

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: 204-10-023

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: ☒ City of Manteca, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Manteca Luxury Apartments**

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



Ajaypal Dhillon, Chief Executive Office

## 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 Fresno )

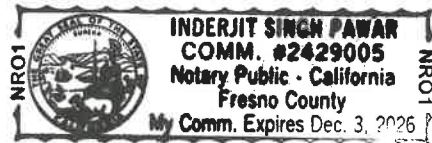
On 04-08-2025 before me, Inderjit Singh Pawar, Notary Public  
(insert name and title of the officer)

personally appeared Ajaypal Singh Dhillon,  
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  (Seal)



**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**FOR RIGHT-OF-WAY DEDICATION AND PUBLIC UTILITY EASEMENT**

A portion of Parcel "A" as shown on the Record of Survey filed for record on August 26, 2019 in Book 39 of Surveys, at Page 136, San Joaquin County Records, situate in the City of Manteca, County of San Joaquin, State of California, lying within the South half (S 1/2) of the southeast quarter (SE 1/4) of the southeast quarter (SE 1/4) of Section 19, Township 1 South, Range 7 East, Mount Diablo Base and Meridian, being more particularly described as follows:

COMMENCING at the southwest (SW) corner of said Parcel "A" also being a point on the north right-of-way of Lathrop Road, said point being 42.00 feet (measured at right angles) of the centerline of Lathrop Road; thence easterly along said south line of said Parcel "A" and said north right-of-way line, South 89°25'00" East, 138.59 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING, leaving said north right-of-way line the following five (5) courses: (1) North 79°18'00" East, 45.18 feet; (2) along an arc of a tangent curve concave to the southeast, having a radius of 60.00 feet, a central angle of 11°17'00", and an arc length of 11.82 feet; (3) South 89°25'00" East, 50.00 feet; (4) along an arc of a tangent curve concave to the southwest, having a radius of 60.00 feet, a central angle of 09°09'52", and an arc length of 9.60 feet; and (5) South 80°15'08" East, 57.98 feet to a point on said north right-of-way line of Lathrop Road; thence along said north right-of-way line, North 89°25'00" West, 172.84 feet to the POINT OF BEGINNING.

Containing 1,127 square feet, more or less.

Together with a 10.00 foot wide Public Utility Easement, offset from the northerly line of said right-of-way take, as shown on attached EXHIBIT "B".

Containing 1,183 square feet, more or less.

A plat (EXHIBIT "B") showing the above described area is attached hereto and made a part thereof.

The bearing of North 89°25'00" West for the north right-of-way line of Lathrop Road as shown on that certain survey filed for record on August 26, 2019, in Book 39 of Surveys, Page 136, San Joaquin County Records, was used for the basis of all bearings in this legal description and EXHIBIT "B".

Dated: 4.8.2025



8 - RS - 154

**BASIS OF BEARINGS:**

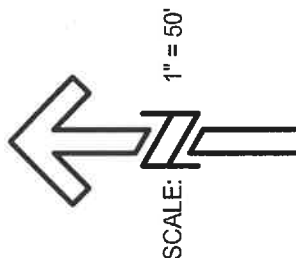
SAME AS SHOWN ON RECORD OF SURVEY,  
FILED FOR RECORD ON AUGUST 26, 2019 IN  
BOOK 39, OF SURVEYS, AT PAGE 136, S.J.C.R.

**LEGEND:**

P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
-RS- RECORD OF SURVEY, BOOK, PAGE, S.J.C.R.  
-M&P- MAPS AND PLATS, BOOK, PAGE, S.J.C.R.  
DOC. NO. DOCUMENT NUMBER, S.J.C.R.  
S.J.C.R. SAN JOAQUIN COUNTY RECORDS

PARCEL "A"  
39-RS-136

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	60.00'	11.82'	11°17'00"
C2	60.00'	9.60'	09°09'52"



8 - RS - 154

10' WIDE  
PUBLIC UTILITY EASEMENT  
PER DOC. NO. 2013-056036

RIGHT-OF-WAY TAKE  
CONTAINING 1,127 S.F.  
MORE OR LESS  
PROPOSED 10' WIDE  
PUBLIC UTILITY EASEMENT  
CONTAINING 1,183 S.F. MORE OR LESS

PROPOSED RIGHT-OF-WAY

10' WIDE  
PUBLIC UTILITY EASEMENT  
PER DOC. NO. 2013-056036

S80°15'08"E  
57.98'

S89°25'00"E  
50.00'

N79°18'00"E  
45.18'

S89°25'00"E

N89°25'00"W

172.84'

42'

394.40'

138.59'

42'

P.O.C.

P.O.B.

LATHROP ROAD



MCR ENGINEERING, INC.  
1242 DUPONT COURT  
MANTECA, CA 95336  
TEL: (209) 239-6229  
FAX: (209) 239-8839

EXHIBIT "B"  
CITY OF MANTECA  
RIGHT-OF-WAY TAKE & P. U. E.

MANTECA,

CALIFORNIA

BY:	DFB
DATE:	02/2023
SHEET:	1 OF 1
FILE:	19-016/EASEMENTS/ROW TAKE