

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 433-090-23S (portion)

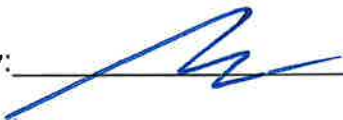
PW-2022-16327

DEED OF EASEMENT

Green Acres MH LLC, a California Limited Liability Company, 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 and shown as follows:

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

Green Acres MH LLC, a California Limited Liability Company

By:  Dated: 8/14/2023

By: _____ Dated: _____

See Attached
CA ~~Joint~~
Acknowledgement

2022-158
15-A-10187
PLAT 2048
SB00109

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 Sacramento }

On 8/14/2023 before me, Noah Lockerd, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Elias Weiner
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.

Signature Noah Lockerd
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

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

Signer is Representing: _____ Signer is Representing: _____

EXHIBIT "A"

APN: 433-090-23S (portion)
Street Easement

A portion of Lot 35 as shown in The Winterton Tract, according to the map thereof recorded January 29, 1887, in Volume 3 of Plats at page 21, Fresno County Records, lying in the Southwest quarter of Section 24, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, in the City of Fresno, County of Fresno, State of California, more particularly described as follows:

The North 22.00 feet of the South 52.00 feet of the West 475.00 feet of the East 505.00 feet of said Lot 35.

Containing and area of 10450.00 square feet, more or less

For the purpose of this Legal Description, the South line of Lot 35 is assumed to be the South line of the Southwest quarter of Section 24, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, and the East line of Lot 35 is assumed to be the East line of the Southwest quarter of Section 24, Township 13 South, Range 19 East, Mount Diablo Base and Meridian.



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EXHIBIT "B"



1"=80'

Portion of LOT 35 of The Winterton Tract shown in Vol. 3 of Plats, Pg. 21, F.C.R.

APN: 433-090-23S
Green Acres MH LLC

East Line of the West
150.00 feet of Lot 35

West Line of East
30.00 feet of Lot 35

N VALENTINE AVENUE

North Line of the South
52.00 feet of Lot 35

22.00'

N 90°00'00" E 475.00'

North Line of the South
30.00 feet of Lot 35

30.00'

S 90°00'00" W 475.00'

South Line of Lot 35

W SHIELDS AVENUE

The South Quarter Corner of
Sec. 24, T13S, R19E, M.D.B. & M.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°00'00"E	30.00'
L2	S90°00'00"W	30.00'
L3	N00°00'00"E	22.00'
L4	S00°00'00"W	22.00'



2-13-2023



INDICATES AREA TO BE DEDICATED FOR PUBLIC STREET
PURPOSES. 10450.00 S.F. ±

REF. & REV.

2022-158

15-A-10187

PLAT 2048

CITY OF FRESNO
DEPARTMENT OF PUBLIC WORKS

AREA TO BE DEDICATED FOR PUBLIC STREET AND
PUBLIC UTILITY PURPOSES.

PROJ. ID. SB00109 RES TYPE _____
FUND NO. 20104
ORG. NO. 181501

DR. BY J.E.H.
CH. BY J.A.C.
DATE FEB. 13, 2023
SCALE 1" = 80'

SHEET NO. 1
OF 1 SHEETS

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: _____
Andrew Benelli, 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. _____

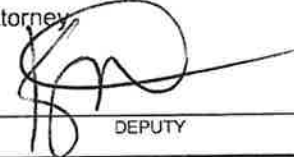
Date of Council Order: _____

City Clerk

By: _____ Date: _____
DEPUTY

APPROVED AS TO FORM:

City Attorney

By:  Date: 8/29/23
DEPUTY

RECOMMENDED FOR ACCEPTANCE:

By:  _____

Title: Engineer I

Date: 02/13/2023

Log No. 2022- 158 Drawing No. 15-A-10187

CHECKED:

By:  _____

Title: Chief Land Surveyor

Date: 2-13-2023