James Beck and his successors in interest to certain real properties described in Exhibit "C".

The rights granted herein are for the installation, connection, and maintenance of domestic water lines and other public utilities, including such plumbing, mechanical, and electrical devices, at a location within the easement area to be determined by Grantee at the time of installation, and grantee shall be solely reasonable for the repair, replacement and maintenance of said utilities.

GRANTOR:: Deborah Webb
Deborah Webb Date: 3/11/23

GRANTEE:: James Beck
James Beck Date: 3/11/23

Exhibit A

All that certain real property situate in the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 9 South, Range 1 West, more particularly described as follows:

Beginning at Station "A" 67+36.71 of the center line Survey of the old State Highway leading from Los Gatos to Santa Cruz, (now known as the old Los Gatos-Santa Cruz Road), thence along said center line the following courses and distances: curving to the left, with a radius of 150 feet through an angle 29 degrees 38' for a distance of 77.49 feet to Station "A" 68+14.2 P.O.C. = "L" 68+14.2 P.T.; thence North 61 degrees 32' West 65.0 feet; thence curving to the right with a radius of 200 feet through an angle of 34 degrees 59' for a distance of 122.1 feet; thence North 26 degrees 33' West 82.12 feet to Station "L" 70+83.42; thence leaving the center line of the said old State Highway, South 63 degrees 27' West 30.0 feet to the Southwesterly line of the said Highway; thence South 1 degree 21' West 45.39 feet; South 6 degrees 58' West 108.21 feet, South 43 degrees 41' East 36.3 feet, South 84 degrees 04' East 71.18 feet, South 78 degrees 23' East 41.93 feet, South 63 degrees 36' East 57.77 feet, South 67 degrees 08' East 65.30 feet to the Southwesterly side of the said old State Highway; thence North 58 degrees 04' East 30.0 feet to Station "A" 67+36.71, the point of beginning.

EXCEPTING THEREFROM that portion of said land conveyed in the Deed from J. H. Laddick and Elizabeth A. Laddick, his wife to the County of Santa Clara, State of California, which Deed recorded January 6, 1916 in Book of Deeds numbered 436 at page 357.

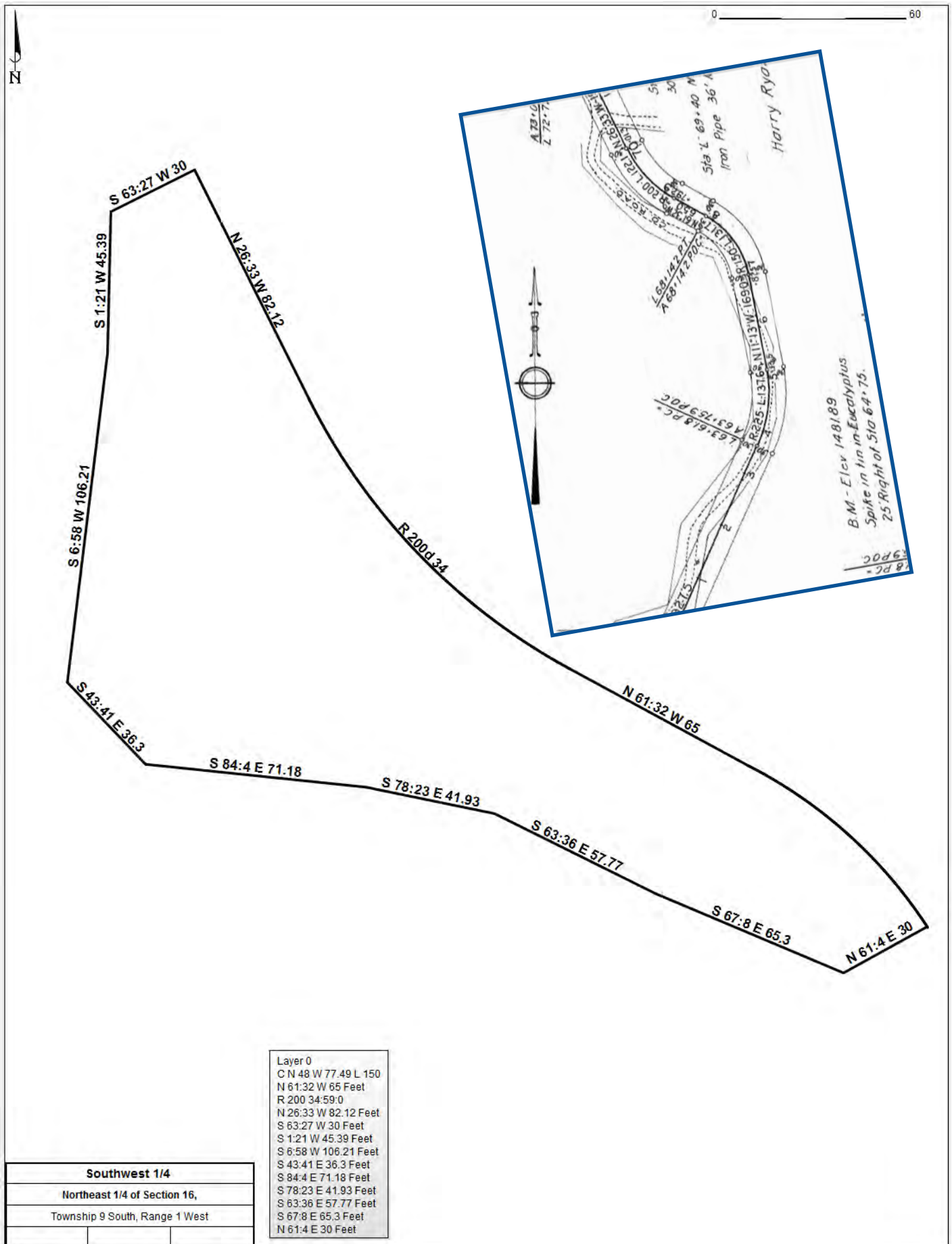


Exhibit C - (Cont'd on Next Page)

APN 558-08-095/096

BEGINNING at a 1" iron pipe on the Northwesternly line of the Old State Highway from Los Gatos, to Santa Cruz (60 feet wide) at the most Southerly corner of that certain 2.57 acre tract of land described in the Deed from Claud G. Castor, et ux, to Harry C. Hedger, et ux, recorded November 28, 1950 in Book 2103 Official Records, page 521, and which said tract is shown on a Record of Survey recorded July 1, 1958 in Book 94 of Maps, page 55; and thence from said point of beginning along the Northwesternly line of said Old State Highway S. 23° 49' W. 237.39 feet to a 1" iron pipe; thence leaving the line of said Highway and running N. 63° 34' 30" W. 136.41 feet to a 1" iron pipe; thence N. 39° 18' 30" W. 145.66 feet to a 1" iron pipe; thence N. 23° 44' W. 28.00 feet to a 1" iron pipe; thence N. 66° 10' E. 290.79 feet to a 1" iron pipe in a Southwesterly line of and bearing N. 53° 19' 10" W. 37.10 feet from a 1" iron pipe at an angle corner in that certain 2.57 acre parcel hereinabove referred to; thence along the Southwesterly and Westerly boundaries of said 2.57 acre parcel the three following courses and distances: S. 53° 19' 10" E. 37.10 feet to a 1" iron pipe at said angle corner; S. 9° 51' 40" W. 57.75 feet to a 1" iron pipe; and S. 60° 47' 20" E. 40.67 feet to the point of beginning, containing 1.29 acres, more or less, and being a portion of Section 16 Township 9 South, Range 1 West.

~~TOGETHER WITH a non-exclusive easement for ingress and egress, and public utilities as described in the Deed from Claud G. Castor et ux, to Harry C. Hedger, et al, recorded October 21, 1958 in Book 4207, page 488, Official Records.~~

ALSO TOGETHER WITH a right of way for ingress and egress as reserved in the Deed from Claud G. Castor, et ux, to Harry C. Hedger, et ux, recorded November 28, 1950 in Book 2103 of Official Records, page 521, over a strip of land 20.00 feet wide, the Southerly line of which is described as follows:

BEGINNING at the point of beginning of the hereinabove described parcel; thence N. 60° 47' 20" W. 40.67 feet to the terminus of said right of way.

Exhibit C - (Cont'd on Next Page)

APN 558-08-119

PARCEL NO. 1: Beginning at the intersection of the center line of Mountain Charlie Road with the Northwesterly line of that certain 3.72 acre tract of land conveyed by Claud G. Castor, et ux to Carl E. Olson, et ux, by Deed dated January 11, 1945 and recorded March 2, 1945 in Book 1248 of Official Records, page 108; thence along the center line of Mountain Charlie Road, N. 89°16' W. 40.39 feet; thence leaving said center line of Mountain Charlie Road and running along the Southeasterly line of the 27.10 acre tract described in the Deed from Elizabeth A. Laddick to Harry Ryan dated July 1, 1927 and recorded July 13, 1927 in Book 331 of Official Records, page 505, N. 42°48' E. 262.71 feet to a one inch pipe; thence S. 35°28' E. 30.64 feet to the most Northerly corner of said 3.72 acre tract; thence along the Northeasterly line of said 3.72 acre tract S. 33°33' E. 609.95 feet to the most Westerly corner of that certain 5.00 acre parcel of land conveyed by Claud G. Castor, et ux, to Clifford E. Knight, et ux by Deed dated January 12, 1945 and recorded January 15, 1945 in Book 1233 of Official Records, page 588; thence along the Southwesterly prolongation of the Northwesterly line of said 5.00 acre parcel, S. 48°20' W. 170.92 feet; thence at right angles N. 41°40' W. 5.00 feet; thence at right angles S. 48°20' W. 51.57 feet to a point on the center line of Mountain Charlie Road; thence along the center line of Mountain Charlie Road, N. 43°17' W. 61.53 feet; N. 29°30' W. 302.25 feet, N. 35°33' W. 160.14 feet, N. 59°19' W. 56.55 feet and N. 89°16' W. 40.39 feet to the point of beginning and being a portion of Section 16, Township 9 South, Range 1 West, M. D. M., Surveyed November 1957 by McMillan & McMillan Civil Engineers.

PARCEL NO. 2: Beginning at the most Northerly corner of that certain 3.72 acre tract of land conveyed by Claud G. Castor, et ux, to Carl E. Olson, et ux by Deed dated January 11, 1945 and recorded March 2, 1945 in Book 1248 of Official Records, page 108; thence along the Northeasterly line of said 3.72 acre tract, S. 33°33' E. 609.95 feet to the most Westerly corner of that certain 5.00 acre parcel of land conveyed by Claud G. Castor, et ux to Clifford E. Knight, et ux by Deed dated January 12, 1945 and recorded January 15, 1945 in Book 1233 of Official Records, page 588; thence along the Northwesterly line of said 5.00 acre parcel N. 48°20' E. 326.80 feet; thence leaving said Northwesterly line and running N. 33°41' W. 495.87 feet to a point on the Southeasterly line of that certain parcel of land conveyed by Elizabeth A. Laddick, a widow, to Harry Ryan by Deed dated April 9, 1931 and recorded January 6, 1932 in Book 600 of Official Records, page 73; thence along said Southeasterly line, S. 66°16' W. 344.63 feet to the point of beginning and being a portion of Section 16, Township 9 South, Range 1 West, M. D. M., Surveyed November 1957 by McMillan & McMillan, Civil Engineers.

Together with a right of way for ingress and egress, appurtenant to Parcel No. 2 hereinabove described, over a strip of land 30 feet wide the Southwesterly and Southeasterly lines of which are described as follows:

Beginning at a point on the Northwesterly line of the Old Santa Cruz Highway at the most Westerly corner of that certain 5.00 acre parcel of land conveyed by Claud G. Castor, et ux to Clifford E. Knight, et ux by Deed dated January 12, 1945 and recorded January 15, 1945 in Book 1233 of Official Records, page 588; thence leaving said line of the Old Santa Cruz Highway and running along the Northeasterly line of said 5.00 acre parcel, N. 53°16' W. 276.98 feet to the most Northerly corner thereof; thence along the Northwesterly line of said 5.00 acre tract, S. 47°40' W. 207.09 feet to the most Easterly corner of Parcel No. 2 hereinabove described.

Exhibit C - (Cont'd on Next Page)

APN 558-08-130

BEGINNING AT A 3/4 INCH PIPE AT THE MOST EASTERLY CORNER OF THAT CERTAIN 5 ACRE TRACT OF LAND CONVEYED BY CLAUD G. AND ANNA E. CASTOR TO CLIFFORD E. AND HAZEL M. KNIGHT, AS RECORDED ON JANUARY 15, 1945, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA; AND RUNNING THENCE ALONG THE NORTHEASTERLY LINE OF SAID 5 ACRE TRACT OF LAND NORTH 53 DEGREES 16 MINUTES WEST 276.98 FEET TO A 3/4 INCH PIPE AT THE MOST NORTHERLY CORNER OF SAID 5 ACRE TRACT OF LAND; THENCE ALONG THE NORTHWESTERLY LINE OF SAID 5 ACRE TRACT OF LAND SOUTH 47 DEGREES 40 MINUTES WEST 246.25 FEET TO A 1 INCH PIPE; THENCE LEAVING SAID NORTHWESTERLY LINE AND RUNNING SOUTH 28 DEGREES 55 MINUTES EAST 345.64 FEET TO THE CENTER LINE OF THE MOUNTAIN CHARLIE ROAD, FROM WHICH A 3/4 INCH PIPE ON THE UPPER NORTHERLY BANK OF SAID ROAD BEARS NORTH 28 DEGREES 55 MINUTES WEST 15.29 FEET; THENCE ALONG THE CENTER LINE OF THE MOUNTAIN CHARLIE ROAD NORTH 55 DEGREES 22 MINUTES EAST 39.39 FEET; THENCE NORTH 46 DEGREES 32 MINUTES EAST 103.58 FEET; THENCE NORTH 26 DEGREES 58 MINUTES EAST 46.02 FEET; THENCE NORTH 1 DEGREE 35 MINUTES EAST 65.92 FEET; THENCE NORTH 24 DEGREES 01 MINUTE EAST 46.67 FEET AND NORTH 55 DEGREES 15 MINUTES EAST 75.22 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE LOS GATOS SANTA CRUZ ROAD "CALIFORNIA STATE HIGHWAY", AND THENCE CONTINUING NORTH 55 DEGREES 15 MINUTES EAST 30.74 FEET TO THE PLACE OF BEGINNING, AND BEING A PORTION OF SECTION 16, TOWNSHIP 9 SOUTH RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, SANTA CLARA COUNTY, CALIFORNIA.

Exhibit C - (Cont'd from previous page)

APN 558-06-027

The land referred to is situated in the County of Santa Clara, City of , State of California, and is described as follows:

BEGINNING at point of intersection of Northerly line of Parcel No. 2, described in Deed to Richard H. Welch, recorded in Book 2733, page 336, Official Records of Santa Clara County, California, with Westerly line of Melody Lane (60 feet wide) as shown on Record of Survey recorded in Book 73 of Maps at page 21, Records of Santa Clara County, California; thence along said. Northerly line Northwesterly 141.61 feet and Southwesterly 48.02 feet to Easterly line of 40.3 acre parcel conveyed to George Peacock by Deed recorded in Book 3661, page 429, Official Records of Santa Clara County; thence along said Easterly line, Northerly 29.63 feet to Northeasterly corner of said 40.3 acre parcel in center line of Mountain Charley Road and Southeasterly line of parcel of land conveyed to Clifford E. Knight, et ux, by Deed recorded in Book 1233, page 588, Official Records of Santa Clara County; thence Northeasterly along said Southeasterly line to intersection thereof with Northwesterly line of Old Santa Cruz-Los Gatos Road (60 feet wide); thence Southwesterly along said Northwesterly line of said Road 230.00 feet to Highway Engineers Station 54434.3 as shown on said Record of Survey showing Melody Lane; thence as shown on said Record of Survey North 65° 21' 40" West 5.00 feet; Southwesterly on a curve to the left, having a radius of 165.00 feet, radial to the last described course, through a central angle of 29° 33' an arc distance of 85.1 feet; Southwesterly on a curve to the right, having a radius of 40 feet; tangent to the preceding curve, through a central angle of 51° 56' 40", an arc distance of 36.26 feet; South 47° 02' West 63.11 feet; South 34° 09' West 178.23 feet; and Southerly on a curve to the left, having a radius of 124.00 feet, tangent to the preceding course, an arc distance of 96.27 feet to point of beginning.

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 Santa Clara

On 3-11-23 before me, Christopher Tack, notary public
(insert name and title of the officer)

personally appeared James Beck and Deborah Webb
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)

