

Grant of Deed  
Mt. Whitney Avenue Road Reconstruction  
and Shoulder Improvements Project  
APN: 053-020-33S  
Parcel 2A

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by this Grant of Deed, dated 8/29/2025, to the County of Fresno, a governmental agency, is hereby accepted on behalf of the Board of Supervisors of the County of Fresno pursuant to authority conferred by Ordinance No. 23-015, codified as Section 2.52.040(N) of Chapter 2.52 of the Ordinance Code of Fresno County, adopted by the Board of Supervisors on November 28, 2023, and the Grantee consents to the recordation thereof.

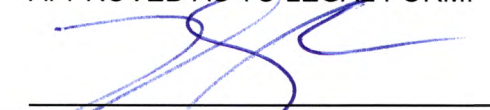
COUNTY OF FRESNO:



Bernice Seidel  
Clerk of the Board of Supervisors

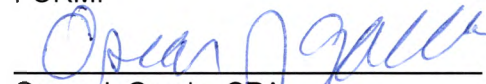
Date: 10-7-25

APPROVED AS TO LEGAL FORM:

  
Douglas Sloan  
County Counsel

Date: 9/4/2025

APPROVED AS TO ACCOUNTING  
FORM:

  
Oscar J. Garcia, CPA  
Auditor Controller/Treasurer -Tax  
Collector

Date: 9-9-2025

25-0942

Recording Requested By:  
County of Fresno  
No Fee-Gov't. Code Sections  
6103 and 27383

When Recorded Mail To:  
County of Fresno, Department  
of Public Works and Planning  
Design Division (Real Property)  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93721

DTT:\$0  
R&T 11922

GRANT DEED  
(FEE SIMPLE)

Mt. Whitney Avenue  
Road Reconstruction  
and Shoulder  
Improvements Project  
APN: 053-020-33S  
Parcel 2A  
CPFL-5942(314)

For value received,

ERICK CHARLES BROWN, a married man, dealing with his separate property, as to an undivided 50% interest and RICHARD EUGENE BROWN, an unmarried man, as to an undivided 50% interest

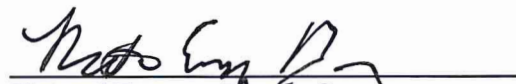
hereby grant(s) to the COUNTY OF FRESNO, a political subdivision of the State of California, all that real property in the County of Fresno, State of California, described as follows, to-wit:

See attached Exhibits A and B, attached hereto and made a part hereof.

GRANTORS

  
Erick Charles Brown, Owner

8-29-25  
Date

  
Richard Eugene Brown, Owner

8-29-25  
Date

**STBG – MOUNT WHITNEY  
MARKS TO BLYTHE**

**Parcel 2A  
APN 053-020-33S**

**Exhibit "A"**

That portion of Section 25, Township 17 South, Range 19 East, Mount Diablo Base and Meridian, according to the Official Plats thereof, described as follows:

**COMMENCING** at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 25; thence South 00° 08' 55" East along the Westerly line of said Northeast quarter of the Northwest quarter of Section 25, also being the Centerline of Marty Avenue, a distance of 190.00 feet to a point in the Southerly line of land (160 feet wide) of Southern Pacific Transportation Company and the **TRUE POINT OF BEGINNING (1)** of the parcel of land to be described; thence North 89° 52' 11" East along said Southerly line being parallel with and distant 125.00 feet Southerly measured at right angles from the original located center line of said Company's main track (Riverdale Branch, now abandoned), 568.82 feet to a point in the center line of Sherrill Avenue (60 feet wide); thence North 01° 10' 12" East along last said center line produced across said Company's land, 95.02 feet to a point in a line parallel with and distant 30.00 feet Southerly, measured at right angles, from said center line of main track; thence South 89° 52' 11" West along last said center line, 568.82 feet to a point in said Westerly line; thence South 00° 08' 55" East along said Westerly line and Centerline of Marty Avenue, a distance of 95.00 feet, more or less, to the **TRUE POINT OF BEGINNING (1)**;

**EXCEPTING** therefrom that portion deeded to the County of Fresno by deed recorded June 4, 1985, as Document No. 85054522, a correction deed being recorded July 8, 1986, as Document No. 86076142, both of Official Records, being described as follows:

**COMMENCING** at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 25; thence South 00° 08' 55" East 30.00 feet to the Point of Beginning; thence North 89° 52' 11" East, along the Northerly line of land described in deed dated June 29, 1911, from F. I. Sherrill to Hanford & Summit Lake Railway Company, recorded July 13, 1911, In Deed Book 473, Page 378, Records of said County, 572.00 feet; thence South 01° 10' 12" West 160.04 feet to the Southerly line of said land; thence South 89° 52' 11" West, along said Southerly line 30.00 feet; thence North 01° 10' 12" East 95.02 feet; thence South 89° 52' 11" West 510.51 feet; thence South 00° 08' 55" East 95.00 feet to said Southerly line; thence South 89° 52' 11" West, along said Southerly line, 30.00 feet; thence North 00° 08' 55" West 160.00 feet to the Point of Beginning.

**ALSO EXCEPTING** that portion as described as follows:



**COMMENCING** at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 25; thence, South  $00^{\circ} 08' 55''$  East, along the Westerly line of said Northeast quarter of the Northwest quarter of Section 25, a distance of 190.00 feet to a point on the Southerly line of the land of Southern Pacific Transportation Company; thence, North  $89^{\circ} 52' 11''$  East along said Southerly line, a distance of 30.00 feet to a point on the Easterly right of way line of Marty Avenue, said point being South  $89^{\circ} 52' 11''$  West, 2.00 feet distant from the Northwest corner of Lot 19, Block 5 of the **Map of the Town of Riverdale**, recorded July 3, 1911 in Book 6, Page 45 of Record of Surveys, Fresno County Records; thence, continuing on said previous course, North  $89^{\circ} 52' 11''$  East, a distance of 250.12 feet to the Northeast corner of Lot 10, Block 5 of said map and the **TRUE POINT OF BEGINNING (2)**;

- 1) Thence, North  $00^{\circ} 08' 55''$  West along the Northerly prolongation of the Easterly line of Lot 10, a distance of 25.00 feet to a point on a line that is parallel with and 25.00 feet Northerly of the Southerly line of said Southern Pacific Transportation Company's land;
- 2) Thence, North  $89^{\circ} 52' 11''$  East along said parallel line, a distance of 223.77 feet to a point being 35.00 feet distant from the Westerly right of way line of Sherrill (formerly Ivy) Avenue;
- 3) Thence, North  $62^{\circ} 56' 15''$  East, a distance of 39.72 feet to a point on said Westerly right of way line of Sherrill Avenue, said point being 43.00 feet Northerly from the Southerly line of the Southern Pacific Transportation Company's land;
- 4) Thence, South  $01^{\circ} 10' 12''$  West along said Westerly line of Sherrill Avenue, a distance of 43.00 feet to the Northeast corner of Lot 1, Block 5 of said **Map of the Town of Riverdale**, said point also being on said Southerly line of the Southern Pacific Transportation Company's land;
- 5) Thence, South  $89^{\circ} 52' 11''$  West along said Southerly line, a distance of 258.20 feet to the **TRUE POINT OF BEGINNING (2)**.

Containing **0.955** acres of land, more or less.







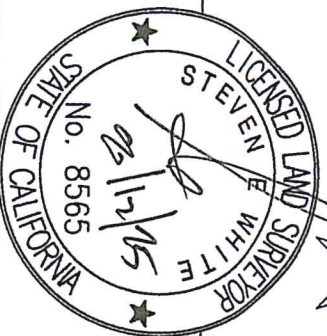
RECORD  
PARCEL NUMBER   
AREA = 0.955 AC.

POC  
TPOB(X)

POINT OF COMMENCEMENT  
TRUE POINT OF BEGINNING  
RECORD DATA PER RECORD OF  
SURVEY BOOK 6, PAGE 45

PORTION OF SEC. 25  
T. 17 S., R. 19 E., M.D.B. & M.

EXHIBIT B  
PARCEL 2A



N 1/4 COR SEC  
25, T17S R19E

W. MT. WHITNEY AVE

POC SECTION LINE

NW COR NE 1/4  
NW 1/4 SEC 25,  
T17S R19E

WEST LINE OF NE  $\frac{1}{4}$  OF NW  $\frac{1}{4}$

CENTERLINE R/R TRACKS  
RIVERDALE BRANCH

EASTERLY R/W LINE MARTY AVE.

N89°52'11"E 510 51' [510 00'7

WESTERLY R/W LINE  
SHERILL AVE.

*SHERRILL AVE.*  
(FORMERLY IVY AVE.)

ТРОВ (1)

S00°08'55"E 190.00'

*N00°08'55"W 95.00'*

125,

~~500'08'55"E 25.00~~

APN 053-020-335  
RICHARD CHARLES BROWN  
RICHARD EUGENE BROWN

 $\alpha$ 

589°52'11"W 223.77'

NE COR LOT 10

S01°10'12"W 43.00'

S01°10'12"W 52.02'

ТрОб (2)

[illegible]

-N89°52'11"E 30.00

APN 053-330-01S

20'

ERICK CHARLES BROWN &  
RICHARD EUGENE BROWN

[illegible]

MARTY AVE.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

DRAWN: S M	06/20/25
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CHECKED: M.R. S.G.	06/25/25
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REVISION:	2
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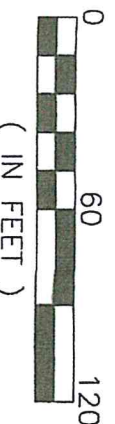
DEPARTMENT OF PUBLIC WORKS AND PLANNING

STBG - MOUNT WHITNEY

S. MARKS AVENUE TO S. BLYTHE AVENUE

PROJECT NO. E231109

SHEET NO 1



## 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 8/29/2025 before me, Michael Kifer, Notary Public  
(insert name of the officer)

personally appeared Richard Eugene Brown,  
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.

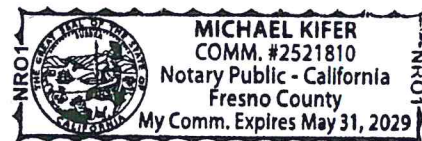
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)





## 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 8/29/2025 before me, Michael Kifer, Notary Public  
(insert name of the officer)

personally appeared Erick Charles Brown,  
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)

