

GRANTOR:	Monte J. Young and Connie M. Young, Trustees	PROJECT:	HBP – Reedley Main Canal Bridge Replacement
		LIMITS:	Englehart Avenue
ADDRESS:	No Address	PARCEL:	1
	Reedley, CA 93654	DATE:	June 20, 2018
APN:	333-310-15	Federal Project ID:	BRLO-5942(239)

RIGHT OF WAY CONTRACT

An easement deed to the County of Fresno from the Grantor(s) has been executed and delivered to the Design Division of the County of Fresno Department of Public Works and Planning.

In consideration of which, and the other consideration hereinafter set forth, it is mutually agreed as follows:

1. The Grantor(s) has title to the property, described in Exhibit "A" and shown on Exhibit "B" attached, hereto and incorporated herein by reference; and the full authority to sign the above-mentioned document.

2. The parties herein have set forth the whole of their agreement. The performance of this agreement constitutes the entire consideration for said document and shall relieve the County of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed public improvement.

3. The County shall pay the undersigned Grantor(s) the sum of \$5,200.00 for the property or interest conveyed by the above document(s) when title to said property or interest vests in the County. The County shall pay all recording fees, if any.

4. This transaction will be processed through an internal escrow by the County of Fresno, Department of Public Works and Planning, Design Division, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721.

5. The County reserves the right to accept title to the property interest to be acquired by County herein subject to certain defects in any or all matters of record title to the property. In return for Grantor(s) receiving the total sum as stated in Clause 3, the undersigned Grantor(s) covenants and agrees to indemnify and hold the County of Fresno harmless from any and all claims and demands third parties may make or assert and causes of action third parties may bring which arise out of or are in connection with the foregoing defects in title to the property. The Grantor's obligation herein to indemnify and hold harmless the County shall not exceed the amount paid to the Grantor(s) under this contract.

6. Permission is hereby granted to the County of Fresno, its contractors, agents or assigns, to enter upon Grantor's property during the period of construction for the purpose of constructing the public improvement and accomplishing all necessary incidents thereto.

7. It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this contract, the right of possession and use of the subject property by the County, including the right to remove and dispose of improvements, shall commence 60 days from the Board of Supervisor's approval of this Right of Way Contract or the date the deed is recorded, whichever

occurs first, and that the amount shown in Clause 3 herein includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.

8. Clause 3 above includes payment for the replacement of improvements such as fencing and/or irrigation facilities that are within the area being acquired for this project and must be replaced in order to proceed with the construction of the project. If Grantor(s) does not replace said items, County may install temporary fencing on Grantor's property lying immediately adjacent to the new right of way line, if necessary, to hold in livestock during construction of the road project, and/or plug the irrigation line(s) at Grants' property line. Grantor(s) hereby agrees to allow the County access to their remaining property to perform said work and that the cost for said work shall be billed to and paid for by Grantor(s).

9. Grantor(s) agrees to hold the County harmless and reimburse the County for any and all losses and expenses as to the property being acquired hereunder occasioned by reason of any lease of said property held by any tenant of grantor(s).

10. The sum set forth in Clause 3 above includes full payment for the following: 0.080 bridge easement, 45 linear feet of irrigation pipeline, two mandarin trees, a drip line and severance damages to the remainder, if any.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

Monte J. Young and Connie M. Young, as Trustees
Of the Monte J. Young and Connie M. Young Revocable
Living Trust Agreement Dated August 8, 2008

Monte J. Young
Monte J. Young, Trustee

Connie M. Young
Connie M. Young, Trustee

COUNTY OF FRESNO

ATTEST:
BERNICE E. SEIDEL
Clerk of the Board of Supervisors
County of Fresno, State of California

By Bernice E. Seidel Deputy

By: Sal Quintero
Sal Quintero, Chairperson of the
Board of Supervisors of the County
of Fresno

By: Steven E. White
Steven E. White, Director
Department of Public Works and Planning

Recommended for Approval:

Paragon Partners, Ltd.

By: Jeremy Med
Jeremy Med
Right-of-Way Agent

By: Dale Stemer
Dale Stemer, P.E.
Supervising Engineer

NO OBLIGATION OTHER THAN THOSE SET FORTH HEREIN WILL BE RECOGNIZED

**HBP – Reedley Main Canal Bridge on
Englehart Avenue**

**Parcel 1
Portion of APN 333-310-15**

Exhibit A

That portion of Lot 26 of Eppinger Tract, according to the map thereof recorded in Book 3, Page 53 of Record of Surveys, Fresno County Records, in Section 36, Township 14 South, Range 25 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, described as follows:

BEGINNING at a point at the Southeast corner of Lot 26, said point being the **TRUE POINT OF BEGINNING**; thence,

- 1) Parallel with the East line of the Southeast Quarter of Section 36, North $01^{\circ}27'30''$ West a distance of 448.19 feet; thence,
- 2) South $88^{\circ}32'30''$ West, a distance of 1.70 feet; thence,
- 3) South $06^{\circ}52'01''$ West, a distance of 38.93 feet; thence,
- 4) Parallel with said East line, South $01^{\circ}27'30''$ East, a distance of 199.64 feet; thence,
- 5) South $23^{\circ}36'26''$ West, a distance of 36.48 feet; thence,
- 6) South $27^{\circ}52'49''$ East, a distance of 25.82 feet; thence,
- 7) South $01^{\circ}39'29''$ East, a distance of 53.40 feet; thence,
- 8) South $22^{\circ}42'24''$ East, a distance of 22.99 feet; thence,
- 9) Parallel with said East line, South $01^{\circ}27'30''$ East, a distance of 78.96 feet to the South line of said Lot 26; thence,
- 10) Along said South line, North $89^{\circ}51'26''$ East, a distance of 2.79 feet to the **TRUE POINT OF BEGINNING**

Containing **0.080** acres of land, more or less

For the purposes of this description it is assumed that the East line of said Lot 26 is 20.00 feet West of and parallel with the East line of the Southeast Quarter of Section 36.



T. 14 S., R. 25 E., M.D.B. & M.

EXHIBIT B
PARCEL 1

LEGEND

RIGHT OF WAY
ACQUISITION TO
COUNTY OF FRESNO

LOT 26
EPPINGER TRACT,
BK. 3, PG. 53, RECORD OF SURVEYS
FRESNO COUNTY RECORDS



333-310-15
YOUNG MONTE J. & CONNIE M.
TRUSTEES

AMERICAN AVE.

LOT 26

S 01°27'30" E
78.96'

S 22°42'24" E
22.99'

S 01°39'29" E
53.40'

S 27°52'49" E
25.82'

S 23°36'26" W
36.48'

S 01°27'30" E, 199.64'

N 01°27'30" W, 448.19'

S 06°52'01" W
38.93'

S 88°32'30" W
1.70'

R/W

20'

20'

R/W

ENGLEHART AVE

SECTION LINE
N 01°27'30" W

P.O.B.

N 89°51'26" E
2.79'

R. 25 E.
R. 24 E.

T. 14 S.
T. 15 S.

31
9

20'

R/W

20'

R/W

30'

R/W

NAME:

DATE:

DRAWN: J.D.

01/04/2018

CHECKED: G.M.

01/04/2018

REVISION: XX

00/00/00



DEPARTMENT OF PUBLIC WORKS AND PLANNING

BRIDGE REPLACEMENT
REEDLEY MAIN CANAL ON ENGLEHART AVE.
RIGHT-OF-WAY MAP

PROJECT NO. J11129

SHEET NO. 1

Reedley Main Canal Bridge Replacement on Englehart Avenue
Parcel 1 – Monte J. Young and Connie M. Young, Trustees
1550 Kamm Avenue #130, Kingsburg CA 93631

Permanent Right-of-Way: \$5,200.00

Fund: 0010

Subclass: 11000

Org: 4510

Account: 8110

Project: J11129

Program: 91267