

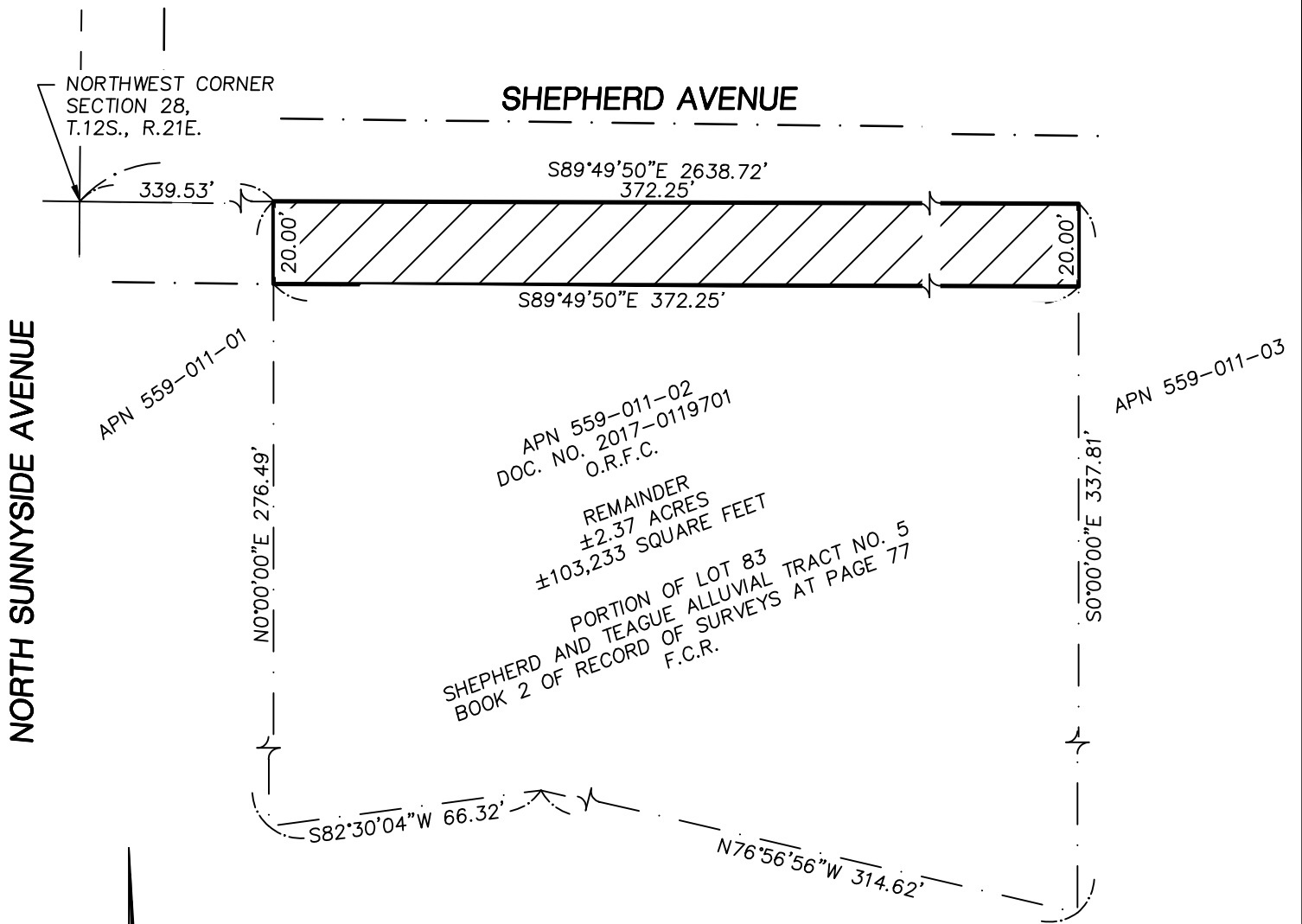
ATTACHMENT B

LEGAL DESCRIPTION

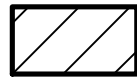
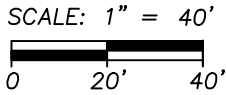
THE NORTH 20.00 FEET OF THAT LAND DESCRIBED PER THE QUITCLAIM DEED
RECORDED SEPTEMBER 21, 2017 AS DOCUMENT NO. 2017-00119701, OFFICIAL RECORDS
FRESNO COUNTY

CONTAINING AN AREA OF 7,445 SQUARE FEET, MORE OR LESS.

ATTACHMENT B



LEGEND



EASEMENT AREA = 7,445 SQUARE FEET, MORE OR LESS.

— · — PROPERTY LINE/RIGHT-OF-WAY LINE

- - - SECTION LINE

F.C.R. FRESNO COUNTY RECORDS

O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY



CITY OF CLOVIS

PLANNING AND DEVELOPMENT SERVICES



**Yamabe & Horn
Engineering, Inc.**

CIVIL ENGINEERS • LAND SURVEYORS

2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727
TEL: (559) 244-3123 WEBSITE: YANDHENG.COM

EXHIBIT "B"
**PUBLIC STREET & UTILITY
DEDICATION**
APN: 559-011-02 (PORTION)

Dr. By: AA

Ch. By: WT

Date: 06/10/2022

Scale: As Noted

Job No. 19-271

F.B. No. _____

Sheet No. 1

of 1 Sheets

ATTACHMENT B

EXHIBIT "A"
LEGAL DESCRIPTION

THE NORTH 20.00 FEET OF THAT LAND DESCRIBED PER THE DEED RECORDED FEBRUARY 5, 2015 AS DOCUMENT NO. 2015-0011969, OFFICIAL RECORDS FRESNO COUNTY.

CONTAINING AN AREA OF 6,206 SQUARE FEET, MORE OR LESS.

ATTACHMENT B

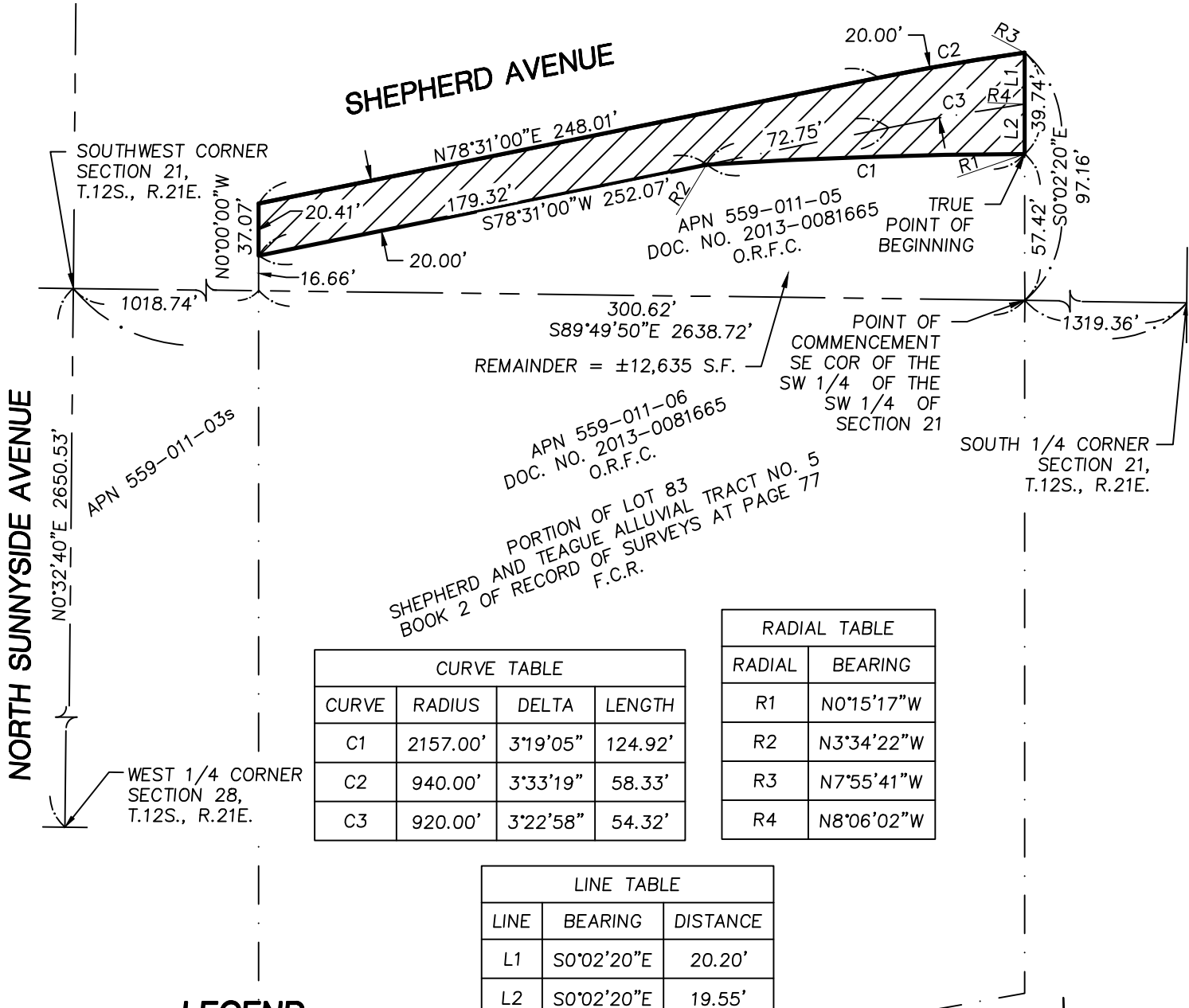
EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of the Southwest quarter of the Southwest quarter of Section 21, Township 12 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, in the County of Fresno, State of California, described as follows:

COMMENCING at the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 21; thence North $0^{\circ}02'20''$ West, 57.42 feet along the East line of the land described per the deed recorded June 7, 2013 as Document No. 2013-0081665, Official Records Fresno County to the **TRUE POINT OF BEGINNING** of this description, said point also being the beginning of a non-tangent curve concave to the South with a radius of 2157.00 feet and to which said beginning a radial line bears North $0^{\circ}15'17''$ West; thence West, 124.92 feet along said non-tangent curve through a central angle of $3^{\circ}19'05''$; thence South $78^{\circ}31'00''$ East, 179.32 feet to the West line of said land described per Document No. 2013-0081665; thence North, 20.41 feet to the Centerline of Shepherd Avenue, said Centerline also being the North line of said land described per Document No. 2013-0081665; thence North $78^{\circ}31'00''$ East, 248.01 feet to the beginning of a tangent curve concave to the Southeast with a radius of 940.00 feet; thence Northeasterly, 58.33 feet along said tangent curve through a central angle of $3^{\circ}33'19''$ to a point on the East line of said land described per Document No. 2013-0081665; thence South $0^{\circ}30'41''$ West, 39.74 feet along said East line to the **TRUE POINT OF BEGINNING**.

Containing an area of 7,345 square feet, more or less.

ATTACHMENT B



NORTH SUNNYSIDE AVENUE



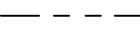
SHEPHERD AVENUE

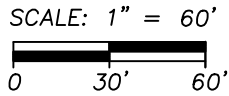
CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	2157.00'	3°19'05"	124.92'
C2	940.00'	3°33'19"	58.33'
C3	920.00'	3°22'58"	54.32'

RADIAL TABLE	
RADIAL	BEARING
R1	N0°15'17"W
R2	N3°34'22"W
R3	N7°55'41"W
R4	N8°06'02"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S0°02'20"E	20.20'
L2	S0°02'20"E	19.55'

LEGEND

-  EASEMENT AREA = 7,345 SQUARE FEET, MORE OR LESS.
-  PROPERTY LINE/RIGHT-OF-WAY LINE
-  SECTION LINE
- F.C.R. FRESNO COUNTY RECORDS
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY



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PUBLIC STREET & UTILITY DEDICATION
APN: 559-011-05 (PORTION)

Dr. By: AA
 Ch. By: WT
 Date: 06/10/2022
 Scale: As Noted

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