

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: 226-16-003 & 226-16-022

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,

City of Manteca, a Municipal Corporation

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 _____
Gary Singh, Mayor – City of Manteca

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain real property, being a portion of Parcel D as shown on that certain map filed for record in Book 13 of Parcel Maps, at Page 11, San Joaquin County Records, lying in the Northeast quarter of Section 7, Township 2 South, Range 7 East, Mount Diablo Meridian, City of Manteca, County of San Joaquin, State of California, more particularly described as follows:

BEGINNING at the Northeast corner of said Parcel D;

thence along the East line of said Parcel D, South 00°05'05" West 605.87 feet to a point on the North right-of-way line of Atherton Drive as shown on that certain map filed in Book 39 of Surveys, at Page 134, San Joaquin County Records;

thence along said North right-of-way line the following two (2) courses:

- 1) North 34°19'27" West 235.32 feet to the beginning of a curve concave to the Southwest having a radius of 1018.00 feet;
- 2) Northwesterly 525.04 feet along the arc of said curve through a central angle of 29°33'03";

thence leaving said North right-of-way line, North 00°01'52" East 101.61 feet to a point on the North line of said Parcel D, being also a point on the Northline of said Section 7 and the Northeast corner of the property described in Grant Deed to South San Joaquin Irrigation District (S.S.J.I.D.) filed for record April 3, 1975 in Book 3968 of Official Records, at Page 539, San Joaquin County Records;

thence along said North line of Parcel D the following four (4) courses:

- 1) South 89°41'21" East 99.35 feet;
- 2) South 88°23'05" East 135.89 feet;
- 3) South 85°00'00" East 270.97 feet to the beginning of a curve concave to the South having a radius of 935.07 feet;
- 4) Easterly 20.98 feet along the arc of said curve through a central angle of 01°17'08 to the **POINT OF BEGINNING**.

Containing 3.70 acres more or less.

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

A course of North 89°41'21" West between City of Manteca GPS Points 218 and 228, as calculated from coordinates shown in Book 33 of Surveys, at Page 133, San Joaquin County Records, was used as a basis for all bearings shown on this legal description. Distance shown are ground distances.

Tanya Cissell

Tanya Cissell, P.L.S. 9857



10-9-25

BASIS OF BEARINGS

A COURSE OF NORTH 89°41'21" WEST BETWEEN CITY OF MANTECA GPS POINTS 218 AND 228, AS CALCULATED FROM COORDINATES SHOWN IN BOOK 33 OF SURVEYS, AT PAGE 133, SAN JOAQUIN COUNTY RECORDS, WAS USED AS A BASIS FOR ALL BEARINGS SHOWN ON THIS MAP. DISTANCE SHOWN ARE GROUND DISTANCES.

ATTACHMENT 2



16-9-25

STATE HIGHWAY ROUTE 120

NORTH LINE OF SECTION 7,
T.2S., R.7E., M.D.M.

$\Delta=01^{\circ}17'08''$
 $R=935.07'$
 $L=20.98'$

S89°41'21"E 99.35'
S88°23'05"E 135.89'
S85°00'00"E 270.97'

N00°01'52"E 101.61'
N26°07'30"E(R)

N06°17'08"E(R)

POINT OF BEGINNING

161,349 SF
3.70 ACRES

PARCEL D
13-PM-11

$\Delta=29^{\circ}33'03''$
 $R=1018.00'$
 $L=525.04'$

ATHERTON DRIVE

SUNDANCE, UNIT NO. 5
43-MP-127

N34°19'27"W 235.32'

S00°05'05"W 605.87'

39-S-134



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DWC NAME: K:\125-3821 City of Manteca - Bliboard Parcel\DWG Mapping\Exhibit\125-3821\072510.dwg 10/25 11:13

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Engineering Group, Inc.
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(209) 524-3525 Phone (209) 524-3526 Fax

EXHIBIT 'B'
PLAT TO ACCOMPANY LEGAL DESCRIPTION

LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 7 EAST, M.D.M.

CITY OF MANTECA CALIFORNIA

JOB:	J25-3821
DATE:	10/9/2025
SCALE:	1"=100'
DRAWN:	TC
SHEET	1
OF	1