

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: 226-670-04

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,

**Pillsbury Road Partners, LLC, a California Limited Liability Company**


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" ATTACHED HERETO AND MADE A PART HEREOF.**  
**+ "B"**

Pillsbury Road Partners, LLC, a California Limited Liability Company

By   
Evan Boyce, Manager

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 SAN JOAQUIN)

On 03/31/2020 before me, HEATHER GILBERT, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared Evan Boyce, Manager,  
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 [Handwritten Signature]

(Seal)



EXHIBIT "A"  
RIGHT-OF-WAY DEDICATION  
LEGAL DESCRIPTION

All that certain real property, being a portion of Lot 187 as shown on that certain map entitled "Griffin Park Unit No. 8" recorded in Book 44 of Maps and Plats, at Page 139, San Joaquin County Records and situate in a portion of the East Half of Section 17, Township 2 South, Range 7 East, Mount Diablo Meridian, City of Manteca, County of San Joaquin, State of California, being more particularly described as follows:

**COMMENCING** at the Southwest corner of said Lot 187, said point of commencement being on the Easterly right-of-way line of 55.00-foot wide Tinnin Road as shown on said Griffin Park Unit No. 8 map, said point being also 35.00 feet distant at right angles from the West line of the East half of said Section 17; thence

Along the Westerly line of said Lot 187, being also said Easterly right-of-way line of Tinnin Road, parallel with the West line of the East half of said Section 17, North  $00^{\circ}10'43''$  East 55.57 feet to the **TRUE POINT OF BEGINNING**; thence

Continuing along said Westerly line of Lot 187, being also said Easterly right-of-way line, parallel with said West line of the East half of Section 17, North  $00^{\circ}10'43''$  East 25.63 feet to the beginning of a curve concave to the southeast, having a radius of 50.00 feet to which a radial line bears North  $68^{\circ}15'22''$  West and having a central angle of  $21^{\circ}33'55''$ ; thence

Along the arc of said curve, 18.82 feet to a point which is 38.50 feet distant at right angles from the West line of the East half of said Section 17; thence

Parallel with said West line of the East half of Section 17, South  $00^{\circ}10'43''$  West 44.01 feet; thence

North  $89^{\circ}49'17''$  West 3.50 feet to the true point of beginning.

Containing 133 square feet more or less

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



4.2.26

  
\_\_\_\_\_  
Nicole Cannella, P.L.S. 9099

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15  
GRIFFIN PARK  
43-M&P-143

TINNIN ROAD

WEST LINE OF THE  
EAST HALF OF  
SECTION 17,  
T.2S., R.7E., M.D.M.

38'  
HOT SPRINGS  
DRIVE

20' 38.50'

$\Delta=21^{\circ}33'55''$   
 $R=50.00'$   
 $L=18.82'$

$N68^{\circ}15'22''W(R)$

$S00^{\circ}10'43''W$   
44.01'

RIGHT OF WAY  
DEDICATION  
133 SQ.FT.

$N00^{\circ}10'43''E$   
25.63'

3.50'

35.00'

$N89^{\circ}49'17''W$   
3.50'

LOT 187  
44-M&P-139

TRUE POINT  
OF BEGINNING

$N00^{\circ}10'43''E$   
55.57'

POINT OF COMMENCEMENT  
SOUTHWEST CORNER LOT 187

35.00'

EAST RIGHT-OF-WAY LINE  
OF TINNIN ROAD

20'

35'

186  
188

GRIFFIN PARK  
UNIT NO. 8  
44-M&P-139



4.2.26



North Star

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**

LYING IN A PORTION OF SECTION 17,  
TOWNSHIP 2 SOUTH, RANGE 7 EAST,  
MOUNT DIABLO MERIDIAN  
CITY OF MANTECA, SAN JOAQUIN COUNTY,  
CALIFORNIA

JOB NO: J15-1525B

SCALE: 1" = 30'

DR BY: NC

FILE: 15-1525 u8 wall rw  
dedication.dwg

DATE: December 2, 2025