

RECORDING REQUESTED BY:

**Nevada Irrigation District**

WHEN RECORDED MAIL TO:

**Nevada Irrigation District  
1036 W. Main Street  
Grass Valley, CA 95945**

**\* Exempt per Government Code  
§27383 and §27388.1(2)(D)**

**Nevada County @ Ridge Rd. & Huges Rd.**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Project: E. George to LWW Watermain  
Project No.: C0013  
Map No. 112  
Index No. 9-

Documentary Transfer Tax: \$0.00

( ) Computed on full value of property conveyed

(X) Unincorporated area ( ) City of \_\_\_\_\_

(X) Recordation requested by Nevada Irrigation District,  
a political Subdivision of the State of California,  
pursuant to Government Code Section 6103 and  
R&T Code Section 11922.

\_\_\_\_\_  
Signature of Agent Determining Tax

## EASEMENT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

### CITY OF GRASS VALLEY,

hereinafter called GRANTOR, hereby grants to **NEVADA IRRIGATION DISTRICT**, hereinafter called DISTRICT, two permanent easements for rights stated herein, on, over, under and across those certain lands, situated in the unincorporated area of the County of Nevada , State of California, and described as "Area A" and "Area B" in Exhibit "A" and shown on Exhibit "B" attached hereto (collectively, the "Easement Areas").

GRANTOR hereby grants to DISTRICT the right, privilege, and authority to excavate for, install, replace, relocate (whether of the initial or any other size or flow), inspect, remove, operate, patrol, maintain, and use such facilities as DISTRICT shall from time to time elect for conveying water, together with necessary and proper valves and other appurtenances and fittings, including telemetry or electrical lines, measuring, recording, and monitoring devices, aboveground vaults, valve boxes, fire hydrants, blow offs, manholes, and other directly related apparatus and devices for controlling electrolysis for use in connection with said facilities, together with adequate protection therefor, and together with a right of way within the Easement Areas or along a route as hereinafter set forth.

Together with the following rights:

- a) the right of grading said Easement Areas for the full width thereof;
- b) the right to ingress to and egress from said Easement Areas for persons, equipment, materials, and vehicles over and across GRANTOR's property by means of roads and lanes thereon, if any, otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to GRANTOR;

- c) the right from time to time to trim, remove, cut down, and clear away any and all trees, brush, and debris now or hereafter on the Easement Areas;
- d) the right to install, maintain, and use gates in all fences which now or hereafter cross the Easement Areas;
- e) the right to mark the location of pipelines by suitable markers set in the ground.

#### DISTRICT OBLIGATIONS

DISTRICT hereby covenants and agrees:

- a) DISTRICT shall repair any damage it shall do to GRANTOR's private roads or lanes within the Easement Areas;
- b) DISTRICT shall indemnify GRANTOR against any claims for loss and damage arising out of the exercise of the rights granted hereby.

Failure by the DISTRICT to perform any obligations set forth in this Easement Deed shall constitute a breach of contract and shall entitle GRANTOR to seek damages. Such non-performance by DISTRICT shall not be deemed a condition subsequent and shall not serve as a basis for the extinguishment, forfeiture, or reversion of this Easement.

#### GRANTOR'S USE OF EASEMENT AREAS

GRANTOR may use the Easement Areas for purposes and in a manner that will not interfere with DISTRICT's full enjoyment of the rights granted hereby; provided that GRANTOR shall first apply for and receive from DISTRICT an encroachment permit authorizing the use. GRANTOR's application will be processed and determined in accordance with DISTRICT's rules and regulations regarding encroachments upon areas subject to DISTRICT easements, as they now exist or as hereafter duly adopted. DISTRICT will not unreasonably condition or deny the encroachment permit, or delay acting upon GRANTOR's application.

Typical GRANTOR uses that may meet DISTRICT approval include utility facilities (e.g., private service conduits), walkways, driveways, fencing, low impact landscaping, or cattle grazing.

Typical GRANTOR uses that do not meet DISTRICT approval include erecting or constructing any structure or other obstruction, drilling or operating any well, constructing any reservoir, diminishing or substantially adding to the ground cover, or storing or using materials that pose a hazard to water quality.

#### BINDING EFFECT

This Easement Deed shall be binding upon and inure to the benefit of the parties and their respective successors and assigns, heirs, beneficiaries, and personal representatives.

Date: \_\_\_\_\_

X

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

ACCEPTANCE

This is to certify that the interest in real property conveyed by this document to the Nevada Irrigation District, a governmental agency, is hereby accepted by the undersigned on behalf of the Board of Directors of the Nevada Irrigation District pursuant to authority conferred by Resolution No. 2015-07 of said Board adopted on March 11, 2015.

Date: \_\_\_\_\_

\_\_\_\_\_  
Gregory T. McCay  
Senior Right-of-Way Agent

## EXHIBIT "A"

Two strips of land, being portions of real property described in 'Exhibit "B" (Hughes Road)' of Nevada County Board of Supervisors Resolution 70-98, now owned by the *City of Grass Valley*, lying easterly of Ridge Road, westerly of Hughes Road and northerly of the property shown on the "Record of Survey for Norman Wasley" filed April 2nd, 1985 in Book 9 of Surveys at page 142, Nevada County Records, situate in the Southeast Quarter of Section 22, Township 16 North, Range 8 East, Mount Diablo Meridian, more particularly described as follows:

### **AREA A**

**Beginning** at the Northwest Corner of said Wasley property, being a point in the *first course* of the area described in said Exhibit "B" of Nevada County Resolution 70-98, thence along the following four (4) courses:

- 1) Along the westerly boundary of the Nevada Irrigation District (NID) Parcel described in Document Number 2026-\_\_\_\_\_, Nevada County Records, North 20°40'35" East, 63.03 feet to the Northwest Corner of said NID Parcel;
- 2) Leaving the boundary of said NID Parcel North 87°10'00" West, 23.58 feet to a point in a curve, concave northwesterly, having a radius of 530.00 feet and a radial bearing of North 67°47'52" West, being a point in the easterly Ridge Road Right-of-Way line described in said Nevada County Resolution 70-98;
- 3) Along said Ridge Road Right-of-Way line through a central angle of 07°02'42", an arc distance of 65.17 feet to the westerly terminus of said *first course*;
- 4) Leaving said Ridge Road Right-of-Way line, along said *first course* of South 87°10'00" East, 29.60 feet to the **Point of Beginning**.

Containing 1,552 square feet, more or less.

## **AREA B**

**Beginning** at the Northeast Corner of said Wasley property, being the easterly terminus of said *first course*, thence along the following four (4) courses:

- 5) Along the northerly boundary of said "Wasley" property and said *first course*, North 87°10' West, 87.20 feet to the Southeast Corner of a Nevada Irrigation District (NID) Parcel described in Document Number 2026-\_\_\_\_\_, Nevada County Records;
- 6) Leaving said northerly boundary and said *first course*, along the easterly boundary of said NID Parcel North 02°50'00" East, 20.00 feet;
- 7) Leaving said easterly boundary South 87°10'00" East, 83.87 feet;
- 8) South 06°37'00" East, 20.28 feet to the **Point of Beginning**.

Containing 1,711 square feet, more or less.

The above-described AREA A and AREA B are depicted on Exhibit "B" attached hereto.

*(Note: The bearings of the courses described in said Nevada County Resolution 70-98 are rotated 0°10'09" (clockwise) herein to match the record bearing of said Wasley Record of Survey - Book 9 of Surveys at page 142, Nevada County Records.)*

## **End of Description**

# NEVADA IRRIGATION DISTRICT

NEVADA AND PLACER COUNTIES, CALIFORNIA

EXHIBIT 'B'

PROJECT FOR SLATE CREEK PRS – NID EASEMENT  
THROUGH LAND OF CITY OF GRASS VALLEY

DATE June 22, 2026

SCALE: 1"=30'



1"=30'  
SECTION 22,  
T.16N., R.8E. M.D.M.



SEE COURSE  
TABLES  
ON SHEET 2

PROPERTY OF  
CITY OF GRASS VALLEY

ROAD  
EASTERLY RW  
LINE, PER  
NCRES 70-98\*

**NID EASEMENT AREA 'A'**

1,552± SQUARE FEET

RADIAL BEARING  
N 67°47'52" W

RIDGE

P.O.B.

**NID EASEMENT AREA 'B'**

1,711± SQUARE FEET

BASIS OF BEARINGS:  
BOOK 9 OF SURVEYS PAGE 142,  
NEVADA COUNTY RECORDS

PROPERTY OF  
CITY OF GRASS VALLEY

ROAD

**NID EASEMENT  
AREA 'A'**

NID  
PCL

ROAD

**NID EASEMENT  
AREA 'B'**

008-090-028

008-090-050

008-090-029

**VICINITY MAP**

1"=100'

HUGHES

NID PARCEL  
PER NCDOC 2026-

6

7

8

5

P.O.B.

ROAD

008-090-028

SHEET 1 OF 2

# NEVADA IRRIGATION DISTRICT

NEVADA AND PLACER COUNTIES, CALIFORNIA

## EXHIBIT 'B'

PROJECT FOR SLATE CREEK PRS – NID EASEMENT  
THROUGH LAND OF CITY OF GRASS VALLEY

DATE June 22, 2026

SCALE: NTS

AREA 'A' COURSE TABLE

| NO. | COURSE        | DISTANCE |
|-----|---------------|----------|
| 1.  | N 20°40'35" E | 63.03'   |
| 2.  | N 87°10'00" W | 23.58'   |
| 4.  | S 87°10'00" E | 29.60'   |

| NO. | RADIUS  | RADIAL BEARING IN | ARC LENGTH | DELTA    |
|-----|---------|-------------------|------------|----------|
| 3.  | 530.00' | N 67°47'52" W     | 65.17'     | 7°02'42" |

AREA 'B' COURSE TABLE

| NO. | COURSE        | DISTANCE |
|-----|---------------|----------|
| 5.  | N 87°10'00" W | 87.20'   |
| 6.  | N 02°50'00" E | 20.00'   |
| 7.  | S 87°10'00" E | 83.87'   |
| 8.  | S 06°37'00" E | 20.28    |

\*NOTE: NCRES 70–90 = NEVADA COUNTY  
BOARD OF SUPERVISORS RESOLUTION 70–98  
BEARINGS ROTATED 0°10'09" TO MATCH  
RECORD BEARING FOR BOOK 9 SURVEYS  
PAGE 142, NEVADA COUNTY RECORDS.

