

25-0910

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, 7th Floor
Fresno, CA 93721

Space Above This Line For Recorder's Use

DTT: \$0
R&T: 11922

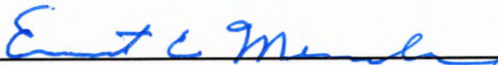
Portions of Lot 9 of Section 12
Orange Cove Tract No. 1
Book 9, Page 33, of Record of Surveys
Fresno County Records
E Adams, S. Anchor, and S. Jacobs

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF FRESNO, a political subdivision of the State of California, hereby quitclaims to the CITY OF ORANGE COVE, a municipal corporation, all rights, title and interest to that real property situated in said County of Fresno, State of California, more particularly described and shown as follows:


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

County of Fresno

By: 
Ernest C. Mendes
Chairman of the Board of Supervisors
of the County of Fresno

Date: 10-7-2025

ATTEST:
Bernice E. Seidel
Clerk of the Board of Supervisors
County of Fresno, State of California

By: 
Deputy

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 Fresno
County of Fresno

On October 7, 2025 before me, O. Ortiz, Notary Public
(insert name and title of the officer)

personally appeared Ernest C. Mendes,
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 O. Ortiz, Notary Public (Seal)

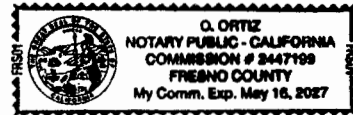


EXHIBIT "A"

Portions of the Southeast quarter of Section 11, the Southwest quarter of Section 12 and the Northeast quarter of Section 14, all in Township 15 South, Range 24 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, described as follows:

BEGINNING at the Northeast corner of said Section 14; thence

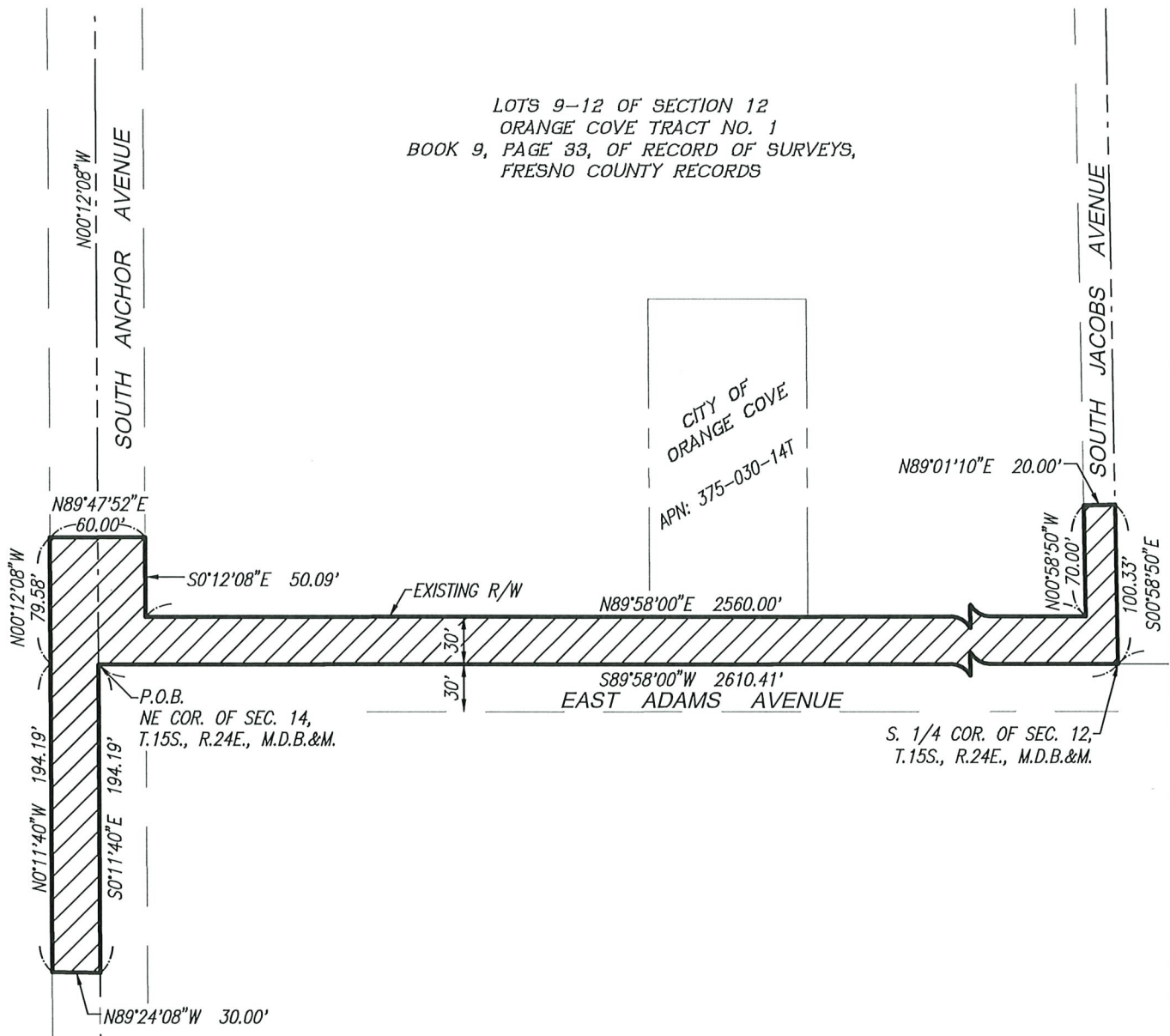
- 1) South 00° 11' 40" East, along the East line of said Northeast quarter of Section 14, a distance of 194.19 feet; thence
- 2) North 89° 24' 08" West, along a line that is parallel with and 194.19 south of the North line of said Northeast quarter of Section 14, a distance of 30.00 feet; thence
- 3) North 00° 11' 40" West, along a line that is parallel with and 30.00 feet west of said East line, a distance of 194.19 feet to the North line of said Northeast quarter; thence
- 4) North 00° 12' 08" West, along a line that is parallel with and 30.00 feet west of the East line of said Southeast quarter of Section 11, a distance of 79.58 feet; thence
- 5) North 89° 47' 52" East, a distance of 60.00 feet; thence
- 6) South 00° 12' 08" East, along a line that is parallel with and 30.00 feet east of the West line of said Southwest quarter of Section 12, a distance of 50.09 feet; thence
- 7) North 89° 58' 00" East, along a line that is parallel with and 30.00 north of the South line of said Southwest quarter of Section 12, a distance of 2560.00 feet; thence
- 8) North 00° 58' 50" West, along a line that is parallel with and 20.00 feet west of the East line of the said Southwest quarter of Section 12, a distance of 70.00 feet; thence
- 9) North 89° 01' 10" East, a distance of 20.00 feet to said East line; thence
- 10) South 00° 58' 50" East, along said East line, a distance of 100.33 feet to the South quarter corner of said Section 12; thence
- 11) South 89° 58' 00" West, along the South line of said Southwest quarter of Section 12, a distance of 2610.41 feet to the Point of Beginning.

Contains an area of: 89,417 Sq. Ft., more or less.



EXHIBIT 'B'

LOTS 9-12 OF SECTION 12
ORANGE COVE TRACT NO. 1
BOOK 9, PAGE 33, OF RECORD OF SURVEYS,
FRESNO COUNTY RECORDS



LEGEND

- EXISTING R/W
- - - SECTION LINE
- P.O.B.
- INDICATES AREA OF PARCEL 1 TO BE GRANTED TO THE CITY OF ORANGE COVE FROM THE COUNTY OF FRESNO FOR PUBLIC STREET PURPOSES. AREA: ±89,417 S.F.



SCALE 1" = 100'



EXHIBIT
DESCRIPTION:
PORTION OF THE SW 1/4 OF
SEC. 12, T.15S., R.24E., M.D.B.&M.

PROJECT NAME:

ROW QUITCLAIM

8/13/2025

23-232.037.0

FIGURE

1