

25-0909

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


Tact: 6376
S. Armstrong & E. Church
APN (portions of): 316-160-12, 316-160-20, 316-022-38

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 FRESNO, 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
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)

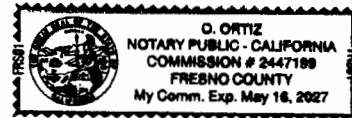


EXHIBIT "A"
PAGE 1 OF 1
LEGAL DESCRIPTION

East Church Avenue and South Armstrong Avenue
Quitclaim Deed

AREA 1

THAT PORTION OF LAND PREVIOUSLY GRANTED TO THE COUNTY OF FRESNO FOR RIGHT-OF-WAY PURPOSES DESCRIBED AS FOLLOWS:

THE EASTERLY 20.00 FEET AND THE SOUTHERLY 20.00 FEET OF THE LAND DESCRIBED IN THE DEED RECORDED SEPTEMBER 1, 2016 AS DOCUMENT NO. 2016-0117271, OFFICIAL RECORDS FRESNO COUNTY.

CONTAINS AN AREA OF ±52,744 SQUARE FEET.

AREA 2:

THAT PORTION OF LAND PREVIOUSLY GRANTED TO THE COUNTY OF FRESNO FOR RIGHT-OF-WAY PURPOSES DESCRIBED AS FOLLOWS:

THE NORTHERLY 20.00 FEET OF THE LAND DESCRIBED IN THE DEED RECORDED MAY 23, 2025 AS DOCUMENT NO. 2025-0049926, OFFICIAL RECORDS FRESNO COUNTY.

CONTAINS AN AREA OF ±26,439 SQUARE FEET.

AREA 3:

THAT PORTION OF LAND PREVIOUSLY GRANTED TO THE COUNTY OF FRESNO FOR RIGHT-OF-WAY PURPOSES DESCRIBED AS FOLLOWS:

THE NORTHERLY 20.00 FEET OF THE WESTERLY 20.00 FEET OF THE LAND DESCRIBED IN THE DEED RECORDED JANUARY 30, 1920 IN VOLUME 596 PAGE 404, OFFICIAL RECORDS FRESNO COUNTY.

CONTAINS AN AREA OF ±400 SQUARE FEET, MORE OR LESS.

AREA 4:

THAT PORTION OF LAND PREVIOUSLY GRANTED TO THE COUNTY OF FRESNO FOR RIGHT-OF-WAY PURPOSES DESCRIBED AS FOLLOWS:

THE WESTERLY 20.00 FEET OF THE LAND DESCRIBED IN THE DEED RECORDED FEBRUARY 14, 2006 AS DOCUMENT NO. 2006-0032470, OFFICIAL RECORDS FRESNO COUNTY.

CONTAINS AN AREA OF ±13,350 SQUARE FEET.

2025-180
15-A-10879
PWF#: 13642



8/19/2025

EXHIBIT "B"

NORTH 1/4 CORNER SECTION 15,
T 14 S., R. 21 E., M.D.B. & M.

APN : 316-160-61S
DEED DOCUMENT NO.
2021-0082203
ORFC

PREVIOUSLY DEDICATED AS AN EASEMENT PER
DEED OF EASEMENT RECORDED FEBRUARY 28,
2017 RECORDED AS DOCUMENT NO. 2017-0026738
FRESNO COUNTY OFFICIAL RECORDS.

APN : 316-160-12
DEED DOCUMENT NO.
2016-0117271
ORFC

APN : 316-160-36S

APN : 316-160-69
DEED DOCUMENT NO.
2021-0152196

EAST LINE OF PARCEL 4
PARCEL MAP NO. 7652
BOOK 57, PAGE 93 ORFC

AREA 4 ±13,350 SQ. FT

AREA 1 ±52,744 SQ. FT.

AREA 2 ±26,439 SQ. FT.

AREA 3 ±400 SQ. FT

EAST CHURCH AVENUE

APN : 316-160-20
DEED DOCUMENT NO.
2006-0032470
ORFC

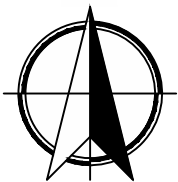
APN : 316-022-39
DEED DOCUMENT NO.
2014-0111475
ORFC

WEST CORNER SECTION 15,
T 14 S., R. 21 E., M.D.B. & M.

CENTER 1/4 CORNER SECTION 15,
T 14 S., R. 21 E., M.D.B. & M.

APN : 316-022-38
DEED DOCUMENT NO.
2025-0049926
ORFC

N



SCALE IN FEET



LEGEND:

- SECTION LINE
- EXISTING EASEMENT LINE
- INDICATES TOTAL AREA ±92,933 S.F.
RIGHT-OF-WAY EASEMENT
TO BE QUITCLAIMED
- OFFICIAL RECORDS OF FRESNO COUNTY



8/19/2025

REF. & REV.

2025-180
15-A-10879
PWF#13642

CITY OF FRESNO
DEPARTMENT OF PUBLIC WORKS

RIGHT-OF-WAY TO BE QUITCLAIMED BY THE
COUNTY OF FRESNO TO THE CITY OF FRESNO

PROJ. ID.
FUND NO.
ORG. NO.

DR. BY: J. LOWRY
CH. BY: D. BOND
DATE: 7/2/2025
SCALE: AS SHOWN

1 OF 1

SHEET