

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: 228-060-25 PARTIAL

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: (X) City of Manteca, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Mandeep Kaur and Harpreet Randawa, wife and husband, as joint tenants**

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 Mandeep Kaur  
**Mandeep Kaur**

By Harpreet Randawa  
**Harpreet Randawa**

# LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- POT POINT OF TERMINATION
- RS RECORD OF SURVEY
- FOUND MONUMENT AS NOTED
- DIMENSION POINT
- PARCEL TO BE TRANSFERRED



## LINE TABLE

- L1 N26°10'19"E 66.04' (TIE)
- L2 S07°19'12"E 1076.72' (TIE)



SCALE 1" = 250'

BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM 1983 (2011), ZONE 3, EPOCH 2010.00. MULTIPLY US SURVEY FOOT DISTANCES SHOWN BY 1.000097 TO OBTAIN GROUND DISTANCES.

PORTION OF SECTION 11,  
T2S, R7E M.D.M.

3-1/2" BRASS DISK  
EAST QUARTER CORNER  
OF SECTION 10  
PER 38 RS 74

L2

SOUTHERN  
PACIFIC RAILROAD

SEE DETAIL "D"  
ON SHEET 3

AUSTIN ROAD

PARCEL  
17198-1

0.15 Ac  
6,449± sf

SEE DETAIL "C"  
ON SHEET 3

SEE DETAIL "B"  
ON SHEET 2

SEE DETAIL "A"  
ON SHEET 2

L1

2" BRASS DISK  
CORNER COMMON  
TO SECTIONS 10, 11, 14 & 15  
PER 34 RS 8

10 11  
15 14

SHEET 1 OF 3



MARK THOMAS

Scale: 1" = 250'  
Date June 2021  
Drawn By AD  
Checked By RPM

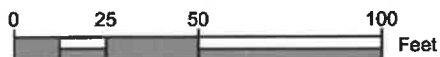
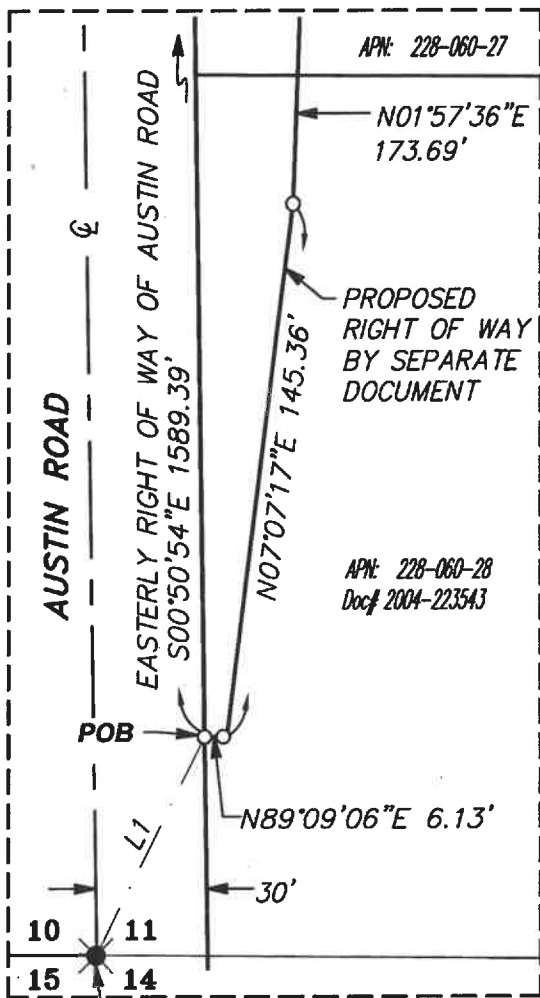
Exhibit B  
PARCEL# 17198-1  
APN 228-060-25  
Plat to Accompany Legal Description  
In the City of Manteca  
San Joaquin County, California

SEE SHEET 1 FOR BASIS OF BEARINGS,  
LEGEND, AND LINE TABLE

PORTION OF SECTION 11,  
T2S, R7E M.D.M.

DETAIL "A"

SEE DETAIL "B" SCALE: 1"=50'

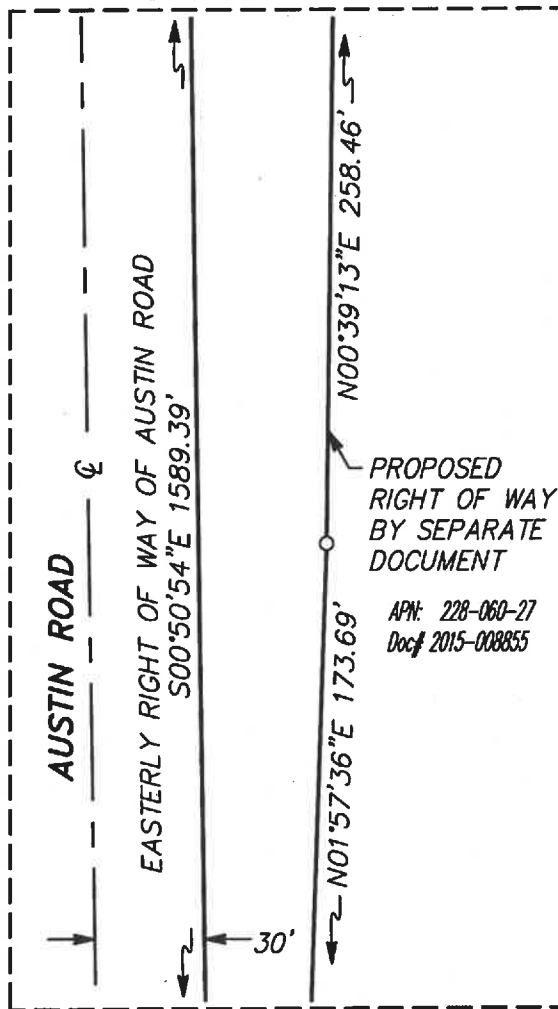


SCALE 1" = 50'

DETAIL "B"

SEE DETAIL "C"  
ON SHEET 3

SCALE: 1"=50'



SEE DETAIL "A"



SHEET 2 OF 3



MARK THOMAS

Scale: 1" = 50'  
Date June 2021  
Drawn By AD  
Checked By RPM

Exhibit B  
PARCEL# 17198-1  
APN 228-060-25

Plat to Accompany Legal Description  
In the City of Manteca  
San Joaquin County, California

SEE SHEET 1 FOR BASIS  
OF BEARINGS, LEGEND  
AND LINE TABLE

PORTION OF SECTION 11,  
T2S, R7E M.D.M.

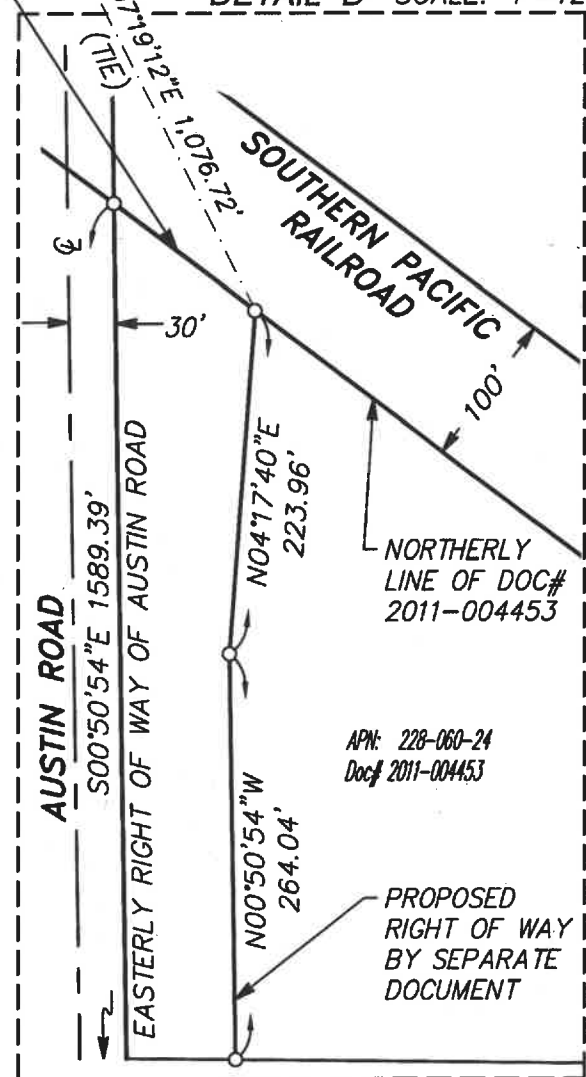
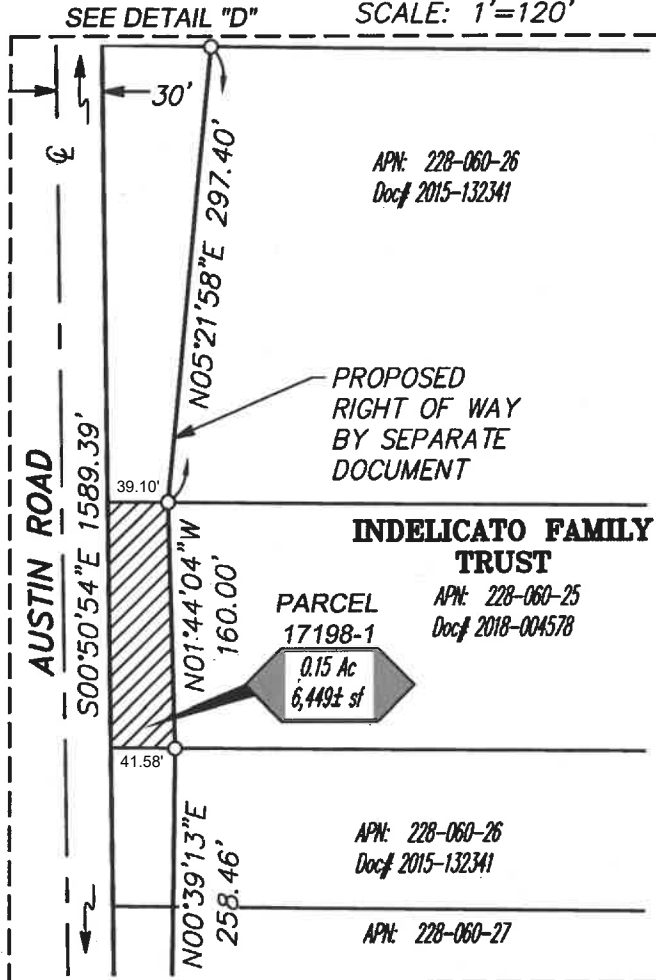
3-1/2" BRASS DISK  
EAST QUARTER CORNER  
OF SECTION 10  
PER 38 RS 74

10 11

N53°03'24"W 115.61'

DETAIL "D" SCALE: 1"=120'

DETAIL "C"  
SCALE: 1"=120'



SCALE 1" = 120'



SHEET 3 OF 3



MARK THOMAS

Scale: 1" = 120'  
Date June 2021  
Drawn By AD  
Checked By RPM

Exhibit B  
PARCEL# 17198-1  
APN 228-060-25  
Plat to Accompany Legal Description  
In the City of Manteca  
San Joaquin County, California

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 17198-1

All that real property situate in Section 11, Township 2 South, Range 7 East, M.D.M., City of Manteca, County of San Joaquin, State of California, being all that portion of the following described property lying within the property as described in that certain Grant Deed recorded January 16, 2018, as Document Number 2018-004578, Official Records of San Joaquin County, more particularly described as follows:

**Beginning** at a point on the easterly Right of Way line of Austin Road (60 feet wide), as shown on that certain RECORD OF SURVEY, filed December 9, 1997 in Book 34 of Surveys at Page 8, San Joaquin County Records, which bears North 26°10'19" East, 66.04 feet from a found 2" Brass Disk, at the Section Corner common to Sections 10,11,14 and 15, as shown on said RECORD OF SURVEY; thence leaving said easterly Right of Way line, North 89°09'06" East, 6.13 feet; thence North 07°07'17" East, 145.36 feet; thence North 01°57'36" East, 173.69 feet; thence North 00°39'13" East, 258.46 feet; thence North 01°44'04" West, 160.00 feet; thence North 05°21'58" East, 297.40 feet; thence North 00°50'54" West, 264.04 feet; thence North 04°17'40" East, 223.96 feet to a point on the northerly line of that certain TRUST TRANSFER DEED, recorded January 11, 2011 as Document Number 2011-004453, Official Records of San Joaquin County, also being a point on the southerly Right of Way line of the Railroad (100 feet wide), as shown on said RECORD OF SURVEY, which bears South 07°19'12" East, 1076.72 feet from a found 3-1/2" Brass Disk on the East Quarter Corner of said Section 10, as shown on RECORD OF SURVEY, filed April 2, 2014 in Book 38 of Surveys, at Page 74 San Joaquin County Records; thence along said southerly Right of Way line of the Railroad, North 53°03'24" West, 115.61 feet to the intersection with said easterly Right of Way line of Austin Road; thence leaving said southerly Right of Way line of the Railroad and along said easterly Right of Way line of Austin Road, South 00°50'54" East, 1589.39 feet to the **Point of Beginning**.

**TOGETHER WITH** underlying fee interest, if any, contiguous to the above-described property in and to the adjoining public way of said Austin Road (60 feet wide).

Bearings shown on this Survey are based on the California Coordinate System 1983 (2011), Zone 3, EPOCH 2010.00. Multiply U.S. Survey foot distances shown by 1.000097 to obtain ground distances.

This real property description has been prepared at Mark Thomas, by me, or under my direction, in conformance with the Professional Land Surveyors Act.



Brandon Benton, PLS 8679



February 5, 2024

Date

## 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 9/25/2024 before me, Vanessa Lambert, Notary Public  
(insert name and title of the officer)

personally appeared Harpreet Randhawa & Mandeeep Kaur,  
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)

