

WHEN RECORDED MAIL TO:

City Clerk
City of Manteca
1001 W. Center Street
Manteca, California 95337

GRANT OF EASEMENT AGREEMENT

Preamble

This Agreement made this 26th day of December, 2024, Manteca Trails, LLC, a California limited liability company, hereinafter referred to as "Grantor," and CITY OF MANTECA, a Municipal Corporation, hereinafter referred to as "Grantee."

Recitals

WHEREAS, Grantor is the owner of certain real property in the City of Manteca, County of San Joaquin, State of California, hereinafter referred to as the "Servient Tenement," and described in Exhibit "C" attached hereto and incorporated herein; and

WHEREAS, Grantee desires to acquire certain rights in the Servient Tenement.

NOW, THEREFORE, it is agreed as follows:

Grant of Easement

1. For valuable consideration, Grantor hereby grants to Grantee an easement as hereinafter described.

Character of Easement

2. The easement granted herein is an easement in gross.

Description of Easement

3. The easement granted herein is a right to use and maintain a sixty-six (66) inch storm drain line and appurtenances, all hereto referred to as "said facilities."

Location

4. The easement granted herein is located as described in Exhibit "A", "Storm Drain Easement" and shown on Exhibit "B" attached hereto and incorporated herein by reference.

Use by Grantee

5. The easement granted herein includes the following use of the Servient Tenement: The right to install, repair, remove, replace, reconstruct, use, operate, inspect, and maintain said facilities.

Exclusiveness of Easement

6. The easement granted herein is exclusive.

Secondary Easements

7. The easement granted herein includes incidental rights of maintenance, repair, and replacement.

Non Permitted Use within Easement

8. Except as herein expressly permitted, the Grantor shall not place or permit to be placed on, in, across, or through said easement any building, structure, guy wire, or any other obstruction, nor do or permit to be done, anything which may interfere with the full enjoyment by the City of the easement herein granted.

Restricted use within Easement

9. The Grantor shall not place or permit to be placed on, in, across, or through said easement any tree, vine, or other deep-rooted crop or shrub.

Entire Agreement

10. This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing, signed by the party to be charged.

Binding Effect

11. This instrument shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties hereto.

[Signatures on following page]

ATTACHMENT 2

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

GRANTOR:

Manteca Trails, LLC, a California limited liability company

By: Lori Kayman

Print Name: Toni Raymus

Title: Managing Member

GRANTEE - CITY OF MANTECA

Gary Singh, Mayor

ATTEST: _____

Cassandra Candini-Tilton

Director of Legislative Services/City Clerk

EXHIBIT "A"
LEGAL DESCRIPTION

ALL that certain real property, being a portion of Lot A as shown on that certain map entitled "The Trails of Manteca, Unit No. 4" filed for record in Book 44 of Maps and Plats, at Page 36, San Joaquin County Records and lying in the South half of Section 11, Township 2 South, Range 6 East, Mount Diablo Meridian, City of Manteca, County of San Joaquin, State of California, being more particular described as follows:

COMMENCING at the East quarter corner of said Section 11, said corner being marked with a bolt & washer in a monument well; thence along the North line of said South half South 89°46'40" West 2678.91 feet; thence at right angles South 00°13'20" East 25.00 feet to the Northeast corner of said Lot A, being a point on the South right-of-way line of Woodward Avenue (50 feet wide) and the **TRUE POINT OF BEGINNING**;

1. thence along the East line of said Lot A, South 00°13'20" East 18.00 feet;
2. thence leaving said East line, parallel with and distant 18.00 feet at right angles South of the North line of said Lot A and said South right-of-way line, South 89°46'40" West 373.67 feet to the beginning of a curve concave to the South having a radius of 2457.00 feet;
3. thence Westerly 147.05 feet along the arc of said curve through a central angle of 03°25'44";
4. thence South 86°20'56" West 101.12 feet to the beginning of a curve concave to the North having a radius of 2543.00 feet;
5. thence Westerly 152.19 feet along the arc of said curve through a central angle of 03°25'44";
6. thence parallel with and distant 33.00 feet at right angles South of said North line of Lot A and South right-of-way line, South 89°46'40" West 173.85 feet;
7. thence South 44°18'16" West 24.20 feet;
8. thence North 89°43'44" West 29.67 feet;
9. thence at right angles, North 00°16'16" East 50.00 feet to a point on said North line of Lot A and South right-of-way line;
10. thence along said North line of Lot A and South right-of-way, line North 89°46'40" East 993.73 feet to the **POINT OF BEGINNING**.

Containing 24,862 square feet, more or less.

SUBJECT TO all easements and/or rights-of-way of record.

The Basis of Bearings for this description is North 89°51'05" East between City of Manteca Monuments No. 208 and No. 209, as calculated from coordinates shown in Book 33 of Surveys, at Page 133, San

ATTACHMENT 2

Joaquin County Records. All distances shown are ground. To obtain grid distance multiply ground distance by 0.999929269.

All as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof.


Tanya Cissell, P.L.S. 9857



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	03°25'44"	2457.00'	147.05'
C2	03°25'44"	2543.00'	152.19'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°13'20"E	18.00'
L2	S86°20'56"W	101.12'
L3	S89°46'40"W	173.85'
L4	S44°18'16"W	24.20'
L5	N89°43'44"W	29.67'
L6	N00°16'16"E	50.00'

BOLT & WASHER IN MONUMENT WELL
AT E 1/4 CORNER SECTION 11;
POINT OF COMMENCEMENT

WOODWARD AVENUE

S00°13'20"E 25.00'(T/E)

S89°46'40"W 2678.91' TRUE POINT OF BEGINNING

TRUE POINT OF BEGINNING

589°46'40"W 373.67'

589°46'40"W 373.67'

STORM DRAIN LINE

EASEMENT
24.862 SF

44-M&P-36
LOT A



62-7-24

JOB:	J18-2248
DATE:	1/23/2024
SCALE:	1"=150'
DRAWN:	TC
DESIGN:	TC
CHECK:	TC
SHEET	

EXHIBIT "B"
PLAT TO ACCOMPANY LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTH 1/2 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN.

CITY OF MANTECA SAN JOAQUIN COUNTY CALIFORNIA

North Star
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3535 Phone (209) 524-3526 Fax


Exhibit "C"

LEGAL DESCRIPTION

All that certain real property lying in a portion of Section 11, Township 2 South, Range 6 East, Mount Diablo Meridian, described as follows:

Lot 6, as shown on that certain map entitled "The Trails of Manteca" filed for record November 7, 2023 in Book 44 of Maps and Plats, at Page 72, San Joaquin County Records.

SUBJECT TO all easements and/or rights-of-way of record.


Tanya Cissell, P.L.S. 9857



7-10-24

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)

) ss.

COUNTY OF San Joaquin)

On 12/26, 2024, before me, Jill A. Turner, Notary Public, personally appeared Toni Raynaud, 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.

Jill A. Turner

