

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: ROW Section

APN: 496-220-17s & 496-220-16s

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF EASEMENT

E & J Gallo Winery, a corporation, 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 certain real property situated in the County of Fresno, State of California, said real property being more particularly described and shown as follows:

See EXHIBITS "A" and "B",
which are incorporated herein by reference

E & J Gallo Winery
a Corporation

By: _____



Dated: _____

6-7-21

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

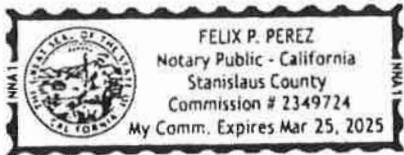
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Stanislaus }

On June 7, 2021 before me, Felix P. Perez - Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Michael Roland
Name(s) of Signer(s)

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.

Place Notary Seal and/or Stamp Above

Signature Felix P. Perez
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Deed of Easement - APN: 496-220-17s & 496-220-16s

Document Date: June 7, 2021 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

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 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

APN 496-220-17s (portion) & 496-220-16s (portion)
Street Easement

Exhibit "A"

That portion of the Southeast Quarter of Section 28, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, described as follows:

Commencing at the East Quarter corner of said Section 28; Thence North 89°51'42" West, along the North line of said Southeast Quarter of Section 28, a distance of 83.00 feet; Thence South 00°04'27" West, parallel with and 83.00 feet West of the East line of said Section 28, a distance of 69.98 feet to the **True Point of Beginning**.

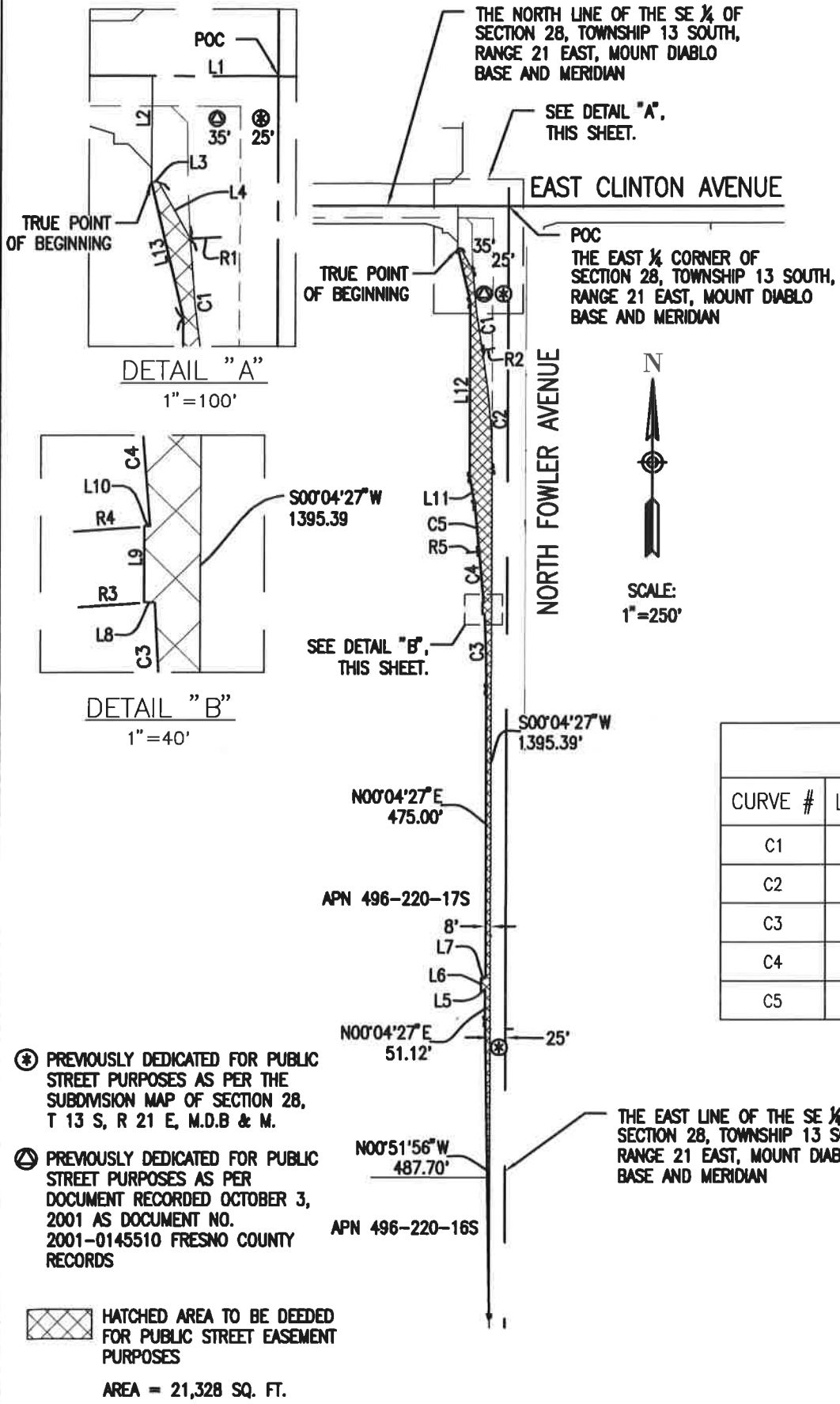
Thence South 89°55'33" East, along the existing right-of-way of North Fowler Avenue, a distance of 4.52 feet; Thence South 28°55'34" East, along the existing right-of-way of North Fowler Avenue, a distance of 42.59 feet; to a point on a non-tangent curve, concave to the East having a radius of 1139 feet, a radial line from said point bears North 86°32'24" East; Thence Southeasterly along said curve, also being along the existing right-of-way of North Fowler Avenue, through a central angle of 06°35'05", an arc distance of 130.90 feet; to the point of curvature of a reverse curve concave to the West having a radius of 1111.00 feet; Thence Southwesterly along said reverse curve, also being along the existing right-of-way of North Fowler Avenue, through a central angle of 10°07'09", an arc distance of 196.22 feet; Thence South 00°04'27" West, along the existing right-of-way of North Fowler Avenue, a distance of 1,395.39 feet, Parallel with and 25.00 feet West of the East line of said section 28; Thence North 00°51'56" West, a distance of 487.70 feet; Thence North 00°04'27" East parallel with and 33 feet West of the East line of said Section 28, a distance of 51.12 feet; Thence North 89°55'33" West, a distance of 6.50 feet; Thence North 00°04'27" East parallel with and 39.50 feet West of the East line of said Section 28, a distance of 20.00 feet; Thence South 89°55'33" East, a distance of 6.50 feet; Thence North 00°04'27" East, parallel with and 33 feet West of the East line of said Section 28, a distance of 475.00 feet; to a point on a tangent curve, concave to the West having a radius of 2007.00 feet; Thence Northwesterly along said curve, through a central angle of 03°30'46", an arc distance of 123.04 feet; to a point on a non-tangent line to said curve, a radial line from said point bears South 86°33'22" West; Thence North 89°55'33" West, a distance of 2.72 feet; Thence North 00°04'27" East parallel with and 39.50 feet West of the East line of said section 28, a distance of 20.00 feet; Thence South 89°55'33" East, a distance of 1.39 feet; to a point on a non-tangent curve, concave to the west having a radius of 2007.00 feet, a radial line from said point bears South 85°59'02" West; Thence Northwesterly along said curve, through a central angle of 02°22'53", an arc distance of 83.42 feet to the point of reverse curvature of a curve concave to the east having a radius of 2073.00 feet; Thence Northeasterly along said reverse curve through a central angle of 2°07'39", an arc distance of 76.97 feet; Thence North 11°10'33" West, a distance of 45.91 feet; Thence North 00°04'27" East, parallel with and 62.00 feet West of the East line of said section 28, a distance of 287.16 feet; Thence North 13°10'55" West, a distance of 91.59 feet **TO THE TRUE POINT OF BEGINNING**.

Contains an area of 21,328 square feet, more or less.

Date: 12/15/2020

Prepared by: 

Ruben Aparicio III
Professional Land Surveyor 8026

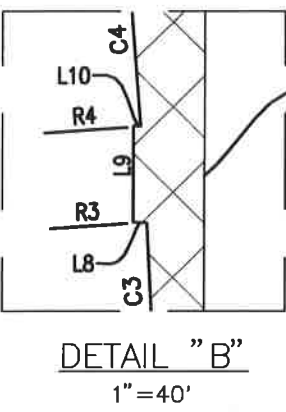


LINE TABLE		
LINE #	LENGTH	BEARING
L1	83.00'	N89° 51' 42"W
L2	69.98'	S0° 04' 27"W
L3	4.52'	S89° 55' 33"E
L4	42.59'	S28° 55' 34"E
L5	6.50'	N89° 55' 33"W
L6	20.00'	N0° 04' 27"E
L7	6.50'	S89° 55' 33"E
L8	2.72'	N89° 55' 33"W
L9	20.00'	N0° 04' 27"E
L10	1.39'	S89° 55' 33"E
L11	45.91'	N11° 10' 33"W
L12	287.16'	N0° 04' 27"E
L13	91.59'	N13° 10' 55"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	130.90'	1139.00'	6°35'05"	65.52'
C2	196.22'	1111.00'	10°07'09"	98.36'
C3	123.04'	2007.00'	3°30'46"	61.54'
C4	83.42'	2007.00'	2°22'53"	41.71'
C5	76.97'	2073.00'	2°07'39"	38.49'

RADIAL TABLE	
RADIAL #	DIRECTION
R1	N86° 32' 24"E
R2	N79° 57' 18"E
R3	S86° 33' 22"W
R4	S85° 59' 02"W
R5	S83° 36' 09"W

DETAIL "A"
1"=100'



⊙ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER THE SUBMISSION MAP OF SECTION 28, T 13 S, R 21 E, M.D.B & M.

⊙ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER DOCUMENT RECORDED OCTOBER 3, 2001 AS DOCUMENT NO. 2001-0145510 FRESNO COUNTY RECORDS

⊠ HATCHED AREA TO BE DEEDED FOR PUBLIC STREET EASEMENT PURPOSES
AREA = 21,328 SQ. FT.

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

Andrew J. Benelli

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

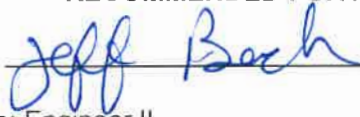
By: _____ Date: _____
DEPUTY

APPROVED AS TO FORM:

City Attorney

By:  _____ Date: 9/29/21
DEPUTY
Kristi Costa


RECOMMENDED FOR ACCEPTANCE:

By:  _____
Title: Engineer II

Date: 9-3-2021

Log No. 2020- 009 Drawing No. 15-A- 9620

CHECKED:

By:  _____
Title: Chief Land Surveyor

Date: 9-3-2021