

PURCHASE AGREEMENT FOR PERMANENT DRAINAGE AND SLOPE EASEMENT  
APN 223-012-015

**ALDERPOINT ROAD SLOPE STABILIZATION  
ALDERPOINT ROAD (F6B165) P.M. 7.58  
PROJECT NO. ER-32L0(291)  
COUNTY CONTRACT NO. 217258**

**PURCHASE AGREEMENT FOR PERMANENT DRAINAGE AND SLOPE EASEMENT**

This purchase agreement for permanent drainage easement and temporary construction easement, hereinafter referred to as AGREEMENT, dated this 4 day of January, 2021 between Thomas P. Crandall and Wendy L. Crandall, hereinafter referred to as OWNERS, and the COUNTY OF HUMBOLDT, a political subdivision of the State of California, hereinafter referred to as COUNTY;

WITNESSETH:

WHEREAS, OWNERS represent and warrant that they are the OWNERS in fee of a parcel of land in Section 23 in Township 4 South, Range 4 East, Humboldt Meridian and is identified as Assessor's Parcel No (APN) 223-012-015, and as such have the exclusive right to enter into the AGREEMENT; and

WHEREAS, COUNTY has construction plans for a slope stabilization project on Alderpoint Road (F6B165) at P.M. 7.58. Construction plans are on file with COUNTY's Department of Public Works, County Contract Number 217258; and

WHEREAS, a permanent drainage and slope easement is required on APN 223-012-015 for the slope stabilization project; and

WHEREAS, additional land area is required to facilitate staging of construction materials used in the construction of the replaced culvert; and

WHEREAS, OWNERS have expressed a desire to exchange the permanent drainage and slope easement required for this project with an adjacent, unused, and unneeded permanent drainage and slope easement in lieu of monetary just compensation for the new permanent drainage and slope easement; and

WHEREAS, COUNTY is requesting OWNERS to sign and deliver to COUNTY a Drainage and Slope Easement Deed (SEE RIGHT OF WAY EXHIBIT) for public road purposes related to said project; and

WHEREAS, COUNTY will sign and deliver to OWNERS a Quitclaim Deed for the adjacent, unused, and unneeded Drainage and Slope Easement Deed (SEE RIGHT OF WAY EXHIBIT); and

NOW, THEREFORE, it is mutually agreed as follows:

1. OWNERS, as requested, shall execute and deliver to COUNTY Drainage and Slope Easement Deed for public road purposes on that certain portion of OWNERS' real property described in Exhibit A Legal Description and shown on Exhibit B Plat of said Drainage and Slope Easement Deed. The area of permanent easement acquisition is also shown as blue on the Right of Way Exhibit attached hereto and made a part hereof. Delivery of said Drainage and Slope Easement Deed was made expressly subject to the terms and conditions set forth herein.
2. COUNTY shall execute and deliver to OWNERS a Quitclaim Deed on that certain portion of OWNERS' real property described in Exhibit A Legal Description and shown on Exhibit B Plat of said Quitclaim Deed. Delivery of said Quitclaim Deed was made expressly subject to the terms and conditions set forth herein.

PURCHASE AGREEMENT FOR PERMANENT DRAINAGE AND SLOPE EASEMENT  
APN 223-012-015

3. COUNTY and OWNERS will equally exchange the Drainage and Slope Easement identified in Item 1. above for the quitclaimed Drainage and Slope Easement identified in Item 2. above. The two easements are comparable in size and value. No payment shall be made by COUNTY to OWNERS. A payment in the sum of Eight Hundred Dollars (\$800.00) was paid on May 12, 2021, as just compensation for the property rights conveyed on April 19, 2021.

OWNERS understand that COUNTY'S valuation of the permanent drainage and slope easement required from their property located on Alderpoint Road P.M. 7.58 in Humboldt County is based upon a waiver valuation. The valuation is segregated as follows:

<b>PERMANENT DRAINAGE AND SLOPE EASEMENT</b>	
Permanent Easement	3,373 sq. ft. (0.08 ac.)
Land Value P.M. 7.58	\$0.10 per sq. ft.
Total Land Value P.M. 7.58 (3,373 sq. ft. x \$0.10 less \$1.00)	\$336.30
Total Value of Permanent Easement (minimum payment)	<b>\$800.00</b>

4. The amount of land acquired for the permanent drainage and slope easement is approximately 3,373 sq. ft.

5. Any newly constructed fencing removed by COUNTY at P.M. 7.58 for construction purposes and access during construction will be compensated and amount agreed upon **prior** to construction, per the Purchase Agreement and Temporary Construction Easement Agreement dated April 12, 2021, at \$5.75 per linear foot. COUNTY'S construction manager will contact landowner prior to construction to agree upon length and price. The fencing is non-taxable real estate.

6. If area is actively grazed by livestock during the construction project, COUNTY agrees to construct, maintain, and operate appropriate fences and gates, at COUNTY'S expense, in order to keep all livestock out of COUNTY'S work area and off any public roadways.

7. COUNTY agrees to pay all recording fees and all related title costs in conjunction with this transaction.

8. COUNTY shall replace in-kind any fences or gates at P.M. 7.58 removed during the construction period. COUNTY shall request OWNERS input on replaced in-kind fencing or gates. Compensation for newly constructed fencing, if existing at the time of construction, is discussed above in Item 5.

9. If necessary, COUNTY and COUNTY'S officers, agents, employees, contractors, and volunteers require contact or communication with OWNERS, during the construction phase of said project, OWNERS requests contact to be made as provided below:

**Dylan Carr, Phone Number (707) 496-0849 (primary number)**  
**Tom Crandall, Phone Number (805) 965-6159 (alternate number)**

10. COUNTY shall defend, indemnify, and hold harmless OWNERS from all loss, damage, expense, and liability resulting from injury to or death of any person or damage to or destruction of any property resulting from any grossly negligent act, error, or omission by COUNTY, its employees, agents, and contractors in the performance of this AGREEMENT.

11. This AGREEMENT shall commence upon execution of this AGREEMENT by COUNTY.

PURCHASE AGREEMENT FOR PERMANENT DRAINAGE AND SLOPE EASEMENT  
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12. This AGREEMENT for Alderpoint Road P.M. 7.58 supersedes the Purchase Agreement for Drainage and Slope Easement and Temporary Construction Easement dated April 12, 2021, between OWNERS and COUNTY. Specifically, relinquishment of a Temporary Construction Easement at Alderpoint Road P.M. 7.58 that is no longer required for use by the County as a result of this new agreement.

IN WITNESS WHEREOF, this AGREEMENT has been executed in duplicate.

OWNERS:

  
\_\_\_\_\_  
THOMAS P. CRANDALL, OWNER

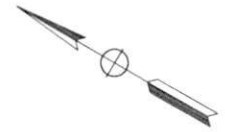
COUNTY:

  
\_\_\_\_\_  
VIRGINIA BASS, CHAIR  
COUNTY OF HUMBOLDT  
BOARD OF SUPERVISORS

  
\_\_\_\_\_  
WENDY L. CRANDALL, OWNER

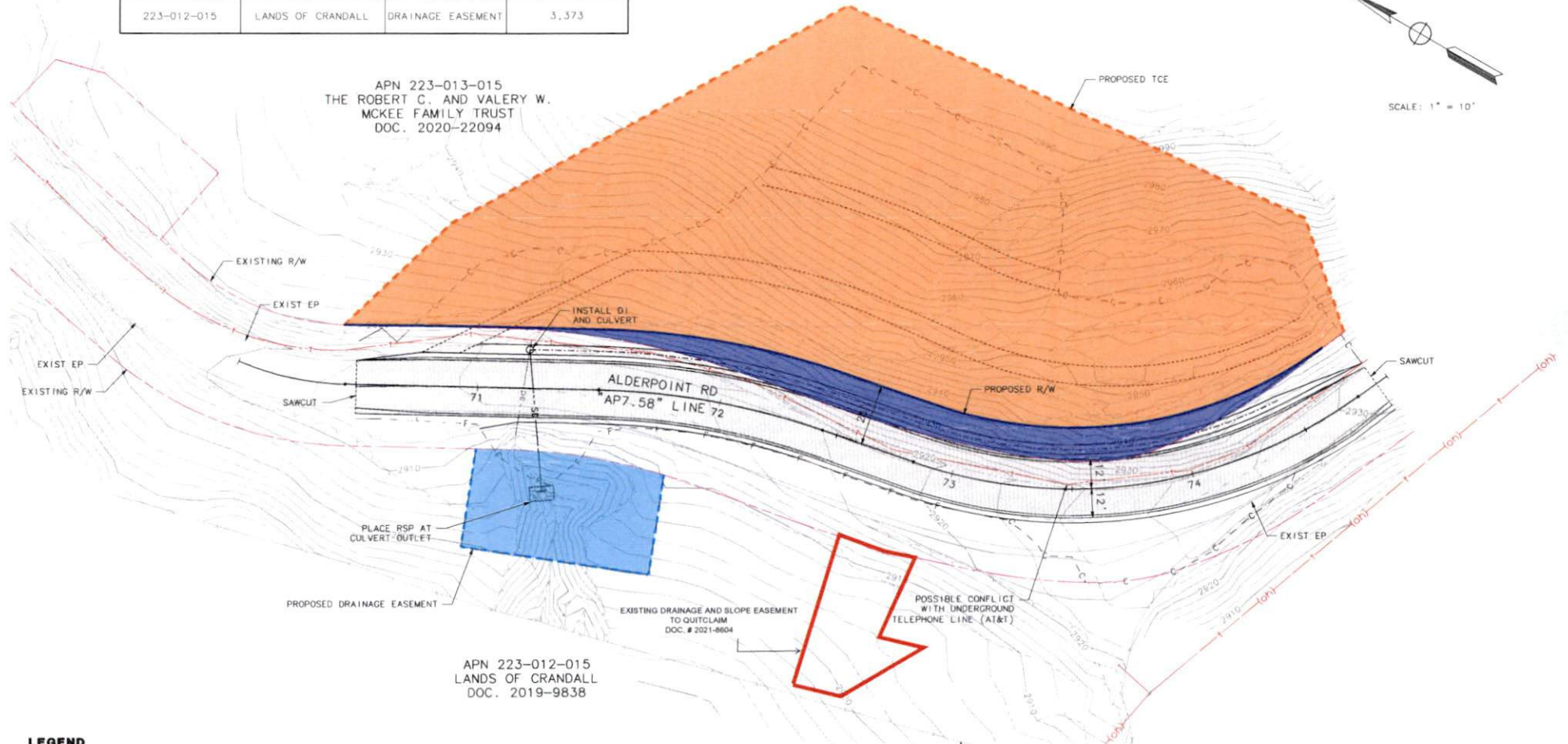
DATE: 1-4-22

APN	PROPERTY OWNER	ROW TYPE	AREA (SQ FT)
223-013-015	THE ROBERT C. AND VALERY W. MCKEE FAMILY TRUST	PERMANENT ACQUISITION	3,248
		TCE FOR CONSTRUCTION	39,567
223-012-015	LANDS OF CRANDALL	DRAINAGE EASEMENT	3,373












SCALE: 1" = 10'

APN 223-013-015  
THE ROBERT C. AND VALERY W. MCKEE FAMILY TRUST  
DOC. 2020-22094



APN 223-012-015  
LANDS OF CRANDALL  
DOC. 2019-9838

**LEGEND**

-  EXISTING RIGHT OF WAY (R/W)
-  TEMPORARY CONSTRUCTION EASEMENT
-  PROPOSED RIGHT OF WAY
-  PROPOSED DRAINAGE EASEMENT
-  NEW PAVEMENT
-  EXISTING OVERHEAD TELEPHONE LINE
-  EXISTING UNDERGROUND TELEPHONE LINE
-  EXISTING STORM DRAIN
-  UNDERDRAIN

NOVEMBER 2021

**ALDERPOINT RD STORM DAMAGE (PM 7.58)  
R/W EXHIBIT**



**MARK  
THOMAS**

**REQUESTED BY AND  
AFTER RECORDING RETURN TO:**

HUMBOLDT COUNTY  
DEPARTMENT OF PUBLIC WORKS  
LAND USE DIVISION  
3015 "H" STREET, ROOM 124  
EUREKA CA 95501-4409

This instrument is for the benefit of the  
County of Humboldt and is entitled to be  
recorded without fee. (Govt. Code 27383)

**RE:** ALDERPOINT ROAD SLOPE STABILIZATION  
ALDERPOINT ROAD (F6B165) P.M. 7.58  
PROJECT NO. ER-32L0(291)  
COUNTY CONTRACT NO. 217258  
APN: 223-012-015

**DRAINAGE AND SLOPE EASEMENT DEED**

For valuable consideration, THOMAS P. CRANDALL AND WENDY L. CRANDALL, hereinafter called OWNERS, hereby grant to the COUNTY OF HUMBOLDT, a political subdivision of the State of California, hereinafter called COUNTY, a drainage and slope easement for public roadway purposes and all incidents thereto, situated in an unincorporated area of the County of Humboldt, State of California, described as follows:

(SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF)

OWNERS, its successors or assigns, in perpetuity, have the non-exclusive right to conduct livestock grazing and other agricultural uses and to construct fencing within the drainage and slope easement areas attached hereto as Exhibits "A" and "B".

Dated this 4<sup>th</sup> day of December, 2021.

**OWNERS:**



THOMAS P. CRANDALL, OWNER



WENDY L. CRANDALL, OWNER

**EXHIBIT "A"**  
**Legal Description of Drainage Easement**  
**Over Assessor Parcel No. 223-012-015**  
**Alderpoint Road PM 7.58 Lands of Crandall**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HUMBOLDT, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Being a portion of the Lands of Thomas P. and Wendy L. Crandall, for drainage easement purposes, and lying within Section 23, Township 4 South, Range 4 East, described in the deed recorded in Document No. 2019-009838 of Official Records, Humboldt County Records, over, under, and across that portion of Assessor Parcel No. 223-012-015 further described as follows:

COMMENCING at a point in the center of Alderpoint Road, being the center of a fifty-foot-wide right of way per Book 48 of Deeds, page 257, having a Northing of 1,926,126.07 feet, Easting of 6,087,192.09 feet, grid coordinates based on the California Coordinate System NAD83 (2011) Zone 1, Epoch 2010.0000, being Station 70+74.93 on the Engineering plans being prepared at the time of this conveyance;

Thence northwesterly along said centerline, thence North 10 degrees 07 minutes 13 seconds West 31.39 feet to the beginning of a curve;

Thence continuing along said centerline, along a tangent curve to the left, radius of 280.00 feet, curve being concave to the southwest, through a central angle of 3 degrees 50 minutes 45 seconds, an arc distance of 18.79 feet;

Thence leaving said centerline South 76 degrees 02 minutes 02 seconds West 25.00 feet to a point on the southwesterly line of said 50 foot wide right of way, said point being the POINT OF BEGINNING;

Thence South 67 degrees 59 minutes 52 seconds West 41.69 feet;

Thence North 22 degrees 00 minutes 08 seconds West 78.12 feet;

Thence North 67 degrees 59 minutes 52 seconds East 40.85 feet, more or less, to the southwesterly line of said 50 foot wide right;

Thence southeasterly along said right of way South 29 degrees 13 minutes 07 seconds East 10.52 feet to the beginning of a curve;

Thence continuing southeasterly along said right of way, along a tangent curve to the right, radius of 255.00 feet, curve being concave to the southeast, through a central angle of 15 degrees 15 minutes 09 seconds, an arc distance of 67.88 feet, more or less, to the POINT OF BEGINNING.

Containing 3,373 square feet, more or less.

BASIS OF BEARINGS: Bearings are grid based on the California Coordinate System NAD83 (2011) Zone 1, Epoch 2010.0000 based on GPS ties to NGS control points in OPUS Solution. Rotate grid bearings counterclockwise 1 degree 06 minutes 33 seconds to obtain Geodetic (True) Bearings. Distances are grid; divide distances shown by the Combined Scale Factor of 0.99984021 to obtain ground distances.

A Plat of this Drainage Easement, Exhibit "B", is attached hereto and made a part hereof.

END OF DESCRIPTION

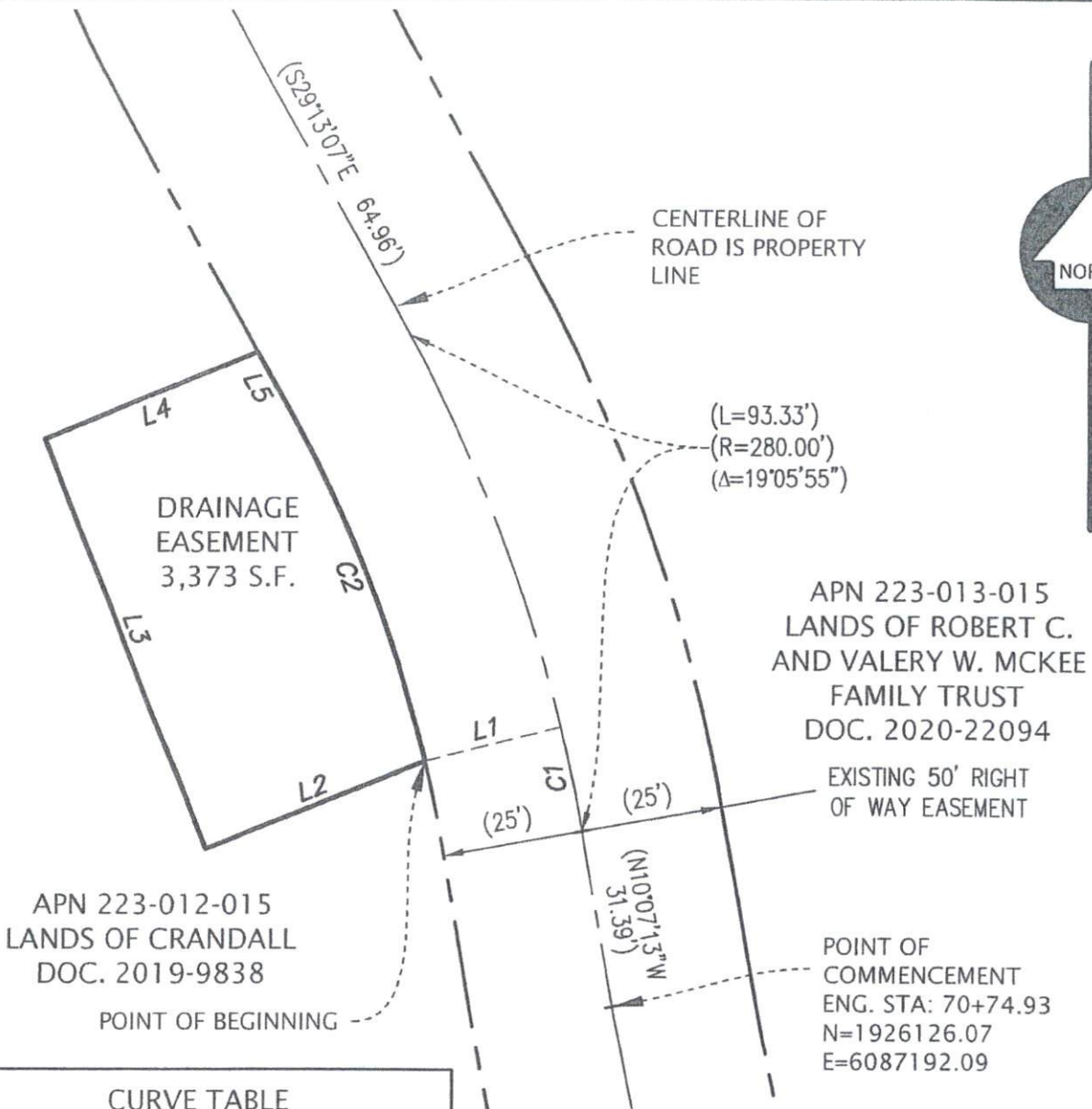
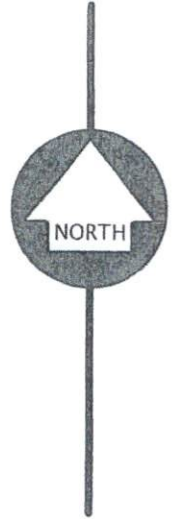


David A. Crivelli, PLS 7015

11/12/21







APN 223-012-015  
LANDS OF CRANDALL  
DOC. 2019-9838

APN 223-013-015  
LANDS OF ROBERT C.  
AND VALERY W. MCKEE  
FAMILY TRUST  
DOC. 2020-22094

EXISTING 50' RIGHT  
OF WAY EASEMENT

POINT OF  
COMMENCEMENT  
ENG. STA: 70+74.93  
N=1926126.07  
E=6087192.09

CURVE TABLE

Curve #	Delta	Radius	Length
C1	3°50'45"	280.00'	18.79'
C2	15°15'09"	255.00'	67.88'

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S76°02'02"W	25.00'
L2	S67°59'52"W	41.69'
L3	N22°00'08"W	78.12'
L4	N67°59'52"E	40.85'
L5	S29°13'07"E	10.52'

## EXHIBIT 'B' DRAINAGE EASEMENT

for  
**Humboldt County**  
**Alderpoint Rd. PM 7.58**

SECTION 23, T4S, R4E,  
HUMBOLDT MERIDIAN  
IN THE UNINCORPORATED AREA OF,  
HUMBOLDT COUNTY, STATE OF CALIFORNIA

Date: November 2021

SCALE: 1" = 30'

SHEET 1 OF 1

**POINTS WEST SURVEYING CO.**  
5201 Carlson Park Dr., Suite 3 - Arcata, CA 95521  
707-840-9510 - Phone 707-840-9542 - Fax

**CERTIFICATE OF 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.

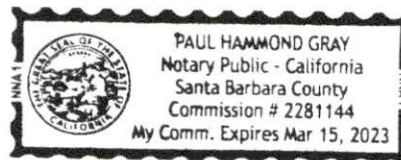
STATE OF California  
COUNTY OF Santa Barbara

On 4 day of December, 2021 before me, Paul Hammond Gray  
a Notary Public of the State of California,  
personally appeared Thomas P Crandell and Wendy L Crandell who proved to me  
on the basis of satisfactory evidence to be the persons whose names is/are  
subscribed to the within instrument and acknowledged to me that they executed  
the same in their authorized capacities, and that by their signatures on the  
instrument of the persons, or the entity upon behalf of which the persons 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.

Paul  
Notary Public Signature



**COUNTY OF HUMBOLDT**

**STATE OF CALIFORNIA**

**EASEMENT DEED**

**THOMAS P. CRANDALL AND WENDY L. CRANDALL**

**TO**

**COUNTY OF HUMBOLDT**

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*(CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE SECTION 27281)*

**THIS IS TO CERTIFY** that the real property interest conveyed by the Easement Deed dated January 5, 2022 from Thomas P. Crandall and Wendy L. Crandall, Owners, to the COUNTY OF HUMBOLDT, a political subdivision of the State of California, is hereby accepted by the undersigned officer on behalf of the Board of Supervisors of the County of Humboldt pursuant to authority conferred by order of the Board of Supervisors on September 4, 2018, and the grantee hereby consents to the recordation thereof by its duly authorized officer.

Virginia Bass

VIRGINIA BASS, CHAIR  
HUMBOLDT COUNTY BOARD OF SUPERVISORS

Date: 1/5/22

**REQUESTED BY AND  
AFTER RECORDING RETURN TO:**

HUMBOLDT COUNTY  
DEPARTMENT OF PUBLIC WORKS  
LAND USE DIVISION  
3015 "H" STREET, ROOM 124  
EUREKA CA 95501-4409

This instrument is for the benefit of the  
County of Humboldt and is entitled to be  
recorded without fee. (Govt. Code 27383)

**RE:** ALDERPOINT ROAD SLOPE STABILIZATION  
ALDERPOINT ROAD (F6B165) P.M. 7.58  
PROJECT NO. ER-32L0(291)  
COUNTY CONTRACT NO. 217258  
APN: 223-012-015

**QUITCLAIM DEED**

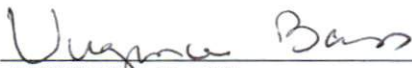
The COUNTY OF HUMBOLDT, a political subdivision of the State of California, does hereby  
release, remise, and quitclaim forever to THOMAS P. CRANDALL AND WENDY L.  
CRANDALL, all of its right, title, and interest in and to that certain real property situated in the  
County of Humboldt, State of California, described as follows:

(SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF)

This Conveyance is executed pursuant to the authority vested in the Board of Supervisors by  
Government Code Section 25365.

Executed this 5<sup>th</sup> day of Jan, 2022.

**COUNTY OF HUMBOLDT:**

  
\_\_\_\_\_  
VIRGINIA BASS  
CHAIR, BOARD OF SUPERVISORS,  
COUNTY OF HUMBOLDT,  
STATE OF CALIFORNIA

Certificate of 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.

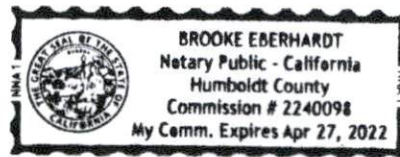
State of California    )  
County of Humboldt )

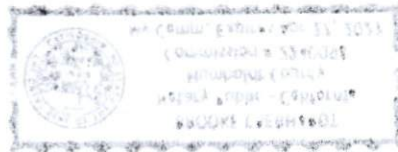
On January 5, 2022 before me, Brooke Eberhardt a Notary Public of the State of California, personally appeared Virginia Bass, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Brooke Eberhardt





**EXHIBIT "A"**  
**Quitclaim Legal Description of Drainage and Slope Easement conveyed to County of  
Humboldt per Document No. 2021-008604 at Alderpoint Post Mile 7.58  
Over Assessor Parcel No. 223-012-015  
Lands of Crandall**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HUMBOLDT, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Being a portion of the Lands of Thomas P. and Wendy L. Crandall, for drainage and slope easement purposes, and lying within Section 14, Township 4 South, Range 4 East, described in the deed recorded in Document No. 2019-009838 of Official Records, Humboldt County Records, over, under, and across that portion of Assessor Parcel No. 223-012-015 further described as follows:

**PARCEL A**

COMMENCING at a point in the center of Alderpoint Road, being the center of a fifty-foot-wide right of way per Book 48 of Deeds, page 257, having a Northing of 1,926,126.07 feet, Easting of 6,087,192.09 feet, grid coordinates based on the California Coordinate System NAD83 (2011) Zone 1, Epoch 2010.0000, being Station 70+74.93 on the Engineering plans being prepared at the time of this conveyance;

Thence southeasterly along said centerline, along a curve to the left whose radius point bears North 79 degrees 52 minutes 47 seconds East 500.00 feet, curve being concave to the northeast, through a central angle of 3 degrees 03 minutes 31 seconds, an arc distance of 26.69 feet;

Thence leaving said centerline South 76 degrees 49 minutes 16 seconds West 25.00 feet to a point on the southwesterly line of said 50 foot wide right of way, said point being the POINT OF BEGINNING;

Thence southeasterly along said right of way, along a curve to the left whose radius point bears North 76 degrees 49 minutes 16 seconds East 525.00 feet, curve being concave to the northeast, through a central angle of 3 degrees 31 minutes 27 seconds, an arc distance of 32.29 feet;

Thence leaving said right of way line South 82 degrees 55 minutes 20 seconds West 36.15 feet;

Thence South 17 degrees 03 minutes 07 seconds East 18.56 feet;

Thence North 60 degrees 51 minutes 11 seconds West 39.50 feet;

Thence North 17 degrees 23 minutes 57 seconds West 20.00 feet;

Thence North 76 degrees 27 minutes 42 seconds East 64.38 feet, more or less, to the southwesterly line of said 50 foot wide right of way and the POINT OF BEGINNING.

Containing 2007 square feet, more or less.

BASIS OF BEARINGS: Bearings are grid based on the California Coordinate System NAD83 (2011) Zone 1, Epoch 2010.0000 based on GPS ties to NGS control points in OPUS Solution. Rotate grid bearings counterclockwise 1 degree 06 minutes 33 seconds to obtain Geodetic (True) Bearings. Distances are grid; divide distances shown by the Combined Scale Factor of 0.99984021 to obtain ground distances.

A Plat of the Quitclaim of this Drainage and Slope Easement, described above, Exhibit "B", is attached hereto and made a part hereof.

END OF DESCRIPTION

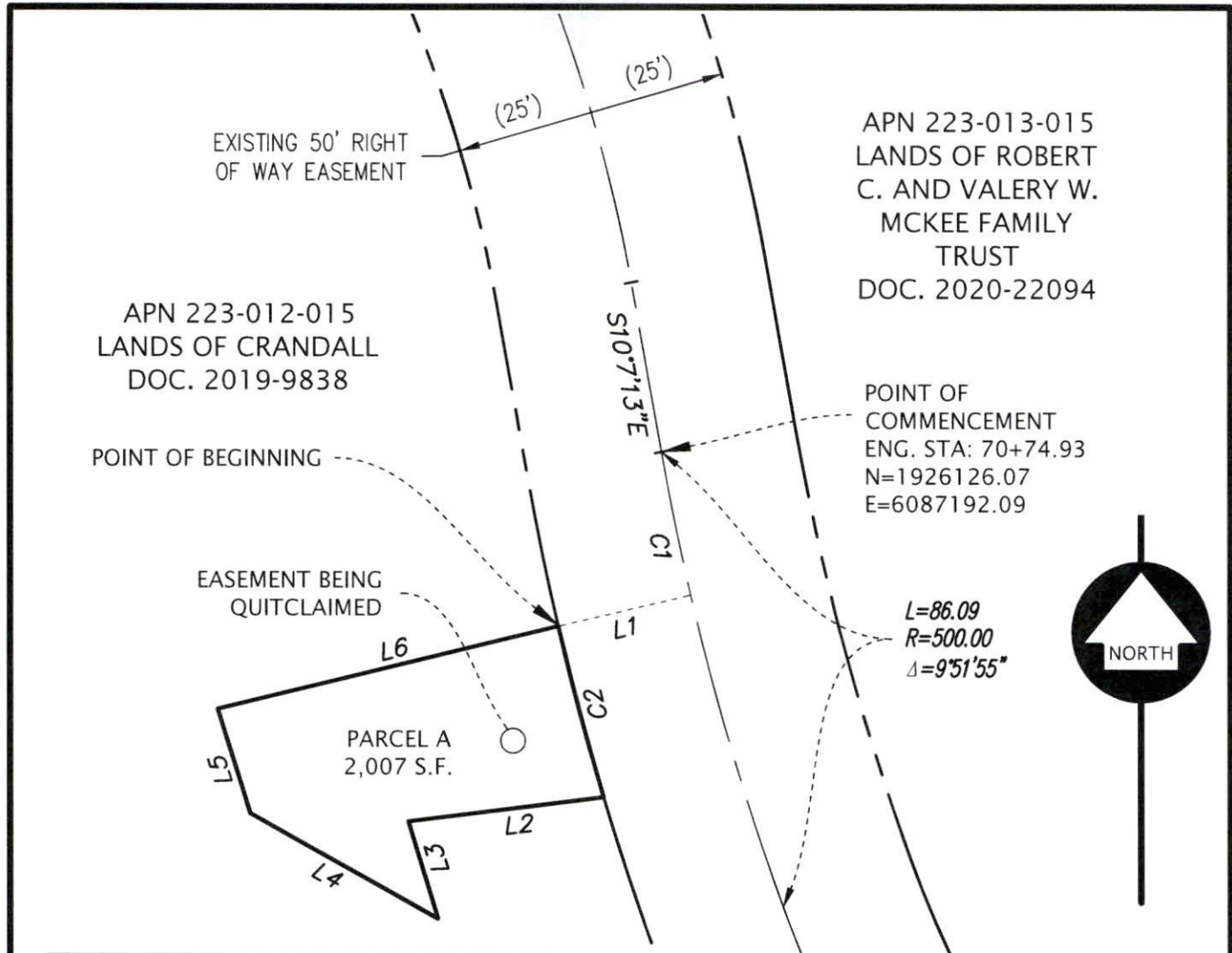


David A. Crivelli, PLS 7015

12/8/21







LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S76°49'16"W (R)	25.00
L2	S82°55'20"W	36.15
L3	S17°03'07"E	18.56
L4	N60°51'11"W	39.50
L5	N17°23'57"W	20.00
L6	N76°27'42"E	64.38

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	3°03'31"	500.00'	26.69'
C2	3°31'27"	525.00'	32.29'

**EXHIBIT 'B'**  
**QUITCLAIM OF DRAINAGE & SLOPE EASEMENT**  
 for  
**Humboldt County**  
**Alderpoint Rd. PM 7.58**  
 SECTION 23, T4S, R4E,  
 HUMBOLDT MERIDIAN  
 IN THE UNINCORPORATED AREA OF,  
 HUMBOLDT COUNTY, STATE OF CALIFORNIA  
 Date: November 2021

SCALE: 1" = 30' SHEET 1 OF 1

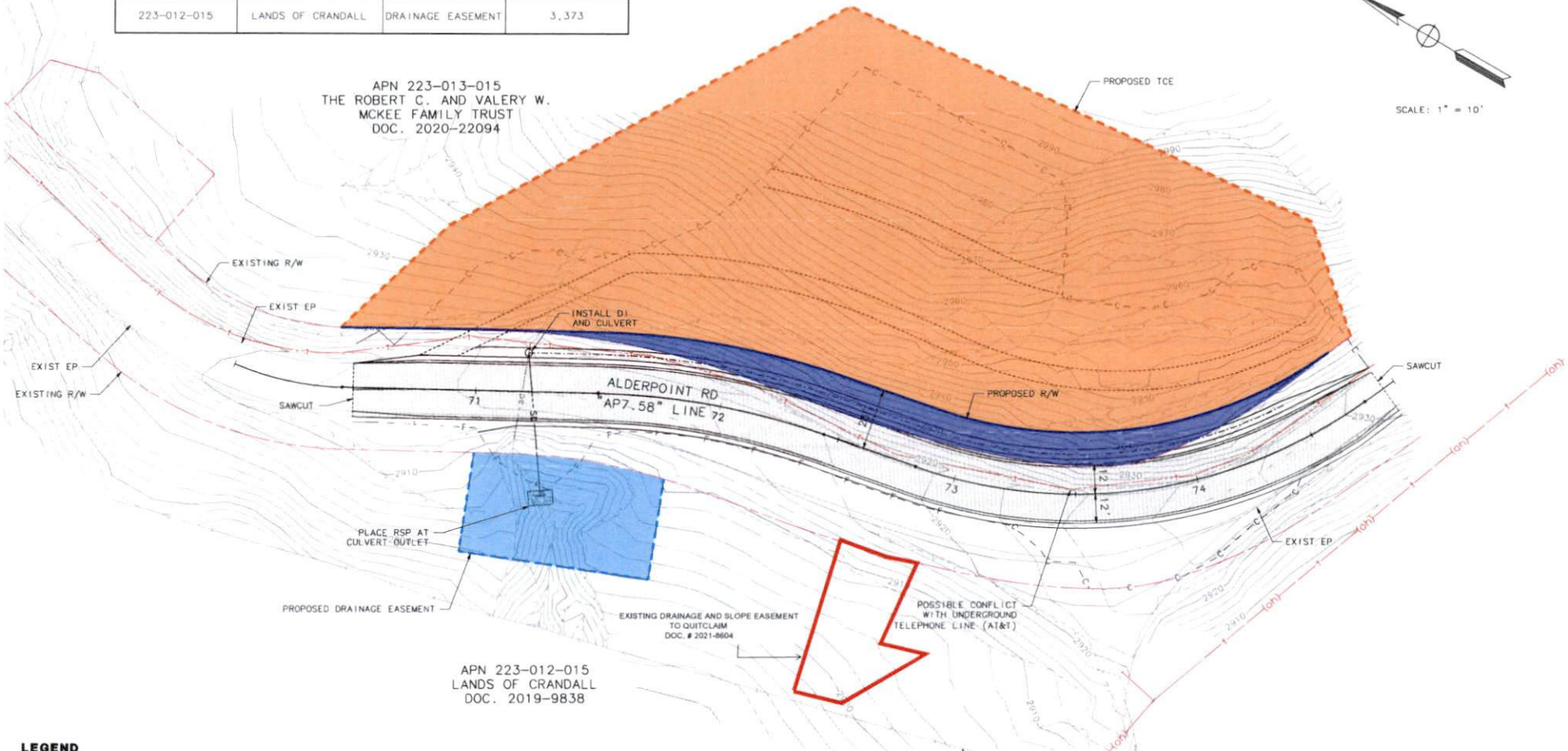
**POINTS WEST SURVEYING CO.**  
 5201 Carlson Park Dr., Suite 3 - Arcata, CA 95521  
 707·840·9510 · Phone 707·840·9542 · Fax

APN	PROPERTY OWNER	ROW TYPE	AREA (SQ FT)
223-013-015	THE ROBERT C. AND VALERY W. MCKEE FAMILY TRUST	PERMANENT ACQUISITION	3,248
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223-012-015	LANDS OF CRANDALL	DRAINAGE EASEMENT	3,373










APN 223-013-015  
THE ROBERT C. AND VALERY W.  
MCKEE FAMILY TRUST  
DOC. 2020-22094



SCALE: 1" = 10'



**LEGEND**

-  EXISTING RIGHT OF WAY (R/W)
-  TEMPORARY CONSTRUCTION EASEMENT
-  PROPOSED RIGHT OF WAY
-  PROPOSED DRAINAGE EASEMENT
-  NEW PAVEMENT
-  (oh) EXISTING OVERHEAD TELEPHONE LINE
-  EXISTING UNDERGROUND TELEPHONE LINE
-  -sd- EXISTING STORM DRAIN
-  UNDERDRAIN

NOVEMBER 2021

**ALDERPOINT RD STORM DAMAGE (PM 7.58)  
R/W EXHIBIT**



**MARK  
THOMAS**