

RECORDING REQUESTED BY:
City 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: 268-290-01

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 City of Manteca


FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
TMPG OAKWOOD TRAILS, LLC, a Delaware 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

TMPG OAKWOOD TRAILS, LLC, a Delaware limited liability company

By: TM OAKWOOD TRAILS MEMBER, LLC, a Delaware limited liability company, it's manager

By:  _____ Dated: 0 11 / 11 - -

Print Name: Jennifer Skillings Title: VP

ATTACHMENT 2

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 CONTRA COSTA)

On September 27, before me, Alicia Hintzen, Notary Public

personally appeared Jennifer P. Kelling 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 _____ (Seal)



EXHIBIT 'A'
LEGAL DESCRIPTION

All that certain real property, being a portion of Lot 336, 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 Northerly most corner of said Lot 336;

thence along the Northeast line of said Lot 336, South $59^{\circ}39'01''$ East 20.11 feet to a point on 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 $73^{\circ}36'16''$ West;

thence along the Easterly line of said Lot 336 and said West right-of-way line, Southerly 13.30 feet along the arc of said curve through a central angle of $01^{\circ}00'47''$;

thence leaving said Easterly line and said West right-of-way line, North $42^{\circ}34'20''$ West 23.07 feet to a point 7.00 feet distant at right angles from the Northeasterly extension of the Northerly line of said Lot 336;

thence parallel with said Northerly line, South $77^{\circ}05'42''$ West 79.58 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 Southeast, having a radius of 10.00 feet and to which beginning a radial line bears North $49^{\circ}46'30''$ 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 10.50 feet distant at right angles from said Northerly line;

thence parallel with said Northerly line, South $77^{\circ}05'42''$ West 10.56 feet to a point on the Westerly line of said Lot 336, being a point on the East right-of-way of Pinchot Drive and the beginning of a non-tangent curve concave to the Southeast, having a radius of 20.00 feet and to which beginning a radial line bears North $89^{\circ}54'08''$ West;

thence along said Westerly line and 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 the Northwest corner of said Lot 336;

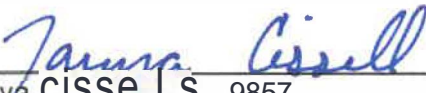
thence along said Northerly line, North $77^{\circ}05'42''$ East 82.65 feet to the **POINT OF BEGINNING**.

Containing 742 square feet, more or less.

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

ATTACHMENT 2

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



Tanya Cisse, L.S. 9857



8-15-24



CURVE TABLE

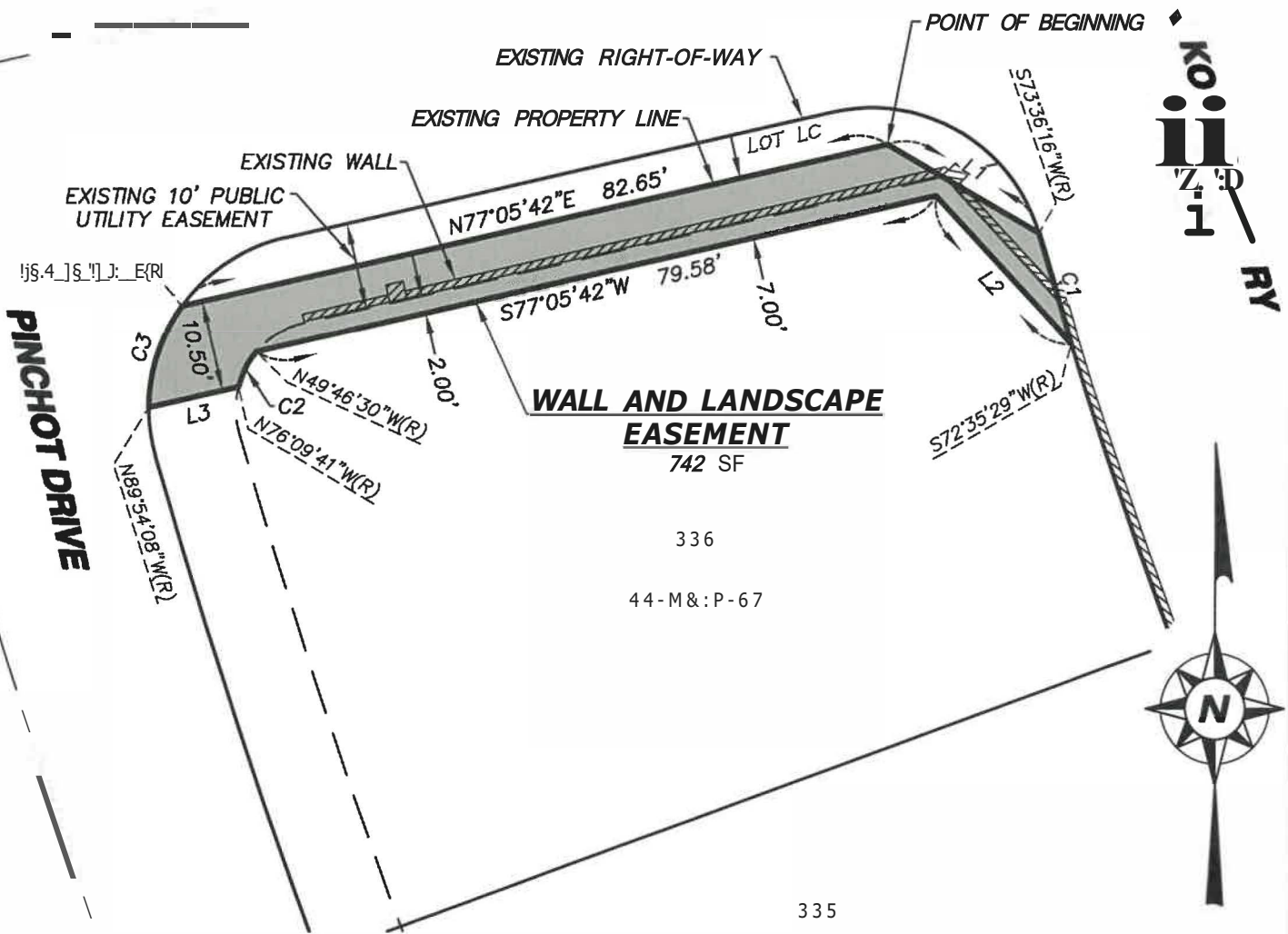
NO.	DELTA	RADIUS	LENGTH
C1	01°00'47"	752.00'	13.10'
C2	202°11'	10.00'	4.61'
CJ	J5°J5'15"	20.00'	12.42'

337

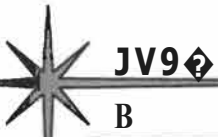
LINE TABLE

NO.	BEARING	LENGTH
L1	S59°39'01" E	20.11'
L2	N42°J4'20"W	23.07'
LJ	S77°05'42"W	10.56'

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Gnmp,jw.
 • CML ENGINEERING • SURVEYING • PWINING •
 620 12th street Modfillto, 04 95J54
 (20g) 524_J525 PhOM (209) 524-3526 Fax

EXHIBIT 'B'
PLAT TO ACCOMPANY LEGAL DESCRIPTION

OAKWOOD TRAILS, UNIT NO. 3

BEING A PORTION OF LOT 336 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:	8/13/2024
SCALE:	1" = 20'
DRAWN:	TC
DESIGN:	TC
CHK'D:	TC

SHEET
01
 CM **01**