

ATTACHMENT 3

Easement Deed from Wallan and Johnson to County

AFTER RECORDING RETURN TO:

DEPARTMENT OF PUBLIC WORKS
LAND USE DIVISION
3033 H STREET, ROOM 17
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: EMERGENCY REPAIR
REDWOOD DRIVE P.M. 1.25 (6b105)
PROJECT NO. RPL-5904(017)
COUNTY CONTRACT NO. 215215
APN: 223-311-041

EASEMENT DEED

For valuable consideration, Kenneth Wallan and Meredith Wallan, Trustees of the WALLAN FAMILY LIVING TRUST u/t/d MARCH 12, 1992, as to an undivided ½ interest and JAMES O. JOHNSON AND A. MARIE JOHNSON, husband and wife, joint tenants, as to an undivided ½ interest, hereby grant and convey to the COUNTY OF HUMBOLDT, a political subdivision of the State of California, an easement for roadway purposes and all incidents thereto, situated in an unincorporated area of the County of Humboldt, State of California, described in Exhibit "A" (Legal Description) and shown on Exhibit "B" (Plat) attached hereto and made a part hereof.

Dated this 30th day of August, 2017.

OWNER:

Kenneth Wallan
KENNETH WALLAN, AS TRUSTEE

Meredith Wallan
MEREDITH WALLAN, AS TRUSTEE

[Signature]
JAMES O. JOHNSON

[Signature]
A. MARIE JOHNSON

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.

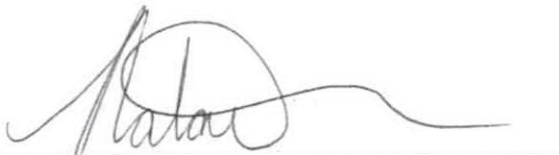
STATE OF CALIFORNIA
COUNTY OF Humboldt

On 30th day of August, 2017 before me, Natalie C. Finch
a Notary Public of the State of California, personally appeared
Kenneth Wallan

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.



Notary Public Signature



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 28th day of August, 2017 before me, Deborah Igel Vining
a Notary Public of the State of California, personally appeared
Meredith Wallan

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.


Notary Public Signature



CERTIFICATE OF ACKNOWLEDGMENT

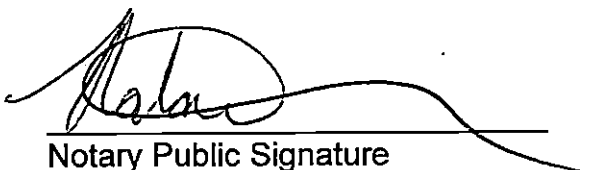
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Humboldt

On 21st day of August, 2017 before me, Natalie C. Finch, Notary Public
a Notary Public of the State of California, personally appeared
Anita Marie Johnson & James Johnson
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.


Notary Public Signature

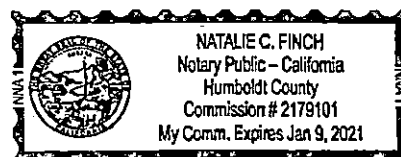


EXHIBIT "A"
LEGAL DESCRIPTION
REDWOOD DRIVE EXCHANGE PARCEL (TO COUNTY)

PARCEL ONE

That real property situate in the County of Humboldt, State of California, within Section 13, Township 4 South, Range 3 East, Humboldt Meridian, described as follows:

A non-exclusive easement, 56 feet in width, for maintenance of road slopes along "Redwood Drive", County Road No. 6B105, the southwesterly line of which described as follows:

BEGINNING at a point on the northeasterly boundary of the existing right of way of Redwood Drive, being the former right of way of State Highway 1-HUM-1-B, as said right of way was conveyed by document recorded as Book 196 of Deeds, Page 40, Humboldt County Records, which is intersected by the easterly boundary of "Evergreen Road", County Road No. 6B156, being a 70-foot wide easement designated as Parcel "A" on Tract No. 424, filed in Book 21 of Maps, Pages 27-30, Humboldt County Records; from this point of intersection, a concrete 6" x 6" highway monument marking station "44+39.69 B.C. 125' Left" bears South 39 degrees, 27 minutes, 45 seconds East, 2227.65 feet, and also from which point of intersection, a concrete 6" x 6" highway monument marking station "61+41.17 B.C. 150' Right" bears South 79 degrees, 34 minutes, 16 seconds East, 917.30 feet.

Thence along the northeasterly boundary of said existing right of way of Redwood Drive, the following courses:

From a tangent which bears North 85 degrees, 51 minutes, 40 seconds East, along a curve to the right, with a radius of 1400 feet, through a central angle of 11 degrees, 27 minutes, 20 seconds, an arc length of 279.91 feet;

South 82 degrees, 41 minutes, 00 seconds East, 329.74 feet;

Along a tangent curve to the right, with a radius of 650 feet, through a central angle of 28 degrees, 18 minutes, 00 seconds, an arc length of 321.05 feet;

South 54 degrees, 23 minutes, 00 seconds East, 400.53 feet;

Along a tangent curve to the right, with a radius of 550 feet, through a central angle of 24 degrees, 48 minutes, 00 seconds, an arc length of 238.06 feet;

South 29 degrees, 35 minutes, 00 seconds East, 286.74 feet, more or less, to the intersection of said northeasterly boundary of said existing right of way of Redwood Drive with the westerly boundary of the existing right of way of State Highway 101, as conveyed by document recorded as Book 920 of Official Records, Page 466.

Containing an area of 106,800 square feet, more or less.

PARCEL TWO

That real property situate in the County of Humboldt, State of California, within Section 13, Township 4 South, Range 3 East, Humboldt Meridian, described as follows:

A non-exclusive easement, 14 feet in width, for access to top of Redwood Drive "bluffs" for maintenance purposes, the centerline of which is described as follows:

COMMENCING at a point on the northeasterly boundary of the existing right of way of Redwood Drive, being the former right of way of State Highway 1-HUM-1-B, as said right of way was conveyed by document recorded as Book 196 of Deeds, Page 40, Humboldt County Records, being station "57+42.89 E.C.", from which point, a concrete 6" x 6" highway monument marking station "44+39.69 B.C. 125' Left" bears South 8 degrees, 06 minutes, 22 seconds East, 1333.87 feet, and also from which point of intersection, a concrete 6" x 6" highway monument marking station "61+41.17 B.C. 150' Right" bears North 54 degrees, 23 minutes, 00 seconds West, 400.53 feet.

Thence North 35 degrees, 37 minutes, 00 seconds East, 56 feet to the POINT OF BEGINNING of this description.

Thence North 35 degrees, 37 minutes, 00 seconds East, 352.82 feet, more or less, to the southwesterly boundary of State Highway 101, as conveyed by Book 920 of Official Records Page 466, Humboldt County Records.

Containing an area of 4,940 square feet, more or less.

PARCEL THREE

An easement for use and maintenance of an existing culvert crossing under Redwood Drive, County Road No. 6B105, said easement denoted as "Culvert" herein for convenience and the boundary of which described as follows:

COMMENCING at a point on the northeasterly boundary of the existing right of way of Redwood Drive, being the former right of way of State Highway 1-HUM-1-B, as said right of way was conveyed by document recorded as Book 196 of Deeds, Page 40, Humboldt County Records, and from which point, a concrete 6" x 6" highway monument marking station "44+39.69 B.C. 125' Left" bears South 80 degrees, 21 minutes, 21 seconds West, 279.45 feet, and also from which point, a concrete 6" x 6" highway monument marking station "61+41.17 B.C. 150' Right" bears North 27 degrees, 38 minutes, 26 seconds West, 1701.11 feet;

Thence South 24 degrees, 25 minutes, 23 seconds West, 261.41 feet to the POINT OF BEGINNING of this description.

Thence North 6 degrees, 10 minutes, 50 seconds East, 60.15 feet;

Thence South 87 degrees, 53 minutes, 30 seconds East, 96.39 feet to the east boundary of said right of way of Redwood Drive;

Thence South 2 degrees, 06 minutes, 30 seconds West, along said east boundary, 60.00 feet to a point which bears South 87 degrees, 53 minutes, 30 seconds East from the Point of Beginning.

Thence North 87 degrees, 53 minutes, 30 seconds West, 100.67 feet to the Point of Beginning.

Containing an area of 5,912 square feet, more or less.

PARCEL FOUR

An easement for access and use of an existing road, for the purpose of maintenance of said culvert, said easement denoted as "Road" herein for convenience and the boundary of which is described as follows:

COMMENCING at a point on the northeasterly boundary of the existing right of way of Redwood Drive, being the former right of way of State Highway 1-HUM-1-B, as said right of way was conveyed by document recorded as Book 196 of Deeds, Page 40, Humboldt County Records, and from which point, a concrete 6" x 6" highway monument marking station "44+39.69 B.C. 125' Left" bears South 80 degrees, 21 minutes, 21 seconds West, 279.45 feet, and also from which point, a concrete 6" x 6" highway monument marking station "61+41.17 B.C. 150' Right" bears North 27 degrees, 38 minutes, 26 seconds West, 1701.11 feet;

Thence South 19 degrees, 46 minutes, 56 seconds West 392.46 feet to the POINT OF BEGINNING of this description.

Thence North 0 degrees, 47 minutes, 26 seconds East, 9.88 feet;
Thence North 21 degrees, 54 minutes, 14 seconds East, 29.85 feet;
Thence South 63 degrees, 11 minutes, 15 seconds East, 24.01 feet;
Thence South 47 degrees, 35 minutes, 18 seconds East, 42.49 feet;
Thence South 71 degrees, 35 minutes, 21 seconds East, 26.44 feet;
Thence North 47 degrees, 59 minutes, 44 seconds East, 43.29 feet to the east boundary of said existing right of way of Redwood Drive.
Thence South 2 degrees, 06 minutes, 30 seconds West, along said east boundary, 63.73 feet;
Thence North 87 degrees, 53 minutes, 30 seconds West 77.31 feet;
Thence North 44 degrees, 42 minutes, 56 seconds West, 59.30 feet to the Point of Beginning.

Containing an area of 5,601 square feet, more or less.

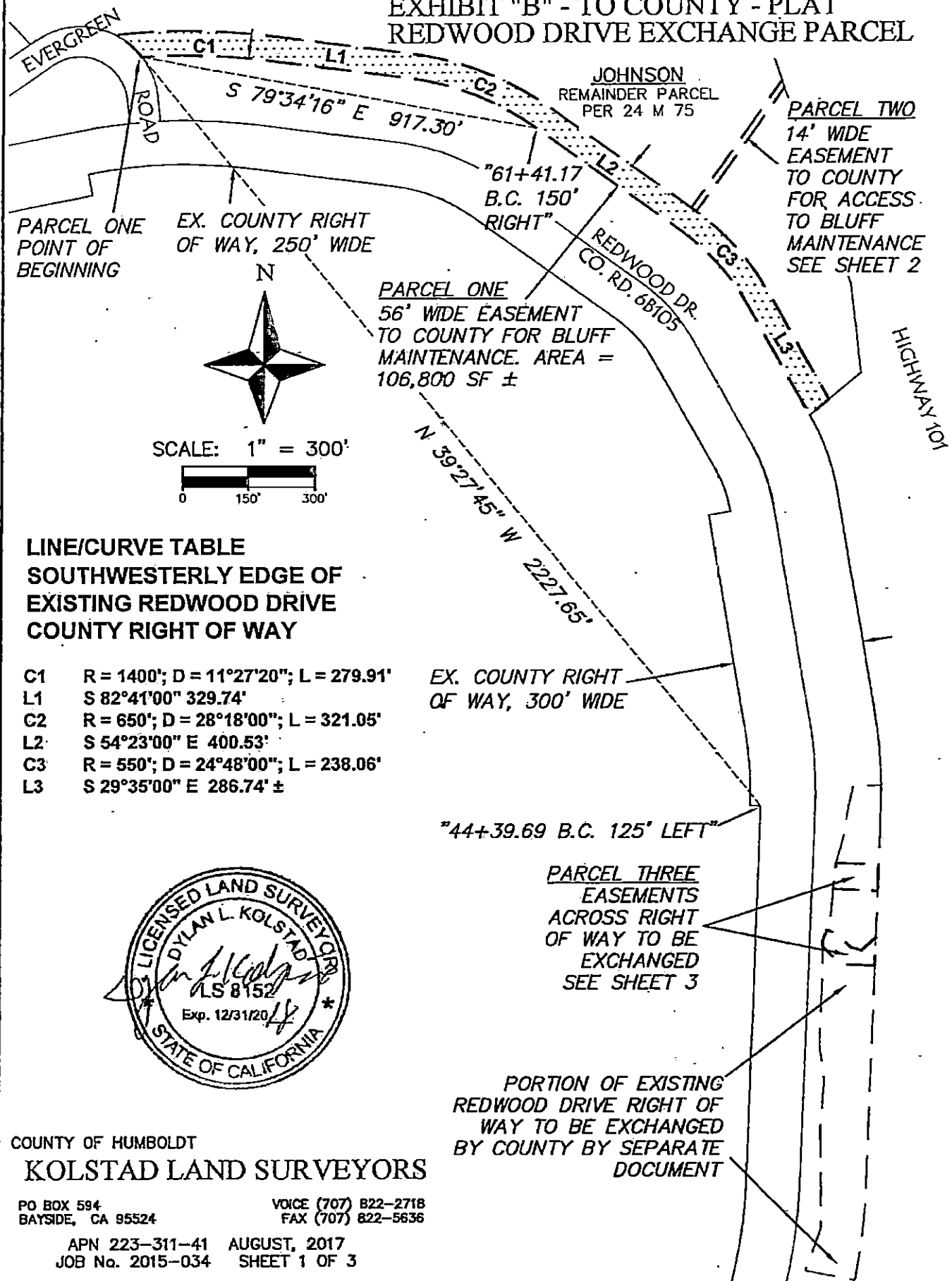
END OF DESCRIPTION



A handwritten signature in dark ink, appearing to read "Dylan L. Kolstad", written over a horizontal line.

Dylan L. Kolstad
LS 8152
Prepared August 7, 2017

EXHIBIT "B" - TO COUNTY - PLAT REDWOOD DRIVE EXCHANGE PARCEL



LINE/CURVE TABLE SOUTHWESTERLY EDGE OF EXISTING REDWOOD DRIVE COUNTY RIGHT OF WAY

C1	R = 1400'; D = 11°27'20"; L = 279.91'
L1	S 82°41'00" 329.74'
C2	R = 650'; D = 28°18'00"; L = 321.05'
L2	S 54°23'00" E 400.53'
C3	R = 550'; D = 24°48'00"; L = 238.06'
L3	S 29°35'00" E 286.74' ±

EX. COUNTY RIGHT
OF WAY, 300' WIDE

"44+39.69 B.C. 125' LEFT"

PARCEL THREE
EASEMENTS
ACROSS RIGHT
OF WAY TO BE
EXCHANGED
SEE SHEET 3

PORTION OF EXISTING
REDWOOD DRIVE RIGHT OF
WAY TO BE EXCHANGED
BY COUNTY BY SEPARATE
DOCUMENT

COUNTY OF HUMBOLDT

KOLSTAD LAND SURVEYORS

PO BOX 594
BAYSIDE, CA 95524

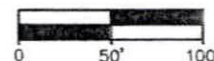
VOICE (707) 822-2718
FAX (707) 822-5636

APN 223-311-41 AUGUST, 2017
JOB No. 2015-034 SHEET 1 OF 3

EXHIBIT "B" - TO COUNTY - PLAT REDWOOD DRIVE EXCHANGE PARCEL



SCALE: 1" = 100'



JOHNSON
REMAINDER PARCEL
PER 24 M 75

PARCEL ONE

56' WIDE X 1857' LONG (LENGTH
AS MEASURED ALONG EX. RIGHT
OF WAY LINE) ADDITIONAL PARCEL
TO COUNTY (TERMINATES AT
EASTERLY RIGHT OF WAY OF
EVERGREEN ROAD). SEE SHEET 1

PARCEL TWO

14' WIDE EASEMENT
FOR ACCESS TO
BLUFFS FOR
MAINTENANCE
AREA = 4,940 SQ.
FT. ±

"61+41.17
B.C. 150'
RIGHT"

EXISTING 250' WIDE
COUNTY RIGHT OF WAY
REDWOOD DRIVE

N 35°37'00" E 56'

N 54°23'00" W 400.53'

PARCEL TWO
POINT OF
BEGINNING

EX. 1" DIA. CABLE
ANCHOR (TYP.)

EX. CABLES
(TYP.)

PARCEL TWO
POINT OF
COMMENCEMENT

TO "44+39.69 B.C. 125' LEFT"
S 8°06'22" E 1333.87'

N 35°37'00" E
CENTERLINE

352.82' ±

HIGHWAY 101 ROW

HIGHWAY 101 ROW

COUNTY OF HUMBOLDT

KOLSTAD LAND SURVEYORS

PO BOX 594
BAYSIDE, CA 95524

VOICE (707) 822-2718
FAX (707) 822-5636

APN 223-311-41 AUGUST, 2017
JOB No. 2015-034 SHEET 2 OF 3

EXHIBIT "B" - TO COUNTY - PLAT REDWOOD DRIVE EXCHANGE PARCEL



SCALE: 1" = 100'



"44+39.69 B.C.
125' LEFT"

TRAVELED
WAY

CULVERT
OUTFALL

TO "61+41.17
B.C. 150'
RIGHT"

S 80°21'21" W 279.45'

PARCEL THREE &
PARCEL FOUR POINT
OF COMMENCEMENT

PARCEL THREE
"CULVERT" EASEMENT
CONVEYED TO COUNTY FOR
CULVERT MAINTENANCE
AREA = 5,912 SQ. FT. ±

FLOWLINE OF
CREEK

CULVERT
INLET

PARCEL
THREE
POINT OF
BEGINNING

EX. UNIMPROVED
ROAD

PARCEL THREE LINE TABLE

L1	N 6°10'50" E 60.15'
L2	S 87°53'30" E 96.39'
L3	S 2°06'30" W 60.00'
L4	N 87°53'30" W 100.67'

PARCEL FOUR LINE TABLE

L1	N 0°47'26" E 9.88'
L2	N 21°54'14" E 29.85'
L3	S 63°11'15" E 24.01'
L4	S 47°35'18" E 42.49'
L5	S 71°35'21" E 26.44'
L6	N 47°59'44" E 43.29'
L7	S 2°06'30" W 63.73'
L8	N 87°53'30" W 77.31'
L9	N 44°42'56" W 59.30'

PARCEL
FOUR
POINT OF
BEGINNING

PARCEL FOUR
"ROAD" EASEMENT
CONVEYED TO COUNTY
FOR ACCESS TO CULVERT
AREA = 5,601 SQ. FT. ±

TRAVELED
WAY

REDWOOD DR. CO.
RD. 6B105

PORTION OF
COUNTY RIGHT OF
WAY PROPOSED TO
BE EXCHANGED (BY
SEPARATE
DOCUMENT)

HUMBOLDT COUNTY
REDWOOD DRIVE
STATE OF CA
HIGHWAY 101

COUNTY OF HUMBOLDT

KOLSTAD LAND SURVEYORS

PO BOX 594
BAYSIDE, CA 95524

VOICE (707) 822-2718
FAX (707) 822-5636

APN 223-311-41 AUGUST, 2017
JOB No. 2015-034 SHEET 3 OF 3

COUNTY OF HUMBOLDT

STATE OF CALIFORNIA

EASEMENT DEED

**KENNETH WALLAN AND MEREDITH WALLAN, AS TRUSTEES OF THE WALLAN
FAMILY LIVING TRUST, AND JAMES O. JOHNSON AND A. MARIE JOHNSON**

TO

COUNTY OF HUMBOLDT

(CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE SECTION 27281)

THIS IS TO CERTIFY that the real property interest conveyed by the Easement Deed dated August 30, 2017 from Kenneth Wallan and Meredith Wallan, as trustees of the Wallan Family Living Trust, and James O. Johnson and A. Marie Johnson 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 12, 2017, 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: 9/12/17