

Recording Requested By:
Public Works Department
City of Fresno
No Fee-Gov't. Code Sections
6103 and 27383

When Recorded, Mail To:
Public Works Department
City of Fresno
2600 Fresno Street
Fresno, CA. 93721-3623
ATTN: Right-of-way Section

SPACE ABOVE THIS LINE FOR RECORDER'S USE
PW 2021-16006

APN 512-050-30 (portion)

DEED OF EASEMENT

PEDRO AVILA, GRANTOR, hereby GRANTS to the City of Fresno, a municipal corporation, GRANTEE, an easement and right-of-way for public street purposes over, under, through and across all that real property situated in the City of Fresno, County of Fresno, State of California, more particularly described in Exhibit "A" and shown on Exhibit "B" which are attached and incorporated herein.


Pedro Avila


Date

ATTACH NOTARY ACKNOWLEDGEMNT

2021-048
15-A-9887

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

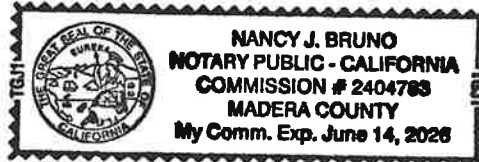
County of Fresno)

On Aug. 29, 2023 before me, Nancy J. Bruno, Notary Public
(insert name and title of the officer)

personally appeared Pedro Avila,
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 Nancy J. Bruno (Seal)

EXHIBIT "A"

APN 512-050-30 (portion)
Public Street easement

That portion of Lot 16 of Duncan Tract, in the County of Fresno, State of California, according to the map thereof recorded in Book 3 Page 38 of Record of Surveys, Fresno County Records, described as follows:

COMMENCING at the Northeast corner of said Lot 16, said corner lying 30.00 feet south of the North line of the Northeast quarter of Section 21, Township 13 South, Range 19 East, Mount Diablo Base and Meridian; thence South 89° 57' 59" West, along the North line of said Lot 16, a distance of 11.87 feet to the TRUE POINT OF BEGINNING; thence

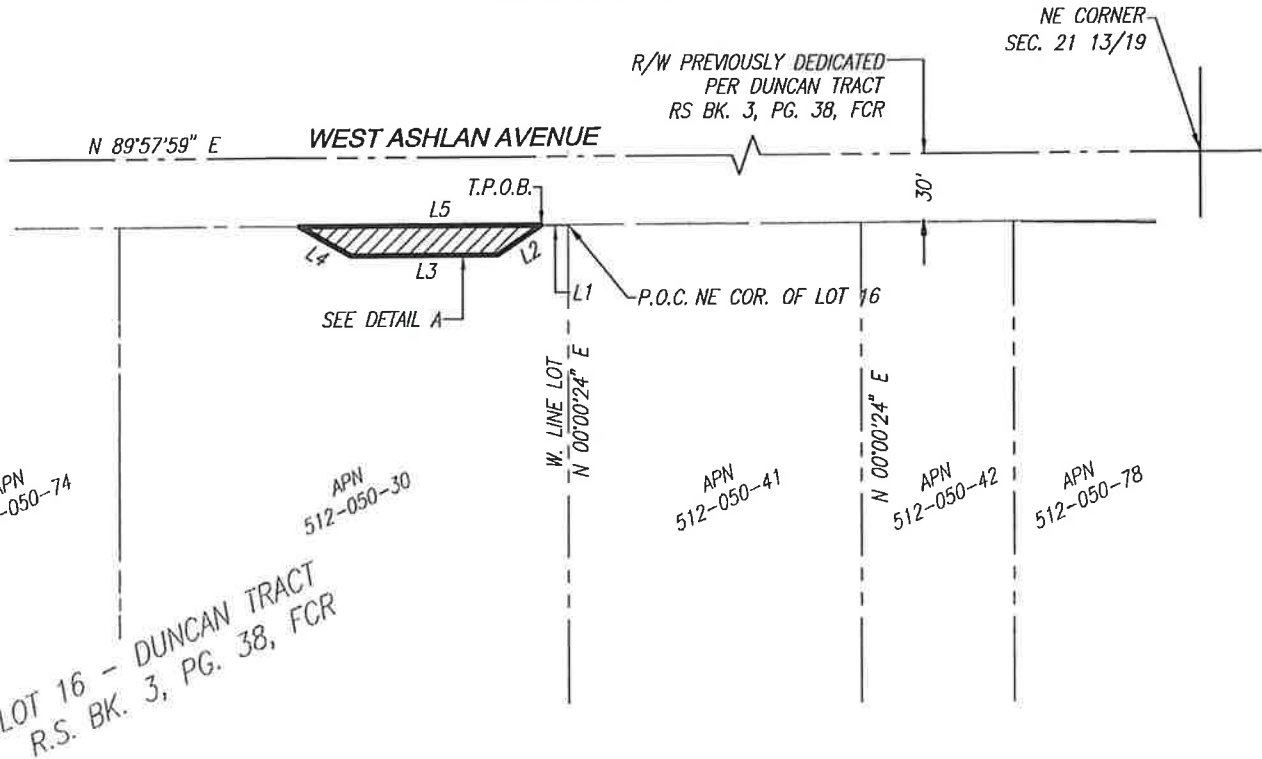
- 1) South 56° 28' 18" West, a distance of 23.56 feet; thence
- 2) South 89° 57' 59" West, a distance of 64.51 feet; thence
- 3) North 60° 31' 50" West, a distance of 26.40 feet to a point on the North line of said Lot 16; thence
- 4) North 89° 57' 59" East, along said North line, a distance of 107.13 feet to the TRUE POINT OF BEGINNING.

Contains an area of: 1,116 Sq. Ft., more or less.



Peter D. Cohrs

EXHIBIT "B"



LEGEND:

- EXISTING R/W
- SECTION LINE
- EXISTING PROPERTY LINE
- INDICATES AREA OF EASEMENT TO BE GRANTED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES
AREA: ±1,116 SF
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°57'59"E	11.87'
L2	S56°28'18"W	23.56'
L3	S89°57'59"W	64.51'
L4	N60°31'50"W	26.40'
L5	N89°57'59"E	107.13'



SCALE 1" = 80'



P:\CIVIL 3D PROJECTS\2019\19-022\ SURVEY AND MAPPING\ SURVEY EXHIBITS\ASHLAN ROW FINAL\512-050-30 ROW DEDICATION.DWG 7/8/2021 2:09:21 PM

REF. & REV. 2021-048 PWF PLAT	CITY OF FRESNO DEPARTMENT OF PUBLIC WORKS	PROJ. ID. _____ KRA _____ FUND NO. _____ RES TYPE _____ ORG. NO. _____
	PORTION OF LOT 16 OF DUNCAN TRACT IN NE QUARTER SEC. 21, T13S, R19E TO BE GRANTED AS EASEMENT FOR PUBLIC STREET PURPOSES	DR. BY _____ ML _____ CH. BY _____ PC _____ DATE 12/7/2020 SCALE AS NOTED JOB NO. 19-022
		SHEET NO. 1 OF 1 SHEETS 15-A-9887

CERTIFICATE OF ACCEPTANCE (Officer)

In accordance with Section 27281 of the Government Code, this is to certify that the interest in real property conveyed hereby is accepted by the undersigned officers on behalf of the Council of the City of Fresno pursuant to authority conferred by Resolution No. 92-219A of said Council, adopted June 9, 1992 and the grantee consents to the recordation thereof by its duly authorized officer.

Public Works Director
ACCEPTED:

By: _____ Date: _____
Scott Mozier, Director

CERTIFICATE OF ACCEPTANCE (Council)

In accordance with Section 27281 of the Government Code, this is to certify that the interest in real property conveyed by this instrument to the City of Fresno, a municipal corporation, is hereby accepted by order of the Council of the City of Fresno made on the date hereafter set forth and the grantee consents to the recordation thereof by its duly authorized officer.

Item No./Reso. No. _____

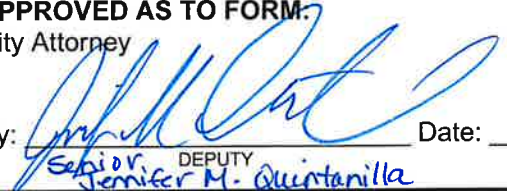
Date of Council Order: _____

City Clerk

By: _____ Date: _____
-DEPUTY

APPROVED AS TO FORM.

City Attorney

By:  Date: 9/19/23
Senior DEPUTY
Jennifer M. Quintanilla

RECOMMENDED FOR ACCEPTANCE:

By:  _____

Title: Engineer I

Date: 08/29/2023

Log No. 2021-048 Drawing No. 15-A-9887

CHECKED:

By:  _____

Title: Chief Land Surveyor

Date: 8-29-2023