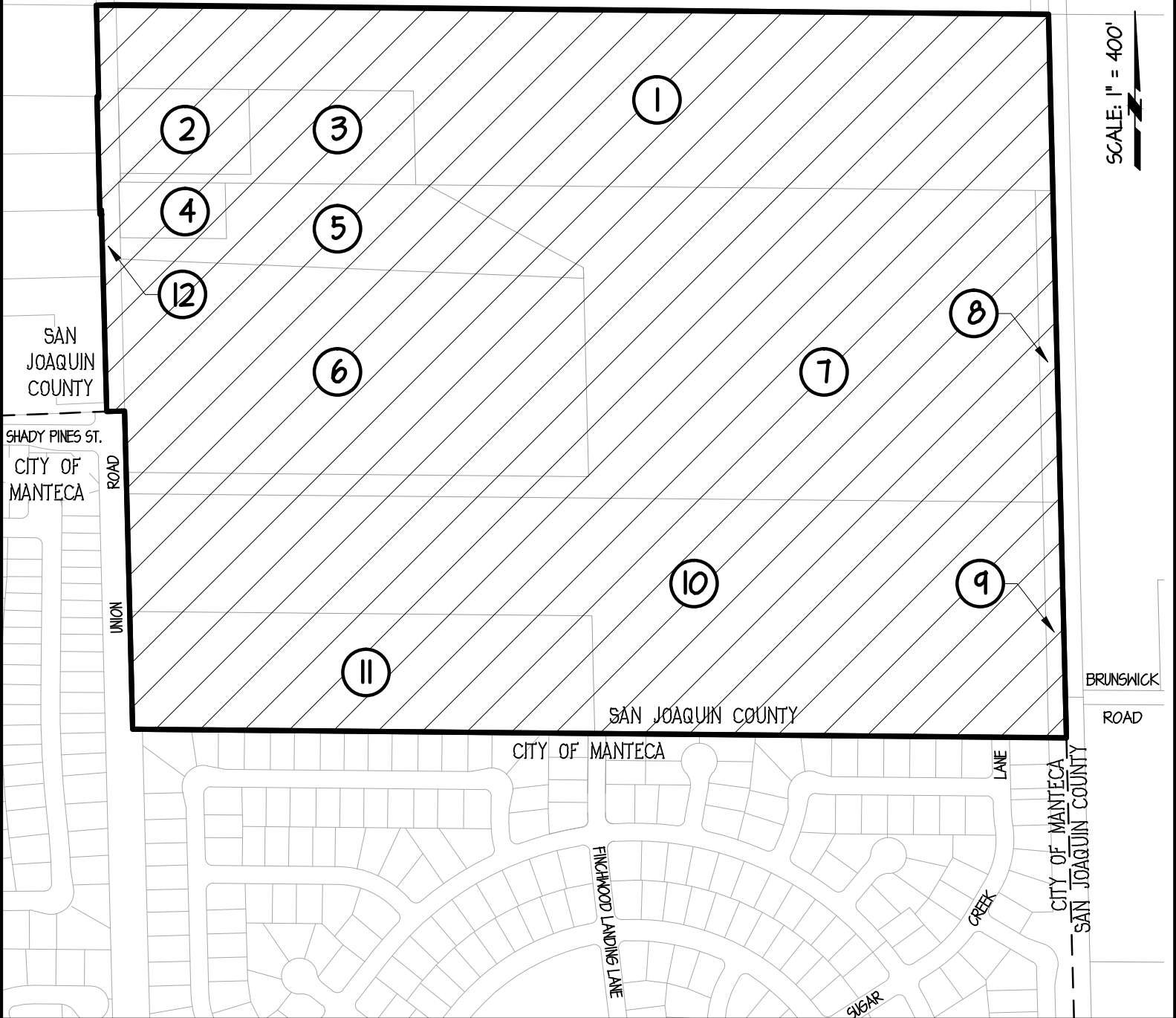


SCALE: 1" = 400'

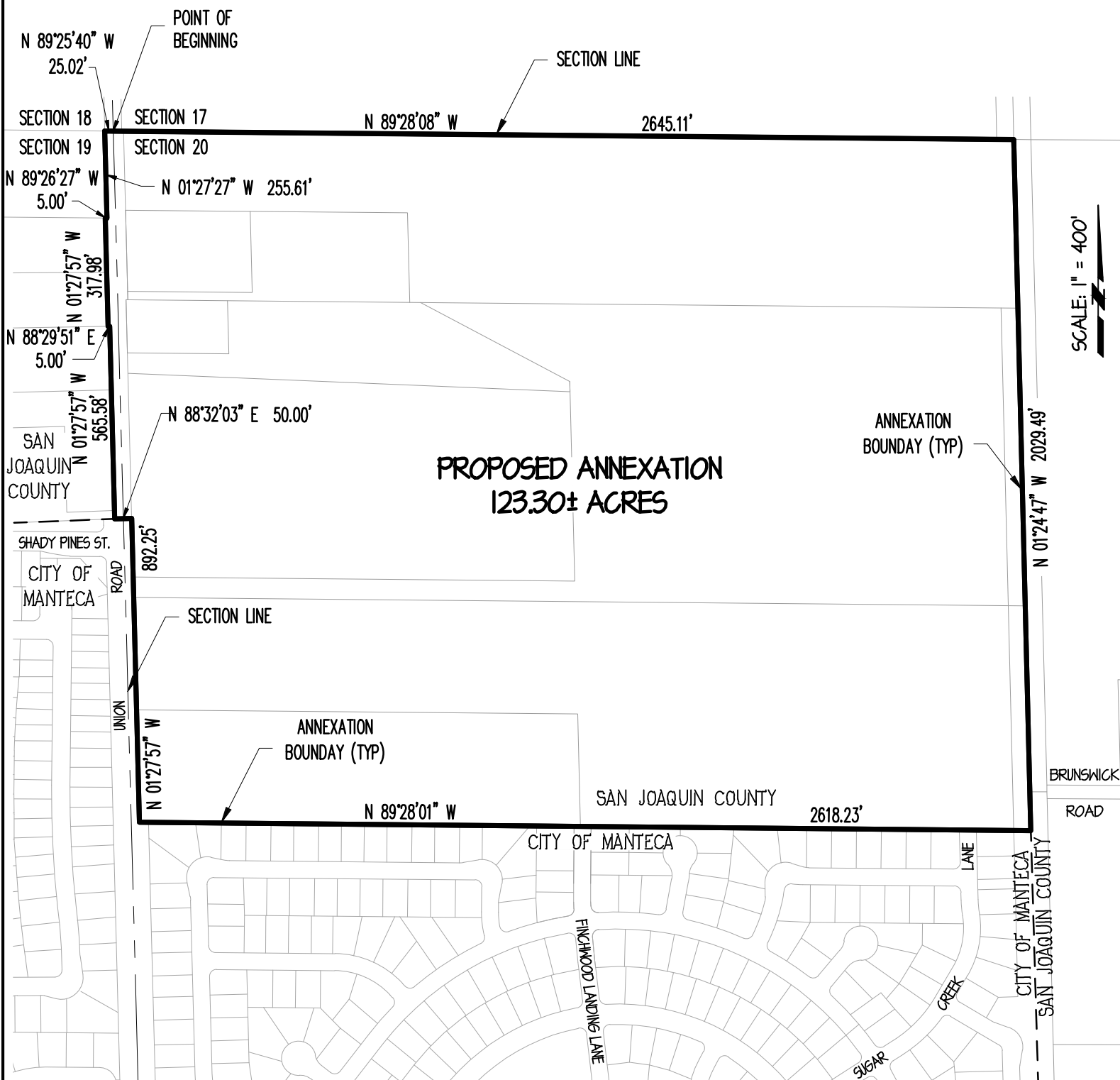


NUMBER	ASSESSORS PARCEL NUMBER	ACREAGE
1	197-020-46	24.71 ACRES
2	197-020-29	2 ACRES
3	197-020-30	3 ACRES
4	197-020-36	1.07 ACRES
5	197-020-35	4.73 ACRES
6	197-020-23	18.00 ACRES
7	197-020-22	28.15 ACRES
8	197-020-47	1.00 ACRES
9	197-020-41	0.76 ACRES
10	197-020-21	29.38 ACRES
11	197-020-20	9.61 ACRES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

123.30 TOTAL ACRES

UNION RANCH NORTH ANNEXATION BOUNDARY

# UNION RANCH NORTH ANNEXATION BOUNDARY MAP



APPROVED AS TO DESCRIPTION:  
COUNTY SURVEYOR

JAMES E. HART, L.S. 8657

**RLC**  
**ASSOCIATES**

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

**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.