

**RECORDING REQUESTED BY:**

City of Manteca

**MAIL TAX STATEMENT**

**AND WHEN RECORDED MAIL DOCUMENT TO:**

City of Manteca  
Attn: City Clerk  
1001 W. Center Street  
Manteca, Ca. 95337

Space Above This Line for Recorder's Use Only

A.P.N.: 243-150-38

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.

**RIGHT OF WAY AND PUBLIC UTILITY EASEMENT DEDICATION**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$0.00; CITY TRANSFER TAX \$;0.00  
SURVEY MONUMENT FEE \$

- ☐ computed on the consideration or full value of property conveyed, OR  
☐ computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
☐ unincorporated area; ☐ City of **Manteca**, and  
☒ Exempt from transfer tax; Reason: **Exempt from documentary transfer tax pursuant to Revenue and Taxation Code Section 11922.**

Signature of Declarant

*John Mackey, Vice-President Brocchini Management Corporation -  
General partner for Brocchini  
Family Partnership*

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Brocchini Family Partnership, a California limited partnership

hereby GRANT(s) and Dedicates as a Right of Way to the **City of Manteca, a Municipal corporation**  
the following described property in the City of **Manteca**, County of **San Joaquin**, State of **California**:

The property described in the attached Exhibit "A" Legal Description incorporated herein and attached herewith.

Mail Tax Statements To:  
City of Manteca - Attn: City Clerk  
1001 W. Center Street  
Manteca, Ca. 95337

Right of Way and Public Utility  
Easement Dedication continued

Date: **05/02/2025**

Signature Page to Right of Way and Public Utility Easement Dedication

Brocchini Family Partnership, a California limited partnership  
By: The Brocchini Management Corp., a California corporation  
Its: General Partner

By: Janet Thornton  
Name: Janet Thornton  
Title: Pres

By: Lori Mackey  
Name: Lori Mackey  
Title: Vice - President

Right of Way and Public Utility  
Easement Dedication continued

Date: **05/02/2025**

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 May 22, 2025 before me, Tina L. Harnden Notary Public, personally appeared  
Lori Mackey and Janet Thornton

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.

*This area for official notarial seal.*

Tina L. Harnden

Notary Signature



## EXHIBIT 'A'

### LEGAL DESCRIPTION

All that certain real property, being a portion of Southwest quarter of the Northwest quarter of Section 9, Township 2 South, Range 7 East, Mount Diablo Meridian, City of Manteca, County of San Joaquin, State of California, more particularly described as follows:

**COMMENCING** at the Northwest corner of said Southwest quarter of the Northwest quarter of Section 9;

thence along the North line of said Southwest quarter of the Northwest quarter of Section 9, South 89°37'50" East 20.00 feet to a point on the East right-of-way line of Main Street and the **TRUE POINT OF BEGINNING** of this description;

thence along said East right-of-way line, parallel with and 20.00 feet distant at right angles East from the West line of said Section 9, South 00°00'21" East 566.82 feet to a point on the South line of Parcel One as described in Grant Deed to The Brocchini Family Partnership, recorded January 31, 1997 as Instrument No. 97011785, San Joaquin County Records;

thence along said South line, South 89°51'21" East 57.00 feet to a point 77.00 feet distant at right angles East from said West line of Section 9;

thence leaving said South line, parallel with said West line of Section 9, North 00°00'21" West 440.21 feet to the beginning of a curve concave to the Southeast having a radius of 50.00 feet;

thence Northeasterly 78.87 feet along the arc of said curve through a central angle of 90°22'31" to a point on the South right-of-way line of Atherton Drive as described that certain Irrevocable Offer of Dedication, recorded October 20, 2009 as Document No. 2009-153233, San Joaquin County Records;

thence along said South right-of-way line the following three (3) course:

1. North 89°37'50" West 27.03 feet to the beginning of a curve concave to the Southeast having a radius of 46.00 feet;
2. thence Southwesterly 72.56 feet along the arc of said curve through a central angle of 90°22'31";
3. thence South 89°59'39" West 12.00 feet to the Southwest corner of said Irrevocable Offer of Dedication to a point 42.00 feet distant at right angles East from said West line of Section 9;

thence along the West line of said Irrevocable Offer of Dedication parallel with said West line of Section 9, North 00°00'21" West 122.44 feet to a point on said North line of the Southwest quarter of the Northwest quarter of Section 9;

thence along last said North line, North 89°37'50" West 22.00 feet to the **POINT OF BEGINNING**.

Containing 29,168 square feet, more or less.

**TOGETHER WITH** an easement for public utility purposes, being a strip of land 10.00 feet wide, more particularly described as follows:

**COMMENCING** at said Northwest corner of the Southwest quarter of the Northwest quarter of Section 9;

thence along said North line of the Southwest quarter of the Northwest quarter of Section 9, South 89°37'50" East 276.50 feet;

thence at right angles, South 00°22'10" West 76.06 feet to the point of intersection of said South right-of-way line of Atherton Drive and the East line of that certain property described in Grant Deed to Brocchini Family Partnership, recorded April 10, 2002 as Document No. 2002-061880, San Joaquin County Records and the **TRUE POINT OF BEGINNING** of this description;

thence along said South right-of-way line, North 89°37'50" West 148.67 feet to the beginning of a curve concave to the Southeast having a radius of 50.00 feet;

thence leaving said South right-of-way line, along the East right-of-way line of Main Street as described above the following two (2) courses:

- 1) Southerly 78.87 feet along the arc of said curve through a central angle of 90°22'31" to a point 77.00 feet distant at right angles East from the West line of said Section 9;
- 2) parallel with said West line of Section 9, South 00°00'21" East 440.21 feet to a point on the South line of said Parcel One;

thence along said South line of Parcel One, South 89°51'21" East 10.00 feet to a point 87.00 feet distant at right angles East from said West line of Section 9;

thence leaving said South line of Parcel One, parallel with said West line of Section 9, North 00°00'21" West 440.23 feet to the beginning of a curve concave to the Southeast having a radius of 40.00 feet;

thence Northeasterly 63.09 feet along the arc of said curve through a central angle of 90°22'31" to a point 10.00 feet distant at right angles South from said South right-of-way line of Atherton Drive;

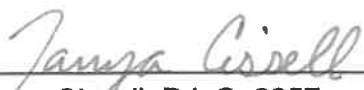
thence parallel with said South right-of-way line, South 89°37'50" East 148.74 feet to a point on said East line of the Brocchini Family Partnership property;

thence along last said East line, North 00°00'21" West 10.00 feet to the **POINT OF BEGINNING**.

Containing 6,599 square feet, more or less.

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

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

  
Tanya Cissell, P.L.S. 9857



5-19-25

POINT OF COMMENCEMENT  
NW CORNER OF THE SW 1/4 OF THE  
NW 1/4 OF SEC. 9, T.2S., R.7E., M.D.M.

TRUE POINT OF BEGINNING

NORTH LINE OF THE SW 1/4  
OF THE NW 1/4 OF  
SEC. 9, T.2S., R.7E., M.D.M.

EAST RIGHT-OF-WAY LINE

**ATHERTON DRIVE**

IRREVOCABLE OFFER OF  
DEDICATION IN FEE PER  
DOC. NO. 2009-153233, S.J.C.R.

DOC. NO. 2002-061880

**RIGHT-OF-WAY  
DEDICATION**

29,168 SF

10' P.U.E.

25-S-172

PARCEL ONE  
INS. NO. 97011785

WEST LINE OF THE SW 1/4  
OF THE NW 1/4 OF  
SEC. 9, T.2S., R.7E., M.D.M.

PARCEL 7

SOUTH LINE OF PARCEL ONE

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LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°37'50"E	20.00'
L2	S89°51'21"E	57.00'
L3	N89°37'50"W	27.03'
L4	S89°59'39"W	12.00'
L5	N00°00'21"W	122.44'
L6	N89°37'50"W	22.00'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90°22'31"	50.00'	78.87'
C2	90°22'31"	46.00'	72.56'

MAIN STREET RIGHT-OF-WAY DEDICATION

PUBLIC UTILITY EASEMENT DEDICATION

PARCEL 5

27-PM-119



5-19-25

**MAIN STREET**

500'00'21"E 566.82'

20'

57'

77'

N00°00'21"W 440.21'

L2

L6

L5

L4

L3

C2

C1

S89°59'39"W (R)

78.87'

72.56'

10' P.U.E.

10' P.U.E.

10' P.U.E.

10' P.U.E.

10' P.U.E.

10' P.U.E.

10' P.U.E.

10' P.U.E.

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10' P.U.E.

10' P.U.E.

10' P.U.E.

10' P.U.E.

10' P.U.E.



**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**  
**RIGHT-OF-WAY DEDICATION**  
BEING A PORTION OF THE SOUTHWEST 1/4 OF THE  
NORTHWEST 1/4 OF SEC. 9, T. 2 S., R. 7 E., M.D.M.  
**CITY OF MANTECA CALIFORNIA**

JOB: J21-2786  
DATE: 5/19/2025  
SCALE: 1"=80'  
DRAWN: TC  
DESIGN: TC  
CHK'D: TC  
SHEET 01 OF 02

POINT OF COMMENCEMENT  
NW CORNER OF THE SW 1/4 OF THE  
NW 1/4 OF SEC. 9, T.2S., R.7E., M.D.M.

NORTH LINE OF THE SW 1/4  
OF THE NW 1/4 OF  
SEC. 9, T.2S., R.7E., M.D.M.

S89°37'50"E 276.50'  
IRREVOCABLE OFFER OF  
DEDICATION IN FEE PER  
DOC. NO. 2009-153233, S.J.C.R.

TRUE POINT OF  
BEGINNING

**ATHERTON DRIVE**

PARCEL 6

EAST RIGHT-OF-WAY LINE

**MAIN STREET**

EAST LINE OF BROCCHINI FAMILY  
PARTNERSHIP PROPERTY

DOC. NO. 2002-061880

**10' WIDE PUBLIC  
UTILITY EASEMENT**  
6,599 SF



27-PM-119.

WEST LINE OF THE SW 1/4  
OF THE NW 1/4 OF  
SEC. 9, T.2S., R.7E., M.D.M.

25-S-172

PARCEL ONE  
INS. NO. 97011785

LINE TABLE		
NO.	BEARING	LENGTH
L7	S00°22'10"W	76.06'
L8	N89°37'50"W	148.67'
L9	S89°51'21"E	10.00'
L10	S89°37'50"E	148.74'
L11	N00°00'21"W	10.00'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C3	90°22'31"	50.00'	78.87'
C4	90°22'31"	40.00'	63.09'

MAIN STREET RIGHT-OF-WAY DEDICATION  
PUBLIC UTILITY EASEMENT DEDICATION

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**EXHIBIT 'B'**  
**PLAT TO ACCOMPANY LEGAL DESCRIPTION**

**EASEMENT DEDICATION**

BEING A PORTION OF THE SOUTHWEST 1/4 OF THE  
NORTHWEST 1/4 OF SEC. 9, T. 2 S., R. 7 E., M.D.M.

**CITY OF MANTECA**

**CALIFORNIA**

JOB: J21-2786  
DATE: 5/19/2025  
SCALE: 1"=80'  
DRAWN: TC  
DESIGN: TC  
CHK'D: TC

SHEET  
**02**  
OF **02**