

RECORDING REQUESTED BY:

SCO Planning & Engineering, Inc.

**When Recorded Mail Document
To:**

Sandy MacDougall
260 Newport Center Drive, 4th Floor
Newport Beach, CA 92660

APN: 051-220-016, 051-370-002, 051-120-017 & 051-120-018

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EASEMENT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ none City Tax is \$ none

☐ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale,

☒ Unincorporated Area of the County of Nevada

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Western Gateway Park and Recreation District

hereby grants to

TRUST ONE TRUST as Trustee, Vanessa V. Marquez their successor's and/or assigns for the benefit of Parcels 1 and 3 described in Quit Claim Deed recorded as Document No. 2024-019456, Official Records of Nevada County

and to

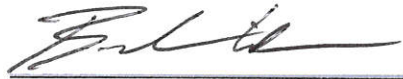
JOHN AND TONI OROSE, HUSBAND AND WIFE AND JOINT TENANTS; IDM ENDEAVORS LLC; PENNIMAN & ASSOICATES, LLC; PACIFIC PREMIER TRUST, CUSTODIAN FBO ANOTHONY LYON, IRA; CAROLE CHAMP, A SINGLE WOMAN; ROKIN'IT, LLC; GEORGE BUCKLEY AND JANET BUCKLEY, AS TRUSTEES OF THE BUCKLEY FAMILY REVOCABLE TRUST; VALERIE WICKLAND, TRUSTEE OF THE VALERIE ELIZABETH WICKLAND 1989 REVOCABLE SEPARATE PROPERTY EST. 9/18/1989; CHARLES MUGLER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY; their successor's and/or assigns for the benefit of **Parcel A** per Book 18 of Parcel Maps, Page 207, Official Records of Nevada County, Official Records of Nevada County

A non-exclusive **EMERGENCY ACCESS EASEMENT** across a portion of Western Gateway Park described in Document No. 2016-019405; Official Records of Nevada County. Said Easement is for Gated Emergency Access only.

Said Easement is situated in the Penn Valley, County of Nevada, State of California, as described in Exhibit "A" and shown on Supporting Exhibit "B" and made a part hereof.

Signatories and Notary Acknowledgements on following page

GRANTOR:
Western Gateway Park and Recreation District



Name: Brandon Lindsen
Title: Chairman, Board of Directors
Western Gateway Park and
Recreation District

3/26/25
Date

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Nevada)

On March 26th 2025 before me, Jessica V. Frank, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared FRANK BRANDON LINDSEN
Name(s) of Signer(s)

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

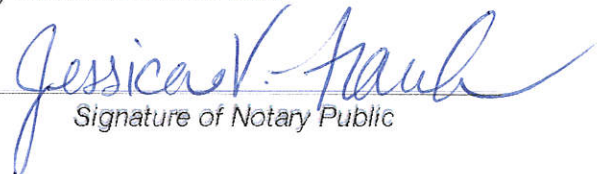

Signature of Notary Public

EXHIBIT A
LEGAL DESCRIPTION
EMERGENCY ACCESS EASEMENT

Description of an Emergency Easement along the centerline of an existing access across a portion of Western Gateway Park described in that Quit Claim Deed recorded as Document No. 2016-019405, Official Records of Nevada County, being a portion of Section 33, Township 16 North, Range 7 East, Mount Diablo Meridian, in Penn Valley, County of Nevada, State of California and being more particularly described as follows:

Commencing at a point on the southerly right of way line of State Highway 20 and the northeasterly corner of that parcel of land shown on that Record of Survey recorded in Book 4 of Surveys, Page 199, Official Records of Nevada Nevada County; said point also being the northeasterly corner of Western Gateway Park described in that Quit Claim Deed recorded as Document No. 2016-019405, Official Records of Nevada County; thence along the easterly line of said Western Gateway Park parcel South $01^{\circ}23'15''$ East, 15.51 feet to the **Point of Beginning**; thence from said **Point of Beginning** along the centerline of a 30 feet (30') wide emergency access easement the following five (5) courses:

Segment 1

1. Thence fifteen feet (15') distant and running parallel with the northern boundary of Western Gateway Park North $76^{\circ}40'30''$ West, 1,218.38 feet;
2. Thence continuing along the centerline of an existing access road along the arc of a curve to the left having a radius of 150.00 feet, a delta angle of $53^{\circ}17'19''$ and an arc length of 139.51 feet;
3. Thence South $50^{\circ}02'11''$ West, 113.62 feet;
4. Thence along the arc of a curve to the left having a radius of 135.00 feet, a delta angle of $76^{\circ}44'15''$ and an arc length of 180.81 feet;
5. Thence South $11^{\circ}08'42''$ West, 32.74 feet;

Thence Continuing from the southeasterly end of Course 5, **Segment 1** along the centerline of a fifteen feet (15') wide emergency access easement the following six (6) courses:

Segment 2

1. Thence continuing along the centerline of an existing access road along the arc of a curve to the right having a radius of 35.00 feet, a delta angle of $80^{\circ}07'12''$ and an arc length of 48.94 feet;
2. Thence $71^{\circ}17'40''$ West, 25.17 feet;
3. Thence along the arc of a curve to the left having a radius of 50.00 feet, a delta angle of $89^{\circ}32'57''$ and an arc length of 78.15 feet;
4. Thence South $19^{\circ}09'23''$ West, 282.13 feet;
5. Thence South $25^{\circ}29'24''$ West, 232.32 feet;

EXHIBIT A (Continued)
LEGAL DESCRIPTION
EMERGENCY ACCESS EASEMENT

6. Thence along the arc of a curve to the left having a radius of 231.50 feet, a delta angle of $20^{\circ}31'50''$ and an arc length of 82.95 feet;

Thence Continuing from the southeasterly end of Course 5, **Segment 1** along the centerline of a fifteen feet (15') wide emergency access easement the following thirteen (13) courses:

Segment 3

1. Thence continuing along the centerline of an existing access road South $26^{\circ}42'05''$ East, 8.43 feet;
2. Thence along the arc of a curve to the right having a radius of 200.00 feet, a delta angle of $19^{\circ}20'11''$ and an arc length of 67.50 feet;
3. Thence South $07^{\circ}21'54''$ East, 98.85 feet;
4. Thence along the arc of a curve to the left having a radius of 150.00 feet, a delta angle of $45^{\circ}28'25''$ and an arc length of 119.05 feet;
5. Thence along the arc of a curve to the right having a radius of 89.04 feet, a delta angle of $63^{\circ}59'01''$ and an arc length of 99.44 feet;
6. Thence South $11^{\circ}08'42''$ West, 32.74 feet;
7. Thence along the arc of a curve to the right 200.00 feet, a delta angle of $09^{\circ}46'08''$ and an arc length of 34.10 feet;
8. Thence South $20^{\circ}54'51''$ West, 206.68 feet;
9. Thence along the arc of a curve to the right having a radius of 100.00 feet, a delta angle of $76^{\circ}19'44''$ and an arc length of 133.22 feet;
10. Thence North $82^{\circ}45'26''$ West, 206.50 feet;
11. Thence along the arc of a curve to the right having a radius of 200.00 feet, a delta angle of $10^{\circ}28'38''$ and an arc length of 36.57 feet;
12. Thence North $72^{\circ}16'47''$ West, 40.47 feet;
13. Thence along the arc of a curve to the left having a radius of 98.27 feet, a delta angle of $52^{\circ}51'26''$

Thence Continuing from the southerly end of Course 11, **Segment 2** and the southwesterly end of Course 13, **Segment 3** along the centerline of a thirty feet (30') wide emergency access easement the following one (1) course:

Segment 4

14. Thence continuing along the centerline of an existing access roadway South $04^{\circ}57'34''$ West, 15.07 feet more, or less to the northerly right of way line of Penn Valley Drive.

EXHIBIT A (Continued)
LEGAL DESCRIPTION
EMERGENCY ACCESS EASEMENT

It is the intent of this easement to follow the existing access roadway within Western Gateway Park. Sidelines of said easement described herein shall lengthen, or shorten to terminate at the easterly boundary and southerly boundary of Western Gateway Park.

Said easement is shown on Exhibit "B" attached hereto and made a part hereof.

END OF DESCRIPTION

This description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Martin D. Wood 3-06-25
Martin D. Wood Date
LS 8321



LEGEND:

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O

DIMENSION POINT

OFFICIAL RECORDS OF NEVADA COUNTY

POINT OF BEGINNING

EXHIBIT "B"

EMERGENCY ACCESS EASEMENT

BEING A PORTION OF SECTION 33, T.16 N., R.7 E., M. D. B. & M.

PENN VALLEY, COUNTY OF NEVADA, STATE OF CALIFORNIA

MARCH, 2025

SCALE: 1"= 300'

0

150'

300'

1"=300'

LINE TABLE	
No.	DIRECTION
L1	15.07' S 04°57'34" W
L2	40.47' N 72°16'47" W
L3	206.50' N 82°45'26" W
L4	206.68' S 20°54'51" W
L5	32.74' S 11°08'42" W
L6	98.85' S 07°21'54" E
L7	8.43' S 26°42'05" E
L8	111.68' S 26°42'05" E
L9	113.62' S 50°02'11" W
L11	25.17' N 71°17'40" W
L12	5.15' S 04°57'34" W

CURVE TABLE			
#	LEN	RAD	Δ
C1	90.65'	98.27°	52°51'26"
C2	36.57'	200.00°	10°28'38"
C3	133.22'	100.00°	76°19'44"
C4	34.10'	200.00°	9°46'08"
C5	99.44'	89.04°	63°59'01"
C6	119.05'	150.00°	45°28'25"
C7	67.50'	200.00°	19°20'11"
C8	180.81'	135.00°	76°44'15"

#	LEN	RAD	Δ
C9	139.51'	150.00°	53°17'19"
C10	48.94'	35.00°	80°07'12"
C11	127.37'	132.00°	55°17'13"
C12	78.15'	50.00°	89°32'57"
C13	82.95'	231.50°	20°31'50"

3-06-25

SHEET 1 OF 1