

RECORDING REQUESTED BY:
City of Manteca

WHEN RECORDED MAIL 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.

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

GRANT DEED

APN: 224-021-370-000

The undersigned grantor(s) declare(s):

City Transfer Tax is \$0

County Transfer Tax is \$0

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale,

() Unincorporated area: (X) City of Manteca, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sergio A. Flores, an Unmarried Man

hereby GRANT(s) to

City of Manteca, a Municipal Corporation

the following described real property in the City of Manteca, County of San Joaquin, State of California:

SEE EXHIBIT "A" & "B" ATTACHED HERETO AND MADE A PART HEREOF.

By



Sergio A. Flores

EXHIBIT "A"

RIGHT-OF-WAY DEDICATION

LEGAL DESCRIPTION

Lying in a portion of Parcel "A" as shown on that certain Map recorded in Book 26 of Surveys at Page 33, San Joaquin County Records, and situate in the Northwest Quarter of Section 8, Township 2 South, Range 7 East, Mount Diablo Meridian, City of Manteca, County of San Joaquin, State of California, being more particularly described as follows:

BEGINNING at the Northeast corner of said Parcel A, being also a point on the West Right of Way line of Main Street, said point being 42.00-feet distant at right angles from the East line of said Section 8; thence

Parallel with said East line of Section 8, and along the East line of said Parcel "A", being also said West Right of Way line, South 00°00'16" East 166.00 feet to the Southeast corner of said Parcel "A", being also a point on the North Right of Way line of Woodward Avenue, said point being 30.00 feet distant at right angles from the South line of the Northeast Quarter of said Section 8; thence

Parallel with said South line of the Northeast Quarter of said Section 8, and along the South line of said Parcel "A", being also said North Right of Way line, North 89°49'53" West 53.13 feet to a point of cusp with a curve concave to the Northwest having a radius of 43.00 feet to which a radial line bears South 00°10'07" West and having a central angle of 90°10'23" ; thence

Along the arc of said curve, 67.67 feet to a point which is 52.00 feet distant at right angles from the East line of said Section 8; thence

Parallel with said East line, North 00°00'16" West 122.87 feet to a point on the North line of said Parcel "A"; thence

Along the North line of said Parcel "A", South 89°49'53" East 10.00 feet to the point of beginning.

Containing 2,060 square feet, more or less.

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



Nicole Cannella, P.L.S. 9099



7.25.24



MAIN STREET

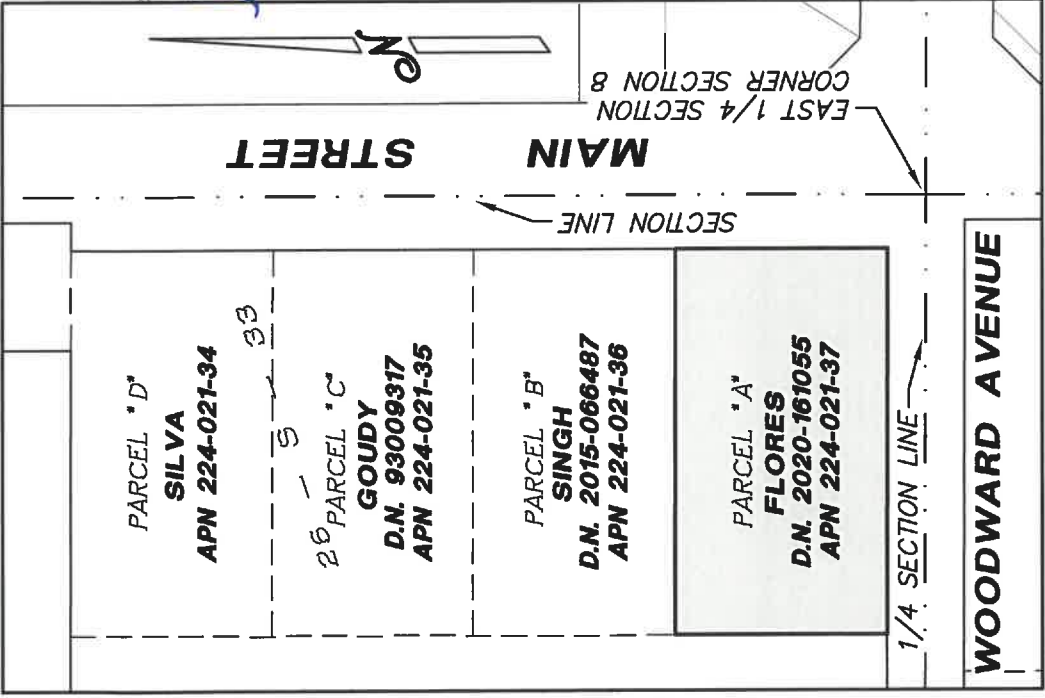
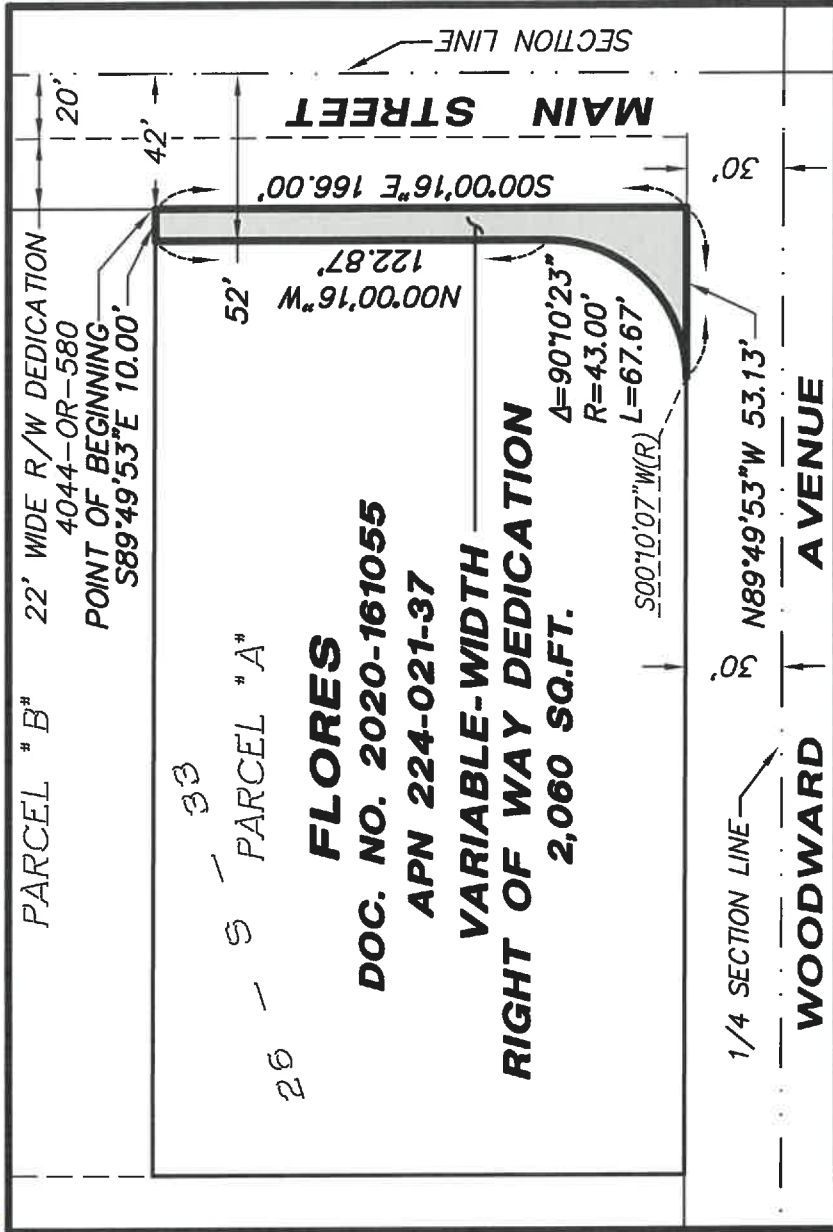
RIGHT OF WAY DEDICATION

PARCEL "B" 22' WIDE R/W DEDICATION
4044-OR-580
POINT OF BEGINNING
S89°49'53"E 10.00'

26 - S - PARCEL "A"

FLORES
DOC. NO. 2020-161055
APN 224-021-37

**VARIABLE-WIDTH
RIGHT OF WAY DEDICATION
2,060 SQ.FT.**



VICINITY MAP

NOT TO SCALE

North Star Engineering Group, Inc.
 • CIVIL ENGINEERING • SURVEYING • PLANNING •
 620 12th Street Modesto, CA 95354
 (209) 524-3525 Phone (209) 524-3526 Fax

EXHIBIT "B"
PLAT TO ACCOMPANY LEGAL DESCRIPTION
 BEING A PORTION OF SECTION 8,
 TOWNSHIP 2 SOUTH, RANGE 7 EAST,
 MOUNT DIABLO MERIDIAN
 CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA

JOB NO:	J15-1525
SCALE:	1" = 60'
DR BY:	NC
FILE:	15-1525 main street rw acquisition 26-s-33.dwg
DATE:	July 25, 2024

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 August 13, 2024, before me, Jill A. Turner, Notary Public, personally appeared Sergio A. Flores, 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.

