

RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
245 Market Street, N10A, Room 1015
P.O. Box 770000
San Francisco, California 94177

Location: City/Uninc _____

Recording Fee \$ _____

Document Transfer Tax \$ _____

- ☐ This is a conveyance where the consideration and Value is less than \$100.00 (R&T 11911).
- ☐ Computed on Full Value of Property Conveyed, or
- ☐ Computed on Full Value Less Liens & Encumbrances Remaining at Time of Sale
- ☐ Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

Signature of declarant or agent determining tax

LD# 2202-06-10022**EASEMENT DEED**

CITY OF MANTECA, a Municipal Corporation,

hereinafter called Grantor, in consideration of value paid by PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called Grantee, the receipt whereof is hereby acknowledged, hereby grants to Grantee the right to suspend, replace (of initial or any other size), remove, maintain, inspect and use such crossarms, wires and cables (supported by or suspended from poles, towers, or other structures located on lands adjacent to the hereinafter described lands), as Grantee shall from time to time deem to be reasonably required for the transmission and distribution of electric energy, and for communication purposes, together with a right of way, within the hereinafter described easement area lying within Grantor's lands which are situate in the City of Manteca, County of San Joaquin, State of California, and are described as follows:

(APN: 241-310-31, 241-310-65, 241-310-74 & 241-310-18)

The parcel of land described in that certain Grant Deed from Arnold & Martha Mangold to the City of Manteca, filed for record on August 11, 1961 in Book 2446 of Official Records, at Page 441, Records of San Joaquin County, and also;

The parcel of land described in that certain Grant Deed from Denise R. Cargill and Denise R. Cargill, administrator of the Estate of Bernice Elizabeth Smith, decedent, pursuant to probate case number STK-PR-EST-2017-373, to the City of Manteca, filed for record on August 30, 2017 as Document Number 2017-099471, Records of San Joaquin County.

The aforesaid easement area is described as follows:

The strips of land described in EXHIBIT "A" and shown on EXHIBIT "B" attached hereto and made a part hereof.

Grantor further grants to Grantee:

(a) the right of ingress to and egress from said easement area over and across said lands by means of roads and lanes thereon, if such there be, otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor, provided, that such right of ingress and egress shall not extend to any portion of said lands which is isolated from said easement area by any public road or highway, now crossing or hereafter crossing said lands;

(b) the right, from time to time, to trim or to cut down any and all trees and brush now or hereafter within said easement area, and shall have the further right, from time to time, to trim and cut down trees and brush along each side of said easement area which now or hereafter in the opinion of Grantee may interfere with or be a hazard to the facilities installed hereunder, or as Grantee deems necessary to comply with applicable state or federal regulations;

(c) the right to use such portion of said lands contiguous to said easement area as may be reasonably necessary in connection with the suspension, replacement, removal, maintenance and inspection of said Facilities;

(d) the right to install, maintain and use gates in all fences which now cross or shall hereafter cross said easement area; and

(e) the right to mark the location of said easement area by suitable markers set in the ground; provided that said markers shall be placed in fences or other locations which will not interfere with any reasonable use Grantor shall make of said easement area.

Grantee hereby covenants and agrees:

(a) not to fence said easement area;

(b) to repair any damage it shall do to Grantor's private roads or lanes on said lands; and

(c) to indemnify Grantor against any loss and damage which shall be caused by any wrongful or negligent act or omission of Grantee or of its agents or employees in the course of their employment, provided, however, that this indemnity shall not extend to that portion of such loss or damage that shall have been caused by Grantor's comparative negligence or willful misconduct.

Grantor reserves the right to use said easement area for purposes which will not interfere with Grantee's full enjoyment of the rights hereby granted; provided that Grantor shall not place or construct, nor allow a third party to place or construct, any building or other structure, or store flammable substances, or drill or operate any well, or construct any reservoir or other obstruction within said easement area, or diminish or substantially add to the ground level within said easement area, or construct any fences that will interfere with the maintenance and operation of said facilities.

This document may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

Dated _____, 20_____.

CITY OF MANTECA, a Municipal Corporation,

By:

It's:

Date:

I hereby certify that a resolution was adopted on
the ____ day of _____, 20 ____, by the

authorizing the foregoing grant of easement.

By _____

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 _____)

On _____, before me, _____ Notary Public,
Insert name
personally appeared _____

_____ ,
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 of Notary Public

(Seal)

CAPACITY CLAIMED BY SIGNER

- ☐ Individual(s) signing for oneself/themselves
- ☐ Corporate Officer(s) of the above named corporation(s)
- ☐ Trustee(s) of the above named Trust(s)
- ☐ Partner(s) of the above named Partnership(s)
- ☐ Attorney(s)-in-Fact of the above named Principal(s)
- ☐ Other _____

OVERHANG OF WIRES EASEMENT (REV. 09/18)

Administration Block

Attach to LD: 2202-06-10022

Area, Region or Location: 5

Land Service Office: Stockton

Line of Business: Electric Distribution (43)

Business Doc Type: Easements

MTRSQ: 22.02.06.01.34

FERC License Number: N/A

PG&E Drawing Number:

Plat No.: Elec Y1117

LD of Affected Documents: N/A

LD of Cross Referenced Documents: N/A

Type of interest: Electric Pole Line Easements (3)

SBE Parcel: N/A

% Being Quitclaimed: N/A

Order or PM: 31362703

JCN: N/A

County: San Joaquin

Utility Notice Number: N/A

851 Approval Application No: N/A ;Decision: N/A

Prepared By: Mark Thomas

Checked By: TKP5

(This page must be recorded with this document.)

EXHIBIT "A"
LEGAL DESCRIPTION

LANDS:

(APN: 241-310-31, 241-310-65, 241-310-74 & 241-310-18)

Being a portion of Section 1, Township 2 South, Range 6 East, Mount Diablo Baseline and Meridian, State of California, County of San Joaquin, more particularly described as follows:

Being a portion of that certain Grant Deed from Arnold & Martha Mangold to the City of Manteca, filed for record on August 11, 1961 in Book 2446 of Official Records, at Page 441, Records of San Joaquin County, and also;

A portion of that certain Grant Deed from Denise R. Cargill and Denise R. Cargill, administrator of the Estate of Bernice Elizabeth Smith, decedent, pursuant to probate case number STK-PR-EST-2017-373, to City of Manteca, filed for record on August 30, 2017 as Document Number 2017-099471, Records of San Joaquin County.

EASEMENT NO. 1:

Commencing at the southwest corner said Grant Deed from Arnold & Martha Mangold to the City of Manteca (Doc. 2017-099471); thence

- a) southeasterly along the southerly line of said Grant Deed, South 89°44'31" East, 20.00 feet to the existing easterly right of way of McKinley Avenue; thence
- b) continuing along said southerly line, South 89°44'31" East, 29.48 feet to a point on the proposed northerly line of McKinley Avenue, said point also being the **True Point of Beginning**.

Thence northerly along said proposed easterly line of McKinley Avenue the following courses:

- 1) North 11°41'07" East, 23.06 feet; thence
- 2) North 0°22'31" East 210.29 feet to the beginning of a curve to the right, having a radius of 39.00 feet; thence
- 3) northeasterly along said curve, through a central angle of 38°42'27" and an arc distance of 26.35 feet; thence
- 4) leaving said proposed easterly line of McKinley Avenue, South 3°05'56" East, 75.48 feet; thence
- 5) South 0°29'40" West, 160.62 feet; thence
- 6) South 11°18'36" West, 21.70 feet to said southerly line of said Grant Deed; thence
- 7) westerly along said southerly line, North 89°44'31" West, 13.21 feet to the **True Point of Beginning**.

Containing an area of 3,115 square feet, more or less.

EASEMENT NO. 2:

Commencing at the southwest corner said Grant Deed from Arnold & Martha Mangold to the City of Manteca (Doc. 2017-099471); thence

- a) southeasterly along the southerly line of said Grant Deed, South $89^{\circ}44'31''$ East, 20.00 feet to the existing easterly right of way of McKinley Avenue; thence
- b) northerly along said existing easterly right of way of McKinley Avenue, North $0^{\circ}22'31''$ East, 960.14 feet; thence
- c) leaving said existing easterly right of way of McKinley Avenue, South $89^{\circ}37'29''$ East, 2.65 feet to a point on the proposed easterly line of McKinley Avenue, said point also being the **True Point of Beginning**.

Thence southerly along said proposed easterly line of McKinley Avenue the following courses:

- 1) South $1^{\circ}46'20''$ East, 436.29 feet; thence
- 2) South $0^{\circ}22'31''$ West, 100.19 feet to the beginning of a curve to the left, having a radius of 40.00 feet; thence
- 3) southeasterly along said curve, through a central angle of $51^{\circ}59'00''$ and an arc distance of 36.29 feet; thence
- 4) leaving said proposed easterly line of McKinley Avenue, North $3^{\circ}05'56''$ West, 47.26 feet; thence
- 5) North $0^{\circ}59'19''$ West, 354.68 feet; thence
- 6) North $3^{\circ}33'04''$ West, 166.95 feet; thence
- 7) South $86^{\circ}26'56''$ West 9.00 feet to the **True Point of Beginning**.

Containing an area of 6,742 square feet, more or less.

Prepared By:
Mark Thomas

Mark Barry
Mark D. Barry, PLS 9577



June 30, 2021
Date

LEGEND


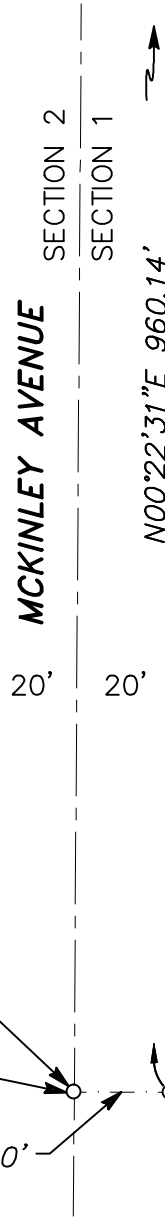
- TPOB TRUE POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 o DIMENSION POINT
 PROPOSED PG&E EASEMENT

EXHIBIT "B"



Mark Barry

SEE SHEET 2



CITY OF MANTECA
 2446 O.R. 441
 APN: 241-310-65

EASEMENT 1

3,115± sf

CITY OF MANTECA
 DOC. 2017-099471
 APN: 241-310-31

POC
 EASEMENT 1 &
 EASEMENT 2
 SOUTHWEST CORNER
 DOC. 2017-099471

S89°44'31"E 20.00'

S11°18'36"W 21.70'

N89°44'31"W 13.21'


TPOB
 EASEMENT 1

S89°44'31"E 29.48'

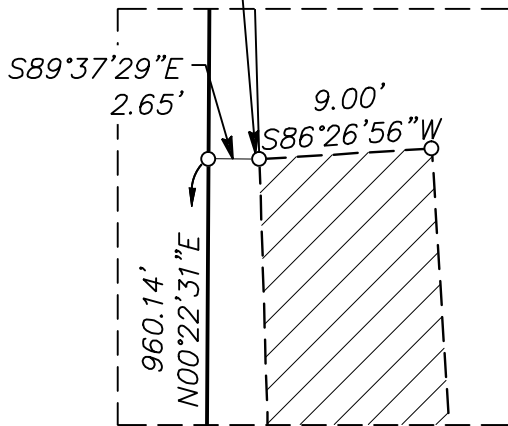
0 20 40 80 Feet
 SCALE 1" = 40'

BASIS OF BEARINGS IS CALIFORNIA
 COORDINATE SYSTEM (CCS) 1983, ZONE3.

SHEET 1 OF 2

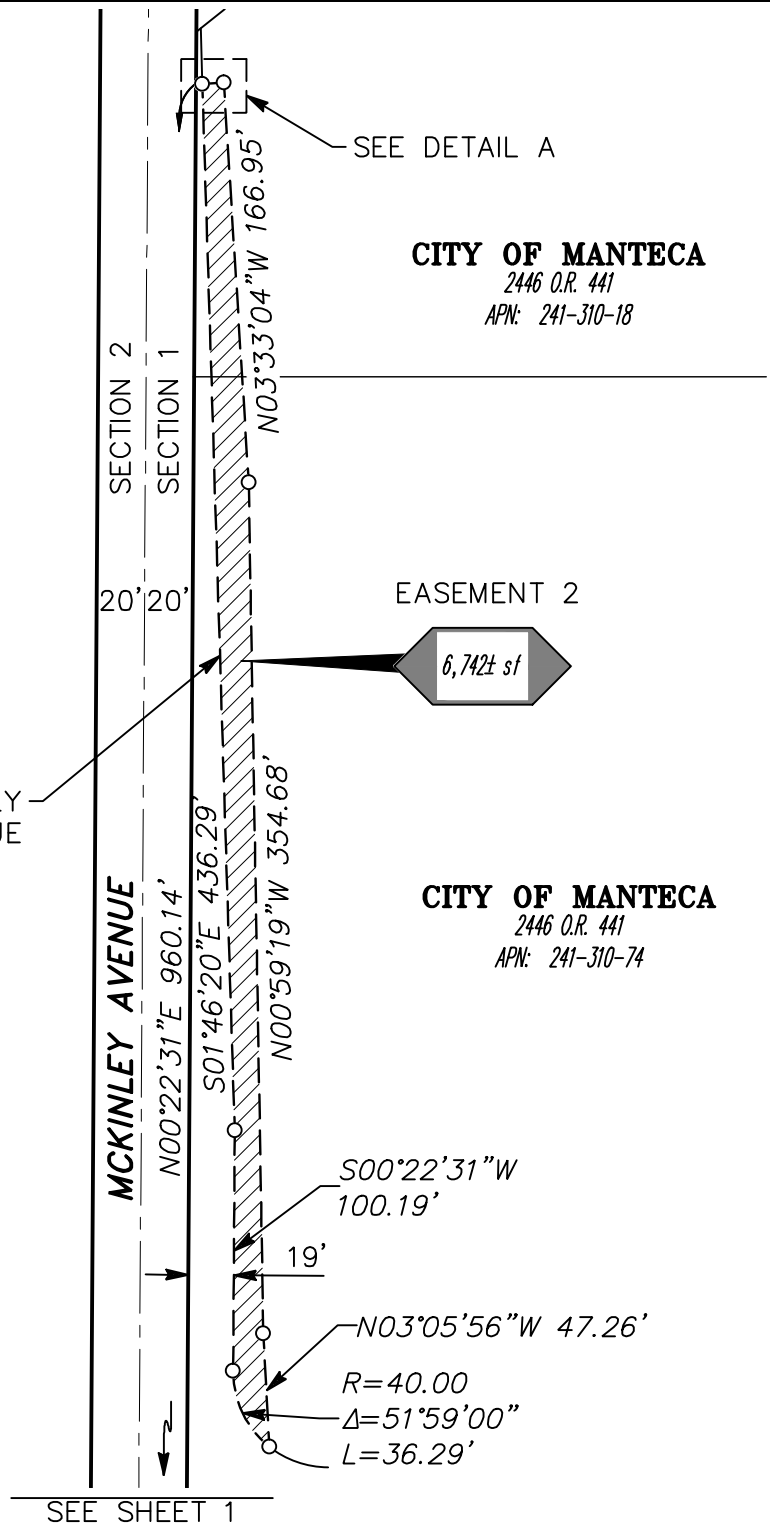
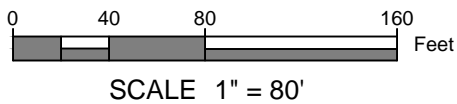
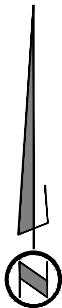
Applicant: PACIFIC GAS & ELECTRIC				SCALE 1" = 40'		DATE 06/30/2021	
SECTION NW 1/4, SW1/4 SEC 1	TOWNSHIP T.2.S.	RANGE R.6.E.	MERIDIAN M.D.B & M	COUNTY OF: SAN JOAQUIN		CITY OF: MANTECA	
PLAT MAP REFERENCES				F.B.: N/A	DR.BY: SMB	CH.BY: MDB	
					CONCORD DIVISION	113744118 AUTHORIZ	31362703 DRAWING NO.

TPOB EASEMENT 2



DETAIL A
SCALE 1" = 10'

PROPOSED EASTERLY
LINE OF MCKINLEY AVENUE



CITY OF MANTECA

2446 O.R. 441
APN: 241-310-18

EASEMENT 2

6,742± sf

CITY OF MANTECA

2446 O.R. 441
APN: 241-310-74

BASIS OF BEARINGS IS CALIFORNIA
COORDINATE SYSTEM (CCS) 1983, ZONE3.

SHEET 2 OF 2

Applicant:				SCALE		DATE	
PACIFIC GAS & ELECTRIC				1" = 80'		06/30/2021	
SECTION NW 1/4, SW1/4 SEC 1	TOWNSHIP T.2.S.	RANGE R.6.E.	MERIDIAN M.D.B & M	COUNTY OF: SAN JOAQUIN		CITY OF: MANTECA	
PLAT MAP REFERENCES				F.B.: N/A		DR.BY: SMB	
				CH.BY: MDB			
				113744118		31362703	
				AUTHORIZ		DRAWING NO.	