

**RECORDING REQUESTED BY:**  
Qty of Manteca

**When Recorded Mail Document  
and Tax Statement To:**

City of Manteca  
Attn: City Clerk  
1001 W. Center Street  
Manteca, CA 95337

**This instrument is being recorded for  
the benefit of the City of Manteca and is  
exempt from Recording Fees, Filing  
Fees and Documentary Transfer Tax.  
R&T Code Section 11922**

APN: 268-290-02

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT OF EASEMENT DEED**

**The undersigned grantor(s) declare(s)**

**Documentary transfer tax is \$** 0.00

- ( ) computed on full value of property conveyed, or
- ( ) computed on full value less value of liens or encumbrances remaining at time of sale,
- ( ) Unincorporated Area (X) City of Manteca

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**

PULTE HOME COMPANY, LLC, a Michigan limited liability company

**hereby GRANT(S) to**

CITY OF MANTECA, a Municipal Corporation

**the following described real property in the City of Modesto, County of Stanislaus, State of  
California:**

SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF

PULTE HOME COMPANY, LLC, a Michigan limited liability company

By: 

Dated: 01/21/2013

Print Name: JON CAKUS

Title: DIRECTOR OF LAND DEVELOPMENT

**ATTACHMENT 3**

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 Alameda )

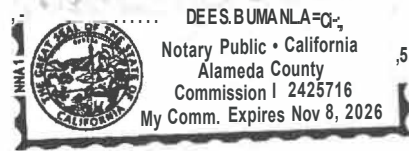
On 8th Sept 2020, before me, Dee Sumanlal, Notary Public

personally appeared off) "I" S  
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 Dee Sumanlal (Seal)



**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

All that certain real property, being a portion of Lot 337, as shown on that certain map entitled "Oakwood Trails, Unit 3" filed for record in Book 44 of Maps and Plats, at Page 67, San Joaquin County Records, lying in a portion of Section 11, Township 2 South, Range 6 East, Mount Diablo Meridian, City of Manteca, County of San Joaquin, State of California, being more particularly described as follows:

**BEGINNING** at the Southeast corner of said Lot 337;

thence along the Southerly line of said Lot 337, South  $77^{\circ} 05'42''$  West 78.65 feet to the Southwest corner of said Lot 337, being a point on the East right-of-way of Pinchot Drive and the beginning of a non-tangent curve concave to the Northeast, having a radius of 20.00 feet and to which beginning a radial line bears South  $28^{\circ} 30'16''$  West;

thence along the Westerly line of said Lot 337 and said East right-of-way line, Northerly 12.42 feet along the arc of said curve through a central angle of  $35^{\circ} 35'15''$  to a point 10.50 feet distant at right angles from said Southerly line;

thence parallel with said Southerly line, North  $77^{\circ} 05'42''$  East 10.56 feet to a point on the existing 10.00' Public Utility Easement as shown on said map, being the beginning of a non-tangent curve concave to the Northeast, having a radius of 10.00 feet and to which beginning a radial line bears South  $50^{\circ} 2'104''$  West;

thence along said Public Utility Easement, Southerly 4.61 feet along the arc of said curve through a central angle of  $26^{\circ} 23'11''$  to a point 7.00 feet distant at right angles from said Southerly line;

thence parallel with said Southerly line, North  $77^{\circ} 05'42''$  East 75.57 feet;

thence North  $16^{\circ} 45'43''$  East 23.07 feet to a point on the Easterly line of said Lot 337 and the West right-of-way line of Yukon Territory Avenue as shown on said map, being the beginning of a non-tangent curve concave to the East, having a radius of 752.00 feet and to which beginning a radial line bears South  $81^{\circ} 35'54''$  West;

thence along said Easterly line and said West right-of-way line, Southerly 13.30 feet along the arc of said curve through a central angle of  $01^{\circ} 00'47''$  to the Easterly most corner of said Lot 337;

thence along the Southeast line of said Lot 337, South  $33^{\circ} 50'24''$  West 20.11 feet to the **POINT OF BEGINNING**.

Containing 714 square feet, more or less.

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

**ATTACHMENT 3**

This legal description as described is delineated on the accompanying "Plat to Accompany Legal Description" and made a part hereof for reference purposes.

*Tanya Cissell*  
Tanya Ciss, P.L.S. 9857



8-15-24

33a



6-Cj-4

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Z:  
1

PINCHOT DRIVE

44-Mt!cP-67

337

**WALL AND LANDSCAPE  
EASEMENT**  
714 SF

S81°35'54"W(R)

75.57'

N77°05'42"E

78.65'

S23°57'53"W(R)

S50°21'04"W(R)

S58°05'17"W(R)

EXISTING 10' PUBUC  
UTILITY EASEMENT

EXISTING PROPERTY LINE

EXISTING RIGHT-OF-WAY

EXISTING WALL

POINT OF BEGINNING

LOT LD

LOT LC

9L1JffO 011fIS

336



LINE TABLE

NO.	BEARING	LENGTH
L1	N77°05'42"E	10.56'
L2	N16°45'43"E	23.07'
L3	S33°50'24"W	20.11'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	35°35'15"	20.00'	12.42'
C2	26°23'11"	10.00'	4.61'
CJ	01°00'47"	752.00'	13.30'

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**North Star**  
Engineering Group, Inc.

• CML ENGINEERING • SURVEYING • PUNNING •  
620 12th street Modesto, CA 95354  
(209) 524-3525 Phone (209) 524--3526 Fax

**EXHIBIT 'B'**  
**PLAT TO ACCOMPANY LEGAL DESCRIPTION**

**OAKWOOD TRAILS, UNIT NO. 3**

BEING A PORTION OF LOT 337 AS SHOWN ON BOOK 44 OF MAPS AND  
PLATS, AT PAGE 67, S.J.C.R., LYING IN SEC. 11, T. 2 S., R. 6 E., M.D.M.

**CITY OF MANTECA**

**CALIFORNIA**

JOB	J18-2248
DATE	8/15/2024
SCALE	1" = 20'
DRAWN:	TC
DESIGN:	TC
CHK'D:	TC

SHEET  
**01**  
OF 01

DWG NAME: K:\J18-2248 Oakwood Trails\DWG\Mapa g 1\Exhibits\11B-2248\11B-2248\11B-2248\11B-2248.dwg