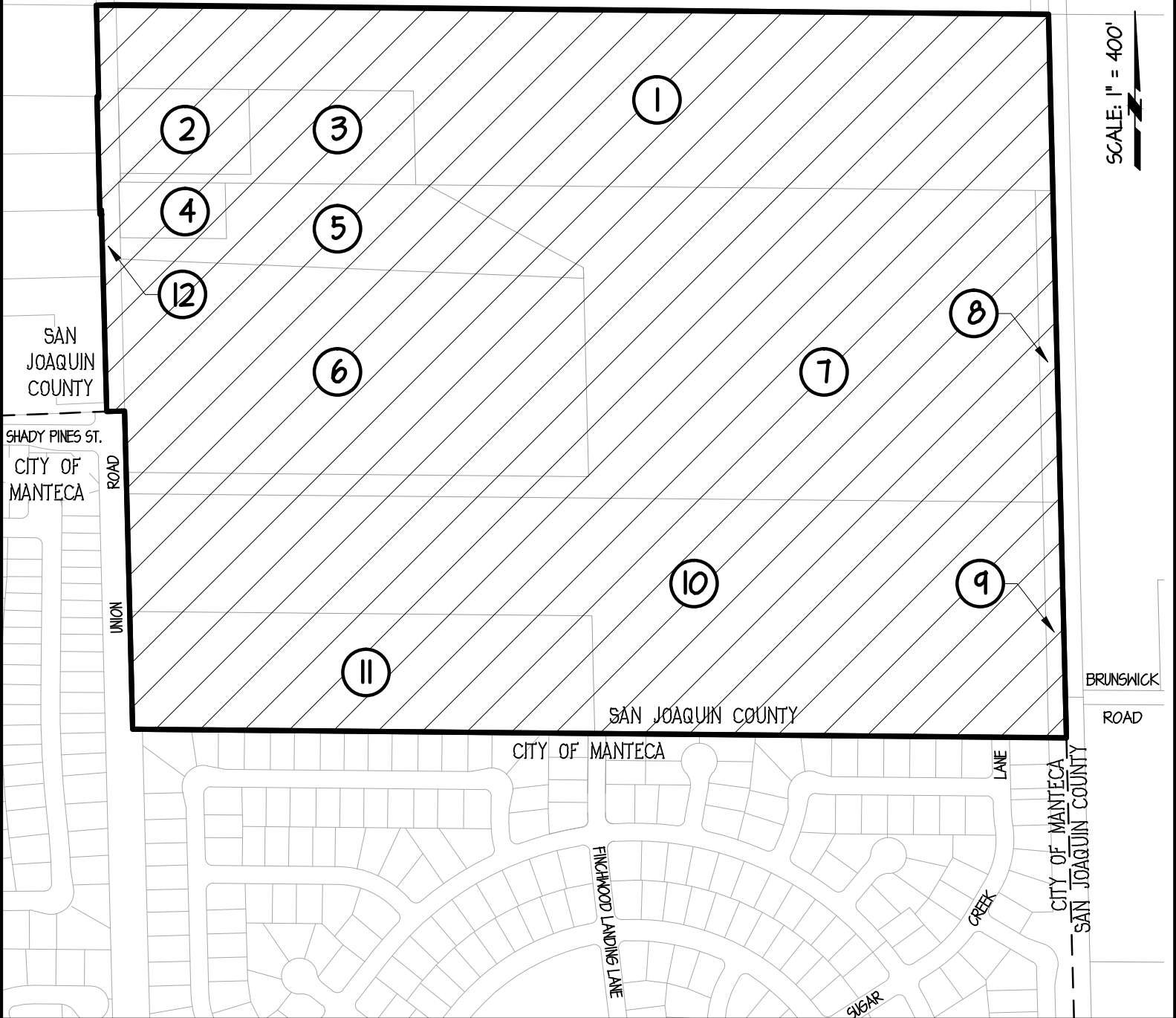


SCALE: 1" = 400'

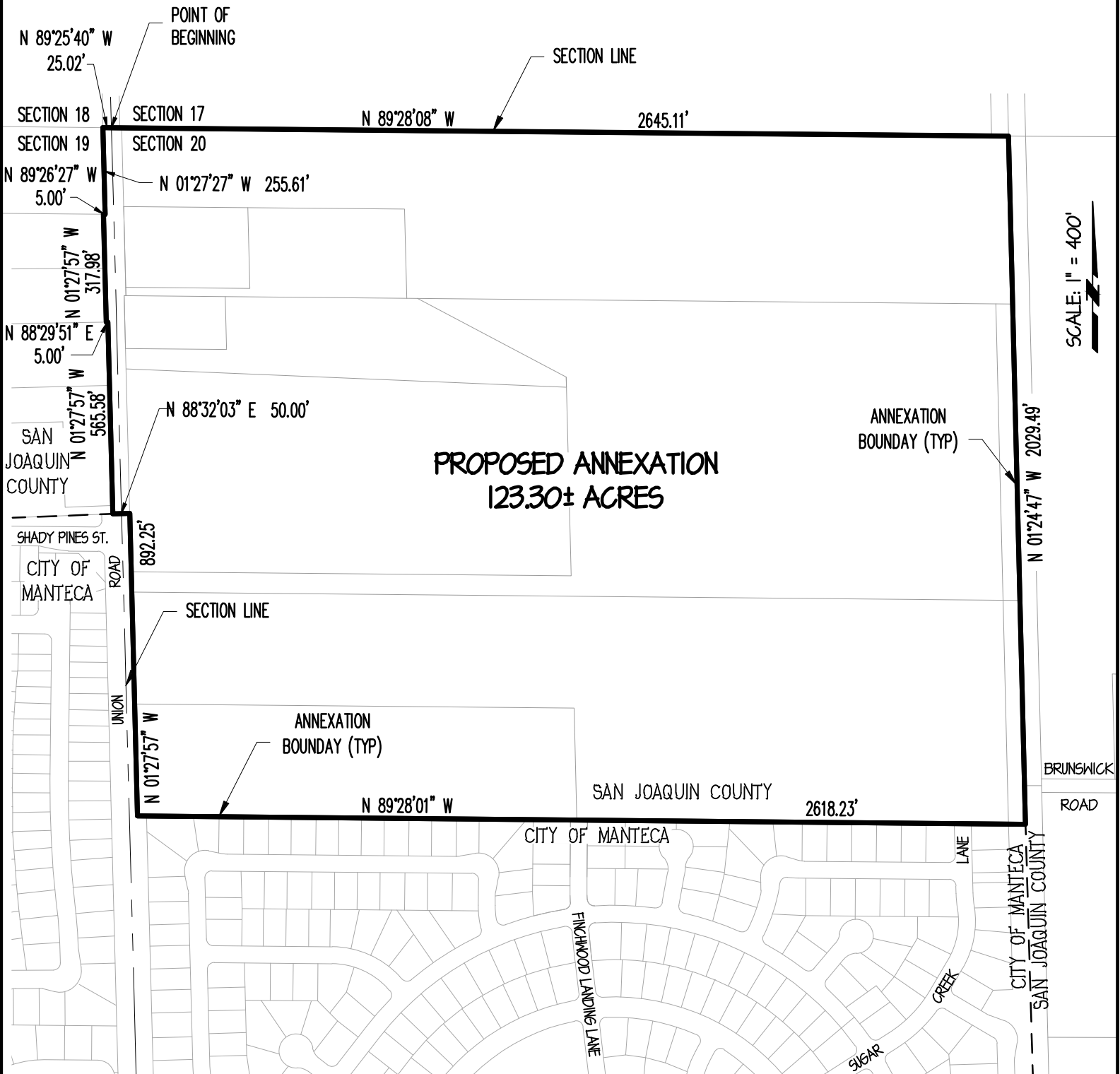


NUMBER	ASSESSORS PARCEL NUMBER	ACREAGE
1	197-020-46	24.71 ACRES
2	197-020-29	2 ACRES
3	197-020-30	3 ACRES
4	197-020-36	1.07 ACRES
5	197-020-35	4.73 ACRES
6	197-020-23	18.00 ACRES
7	197-020-22	28.15 ACRES
8	197-020-47	1.00 ACRES
9	197-020-41	0.76 ACRES
10	197-020-21	29.38 ACRES
11	197-020-20	9.61 ACRES
12	UNION RANCH ROAD	0.89 ACRES

123.30 TOTAL ACRES

UNION RANCH NORTH ANNEXATION BOUNDARY

UNION RANCH NORTH ANNEXATION BOUNDARY MAP



RLC
ASSOCIATES

662 Chatsworth Court
Manteca, CA 95336
(209) 602-1177
EMAIL: RLC5030@AOL.COM

APPROVED AS TO DESCRIPTION:
COUNTY SURVEYOR

JAMES E. HART, L.S. 8657

Union Ranch North Annexation
Map Check
March 8, 2025

Begin at the Section corner common to Sections 17/18/19/20

North: 2,067.9739' East: -2,644.0233'

Course: S89° 28' 08"E Length: 2,645.11'
North: 2,043.4551' East: 0.9731'

Course: S1° 24' 47"E Length: 2,029.49'
North: 14.5822' East: 51.0202'

Course: N89° 28' 01"W Length: 2,618.23'
North: 38.9409' East: -2,567.1065'

Course: N1° 27' 57"W Length: 892.25'
North: 930.8997' East: -2,589.9007'

Course: S88° 32' 03"W Length: 50.00'
North: 929.6201' East: -2,639.9043'

Course: N1° 27' 57"W Length: 565.58'
North: 1,495.0150' East: -2,654.3723'

Course: S88° 29' 51"W Length: 5.00'
North: 1,494.8839' East: -2,659.3706'

Course: N1° 27' 57"W Length: 317.98'
North: 1,812.7599' East: -2,667.5048'

Course: S89° 26' 27"E Length: 5.00'
North: 1,812.7111' East: -2,662.5050'

Course: N1° 27' 57"W Length: 255.60'
North: 2,068.2174' East: -2,669.0432'

Course: S89° 25' 40"E Length: 25.02'
North: 2,067.9875' East: -2,644.02249'

Perimeter: 9,409.32' Area: 5,370,893 Sq.Ft. 123.30 +/- Acres
Error Closure: 0.0137 Course: N7° 05' 05"W
Error North : 0.01363 East: -0.00169

Precision 1: 686,810.22

DESCRIPTION OF UNION RANCH NORTH
ANNEXATION TO THE CITY OF MANTECA,
SAN JOAQUIN COUNTY, CALIFORNIA

Being a portion of the northeast quarter of Section 19 and the northwest quarter of Section 20, Township 1 South, Range 7 East, Mt. Diablo Base and Meridian, San Joaquin County, California. Being described as follows:

Beginning at the section corner common to Sections 17, 18, 19 and 20; thence easterly along the section line common to Sections 17 and 20 South $89^{\circ}28'08''$ East, 2645.11 feet to the center section line of Section 20; thence southerly along said of center section line South $1^{\circ}24'47''$ East, 2029.49 feet; thence North $89^{\circ}28'01''$ West, 2618.23 feet to a point on the eastern right-of-way of Union Road; thence northerly along said eastern right-of-way North $1^{\circ}27'57''$ West, 892.25 feet; thence South $88^{\circ}32'03''$ West, 50.00 feet to a point on the western right-of-way of Union Road; thence northerly along said western right-of-way North $1^{\circ}27'57''$ West, 565.58 feet; thence South $88^{\circ}29'51''$ West, 5.00 feet; thence North $1^{\circ}27'57''$ West, 317.98 feet; thence South $89^{\circ}26'27''$ East, 5.00 feet; thence North $1^{\circ}27'57''$ West, 255.61 feet to a point on the section line common to Sections 19 and 18; thence along said common section line South $89^{\circ}25'40''$ East, 25.02 feet to the Point of Beginning.

Containing 123.30 acres, more or less.