

RECORDING REQUESTED BY AND RETURN TO:

**TRANSPORTATION AGENCY FOR MONTEREY  
COUNTY**

**55-B Plaza Circle  
Salinas, CA 93901**

Location: City of Salinas

(SPACE ABOVE FOR RECORDER'S USE ONLY)

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EXEMPT FROM RECORDING FEES PURSUANT TO GOV'T. CODE SECTION 27383 AND DOCUMENTARY TRANSFER TAX  
PURSUANT TO REVENUE AND TAXATION CODE SECTION 11922.

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**– DRAFT –  
GRANT OF EASEMENT**

**THIS INDENTURE**, made by and between the **TRANSPORTATION AGENCY FOR MONTEREY COUNTY**, hereinafter called the GRANTOR, and **THE CITY OF SALINAS**, hereinafter called the GRANTEE,

**WITNESSETH:**

That the GRANTOR, hereby grants to the GRANTEE, and its successors and assigns, a Public Utility Easement for Roadway, Pedestrian Access and Public Utilities purposes. This includes the right to construct, maintain and repair public utilities and right of way for ingress and egress purposes (not to be exclusive) over and across that certain real property in the County of Monterey, State of California, described as follows:

**PORTIONS of APNs: 002-171-005, 002-171-006, 002-171-007, 002-171-008, 002-171-010 and 002-172-011**

**FOR DESCRIPTION AND PLAT MAP SEE EXHIBIT "A" AND "B"  
ATTACHED HERETO AND MADE A PART HEREOF.**

The public utility easement herein granted shall include the right by GRANTEE its officers, commissioners, agents and employees, and by persons under contract with it and their employees whenever necessary for the construction, reconstruction, installation, inspection, operation, maintenance, modification, repair, expansion or replacement of public utilities and appurtenances together with the right of ingress and egress over and across the remaining portion of the GRANTOR's property, insofar as such right of ingress and egress is necessary to the proper use of the rights granted herein subject to the obligation of the GRANTEE to repair and restore the property to its pre-existing condition following such events.

The GRANTOR further agrees not to erect or construct any building or structure within the easement area and not block or restrict access to the easement area.

The GRANTOR reserves the right to landscape or make such other use of the lands included within the easement which is consistent with GRANTEE's use.

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**GRANT OF EASEMENT DEED**

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This instrument shall bind and inure to the benefit of the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the GRANTOR has executed this indenture  
this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

Grantors:

By: \_\_\_\_\_  
Name  
Title

By: \_\_\_\_\_  
Name  
Title

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

**ABOVE SIGNATURES MUST BE NOTARIZED**

**EXHIBIT "A"**  
Legal Description

**PUBLIC UTILITY EASEMENT**  
TAMC Salinas Rail

**Public Utility Easement No. 1**

(Portions of APNs: 002-171-005, 002-171-006, 002-171-007, 002-171-008 and 002-171-010 per Roll Year 2018-19)

Real property in the City of Salinas, County of Monterey, State of California, described as follows:

Being a portion of Lots 9, 10, 11, "I", "J" and "K" in Block 24, as said Lots are shown on that certain Map entitled "Map of Salinas City, Monterey County, California", originally filed in the Office of the County Recorder of Monterey County on November 7, 1868 in Book 1 of Maps at Page 30 and refiled on January 14, 1869 in Book 1 of Maps at Page 36:

Beginning at the most southerly corner of said Lot 9 of said Map, said corner being also the point of intersection of the northwesterly line of Station Place, formerly Natividad Street, being 100.00 feet in width, with the northeasterly line of Market Street, formerly Castroville Street, also known as California State Route 183, being 100.00 feet in width;

Thence leaving said corner and along said northeasterly line of Market Street, North 63°51'33" West, 41.52 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence leaving said point and continuing along said northeasterly line of Market Street, North 63°51'33" West, 93.01 feet;

Thence leaving said northeasterly line of Market Street, North 25°14'24" East, 276.00 feet to the northeasterly line of said Lot "I";

Thence along said northeasterly line of said Lot "I", South 63°51'42" East, 93.01 feet;

Thence leaving said northeasterly line of said Lot "I", South 25°14'24" West, 276.01 feet to the **TRUE POINT OF BEGINNING** of this description.

Containing an area of 25,669 square feet, more or less.

**Public Utility Easement No. 2**

(APN: 002-172-011 per Roll Year 2018-19)

Real property in the City of Salinas, County of Monterey, State of California, described as follows:

Being a portion of Parcel A, as said Parcel is shown on that certain Parcel Map, filed in the Office of the County Recorder of Monterey County for record on November 16, 1979 in Book 13 of Parcel Maps at Page 161;

**BEGINNING** at the southwesterly corner of said Parcel A, said corner being also a point on the northeasterly line of Market Street, also known as California State Route 183, being 100.00 feet in width;

**EXHIBIT "A"**  
Legal Description  
**PUBLIC UTILITY EASEMENT**  
Salinas, CA  
Page 2 of 2

Thence leaving said corner and along the northwesterly line of said Parcel A, North 26°00'04" East, 84.07 feet;

Thence leaving said northwesterly line of said Parcel A, the following courses and distances:

South 63°50'29" East, 26.53 feet;

South 26°09'31" West, 20.00 feet;

North 63°50'29" West, 6.47 feet;

South 26°00'04" West, 64.07 feet to said northeasterly line of Market Street;

Thence along said northeasterly line of Market Street, North 63°50'29" West, 20.00 feet to the point of **BEGINNING**.

Containing an area of 1,811 square feet, more or less.

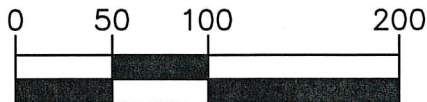
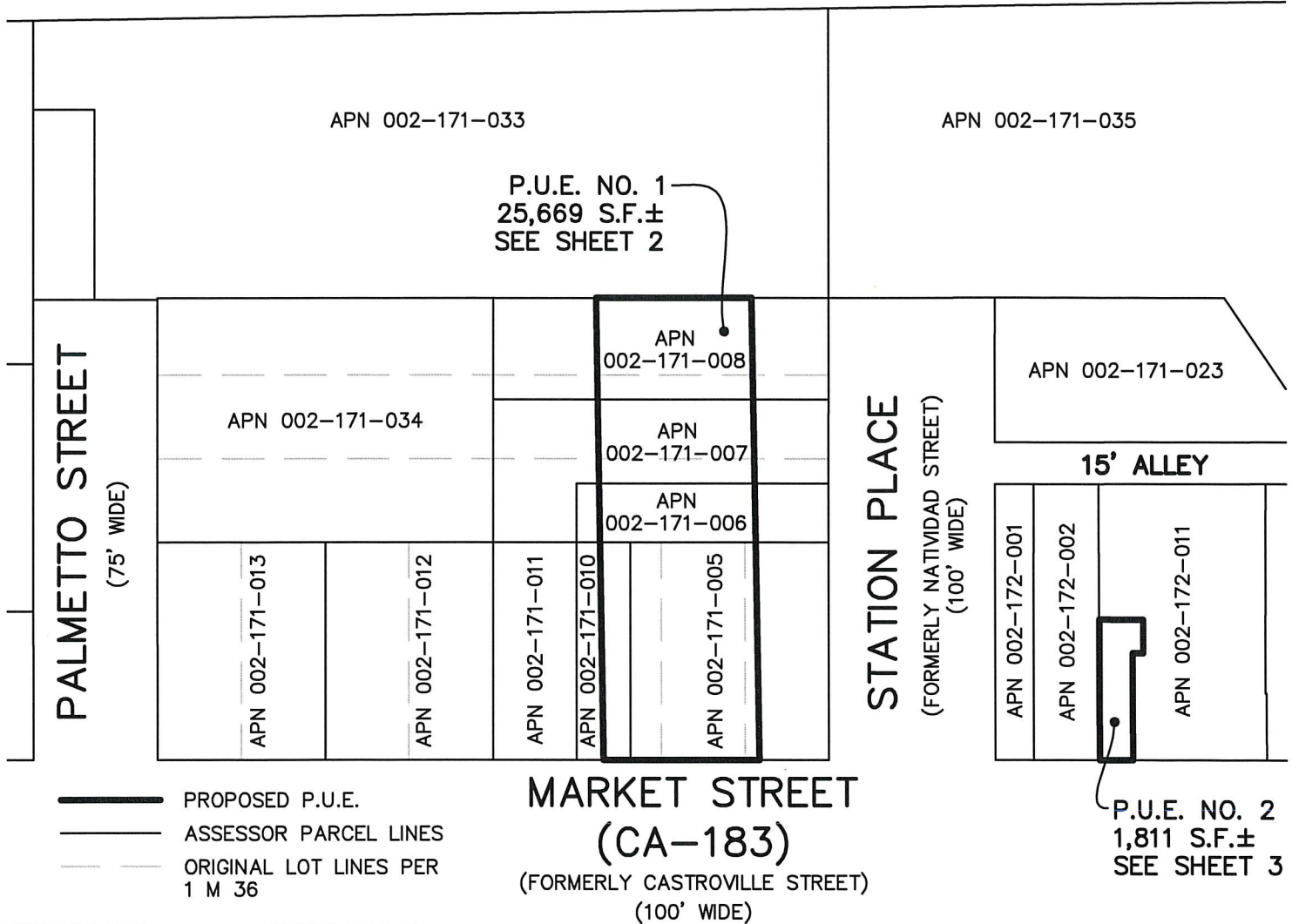
**As shown on EXHIBIT "B" attached hereto and by this reference made a part hereof.**

This legal description was prepared by me or under my direct supervision in conformance with the requirements of the Professional Land Surveyors Act.

By: John Koroyan  
John Koroyan  
P.L.S. No. 8883

Dated: OCT. 30, 2018





SCALE IN FEET

**LEGEND** (FOR SHEETS 1-3)

APN ASSESSORS PARCEL NUMBER  
(PER ROLL YEAR 2018-19)

P.U.E. PUBLIC UTILITY EASEMENT  
S.F. SQUARE FEET



**EXHIBIT "B"**  
PLAT TO ACCOMPANY  
LEGAL DESCRIPTION

K:\SUR13\136140 TAMC SALINAS RAIL KICK START\DWG\PLATS\TAMC P.U.E.DWG



1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
408-467-9100  
408-467-9199 (FAX)

Subject PUBLIC UTILITY EASEMENTS  
TAMC SALINAS RAIL

Job No. 20136140

By CASC Date 10-30-18 Chkd. JVK  
SHEET 1 OF 3



S63°51'42"E

93.01'

APN 002-171-008

LOT "I"  
BLOCK 24, 1 M 36

LOT "I", BLOCK 24, 1 M 36  
LOT "J", BLOCK 24, 1 M 36

APN 002-171-007

LOT "J", BLOCK 24, 1 M 36  
LOT "K", BLOCK 24, 1 M 36

APN 002-171-006

P.U.E. NO. 1  
25,669 S.F.±

APN 002-171-011

LOT 12, BLOCK 24, 1 M 36

LOT 11, BLOCK 24, 1 M 36

N25°14'24"E

276.00'

APN 002-171-010

LOT 11, BLOCK 24, 1 M 36

LOT 10, BLOCK 24, 1 M 36

APN 002-171-005

LOT 10, BLOCK 24, 1 M 36

LOT 9, BLOCK 24, 1 M 36

S25°14'24"W

276.01'

TRUE POINT OF BEGINNING

LOT 9, BLOCK 24, 1 M 36

POINT OF BEGINNING

93.01'

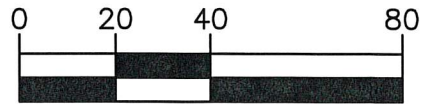
41.52'

N63°51'33"W

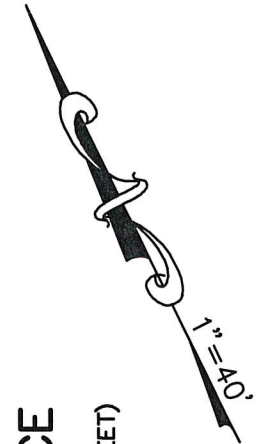
N63°51'33"W

## MARKET STREET (CA-183)

(FORMERLY CASTROVILLE STREET)  
(100' WIDE)



SCALE IN FEET



STATION PLACE

(FORMERLY NATIVIDAD STREET)  
(100' WIDE)

- PROPOSED P.U.E.
- ASSESSOR PARCEL LINES
- ORIGINAL LOT LINES PER  
1 M 36

K:\SUR13\136140 TAMC SALINAS RAIL KICK START\DWG\PLATS\TAMC P.U.E.DWG

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LEGAL DESCRIPTION



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SHEET 2 OF 3

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S63°50'29"E	26.53'
L2	S26°09'31"W	20.00'
L3	N63°50'29"W	6.47'
L4	N63°50'29"W	20.00'

3452 O.R. 324  
APN 002-171-023

15' ALLEY

STATION PLACE  
(FORMERLY NATIVIDAD STREET)  
(100' WIDE)

DOC. 2017-010048  
APN 002-172-001

DOC. 2017-023993  
APN 002-172-002

PARCEL A  
13 PM 161  
APN 002-172-011

DOC. 2011-015351  
APN 002-172-012

P.U.E. NO. 2  
1,811 S.F.±

N26°00'04"E 84.07'

S26°00'04"W 64.07'

L4

POINT OF BEGINNING

MARKET STREET  
(CA-183)

(FORMERLY CASTROVILLE STREET)  
(100' WIDE)

PROPOSED P.U.E.  
ASSESSOR PARCEL LINES

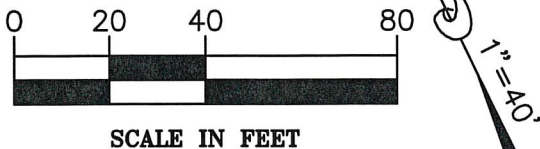


EXHIBIT "B"

PLAT TO ACCOMPANY  
LEGAL DESCRIPTION

K: \SUR13\136140 TAMC SALINAS RAIL KICK START\DWG\PLATS\TAMC P.U.E.DWG



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SHEET 3 OF 3