

Certificate Sheet Requirement on Subdivision Maps (Final / Parcel)

The following paragraphs shall be made part of the Owner's Certificate when easements are offered for dedication to Central San:

"The area marked "Sanitary Sewer Easement," or "SSE" is offered for dedication to the Central Contra Costa Sanitary District (Central San) or its successors or assigns in gross, as an exclusive subsurface easement (or as a nonexclusive subsurface easement, where indicated) and nonexclusive surface easement for the right to construct, reconstruct, renew, alter, operate, maintain, replace (with the initial or other size) and repair such line or lines as Central San shall from time to time elect for conveying sewage or recycled water, and all necessary maintenance access structures, laterals and appurtenances thereto, over and within such easement area, together with the free right of ingress, egress, and emergency access to said easement over and across the remaining portion of the Owner's property, provided that said rights of ingress, egress and emergency access shall be limited to established roadways, pathways, avenues or other routes to the extent possible and as reasonably necessary for the proper use of the rights granted herein. This offer of dedication also includes the right to clear obstructions and vegetation from the easement as may be required for the proper use of the other rights granted herein.

The Owner reserves the right to landscape or make such other use of the lands included within the easements which are consistent with Central San's use; however, such use by the Owner shall not include the planting of trees or construction of permanent structures, including but not limited to houses, garages, outbuildings, swimming pools, tennis courts, retaining walls, decks, patios, engineered drainage facilities (bio-swales) or other activity which may interfere with Central San's enjoyment of the easement rights granted herein.

Maintenance access structures (manholes, rodding inlets, etc.) constructed within the easement shall not be covered by earth or other material and shall remain in an exposed and accessible condition at all times for routine and/or emergency maintenance that may be deemed necessary by Central San from time to time.

Central San, and its successors or assigns, shall incur no liability with respect to such offer of dedication, and shall not assume any responsibility for the offered easements or any improvements thereon or therein, until such offer has been accepted by the appropriate action of Central San, or its successors or assigns. Further, the Owner shall indemnify, defend, save and hold harmless Central San from any liability with respect to the easements, prior to the formal acceptance of said easements by appropriate action of Central San."