

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

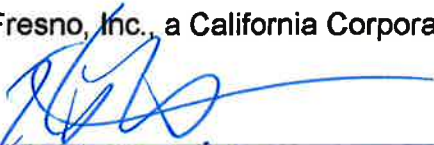
APN 504-091-21

GRANT DEED

For a valuable consideration, receipt of which is hereby acknowledged, Lennar Fresno, Inc., a California Corporation, GRANTOR(S), hereby GRANT(S) to the City of Fresno, a municipal corporation, GRANTEE, all that certain real property situated in the City of Fresno, County of Fresno, State of California, more particularly described and shown as follows:

See Exhibits "A" and "B", which are attached and incorporated herein

Lennar Fresno, Inc., a California Corporation



Dated: _____

9-29-16

Mike Miller, Vice President

By:
Title:

2016-071
15-A-9281

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 September 29, 2016 before me, Christine Collins, Notary Public
(insert name and title of the officer)

personally appeared Mike Miller, 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)



APN 504-091-21
Grant Deed

Also excepting therefrom:

That portion Lot 294 of J.C. Forkner Fig Gardens Subdivision No.3, according to the map thereof recorded May 26, 1920 in Book 8, Page 79 of Plats, Records of Fresno County, California, together with portions of the North Hayes Avenue and W. Palo Alto Avenue right-of-way adjacent to said Lot 294, more particularly described as follows:

Beginning at the Northeast corner of the Southeast quarter of the Northeast quarter of Section 4, Township 13 South, Range 19 East, Mount Diablo Base and Meridian; thence S 0° 32' 38" W, along the East line of said Southeast quarter of said Northeast quarter, a distance of 654.80 feet to the point of intersection of said East line with the easterly prolongation of the South line of said lot 294; thence S 89° 39' 28" W, along said easterly prolongation and along said South line, a distance of 199.75 feet; thence N 18° 08' 18" E, a distance of 561.50 feet to the West right-of-way line of North Hayes Avenue; thence N 0° 32' 38" E, along said West right-of-way line and along the East line of said Lot 294, a distance of 87.19 feet to the Northeast corner of said Lot 294; S 89° 40' 11" W, along the South right-of-way line of West Palo Alto Avenue and along the North line of said Lot 294, a distance of 3.84 feet; thence N 18° 08' 18" E, a distance of 36.90 feet to the North line of said Southeast quarter of said Northeast quarter; thence N 89° 40' 11" E, along said North line, a distance of 22.69 feet to the **Point of Beginning**.



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EXHIBIT "A"

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Grant Deed

The land referred to herein below is situated in the city of Fresno, County of Fresno, State of California and is described as follows:

Lot 294 of J.C. Forkner Fig Gardens Subdivision No.3, according to the map thereof recorded May 26, 1920 in Book 8, Page 79 of Plats, records of Fresno County, California.

Together with that portion of West Palo Alto Boulevard lying adjacent to and easterly of the northerly prolongation of the easterly line of said Lot and adjacent to and easterly of the northerly prolongation of the westerly line of said lot abandoned by Resolution No. 2001-220, a certified copy of which recorded July 23, 2001, as Document No. 2001-0103149 of official records which would pass by a conveyance of said land under sections 831 and 1112 of the California Civil Code. Excepting an undivided half interest in all oil, gas, minerals and other hydrocarbon substances within or underlying said property, as reserved by J.H. Dalena and Gwen Dalena by deed recorded October 20, 1970, in Book 5829, Page 755 of Official Records.

Also excepting therefrom:

That portion of Lot 294 of J.C. Forkner Fig Gardens Subdivision No.3, according to the map thereof recorded May 26, 1920 in Book 8, Page 79 of Plats, Records of Fresno County, California, more particularly described as follows:

Beginning at the Northeast corner of said Lot 294; thence S 0° 32' 38" W, along the East line of said Lot 294, a distance of 87.19 feet; thence S 18° 08' 18" W, a distance of 561.50 feet to the South line of lot 294; thence S 89° 39' 28" W, along said South line, a distance of 31.63 feet; thence N 18° 08' 18" E, a distance of 653.42 feet to the North line of said Lot 294; thence N 89° 40' 11" E, along said North line, a distance of 3.84 feet to the **Point of Beginning**.

2016-071
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EXHIBIT "B"

NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, 13/19

POINT OF COMMENCEMENT NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, 13/19

65.00' OF WEST PALO ALTO BLVD. VACATED BY CITY OF FRESNO RESOLUTION NO. 2001-220 RECORDED 7/23/2001 AS DOCUMENT NO. 2001-0103149, O.R.F.C.

APN 504-091-21S

PORTION OF LOT 294
J.C. FORKNER FIG GARDENS
SUBDIVISION NO. 3,
VOL. 8 OF PLATS, PG. 79, F.C.R.

NORTH LINE OF LOT 294

EAST LINE OF LOT 294
74'00"
S 0°32'00" E

EAST LINE OF THE NORTHEAST 1/4 OF SECTION 4, 13/19



TRACT NO. 5078

VETERANS BOULEVARD

WEST WATHEN AVENUE

SOUTH LINE OF LOT 294



9-29-2016

REF. & REV. 2017-071 PWF 11738 PLAT 1343	CITY OF FRESNO DEPARTMENT OF PUBLIC WORKS		PROJ. ID. PWF00669 FUND NO. 22504 RES TYPE ORG. NO. 189901
	PARCEL TO BE GRANTED TO THE CITY OF FRESNO		DR. BY J.B. CH. BY J.A.C. DATE OCT. 1, 2016 SCALE NO SCALE
			SHEET NO. 1 OF 2 SHEETS 15-A-9281

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: _____
DEPUTY

FEE TITLE ACCEPTANCE (Officer)
City Manager

By: _____ Date: _____
DEPUTY

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: 10/12/16
DEPUTY

RECOMMENDED FOR ACCEPTANCE:

By:  _____
Title: Engineer II
Date: 9-29-16

CHECKED:

By:  _____
Title: Chief Surveyor
Date: 9-29-2016

Log No. 2016-071 Drawing No. 15-A-9281