

**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 481-020-47 (portion)

**DEED OF EASEMENT**

Rose Avedisian, Martin Dedekian, Darlene Jarvis, Robert Ohanesian, Stephen Ohanesian and Charlene Shuttera, each as to an undivided 1/6 Interest

GRANTORS, hereby GRANT 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

Rose Avedisian, as to an undivided 1/6 Interest

Rose Avedisian

Dated:

8/18/2020

Rose Avedisian

Martin Dedekian, as to an undivided 1/6 Interest

Dated: \_\_\_\_\_

Martin Dedekian

2015-093  
15-A-9186

SIGNATURES ON FOLLOWING PAGE - SIGNED IN COUNTERPART

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City of Fresno  
No Fee-Gov't. Code Sections  
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Rose Avedisian, as to an undivided 1/6 Interest

\_\_\_\_\_ Dated: \_\_\_\_\_

Rose Avedisian

Martin Dedekian, as to an undivided 1/6 Interest

\_\_\_\_\_ Dated: 8/26/20

Martin Dedekian

2015-093  
15-A-9186

**SIGNATURES ON FOLLOWING PAGE - SIGNED IN COUNTERPART**

APN 481-020-47 (portion)  
Public Street Easement

Darlene Jarvis, as to an undivided 1/6 Interest

Darlene Jarvis

Dated: 8/26/20

Darlene Jarvis

Robert Ohanesian, as to an undivided 1/6 Interest

Robert Ohanesian

Dated: 8-26-2020

Robert Ohanesian

Stephen Ohanesian, as to an undivided 1/6 Interest

Stephen Ohanesian

Dated: 8-26-2020

Stephen Ohanesian

Charlene Shuttera, as to an undivided 1/6 Interest

Charlene Shuttera

Dated: 8-26-2020

Charlene Shuttera

2015-093  
15-A-9186

SIGNATURES ON PREVIOUS PAGE - SIGNED IN COUNTERPART

## EXHIBIT "A"

### LEGAL DESCRIPTION Right-of-Way Easement

APN 481-020-47

#### PARCEL A

Being a portion of Lot 1 of the Newhall Tract, according to the map filed in Book 2 of Record of Surveys at Page 42, Fresno County Records, lying within the Northeast quarter of Section 18, Township 14 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official United States Government Plat thereof, in the City of Fresno, County of Fresno, State of California, more particularly described as follows:

**Commencing** at the Northeast corner of Northeast quarter of said Section 18; thence South  $01^{\circ}16'12''$  East, along the East line of the northeast quarter of said Section 18, a distance of 20.02 feet to a point of intersection thereof with a line lying 20.00 feet south and parallel with the North line of the northeast quarter of said Section 18; thence South  $86^{\circ}01'43''$  West, along said parallel line, a distance of 30.03 feet to the point of intersection thereof with a line lying 30.00 feet west of and parallel with the East line of the Northeast quarter of said Section 18, said point also being the West right-of-way line of South Peach Avenue as shown on said Newhall Tract and the Northeast corner of said Lot 1 and the **Point of Beginning**; thence South  $01^{\circ}16'12''$  East, along the East line of said Lot 1 and the West right-of-way line of said South Peach Avenue, a distance of 55.06 feet to the Northeast corner of that certain parcel of land described in that Quitclaim Deed recorded December 4, 2006 as Document No. 2006-0254260; thence South  $86^{\circ}01'43''$  West, along the North line of said parcel of land, a distance of 20.02 feet to the point of intersection thereof with a line lying 50.00 feet west of and parallel with the East line of the Northeast quarter of said Section 18; thence North  $01^{\circ}16'12''$  West, a distance of 55.06 feet to the point of intersection thereof with a line lying 20.00 feet south of and parallel with the North line of the Northeast quarter of said Section 18, said parallel line also being the North line of said Lot 1, and the South right-of-way of the East California Alignment (formerly California Avenue) as shown on said Newhall Tract; thence North  $86^{\circ}01'43''$  East, along last said parallel line, and the North line of said Lot 1, and the South right-of-way line of said East California Avenue, a distance of 20.02 feet to the point of intersection thereof with a line lying 30.00 feet west of and parallel with the East line of the Northeast quarter of said Section 18, said point of intersection also being the Northeast corner of said Lot 1 and the **Point of Beginning**.

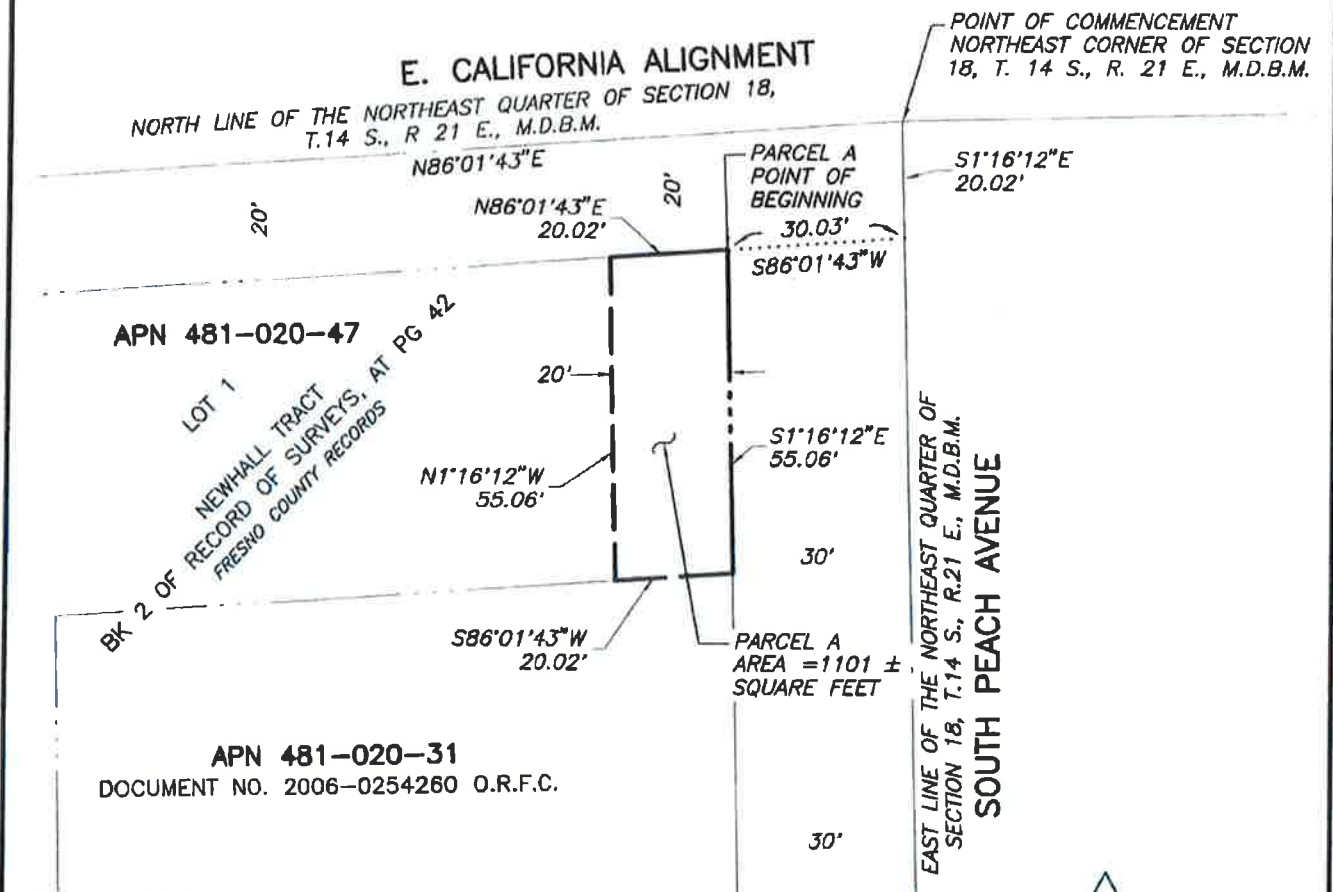
Contains an area of 1,101 square feet, more or less.



2015-093  
15-A-9186

# EXHIBIT "B"

SHEET 1 OF 2



## BASIS OF BEARINGS:

BEARINGS IN THIS DIAGRAM ARE  
TAKEN FROM BOOK 30 OF  
PARCEL MAPS AT PAGE 41,  
FRESNO COUNTY RECORDS.

10/1/2019

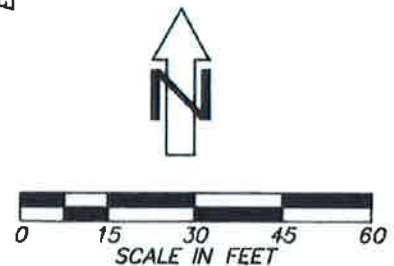


## LEGEND:

- EXISTING RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- EXISTING CENTER LINE OR SECTION LINE
- EXISTING EASEMENT LINE
- PROPOSED RIGHT OF WAY EASEMENT LIMIT LINE
- AREA OF PROPOSED RIGHT OF WAY EASEMENT

O.R.F.C.  
APN.

OFFICIAL RECORDS FRESNO COUNTY  
ASSESSOR'S PARCEL NUMBER



**Blair,  
Church  
Flynn**

CONSULTING ENGINEERS

451 Clovis Avenue, Suite 200  
Clovis, California 93612  
Tel (559) 328-1400  
Fax (559) 328-1800

REF. & REV.

2015-093  
PLAT 2963

**CITY OF FRESNO**  
DEPARTMENT OF PUBLIC WORKS

**RIGHT-OF-WAY EASEMENT PARCEL A**  
**APN 481-020-47**  
NORTHEAST QUARTER, SECTION 18  
T.14 S., R.21 E., M.D.B.&M.

DR. BY RJR  
CH. BY RSW  
DATE 12/12/2016  
SCALE 1"=30'

SHEET NO. 1  
OF 2 SHEETS  
**15-A-9186**

## EXHIBIT "A"

### LEGAL DESCRIPTION Right-of-Way Easement

APN 481-020-47

#### PARCEL B

Being a portion of Lot 1 and Lot 2 of the Newhall Tract, according to the map filed in Book 2 of Record of Surveys at Page 42, Fresno County Records, lying within the Northeast quarter of Section 18, Township 14 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official United Government States Plat thereof, in the City of Fresno, County of Fresno, State of California, more particularly described as follows:

**Commencing** at the Northeast corner of Northeast quarter of said Section 18; thence South  $01^{\circ}16'12''$  East along the East line of the Northeast quarter of said Section 18, a distance of 150.17 feet; thence South  $86^{\circ}01'43''$  West, a distance of 30.03 feet to the point of intersection thereof with the line lying 30.00 feet west of and parallel with the East line of the Northeast quarter of said Section 18, said point of intersection also being the West right-of-way line of South Peach Avenue as shown on the map of said Newhall Tract, said point of intersection also being the and the **Point of Beginning**; thence South  $01^{\circ}16'12''$  East along said parallel line and the West right-of-way line of said South Peach Avenue, a distance of 1,129.88 feet to the Northeast corner of the parcel of land condemned by Final Order of Condemnation purposes per Case No. 515313-5, Superior Court of the State of California for the County of Fresno, recorded July 31, 1997 as Document No. 97097177, Official Records of Fresno County; thence South  $45^{\circ}31'06''$  West, along the North line of said Final Order of Condemnation, a distance of 18.70 feet to the point of intersection thereof with a line lying 25.00 feet north of and parallel with the South line of said Lot 2, said point being an angle point in the North line of said condemnation easement; thence South  $86^{\circ}02'20''$  West, continuing along the North line of said condemnation easement, a distance of 29.54 feet; thence North  $44^{\circ}57'56''$  East, a distance of 21.05 feet; thence North  $01^{\circ}42'34''$  East, a distance of 152.71 feet to the point of intersection thereof with the line lying 50.00 feet west of and parallel with the East line of the Northeast quarter of said Section 18; thence North  $01^{\circ}16'12''$  West, along last said parallel line, a distance of 976.07 feet to the South line of that certain parcel of land described in that Quitclaim Deed recorded December 4, 2006 as Document No. 2006-0254260; thence North  $86^{\circ}01'43''$  East, along said South line, a distance of 20.02 feet to the **Point of Beginning**.

Contains an area of 23,573 square feet, more or less.



2015-093  
15-A-9186



# EXHIBIT "B"

SHEET 2 OF 2

## E. CALIFORNIA ALIGNMENT

NORTH LINE OF THE NORTHEAST  
QUARTER OF SECTION 18, T. 14  
S., R. 21 E., M.D.B.M.

APN 481-020-31  
DOCUMENT NO. 2008-0254260 O.R.F.C.

APN 481-020-47  
DOCUMENT NO. 42745  
RECORDED JUNE 22, 1970  
OFFICIAL RECORDS FRESNO COUNTY



0 100 200 300 400  
SCALE IN FEET

FINAL ORDER OF  
CONDEMNATION PER CASE NO.  
515313-5, SUPERIOR COURT  
OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF FRESNO  
RECORDED 7/31/1997 AS  
DOC. NO. 97097177, O.R.F.C.

NEWHALL TRACT  
BK 2 OF RECORD OF SURVEYS, AT PG 42  
FRESNO COUNTY RECORDS

PARCEL B  
AREA = 23,573 ±  
SQUARE FEET

LOT 1

LOT 2

EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18, T. 14 S., R. 21 E., M.D.B.M.  
POINT OF BEGINNING  
PARCEL B

SOUTH PEACH AVENUE

E. FLORENCE AVENUE

POINT OF COMMENCEMENT  
NORTHEAST CORNER SECTION  
18, T. 14 S., R. 21 E.,  
M.F.B.M.

## LINE TABLE

LINE #	BEARING	LENGTH
L1	S86°01'43"W	30.03'
L2	S1°16'12"E	1129.88'
L3	S45°31'06"W	18.70'
L4	S86°02'20"W	29.54'
L5	N44°57'56"E	21.05'
L6	N1°42'34"E	152.71'
L7	N86°01'43"E	20.02'

## LEGEND:

- EXISTING RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- EXISTING CENTER LINE OR SECTION LINE
- EXISTING EASEMENT LINE
- PROPOSED RIGHT OF WAY EASEMENT LIMIT LINE
- AREA OF PROPOSED RIGHT OF WAY EASEMENT
- O.R.F.C.
- APN.
- OFFICIAL RECORDS FRESNO COUNTY
- ASSESSOR'S PARCEL NUMBER



*Randell Scott West*  
9/21/2019

Blair,  
Church  
Flynn

CONSULTING ENGINEERS

451 Clovis Avenue, Suite 200  
Clovis, California 93612  
Tel (559) 328-1400  
Fax (559) 328-1500

REF. & REV.

2015-093  
PLAT 2963

CITY OF FRESNO  
DEPARTMENT OF PUBLIC WORKS

RIGHT-OF-WAY EASEMENT PARCEL B  
APN 481-020-47  
NORTHEAST QUARTER, SECTION 18  
T. 14 S., R. 21 E., M.D.B.&M.

DR. BY RJR  
CH. BY RSW  
DATE 12/12/2018  
SCALE 1"=200'

SHEET NO. 2  
OF 2 SHEETS  
15-A-9186

STATE OF CALIFORNIA )  
COUNTY OF *San Diego* ) ss.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(Seal)

Lucretia Agnes Hernandez






STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF Fresno )

 COLLEEN KARBY  
Notary Public - California  
Madera County  
Commission # 2227372  
My Comm. Expires Feb 1, 2022

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF Fresno )

 COLLEEN KARBY  
Notary Public - California  
Madera County  
Commission # 2227372  
My Comm. Expires Feb 1, 2022

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF Fresno )


**COLLEEN KARBÝ**  
 Notary Public – California  
 Madera County  
 Commission # 2227372  
 My Comm. Expires Feb 1, 2022

**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

**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: 9/4/2020  
DEPUTY

**RECOMMENDED FOR ACCEPTANCE:**

By: Jeff Bul

Title: Engineer II

Date: 9-9-2020

Log No. 2015-093 Drawing No. 15-A-9186

**CHECKED:**

By: \_\_\_\_\_

Title: Chief Land Surveyor

Date: 9-9-2020