

SAMPLE EASEMENT DEDICATIONS **FINAL, PARCEL AND MASTER PARCEL MAP**

THE FOLLOWING ARE THE MOST COMMON DEDICATIONS. THEY MAY NEED TO BE CUSTOMIZED TO APPLY TO EACH MAP. SEE CONDITIONS OF APPROVAL FOR REQUIRED DEDICATIONS.

1 EASEMENT FOR PUBLIC UTILITIES

a) EASEMENT FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE (STREET DESIGNATIONS) SHOWN HEREON AND DESIGNATED "12.5' PUBLIC UTILITY EASEMENT" (12.5' PUE).

b) EASEMENT FOR INSTALLATION AND MAINTENANCE OF GAS PIPES, AND FOR POLES AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING BETWEEN THE REAR AND / OR SIDELINES OF LOTS AND LINES SHOWN HERON AND DESIGNATED " ___ ' PUBLIC UTILITY EASEMENT" (___ ' P.U.E.).

c) EASEMENT FOR INSTALLATION AND MAINTENANCE OF GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED " ___ ' PUBLIC UTILITY EASEMENT" (___ ' PUE).

2 EASEMENT FOR SEWER PIPES

EASEMENT FOR INSTALLATION AND MAINTENANCE OF SEWER PIPES. TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED " ___ ' EASEMENT FOR SEWER PIPES".

3 EASEMENT FOR DRAINAGE

a) EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND DRAINAGE PIPELINES TOGETHER WITH ANY AND ALL APPURTENANCES THERETO ON, OVER, UNDR AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED " ___ ' EASEMENT FOR DRAINAGE".

b) FLOWAGE EASEMENT FOR THE PURPOSES OF PRESERVING AND FOREVER LEAVING OPEN AND FREE OF OBSTRUCTION, AND MAINTAINING TOGETHER WITH THE PERPETUAL RIGHT AND PRIVILEGE TO ALLOW THE PASSAGE OF STORM WATER OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED " ___ ' EASEMENT FOR DRAINAGE".

c) EASEMENT FOR THE PURPOSE OF DIGGING, CONSTRUCTING, RECONSTRUCTING, REPAIRING AND FOREVER MAINAINING THEREON A DRAINAGE CANAL DITCH, OR PIPELINE FOR DRAINAGE PURPOSES, TOGETHER WITH THE SPOIL BANKS AND APPURTENANT STRUCTURES THEREOF OVER THAT CERTAIN REAL PROPERTY SHOWN HEREON AND DESIGNATED "EASEMENT FOR DRAINAGE".

4 EASEMENT FOR WATER PIPES

EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND WATER PIPELINES TOGETHER WITH ANY AND ALL APPURTENANCES THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED " ___ ' EASMENT FOR WATER PIPES".

OWNER'S STATEMENT DEDICATIONS

(Continued)

5 ELECTRICAL EASEMENT

a) EASEMENT FOR INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES AND TRAFFIC DETECTOR LOOPS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND AS SHOWN HEREON AND DESIGNATED "___' ELECTRICAL EASEMENT".

b) EASEMENT FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, AND USE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, AND INCLUDING ACCESS FOR SUCH USE ON, OVER, UNDER AND ACROSS SPRIPS OF LAND SHOWN HEREON AND DESIGNATED AS "___' ELECTRICAL EASEMENT".

6 EASEMENT FOR BIKE PATH AND PEDESTRIAN ACCESS

EASEMENT FOR BIKE PATH AND PEDESTRIAN ACCESS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED "EASEMENT FOR BIKE PATH AND PEDESTRIAN ACCESS".

7 EASEMENT FOR PUBLIC SIDEWALK AND PEDESTRIAN ACCESS

EASEMENT FOR PUBLIC SIDEWALK AND PEDESTRIAN ACCESS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED AS "EASEMENT FOR PUBLIC SIDEWALK AND PEDESTRIAN ACCESS"

8 POSTAL EASEMENT

a) EASEMENT FOR CONSTRUCTING AND MAINTANING CENTRALIZED MAIL DELIVERY BOXES, PEDASTALS AND SLABS, TOGETHR WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER. UNDER AND ACROSS STRIPS OF LAND (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC _____ SHOWN HERON.

b) EASEMENT FOR CONSTRUCTING AND MAINTANING CENTRALIZED MAIL DELIVERY BOXES, PEDASTALS AND SLABS, TOGETHR WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER. UNDER AND ACROSS STRIPS OF LAND SHOWN HERON AND DESIGNATED "POSTAL EASEMENT".

9 EASEMENT FOR EMERGENCY VEHICLES

a) EASEMENT FOR EMERGENCY VEHICLES FOR INGRESS AND EGRESS BY POLICE, FIRE AND SIMILAR EMERGENCY PERSONNEL AND THEIR VEHICLES ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "___' EASEMENT FOR EMERGENCY VEHICLES".

b) EASEMENT FOR EMERGENCY VEHICLES FOR INGRESS AND EGRESS BY POLICE, FIRE AND SIMILAR EMERGENCY PERSONNEL AND THEIR VEHICLES ON, OVER AND ACROSS LOTS _____ SHOWN HEREON.

c) EASEMENT FOR INGRESS AND EGRESS OF CITY OF SACRAMENTO MAINTENANCE PERSONNEL AND THEIR PERSONNEL VEHICLES FOR ACCESS TO DRAINAGE CANAL ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED DRAINAGE CANAL ACCESS EASEMENT.

10 SLOPE EASEMENT

EASEMENT FOR THE PURPOSE OF SLOPES, GRADING, CONSTRUCTION, MAINTAINING AND IMPROVING EMBANKMENTS AND INCIDENTAL PURPOSES OVER AND ACROSS THE LAND SHOWN HEREON AND DESIGNATED "SLOPE EASEMENT"

OWNER'S STATEMENT DEDICATIONS

(Continued)

11 EASEMENT FOR SOUND WALL

EASEMENT FOR CONSTRUCTING AND MAINTAINING A SOUND WALL ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "___' SOUND WALL EASEMENT".

12 NO INGRESS OR EGRESS RIGHTS LINE

THE EXCLUSIVE RIGHT OF VEHICULAR INGRESS AND / OR EGRESS IS GRANTED TO THE CITY OF SACRAMENTO ACROSS THE (*LOT LINE*) or (*PUBLIC ROAD EASEMENT LINE*) SHOWN HEREON AND DESIGNATED "NO INGRESS OR EGRESS RIGHTS LINE".

13 TEMPORARY EASEMENT FOR TURNAROUND

TEMPORARY EASEMENT FOR VEHICLE TURNAROUND IS GRANTED TO THE CITY OF SACRAMENTO ACROSS THOSE AREAS SHOWN HEREON AND DESIGNATED "TEMPORARY EASEMENT FOR TURNAROUND". SAID EASEMENT SHALL AUTOMATICALLY TERMINATE _____.

14 NO BUILD EASEMENT

NO BUILD EASEMENT OVER THOSE STRIPS OF LAND LYING BETWEEN THE SIDELINES OF LOTS AND THE LINES SHOWN HEREON AND DESIGNATED "NO BUILD EASEMENT". THESE STRIPS ARE TO BE KEPT OPEN AND FREE FROM STRUCTURES.

15 EASEMENT FOR LANDSCAPING

EASEMENTS FOR THE PLANTING AND MAINTENANCE OF LANDSCAPING, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE PUBLIC (STREET DESIGNATIONS) AS SHOWN HERON AND DESIGNATED "EASEMENT FOR LANDSCAPING".

16 IRREVOCABLE OFFER TO DEDICATION

a) PURSUANT TO THE PROVISIONS OF SECTION 66475 OF THE GOVERNMENT CODE, WE HEREBY, IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF SACRAMENTO, AN EASEMENT FOR ANY PUBLIC ROAD PURPOSES, ON, OVER, UNDER AND ACROSS THE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "IRREVOCABLE OFFER OF DEDICATION" (RIOD).

b) AN IRREVOCABLE OFFER OF DEDICATION FOR BIKE PATH AND PEDESTRIAN EASEMENT, TOGETHER TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS SPRIPS OF LAND SHOWN HEREON AND DESIGNATED "I.O.D. FOR BIKE PATH AND PEDESTRIAN EASEMENT". (PEIOD)