

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.: 224-040-03

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 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; [x] City of **Manteca**, and
[XX] Exempt from transfer tax; Reason: **Exempt from documentary transfer tax pursuant to Revenue and Taxation Code Section 11922.**



Signature of Declarant *PRES. BROCCINI MANAGEMENT CORP*

Gen PTNR 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 Parcel 1 and Exhibit "A" Legal Description
Parcel 2, 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
Easement Dedication - continued

Date: **05/02/2025**

Signature Page to Right of Way and Public 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
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 5/22/2025 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
PARCEL 1

All that certain real property, being a portion of Northwest 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 Southwest corner of said Northwest quarter of the Northwest quarter of Section 9;

thence along the South line of said Northwest quarter of the Northwest quarter of Section 9, South 89°37'50" East 20.00 feet to a point 20.00 feet distant at right angles East from the West line of said Section 9 and the **TRUE POINT OF BEGINNING** of this description;

thence parallel with said West line of Section 9, North 00°00'21" West 248.45 feet to a point on the North line of that certain property described in Grant Deed to Brocchini Family Partnership, recorded November 16, 2018 as Document No. 2018-126730, San Joaquin County Records;

thence along said North line, South 89°22'20" East 10.00 feet;


thence leaving said North line, parallel with and 30.00 feet distant at right angles East from said West line of Section 9, South 00°00'21" East 248.40 feet to a point on said South line of the Northwest quarter of the Northwest quarter of Section 9;

thence along said South line, North 89°37'50" West 10.00 feet to the **POINT OF BEGINNING**.

Containing 2,484 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

EXHIBIT 'A'
LEGAL DESCRIPTION
PARCEL 2

All that certain real property, being a portion of Northwest 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 Southwest corner of said Northwest quarter of the Northwest quarter of Section 9;

thence along the South line of said Northwest quarter of the Northwest quarter of Section 9, South 89°37'50" East 116.56 feet;

thence at right angles, North 00°22'10" East 7.94 feet to a point on the North right-of-way line of Atherton Drive as described in that certain Grant Deed to the City of Manteca, recorded March 6, 2012 as Document No. 2012-027545, San Joaquin County Records and the **TRUE POINT OF BEGINNING** of this description;

thence along said North right-of-way line of Atherton Drive and East right-of-way line of Main Street as described in said Grant Deed to the City of Manteca the following three (3) courses:

- 1) North 89°37'50" West 16.91 feet to the beginning of a curve concave to the Northeast having a radius of 46.00;
- 2) Northerly 71.96 feet along the arc of said curve through a central angle of 89°37'29" to a point 54.00 feet distant at right angles East from the West line of said Section 9;
- 3) parallel with said West line of Section 9, North 00°00'21" West 160.38 feet to a point on the South line of that certain property described in Grant Deed to the State of California, recorded November 12, 1974 in Book 3927 of Official Records, at Page 554, San Joaquin County Records;

thence along last said South line and the East line of said property described in Grant Deed to the State of California the following three (3) courses:

- 1) North 89°59'40" East 1.00 feet;
- 2) North 00°52'00" West 12.42 feet;
- 3) North 01°25'25" East 21.85 to a point on the North line of that certain property described in Grant Deed to Brocchini Family Partnership, recorded November 16, 2018 as Document No. 2018-126730, San Joaquin County Records;

thence along said North line, South 89°22'20" East 1.64 feet to a point 57.00 feet distant at right angles East from said West line of Section 9;

thence parallel with said West line of Section 9, South 00°00'21" East 180.73 feet to the beginning of a curve concave to the Northeast having a radius of 60.00;

thence Easterly 93.85 feet along the arc of said curve through a central angle of 89°37'29" to the **POINT OF BEGINNING**.

Containing 1,000 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 Southwest corner of the Northwest quarter of the Northwest quarter of Section 9;

thence along said South line of the Northwest quarter of the Northwest quarter of Section 9, South 89°37'50" East 116.56 feet;

thence at right angles, North 00°22'10" East 7.94 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 60.00 feet and to which a radial line bears South 00°22'10" West, being a point on said North right-of-way line of Atherton and the **TRUE POINT OF BEGINNING** of this description;

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

- 1) Northerly 93.85 feet along the arc of said curve through a central angle of 89°37'29" to a point 57.00 feet distant at right angles East from the West line of said Section 9;
- 2) parallel with said West line of Section 9, North 00°00'21" West 180.73 feet to a point said North line of the Brocchini Family Partnership property;

thence leaving said East right-of-way line, along said North line, South 89°22'20" East 10.00 feet to a point 67.00 feet distant at right angles East from said West line of Section 9;


thence parallel with said West line of Section 9, South 00°00'21" East 180.62 feet to the beginning of a curve concave to the Northeast having a radius of 50.00;

thence Easterly 78.21 feet along the arc of said curve through a central angle of 89°37'29" to the **POINT OF BEGINNING**.

Containing 2,667 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



5-19-25

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

NORTH LINE OF DOC.
NO. 2018-126730

RIGHT-OF-WAY LINE PER
BOOK 3927 OF OFFICIAL
RECORDS, PAGE 554

DETAIL 'A'
NTS

PARCEL 2
DOC. NO.
2017-118713

NORTH LINE OF DOC.
NO. 2018-126730

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°37'50"E	20.00'
L2	S89°22'20"E	10.00'
L3	N89°37'50"W	10.00'
L4	N00°22'10"E	7.94'
L5	N89°37'50"W	16.91'
L6	N89°59'40"E	1.00'
L7	N00°52'00"W	12.42'
L8	N01°25'25"E	21.85'
L9	S89°22'20"E	1.64'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	89°37'29"	46.00'	71.96'
C2	89°37'29"	60.00'	93.85'

DOC. NO.
2012-175081

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

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

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

TRUE POINT OF BEGINNING
PARCEL 1

MAIN STREET

**RIGHT-OF-WAY
DEDICATION
PARCEL 1**
2,484 SF

DOC. NO.
2018-126730

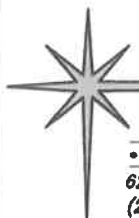
**RIGHT-OF-WAY
DEDICATION
PARCEL 2**
1000 SF

RIGHT-OF-WAY LINE PER
DOC. NO. 2012-027545

TRUE POINT OF BEGINNING
PARCEL 2

ATHERTON DRIVE

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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 NORTHWEST 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"=50'
DRAWN: TC
DESIGN: TC
CHK'D: TC

SHEET

01
OF **02**

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

PARCEL 2
 DOC. NO.
 2017-118713

LINE TABLE		
NO.	BEARING	LENGTH
L10	N00°22'10"E	7.94'
L11	S89°22'20"E	10.00'
L12	N00°22'10"E	10.00'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C3	89°37'29"	60.00'	93.85'
C4	89°37'29"	50.00'	78.21'



DOC. NO.
 2012-175081

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

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

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

MAIN STREET

NORTH LINE OF DOC.
 NO. 2018-126730

L11

67'

57'

N00°00'21"W 180.73'

S00°00'21"E 180.62'

**10' WIDE PUBLIC
 UTILITY EASEMENT**

2667 SF

DOC. NO.
 2018-126730

EAST LINE OF RIGHT-OF-WAY
 DEDICATION PARCEL 2

S00°22'10"W(R)

L12

TRUE POINT
OF BEGINNING

S89°37'50"E 116.56'

NORTH RIGHT-OF-WAY LINE PER
 DOC. NO. 2012-027545

ATHERTON DRIVE

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EXHIBIT 'B' PLAT TO ACCOMPANY LEGAL DESCRIPTION

EASEMENT DEDICATION

BEING A PORTION OF THE NORTHWEST 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"=50'
 DRAWN: TC
 DESIGN: TC
 CHK'D: TC

SHEET

02
 OF 02