

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: 224-023-32

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,

**Mary E. Jardin, as Surviving Trustee of the Jardin Trust U/D/T dated June 23, 1986**

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



Mary E. Jardin, as Surviving Trustee of the  
Jardin Trust U/D/T dated June 23, 1986

## 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 Contra Costa )

On Sept 5, 2024 before me, Karmen Koellsted, Notary Public  
(insert name and title of the officer)

personally appeared Mary E Jordan  
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 Koellsted (Seal)



## EXHIBIT "A"

### RIGHT-OF-WAY DEDICATION

#### LEGAL DESCRIPTION

Lying in a portion of Parcel 1 as shown on that certain Map recorded in Book 20 of Surveys at Page 46, San Joaquin County Records, and situate in the Southeast 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 1, said point being on the West Right of Way line of Main Street, said point of beginning being also 20.00 feet distant at right angles from the East line of said Section 8; thence

Along the East line of said Parcel 1, being also said West Right of Way line and parallel with said East line of Section 8, South  $00^{\circ}02'18''$  West 693.45 feet to the Southeast corner of said Parcel 1; thence

Along the South line of said Parcel 1, North  $89^{\circ}49'56''$  West 21.00 feet to a point which is 21.00 feet distant at right angles from the East line of said Parcel 1, said point being also 41.00 feet distant at right angles from the East line of said Section 8; thence

Parallel with said East lines, North  $00^{\circ}02'18''$  East 627.54 feet to the beginning of a curve concave to the Southwest, having a radius of 43.00 feet and having a central angle of  $89^{\circ}52'11''$ ; thence

Along the arc of said curve, 67.45 feet to a point which is 23.00 feet distant at right angles from the North line of said Parcel 1, said point being also 53.00 feet distant at right angles from the North line of the Southeast Quarter of said Section 8; thence

Parallel with said North lines, North  $89^{\circ}49'53''$  West 109.11 feet; thence

North  $00^{\circ}10'07''$  East 23.00 feet to a point on the North line of said Parcel 1, said point being on the South Right of Way line of Woodward Avenue, said point being also 30.00 feet distant at right angles from the North line of the Southeast Quarter of said Section 8; thence

Along said North line of Parcel 1, being also said South Right of Way line and parallel with said North Quarter Section line, South  $89^{\circ}49'53''$  East 172.96 feet to the point of beginning.

Containing 18,453 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

26-S-33

**WOODWARD AVENUE**

EAST 1/4 SECTION  
CORNER SECTION 8

30' 1/4 SECTION LINE 30' S89°49'53"E 172.96'

N00°10'07"E 23.00'

109.11'  
N89°49'53"W

Δ=89°52'11" R=43.00' L=67.45'

POINT OF  
BEGINNING  
NE CORNER  
PARCEL 1  
20-S-46

20'

21'

41'

**VARIABLE-WIDTH  
RIGHT OF WAY  
DEDICATION  
18,453 SQ.FT.**

**JARDIN**

**DOC. NO. 2020-061272**

**APN 224-023-32**

**PARCEL 1  
20-S-46**

S00°02'18"W 693.45'

SECTION LINE

**STREET**

**MAIN**

N00°02'18"E 627.54'

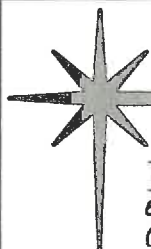
20'

21'

41'

N89°49'56"W  
21.00'

PARCEL 2  
20-S-46



*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" = 100'

DR BY: NC

FILE: 15-1525 main street rw  
acquisition jardin 224-23-32.dwg

DATE: July 25, 2024

# Main Street RW Dedications

6/20/24

## 224-023-32 JARDIN RIGHT OF WAY DEDICATION

Line Course: S 00°02'18" W	693.45'	North: 2105672.7256	East : 6354784.2850
Line Course: N 89°49'56" W	21.00'	North: 2104979.2807	East : 6354783.8210
Line Course: N 00°02'18" E	627.54'	North: 2104979.3421	East : 6354762.8211
		North: 2105606.8852	East : 6354763.2409

Curve Delta: 89°52'11" Radius: 43.00 Length: 67.45 Tangent: 42.90  
Chord: N 44°53'47" W 60.74

Radial In: N 89°57'42" W

Radial Out: N 00°10'07" E

RP North: 2105606.9139 East: 6354720.2409

End North: 2105649.9137 East: 6354720.3676

Line Course: N 89°49'53" W	109.11'	North: 2105650.2350	East : 6354611.2622
Line Course: N 00°10'07" E	23.00'	North: 2105673.2349	East : 6354611.3300
Line Course: S 89°49'53" E	172.96'	North: 2105672.7256	East : 6354784.2850

Perimeter: 1,714.50 AREA: 18,453 SF 0.424 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00023 Course: S07°43'51"W

Error North: 0.00022 East: 0.00003

Precision 1:7,611,812.80

