

Recording requested by and when recorded return to:

County of Fresno
The Department of Public Works
and Planning
Development Services Division
Development Engineering Section
Attn: Kevin Nehring (Stop 214)

GRANT DEED

For valuable consideration, LAKHVINDER PAUL AND SARABJIT KAUR PAUL hereby grants to the COUNTY OF FRESNO, a political subdivision of the State of California,

- 1) An irrevocable offer for Public Road Right-of-Way, and
- 2) An Easement for Public Utilities, both described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

LAKHVINDER PAUL

Lakhvinder Paul

Signature

12/14/2016

Date

SARABJIT KAUR PAUL

Sarabjit Kaur Paul

Signature

12/14/2016

Date

EXHIBIT "A"

That portion of the Southwest Quarter of Section 35, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, described as follows:

Beginning at a point which bears North $1^{\circ}11'$ West 191.94 feet from the Southwest corner of said section and being the intersection of the West line of said section with the westerly extension of the southerly line of the land granted to James E. Palmer, et al., by deed recorded October 2, 1961, in Book 4617, Page 117 of Official Records;

Thence North $85^{\circ}31'$ East along said westerly extension and along said southerly line a distance of 30.05 feet to a line that is 30.00 feet east and parallel with the West line of said Southwest Quarter and the True Point of Beginning;

Thence continuing on said southerly line, North $85^{\circ}31'$ East a distance of 62.62 feet to a point on a nontangent curve concave to the east with a radius of 114.50 feet, a radial line to said point bears South $76^{\circ}47'10''$ West;

Thence southerly along said curve with a central angle of $3^{\circ}09'32''$ and an arc length of 6.31 feet to the beginning of a reverse curve concave to the west with a radius of 114.50 feet;

Thence southerly along said curve with a central angle of $15^{\circ}11'22''$ and an arc length of 30.35 feet to a line that is 98.00 feet east and parallel with the West line of said Southwest Quarter;

Thence South $1^{\circ}11'$ East along last said parallel line a distance of 85.40 feet;

Thence South $45^{\circ}58'30''$ East a distance of 20.51 feet to a line that is 62.00 feet north and parallel with the South line of said Southwest Quarter;

Thence North $89^{\circ}14'$ East along last said parallel line a distance of 105.40 feet to the beginning of a curve concave to the south with a radius of 130.00 feet;

Thence easterly along said curve with a central angle of $14^{\circ}50'06''$ and an arc length of 33.66 feet to the beginning of a reverse curve concave to the north with a radius of 110.00 feet;

Thence easterly along said reverse curve with a central angle of $14^{\circ}50'06''$ and an arc distance of 28.48 feet to a line that is 54.00 feet north and parallel with the South line of said Southwest Quarter;

Thence along last said parallel line North $89^{\circ}14'$ East a distance of 68.70 feet;

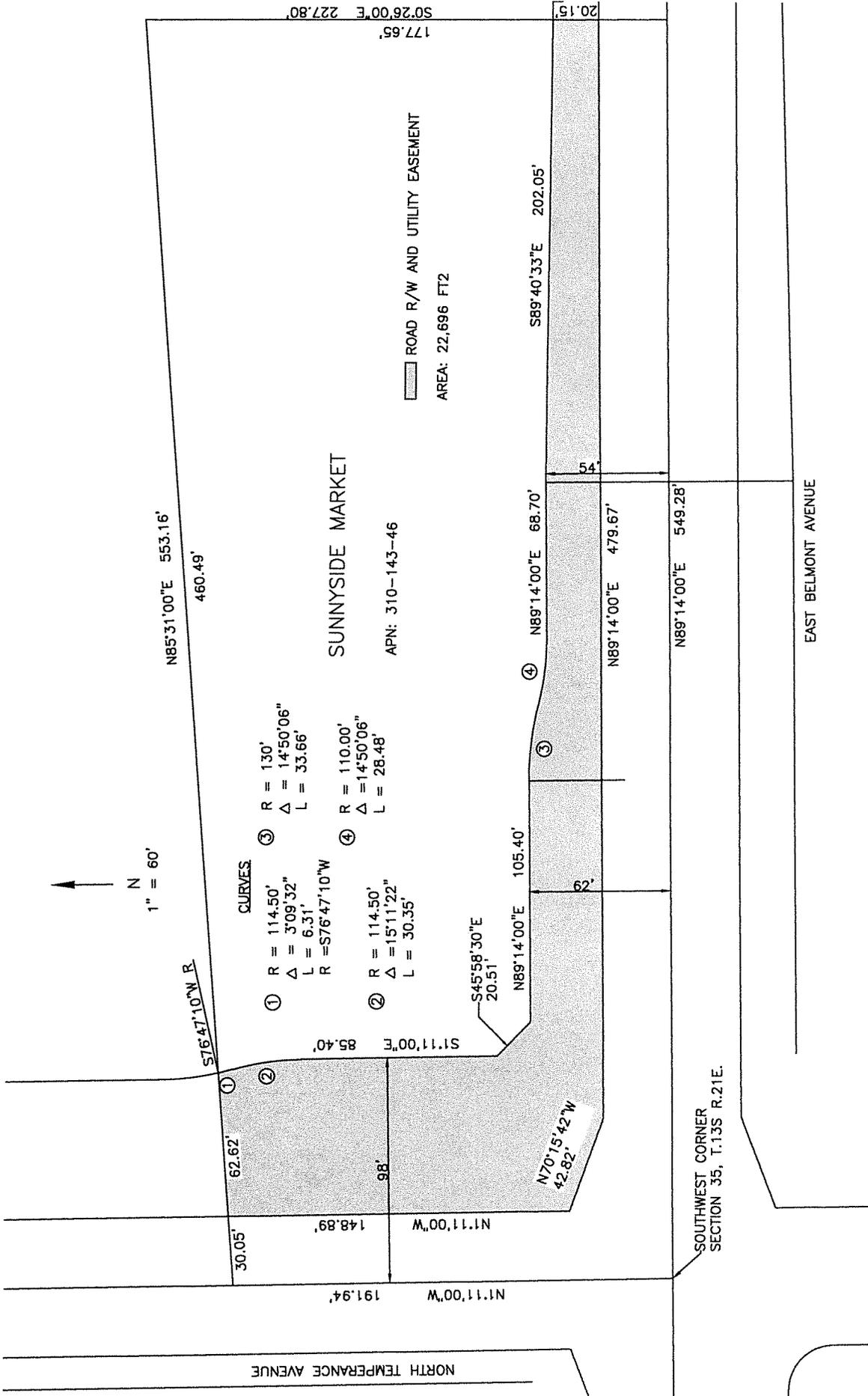
Thence South $89^{\circ}40'33''$ East a distance of 202.05 feet;

Thence South $0^{\circ}26'$ East a distance of 20.15 feet to a line that is 30.00 feet north and parallel with the South line of said Southwest Quarter;

Thence South $89^{\circ}14'$ West along last said parallel line a distance of 479.67 feet;

Thence North $70^{\circ}15'42''$ West a distance of 42.82 feet to a line that is 30.00 feet east and parallel with the West line of said Southwest Quarter;

Thence North $1^{\circ}11'$ West along last said parallel line a distance of 148.89 feet to the True Point of Beginning.



N85°31'00"E 553.16'
460.49'

SUNNYSIDE MARKET

APN: 310-143-46

ROAD R/W AND UTILITY EASEMENT
AREA: 22,696 FT2

CURVES

- ① R = 114.50'
Δ = 3°09'32"
L = 6.31'
R = S76°47'10"W
- ② R = 114.50'
Δ = 15°11'22"
L = 30.35'
- ③ R = 130'
Δ = 14°50'06"
L = 33.66'
- ④ R = 110.00'
Δ = 14°50'06"
L = 28.48'

SOUTHWEST CORNER
SECTION 35, T.13S R.21E.

EAST BELMONT AVENUE

ULTIMATE RIGHT-OF-WAY & UTILITY EASEMENT
ROBERT CROENI - CIVIL ENGINEER
559-435-1932 ROBERTCROENI@GMAIL.COM

ACKNOWLEDGEMENT

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 December 14, 2016 before me, Ana Maria Hurtado Notary Public
(insert name and title of the officer)

personally appeared LAKHVINDER PAUL & SARABJIT KAUR PAUL, 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 Ana Maria Hurtado (Seal)



CERTIFICATE OF ACCEPTANCE

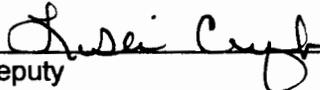
This is to certify that:

- 1) the interest in Public Road Right-of-Way conveyed by this deed to the County of Fresno, a Governmental Agency, is not accepted at this time, and
- 2) the interest in the Easement for Public Utilities conveyed by this deed to the County of Fresno, a Governmental Agency, is hereby accepted,

by action of the Board of Supervisors of said County of Fresno on January 10, 2017 and the Grantee consents to the recordation thereof.

BERNICE E. SEIDEL

Clerk to the Board of Supervisors

By 
Deputy