

Exhibit "A"
Grant of Public Utility Easement

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
DOCUMENT TO:**

City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403
Attn: City Clerk

**EXEMPT FROM RECORDING FEE
Pursuant to Government Code 6103**

Space Above This Line for Recorder's Use Only

A.P.N.: 037-001-007

GRANT OF PUBLIC UTILITY EASEMENT

The undersigned Grantor declares:

DOCUMENTARY TRANSFER TAX -\$0-;

CITY TRANSFER TAX -\$0-; and

SURVEY MONUMENT FEE -\$0-,

- ☐ computed on the consideration or full value of property conveyed, OR
☐ computed on the consideration or full value less value of liens and/or encumbrances
remaining at time of sale,
☐ unincorporated area;
☒ City of **SAN MATEO**, and

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the property owner of 731 Crystal Springs Road ("**Grantor**"), hereby GRANTS to THE CITY OF SAN MATEO, a municipal corporation ("**Grantee**"), a non-exclusive easement for storm drain infrastructure (the "**Public Utility Easement**") including access, construction, and maintenance activities related to storm drain infrastructure on, across, and over that certain area of land described on Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein by reference, situated in the City of San Mateo, County of San Mateo, State of California (the "**Easement Area**"), for the purpose of maintaining storm drain infrastructure within the Easement Area (the "Drainage Pipe"). The foregoing Public Utility Easement shall automatically terminate at such time that the City no longer requires the Easement Area for access to and maintenance of the Drainage Pipe.

Grantee covenants and agrees to indemnify, defend, and hold harmless Grantor from and against any and all claims, demands, suits, actions, damages, liabilities, fees, costs and expenses (including reasonable attorneys' fees and costs) (collectively, "**Claims**") arising out of, caused by, or related

in any way to Grantee's use of the Easement Area or any of its agents, employees, contractors, invitees, or licensees use of the Easement Area; provided, however, such indemnification obligation shall not apply to Claims to the extent arising from Grantor's gross negligence or intentional misconduct. Grantee shall promptly repair at its sole cost and expense any damage caused by Grantee's use of the Easement Area, including without limitation damage to landscaping and pavement.

In connection with any development or operation of the Easement Area undertaken by Grantor or Grantor's successors and assigns, if the Parties identify and agree upon an alternate point of access, Grantor reserves the right upon ninety (90) days' prior written notice to Grantee to relocate the Easement Area described herein at Grantor's sole cost and expense and to cause Grantee to promptly release and quitclaim said Public Utility Easement. Grantor agrees to dedicate a new easement to Grantee at such time, and Grantee agrees to accept such easement, and Grantor agrees to cause the new easement to conform with the reasonable operational and maintenance requirements of Grantee for the Drainage Pipe, and to negotiate in good faith with Grantee or its designee regarding the extent and limitations of such easement; provided, however, that nothing contained herein shall be construed or interpreted to create, nor shall it create, any obligation of Grantor to grant any greater easement rights than those granted or created by this agreement.

Dated: 8/12, 2024

GRANTOR:

The Property Owner of 731 Crystal Springs Road

By: Chunhyon Yi

Name: CHUNHYON Yi

Title: Home Owner

GRANTEE:

THE CITY OF SAN MATEO,
a municipal corporation

By: _____

Name: _____

Title: _____

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)
) SS
COUNTY OF SAN MATEO)

On 08-12-2024, before me,
Lobat Omidvari Mozaffar, Notary Public, personally appeared

Chuh yea Yi, 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

Lobat Omidvari Mozaffar



My Commission Expires:

07-02-2027

This area for official notarial seal

Notary

Name: Lobat Omidvari Mozaffar

Notary Registration

Number: 2452178

Notary

Phone: 650 743 9667

County of Principal Place of

Business: San Mateo County

EXHIBIT 'A'

**LEGAL DESCRIPTION
STORM DRAINAGE EASEMENT
LANDS OF YI**

**731 CRYSTAL SPRINGS ROAD, SAN MATEO, CALIFORNIA
APN 034-011-070**

An easement over the real property situate in the City of San Mateo, County of San Mateo, State of California being a portion of the lands of Yi as described in the Grant Deed filed for record on July 2, 2001, as Document 2001-099435, San Mateo County Official Records, and being more particularly described as follows:

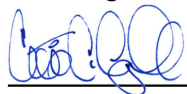
COMMENCING at the westerly corner of said lands of Yi, same being the westerly corner of Lot 6, Block 2 of Subdivision No. 1 Baywood Knolls, filed for record on September 24, 1937 in Book 21 of Maps at pages 50 and 51, San Mateo County Records; thence along the northwesterly line of said Lot 6, same being the southeasterly right-of-way line of Crystal Springs Road, North 40° 23' 30" East, 5.18 feet to the intersection with the northeasterly line of an existing 10-foot wide Public Utility Easement, as said easement is shown on said Baywood Knolls map; thence along said northeasterly line of an existing 10-foot wide Public Utility Easement, South 64° 50' 00" East, 95.15 feet to the **POINT OF BEGINNING**; thence continuing along said northeasterly line of an existing 10-foot wide Public Utility Easement, South 64° 50' 00" East, 37.45 feet to the southeasterly line of said Lot 6; thence along the southeasterly line of Lot 6, North 36° 06' 53" East (*South 35° 41' 20" West per Book 21 of Maps at pages 50 and 51*), 4.55 feet; thence North 34° 10' 29" West, 9.38 feet; thence North 81° 49' 54" West, 31.63 feet to the **POINT OF BEGINNING** and containing an area of 193 square feet, more or less.

The bearing of South 64° 50' 00" East, being the northeasterly line of Lot 17, Block 2 as shown on the map entitled, "Subdivision No. 1 Baywood Knolls", filed for record on September 24, 1937, in Book 21 of Maps at pages 50 and 51 in the office of the recorder for the County of San Mateo, State of California, was used as the basis for all bearing described herein.

END OF DESCRIPTION

Attached hereto is an exhibit labeled "EXHIBIT 'B' PLAT TO ACCOMPANY LEGAL DESCRIPTION" and by this reference is made a part hereof.

This legal description was prepared by me or under my responsible charge.



Curtis C. Chappell, PLS 7992

July 9, 2024



CRYSTAL SPRINGS ROAD (width varies)

LEGEND

APN ASSESSOR'S PARCEL NUMBER
DOC. DOCUMENT NUMBER
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
PTN. PORTION

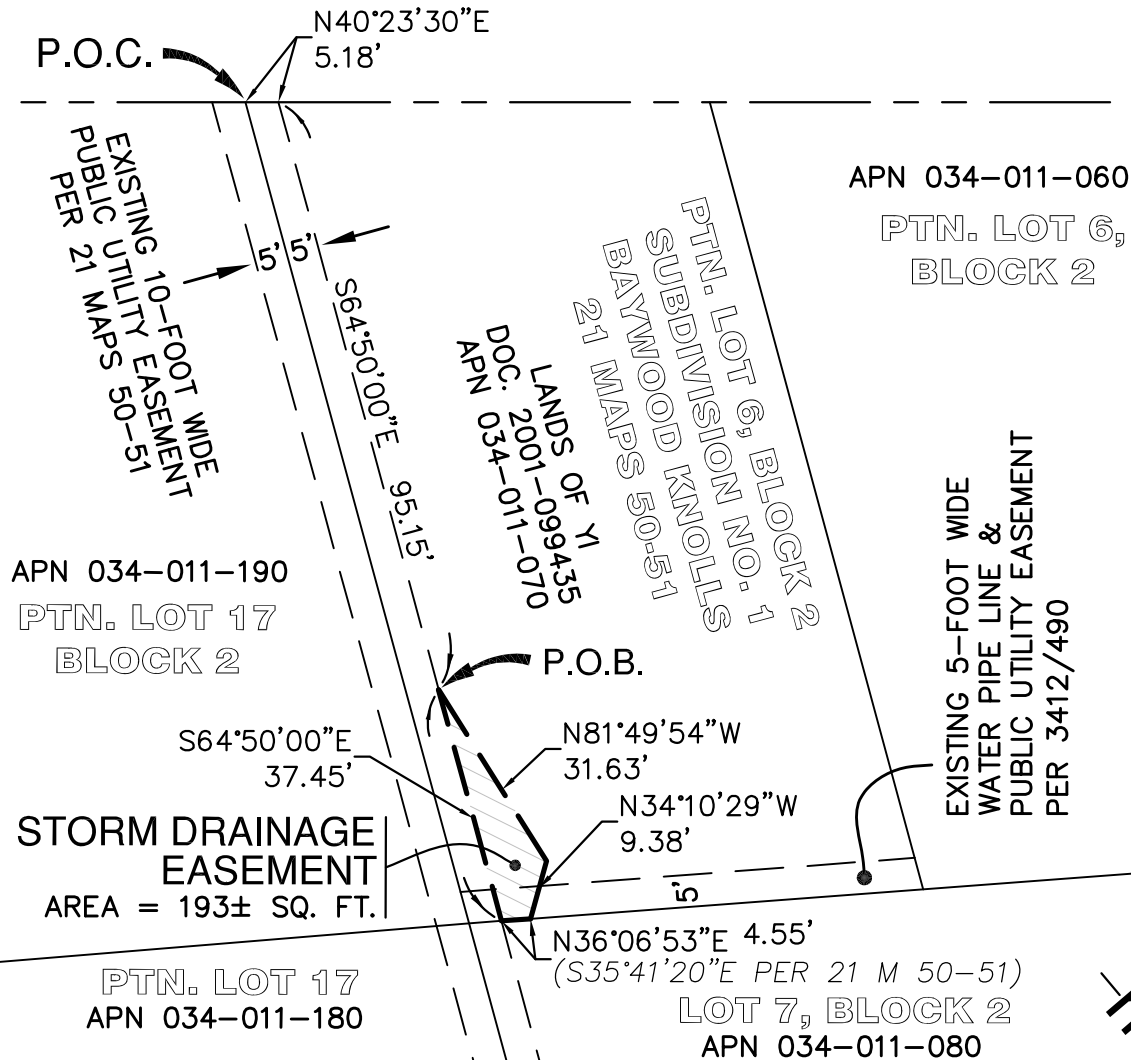
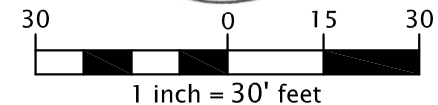
BOUNDARY OF STORM DRAINAGE
EASEMENT (S.D.E.)

EXISTING EASEMENT

PROPERTY LINE

RIGHT-OF-WAY LINE

THE BEARING OF SOUTH 64° 50' 00" EAST, BEING THE NORTHEASTERLY LINE OF LOT 17, BLOCK 2 AS SHOWN ON THE MAP ENTITLED, "SUBDIVISION NO. 1 BAYWOOD KNOLLS", FILED FOR RECORD ON SEPTEMBER 24, 1937, IN BOOK 21 OF MAPS AT PAGES 50 AND 51 IN THE OFFICE OF THE RECORDER FOR THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, WAS USED AS THE BASIS FOR ALL BEARING DESCRIBED HEREIN.



PAGE 2

JULY 9, 2024



CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
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EXHIBIT 'B'
PLAT TO ACCOMPANY LEGAL DESCRIPTION
731 CRYSTAL SPRINGS ROAD, SAN MATEO, CALIFORNIA
STORM DRAINAGE EASEMENT
APN 034-011-070