

ATTACHMENT 2

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

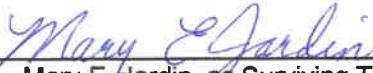
hereby GRANT(s) to

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, Karen Koellsted, Notary Public
(insert name and title of the officer)

personally appeared Mary E Jardin,
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 Karen 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°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°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°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°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°49'53" West 109.11 feet; thence

North 00°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°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



26-S-33

WOODWARD AVENUE

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

N00°10'07"E 23.00'

109.11'
N89°49'53"W

Δ=89°52'11" R=43.00' L=67.45'

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

JARDIN

DOC. NO. 2020-061272

APN 224-023-32

PARCEL 2
20-S-46

**PARCEL 1
20-S-46**



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

SECTION LINE

MAIN STREET

N00°02'18"E 627.54'

S00°02'18"W 693.45'

20'

21' 41'

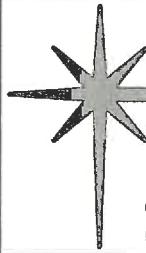
20'

21' 41'

20'

N89°49'56"W
21.00'

ON



NorthStar

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 Dedication

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: 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

