

**CITY OF CLOVERDALE
CITY COUNCIL**

RESOLUTION NO. 069-2020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVERDALE ACCEPTING A GRANT DEED
PUBLIC UTILITY EASEMENT, SIDEWALK EASEMENT, AND RIGHT-OF-WAY GRANT FROM
SONOMA COUNTY VITNERS COOPERATIVE, INC. PROPERTY LOCATED AT 28245 OLD
REDWOOD HWY, CLOVERDALE**

WHEREAS, the Sonoma County Vintners Cooperative, Inc. (Developer) submitted development plans for the parcel (APN 117-040-101) located at 28245 Old Redwood Highway in 2020; and

WHEREAS, the City Council approved the Major Design Review Permit of the Sonoma County Vintners Cooperative, Inc. Project located at 28245 Old Redwood Highway (City Council Resolution No. 053-2019); and

WHEREAS, the Developer prepared all necessary legal descriptions and deeds and submit the documents to the City Engineer for review and approval prior to recordation; and

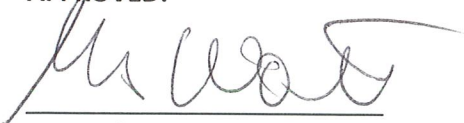
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cloverdale as follows:

1. The above recitals are hereby declared to be true and correct and findings of the City Council of the City of Cloverdale.
2. The Cloverdale City Council accepts the attached deed of Public Utility easement (Attachment A), deed of Sidewalk easement (Attachment B), and Right-of-Way grant (Attachment C), and authorizes the City Engineer to sign the grant deed easements and right-of-way, attached as Attachments A, B, and C.

It is hereby certified that the foregoing Resolution No. 06-2020 was duly introduced and adopted by the City Council of the City of Cloverdale at its regular meeting held on the 24th day of June 2020, by the following roll call vote:

AYES: (5) Councilmembers Bagby, Brigham and Cruz, Vice Mayor Turner and Mayor Wolter
NOES: (0) None
ABSTAIN: (0) None
ABSENT: (0) None

APPROVED:



Gus Wolter, Mayor

ATTESTED:



Irene Camacho-Werby, City Clerk

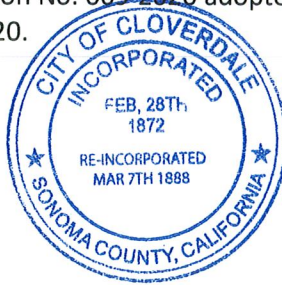
Attachments:

1. Exhibit A - Grant Deed of Public Utility Easement;
2. Exhibit B - Grant Deed of Sidewalk Easement;
3. Exhibit C - Right-of-Way Grant Deed

I, IRENE CAMACHO-WERBY, City Clerk of the City of Cloverdale, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 069-2020 adopted by the City Council of the City of Cloverdale on the 24th day of June 2020.



Irene Camacho-Werby, City Clerk



Recording Requested By:

CITY OF CLOVERDALE

When Recorded Mail Document To:

CITY OF CLOVERDALE
CITY ENGINEER
124 N. CLOVERDALE BOULEVARD
POST OFFICE BOX 217
CLOVERDALE, CA 95422-2440

APN: 117-040-101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EASEMENT DEED

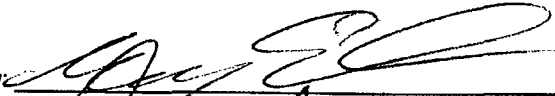
SONOMA COUNTY VINTNERS COOPERATIVE, INC., A CALIFORNIA CORPORATION,

GRANT (S) TO

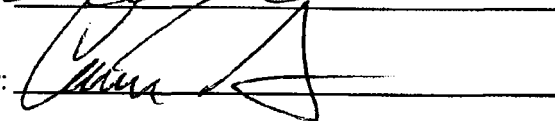
THE CITY OF CLOVERDALE, A MUNICIPAL CORPORATION

an EASEMENT for public utilities over all that certain real property in the City of Cloverdale, County of Sonoma, State of California, more particularly described as follows:

SEE EXHIBITS 'A' AND 'B' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

By: 

Date: 6-8-20

By: 

Date: 6-8-2020

A notary certificate is required.

CERTIFICATE OF ACCEPTANCE	
This is to certify that the interest in real property conveyed above is hereby accepted by order of the Council of the City of Cloverdale pursuant to Council Resolution/Ordinance No. _____, dated _____, 20 ____, and Grantee consents to recordation thereof by its duly authorized officer. Recording of this document is requested for and on behalf of the City of Cloverdale pursuant to Section 6103 of the Government Code.	CITY OF CLOVERDALE, A Municipal Corporation
	By: _____
	Title: _____
	Date: _____

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

On _____, before me, _____, a Notary
Public, personally appeared _____,

(personally known to me) or (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 entity upon behalf of which the person(s) acted, executed the instrument(s).

WITNESS my hand and official seal.

Notary Public

Date

EXHIBIT 'A'
Legal Description
Public Utility Easement

All that real property situate in the County of Sonoma, State of California, and lying within the City of Cloverdale, described as follows:

Being a portion of the Lands of the **Sonoma County Vintners Cooperative, Inc.** (hereinafter referred to as "Vintner's Co-op"), as described by deed recorded under **Document No. 2018-022786**, Sonoma County Records, and being more particularly described as follows:

Commencing at a 1/2" Iron Pipe marking the most westerly corner of said lands of Vintner's Co-op; thence along the southwesterly line of said lands, South 40°39'03" East, a distance of 7.49 feet to the **Point of Beginning**; thence North 49°18'33" East, a distance of 437.32 feet to the beginning of a tangent curve to the right; thence along said curve, having a radius of 24.00 feet, through a central angle of 97°47'55", a distance of 40.97 feet; thence South 32°53'32" East, a distance of 249.31 feet to the beginning of a tangent curve to the left; thence along said curve, having a radius of 3043.00 feet, through a central angle of 2°57'00", a distance of 156.67 feet; thence South 35°50'32" East, a distance of 12.19 feet to a point on the southeasterly line of said lands of Vintner's Co-op; thence along said southeasterly line South 49°18'33" West, a distance of 10.54 feet; thence leaving said southeasterly line and running North 35°50'32" West, a distance of 13.08 feet to the beginning of a tangent curve to the right; thence along said curve, having a radius of 3053.50, through a central angle of 2°57'00", a distance of 157.21 feet; thence North 32°53'32" West, a distance of 254.14 feet; thence South 57°06'28" West, a distance of 14.02 feet; thence South 54°15'09" West, a distance of 100.29 feet; thence South 49°18'33" West, a distance of 337.55 feet to a point on the southwesterly line of said lands of Vintner's Co-op; thence along said southwesterly line North 40°39'03" West, a distance of 10.50 feet to the **Point of Beginning**.

Containing 0.23 Acres, more or less

The **Basis of Bearings** of this description is that certain Record of Survey filed in **Book 802 of Maps, Page 28**, Sonoma County Records.

PORTION OF APN 117-040-101

Prepared by,

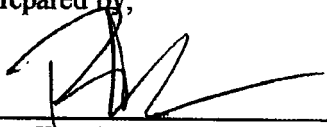

Bradley A. Thomas, PLS 5520
My License Expires: 9/30/2020
File No. 9066.00
6 April 2020 6/8/20



EXHIBIT 'B'

This sketch is for graphical purposes only.
Any errors or omissions on this sketch
shall not affect the legal description in
Exhibit 'A'



SOUTH CLOVERDALE BLVD.

Right of Way Dedication
(Separate Instrument)

Line	Bearing	Distance
L1	N49°18'33"E	437.32'
L2	S32°53'32"E	249.31'
L3	S35°50'32"E	12.19'
L4	S49°18'33"W	10.54'
L5	N35°50'32"W	13.08'
L6	N32°53'32"W	254.14'
L7	S57°06'28"W	14.02'
L8	S54°15'09"W	100.29'
L9	S49°18'33"W	337.55'
L10	N40°39'03"W	10.50'

LANDS OF
SONOMA COUNTY VINTNERS
COOPERATIVE, INC.
DN 2018-022786
APN 117-040-101

802 MAPS 28

Point of
Commencement

Point of
Beginning

Curve	Radius	Delta	Length
C1	24.00'	97°47'55"	40.97'
C2	3043.00'	2°57'00"	156.67'
C3	3053.50'	2°57'00"	157.21'

PUBLIC UTILITY EASEMENT

Sonoma County Vintners Cooperative, Inc.,
to the City of Cloverdale



BRADLEY A. THOMAS, PLS 5520 DATE
MY LICENSE EXPIRES 9/30/2020

LACO ASSOCIATES

SCALE 1"=100' APRIL 2020
FILE No. 9066.00 DRAWN BY DJC

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 Sonoma)

On June 8, 2020 before me, Nancy Avansino, Notary Public
(insert name and title of the officer)

personally appeared Gary Emmerich and Cameron Frey
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.

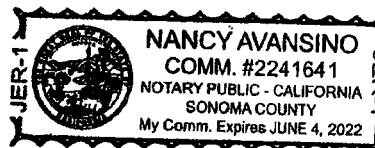
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Nancy Avansino

(Seal)



Recording Requested By:

CITY OF CLOVERDALE

When Recorded Mail Document To:

CITY OF CLOVERDALE
CITY ENGINEER
124 N. CLOVERDALE BOULEVARD
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SPACE ABOVE THIS LINE FOR RECORDER'S USE

EASEMENT DEED


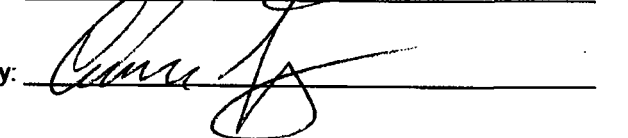
SONOMA COUNTY VINTNERS COOPERATIVE, INC., A CALIFORNIA CORPORATION,

GRANT (S) TO

THE CITY OF CLOVERDALE, A MUNICIPAL CORPORATION

an EASEMENT for sidewalk purposes over all that certain real property in the City of Cloverdale, County of Sonoma, State of California, more particularly described as follows:

SEE EXHIBITS 'A' AND 'B' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

By: 
By: 

Date: 6-8-20

Date: 6-8-20

A notary certificate is required.

CERTIFICATE OF ACCEPTANCE	
<p>This is to certify that the interest in real property conveyed above is hereby accepted by order of the Council of the City of Cloverdale pursuant to Council Resolution/Ordinance No. _____, dated _____, 20 ____, and Grantee consents to recordation thereof by its duly authorized officer.</p> <p>Recording of this document is requested for and on behalf of the City of Cloverdale pursuant to Section 6103 of the Government Code.</p>	<p style="text-align: center;">CITY OF CLOVERDALE, A Municipal Corporation</p> <p>By: _____</p> <p>Title: _____</p> <p>Date: _____</p>

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

On _____, before me, _____, a Notary Public, personally appeared _____,

(personally known to me) or (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 entity upon behalf of which the person(s) acted, executed the instrument(s).

WITNESS my hand and official seal.

Notary Public

Date

EXHIBIT 'A'
Legal Description
Sidewalk Easement

All that real property situate in the County of Sonoma, State of California, and lying within the City of Cloverdale, described as follows:

Being a portion of the Lands of the **Sonoma County Vintners Cooperative, Inc.** (hereinafter referred to as "Vintner's Co-op"), as described by deed recorded under **Document No. 2018-022786**, Sonoma County Records, and being more particularly described as follows:


Commencing at a 1/2" Iron Pipe marking the most westerly corner of said lands of Vintner's Co-op; thence along the southwesterly line of said lands, South 40°39'03" East, a distance of 7.49 feet to the **Point of Beginning**; thence North 49°18'33" East, a distance of 437.32 feet to the beginning of a tangent curve to the right; thence along said curve, having a radius of 24.00 feet, through a central angle of 97°47'55", a distance of 40.97 feet; thence South 32°53'32" East, a distance of 249.31 feet to the beginning of a tangent curve to the left; thence along said curve, having a radius of 3043.00 feet, through a central angle of 2°57'00", a distance of 156.67 feet; thence South 35°50'32" East, a distance of 12.19 feet to a point on the southeasterly line of said lands of Vintner's Co-op; thence along said southeasterly line South 49°18'33" West, a distance of 5.52 feet; thence leaving said southeasterly line and running North 35°50'32" West, a distance of 12.65 feet to the beginning of a tangent curve to the right; thence along said curve, having a radius of 3048.50 feet, through a central angle of 2°57'00", a distance of 156.95 feet; thence North 32°53'32" West, a distance of 259.14 feet; thence South 57°06'28" West, a distance of 19.15 feet; thence South 54°15'09" West, a distance of 100.63 feet; thence South 49°18'33" West, a distance of 337.77 feet to a point on the southwesterly line of said lands of Vintner's Co-op; thence along said southwesterly line North 40°39'03" West, a distance of 5.50 feet to the **Point of Beginning**.

Containing 0.12 Acres, more or less

The **Basis of Bearings** of this description is that certain Record of Survey filed in **Book 802 of Maps, Page 28**, Sonoma County Records.

PORTION OF APN 117-040-101

Prepared by,



Bradley A. Thomas, PLS 5520
My License Expires: 9/30/2020
File No. 9066.00
6 April 2020 *u/b/20*



EXHIBIT 'B'

*This sketch is for graphical purposes only.
Any errors or omissions on this sketch
shall not affect the legal description in
Exhibit 'A'*



SOUTH CLOVERDALE BLVD.

Right of Way Dedication
(Separate Instrument)

Line	Bearing	Distance
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L5	N35°50'32"W	12.65'
L6	N32°53'32"W	259.14'
L7	S57°06'28"W	19.15'
L8	S54°15'09"W	100.63'
L9	S49°18'33"W	337.77'
L10	N40°39'03"W	5.50'

LANDS OF
SONOMA COUNTY VINTNERS
COOPERATIVE, INC.
DN 2018-022786
APN 117-040-101

802 MAPS 28

Point of Commencement

Point of Beginning

Curve	Radius	Delta	Length
C1	24.00'	97°47'55"	40.97'
C2	3043.00'	2°57'00"	156.67'
C3	3048.50'	2°57'00"	156.95'

SIDEWALK EASEMENT

Sonoma County Vintners Cooperative, Inc.,
to the City of Cloverdale



[Signature] 6/10/20
BRADLEY A. THOMAS, PLS 5520 DATE
MY LICENSE EXPIRES 9/30/2020

LACO ASSOCIATES

SCALE 1"=100' APRIL 2020
FILE No. 9066.00 DRAWN BY DJC

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 Sonoma)

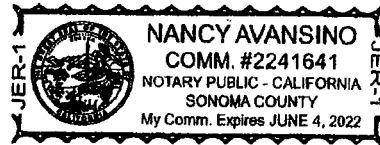
On June 8, 2020 before me, Nancy Avansino, Notary Public
(insert name and title of the officer)

personally appeared Gary Emmerich and Cameron Frey
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 *Nancy Avansino* (Seal)



Recording Requested By:

CITY OF CLOVERDALE

When Recorded Mail Document To:

CITY OF CLOVERDALE
CITY ENGINEER
124 N. CLOVERDALE BOULEVARD
POST OFFICE BOX 217
CLOVERDALE, CA 95422-2440

APN: 117-040-101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

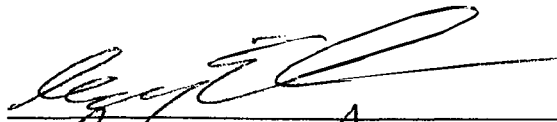
SONOMA COUNTY VINTNERS COOPERATIVE, INC., A CALIFORNIA CORPORATION,

GRANT (S) TO

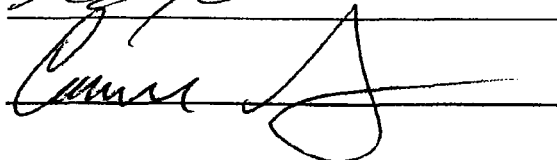
THE CITY OF CLOVERDALE, A MUNICIPAL CORPORATION

all that certain real property in the City of Cloverdale, County of Sonoma, State of California, more particularly described as follows:

SEE EXHIBITS 'A' AND 'B' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

By: 

Date: 6-8-20

By: 

Date: 6-8-2020

A notary certificate is required.

CERTIFICATE OF ACCEPTANCE	
This is to certify that the interest in real property conveyed above is hereby accepted by order of the Council of the City of Cloverdale pursuant to Council Resolution/Ordinance No. _____, dated _____, 20___, and Grantee consents to recordation thereof by its duly authorized officer. Recording of this document is requested for and on behalf of the City of Cloverdale pursuant to Section 6103 of the Government Code.	CITY OF CLOVERDALE, A Municipal Corporation
	By: _____ Title: _____ Date: _____

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

On _____, before me, _____, a Notary
Public, personally appeared _____,

(personally known to me) or (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 entity upon behalf of which the person(s) acted, executed the instrument(s).

WITNESS my hand and official seal.

Notary Public

Date

EXHIBIT 'A'
Legal Description
PUBLIC RIGHT OF WAY DEDICATION

All that real property situate in the County of Sonoma, State of California, and lying within the City of Cloverdale, described as follows:

Being a portion of the Lands of the **Sonoma County Vintners Cooperative, Inc.** (hereinafter referred to as "Vintner's Co-op"), as described by deed recorded under **Document No. 2018-022786**, Sonoma County Records, and being more particularly described as follows:


Beginning at a 1/2" Iron Pipe marking the most westerly corner of said lands of Vintner's Co-op; thence along the northwesterly line of said lands, North 49°18'33" East, a distance of 482.74 feet to the most northerly corner thereof; thence along the northeasterly line of said lands, South 32°58'52" East, a distance of 453.70 feet to the most easterly corner thereof; thence along the southeasterly line of said lands, South 49°18'33" West, a distance of 12.89 feet; thence leaving said southeasterly line and running North 35°50'32" West, a distance of 12.19 feet to the beginning of a tangent curve to the right; thence along said curve, having a radius of 3043.00 feet, through a central angle of 2°57'00", a distance of 156.67 feet; thence North 32°53'32" West, a distance of 249.31 feet to the beginning of a tangent curve to the left; thence along said curve, having a radius of 24.00 feet, through a central angle of 97°47'55", a distance of 40.97 feet; thence South 49°18'33" West, a distance of 437.32 feet to a point on the southwesterly line of said lands of Vintner's Co-op; thence along said southwesterly line North 40°39'03" West, a distance of 7.49 feet to the **Point of Beginning**.

Containing 0.26 Acres, more or less

The **Basis of Bearings** of this description is that certain Record of Survey filed in **Book 802 of Maps, Page 28**, Sonoma County Records.

PORTION OF APN 117-040-101

Prepared by,

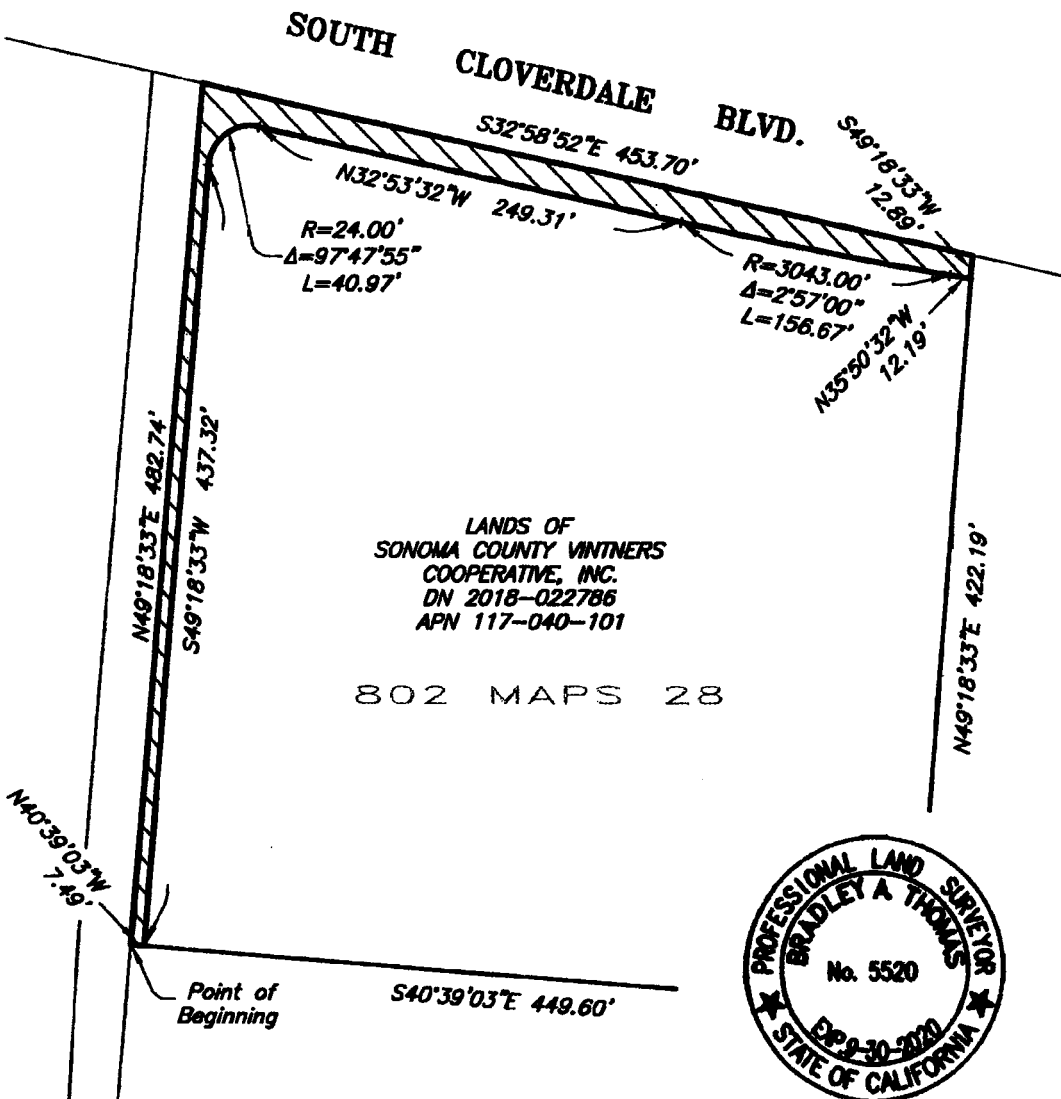


Bradley A. Thomas, PLS 5520
My License Expires: 9/30/2020
File No. 9066.00
22 January 2020 *6/8/20*



EXHIBIT 'B'

*This sketch is for graphical purposes only.
Any errors or omissions on this sketch
shall not affect the legal description in
Exhibit 'A'*



LANDS OF
SONOMA COUNTY VINTNERS
COOPERATIVE, INC.
DN 2018-022786
APN 117-040-101

802 MAPS 28



[Signature] 6/8/20
BRADLEY A. THOMAS, PLS 5520 DATE
MY LICENSE EXPIRES 9/30/2020

PUBLIC RIGHT OF WAY DEDICATION

*Sonoma County Vintners Cooperative, Inc.,
to the City of Cloverdale*

LACO ASSOCIATES

SCALE 1"=100' JANUARY 2020
FILE No. 9066.00 DRAWN BY DJC

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 Sonoma)

On June 8, 2020 before me, Nancy Avansino, Notary Public
(insert name and title of the officer)

personally appeared Gary Emmerich and Cameron Frey
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 Nancy Avansino (Seal)

