

# ATTACHMENT 2

WHEN RECORDED MAIL TO:

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

## GRANT OF EASEMENT

### Preamble

This Agreement made this 7<sup>th</sup> day of August, 2024, by and between Nunes Family Properties, LP, hereinafter referred to as "Grantor," and City of Manteca, 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," as described in Exhibit "A" and "B" 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 easements as hereinafter described.

### Character of Easement

2. The easements granted herein are easements in gross.

### Description of Easement

3. The easements granted herein are rights to use and maintain, sanitary sewer, water, storm drain lines and appurtenances; electrical, gas, telephone and cablevision lines and appurtenances, by companies having a franchise with the City of Manteca and other utility companies, all hereto referred to as "said facilities".

### Location

4. The easements granted herein are located as described in Exhibit "A" and shown on Exhibit "B", attached hereto and incorporated herein by reference.

### Use by Grantee

5. The easements granted herein include 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 easements granted herein are non-exclusive.

### Secondary Easements

7. The easements granted herein include incidental rights of maintenance, repair, and replacement.

# ATTACHMENT 2

## Entire Agreement

8. 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

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

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

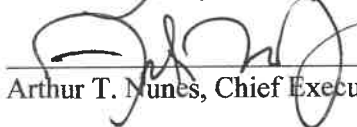
## Grantor

Nunes Family Properties, LP

By: Avanti Properties, General Partner

  
\_\_\_\_\_

Daniel E. Nunes, Secretary - Avanti Properties

  
\_\_\_\_\_

Arthur T. Nunes, Chief Executive Officer – Avanti Properties

## Grantee

City of Manteca, a Municipal Corporation

\_\_\_\_\_  
Gary Singh, Mayor

ATTEST: \_\_\_\_\_

Cassandra Candini-Tilton  
Director of Legislative Services

*(NOTARY ATTACHMENT REQUIRED)*

NOTARY  
CERTIFICATE(S)  
ATTACHED

DS 8/17/24

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 San Joaquin }

On 8/7/2024 before me, DANELLE LYNN SOUZA, Notary Public  
(Here insert name and title of the officer)

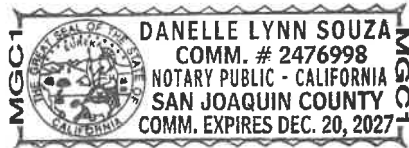
personally appeared Daniel Edward Nunes and Arthur Teixeira, JR Nunes who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), 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.

Danelle L Souza  
Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT  
Grant of Easement  
(Title or description of attached document)  
(Title or description of attached document continued)  
Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

CAPACITY CLAIMED BY THE SIGNER  
 Individual (s)  
 Corporate Officer  
\_\_\_\_\_  
(Title)  
 Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

## EXHIBIT "A" LEGAL DESCRIPTION

ALL that certain real property, being a portion of the East 516 feet of the south one-half of the southeast quarter of the southeast quarter of Section 19, Township 1 South, Range 7 East, Mount Diablo Meridian, City of Manteca, County of San Joaquin, State of California, being a strip of land 10.00 feet wide, the South, southeast and East line of which is more particularly described as follows:

COMMENCING at a 2" iron pipe with brass cap in a monument well, as shown on that certain map filed for record October 20, 2020 in Book 40 of Surveys at Page 8, San Joaquin County Records; thence along the South line of said southeast quarter North  $89^{\circ}24'59''$  West 186.96 feet; thence perpendicular to the previous course North  $00^{\circ}35'01''$  East 52.00 feet to a point on the westerly extension of the North right-of-way line of Lathrop Road and the **TRUE POINT OF BEGINNING**;

thence (1), parallel with and 52.00 feet distant at right angles North of said South line of the southeast quarter along said westerly extension and said North right-of-way line South  $89^{\circ}24'59''$  East 102.01 feet;

thence (2), northeasterly 48.19 feet along the arc of a curve concave to the northwest having a radius of 30.00 feet through a central angle of  $92^{\circ}02'44''$  to a point on the West right-of-way line of Union Road;

thence (3), parallel with and 52.00 feet distant at right angles West of the East line of said southeast quarter, along said West right-of-way line North  $01^{\circ}27'43''$  West 579.23 feet to the northeast corner of Adjusted Lot 1, as described in Grant Deed Lot Line Adjustment, filed for record July 27, 2021 as Document No. 2021-125368, San Joaquin County Records, and the terminal point of this description.

The sidelines of said strip to be shortened or lengthened to terminate at the North line of said Adjusted Lot 1.

Containing 7,216 square feet, more or less.

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

The Basis of Bearings for this description is a line between City of Manteca monuments no. 223 and no. 235 which bears South  $89^{\circ}44'04''$  East as calculated from City of Manteca control monument survey filed in Book 33 of Surveys, at Page 133, San Joaquin County Records. All distances shown are ground distances.

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



Rien Groenewoud, P.L.S. 6946



5/23/24

APN 204-100-33  
UNION RANCH MSL, LLC

ADJUSTED LOT 1  
D.N. #2021-125368

**PUBLIC UTILITY EASEMENT**  
7,216 SQ.FT.

APN 204-100-23  
HIWAY FARMS, LLC



**LEGEND:**

- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- D.N. DOCUMENT NUMBER
- APN ASSESSOR'S PARCEL NUMBER
- - - - - EXISTING LOT LINE
- · - · - · - PROPOSED EASEMENT LINE



ADJUSTED LOT 3  
D.N. #2021-125370

ADJUSTED LOT 4  
D.N. #2021-125371

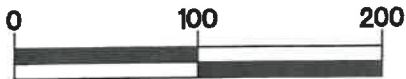
EXIST. 10' PUE  
D.N. 2011-104576

T.P.O.B.

R=30.00'  
Δ=92°02'44"  
L=48.19'

SECTION LINE

**LATHROP ROAD**

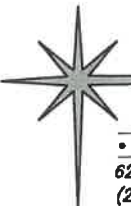


SCALE: 1" = 100'

2" IRON PIPE WITH BRASS CAP IN  
MONUMENT WELL AT THE SE COR. SEC. 19  
POINT OF COMMENCEMENT

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*NorthStar*  
**Engineering Group, Inc.**

• CIVIL ENGINEERING • SURVEYING • PLANNING •  
620 12th Street Modesto, CA 95354  
(209) 524-3525 Phone (209) 524-3526 Fax

**PLAT TO ACCOMPANY  
LEGAL DESCRIPTION**

**EXHIBIT 'B'**

BEING A PORTION OF THE EAST 516 FEET OF THE SOUTH 1/2  
OF THE SE 1/4 OF THE SE 1/4 OF SEC. 19, T1S, R7E, M.D.M.  
**MANTECA SAN JOAQUIN COUNTY CALIFORNIA**

JOB:	J19-2420
DATE:	05/23/24
SCALE:	1"=100'
DRAWN:	RG
DESIGN:	RG
CHK'D:	RG

SHEET  
**01**  
OF  
**01**