

24-1246

Recording Requested by Fresno County Board of Supervisors

When recorded return to
Fresno County
Department of Public Works and Planning
Stop # 214
RLCC Nos. 1055 and 1056
Attention Policy Planning Unit,
Alexander Pretzer

No Recording Fee Pursuant to Government Code Sections 6103,
27383, 27388.1(a)(2)(D) (AB 110, SB 2)

CERTIFICATE OF TENTATIVE CANCELLATION
(THE TOTAL OF THE LAND SUBJECT TO CONTRACTS)
ALCC NOS. 8116 AND 8119

This page added to provide adequate space for the above information only.
(Government Code 27361.6)

AFTER RECORDING,
RETURN TO STOP #214
PUBLIC WORKS AND PLANNING
Attn: Alexander Pretzer

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF FRESNO
STATE OF CALIFORNIA
CERTIFICATE OF TENTATIVE CANCELLATION
(The total of the land subject to contracts)

NOTICE IS HEREBY GIVEN:

By Resolution dated February 25, 2025, the Board of Supervisors ("Board") of the County of Fresno has granted tentative approval of the petition filed by Robert J. Couto and Cynthia D. Couto, Trustees of the Couto Family Trust 2007, (the "Applicants"), for cancellation of Agricultural Land Conservation Contract (ALCC) Nos. 8116 and 8119 which applies to the real property situated in the County of Fresno, State of California, and is more particularly described in the legal descriptions attached hereto as Exhibit "A" and Exhibit "B", and made a part hereof, describing the 24.24-acre and 24.14-acre parcels subject to the cancellation petitions.

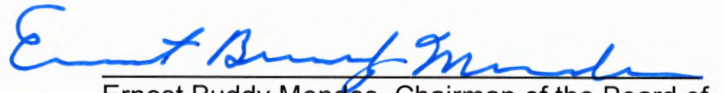
The above-referenced parcels are the total acreage of the real property subject to ALCC No. 8116 recorded on January 7, 2003, as Document Number 2003-0005109 and ALCC No. 8119 recorded on January 7, 2003 as document Number 2003-005091 in the Official Records of Fresno County, California.

A Certificate of Cancellation of the Contract shall be issued and recorded at such time as the following contingency and condition is satisfied:

The Applicants shall pay the Cancellation Fee in the amount of \$574,500.00 as determined by the County Assessor and certified by the Board of Supervisors for issuance of a

1 Certificate of Cancellation by the Board. The Cancellation Fee shall be paid, and a Certificate of
2 Cancellation issued prior to approval of the Tract Map Application No. 6473 by the City of
3 Kerman to subdivide the subject parcel into a residential subdivision. If the Cancellation Fee is
4 not paid within one year of issuance of the Certificate of Tentative Cancellation, the Cancellation
5 Fee must be re-computed by the Assessor's Office and re-certified by the Board of Supervisors.

6 IN WITNESS WHEREOF, I have unto set my hand this 25th day of February, 2025.

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10 
11 Ernest Buddy Mendes, Chairman of the Board of
Supervisors of the County of Fresno

12
13 ATTEST:
14 Bernice E. Seidel
15 Clerk of the Board of Supervisors
County of Fresno, State of California

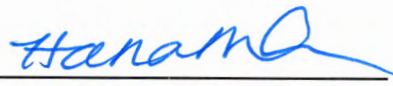
16
17 By 
Deputy

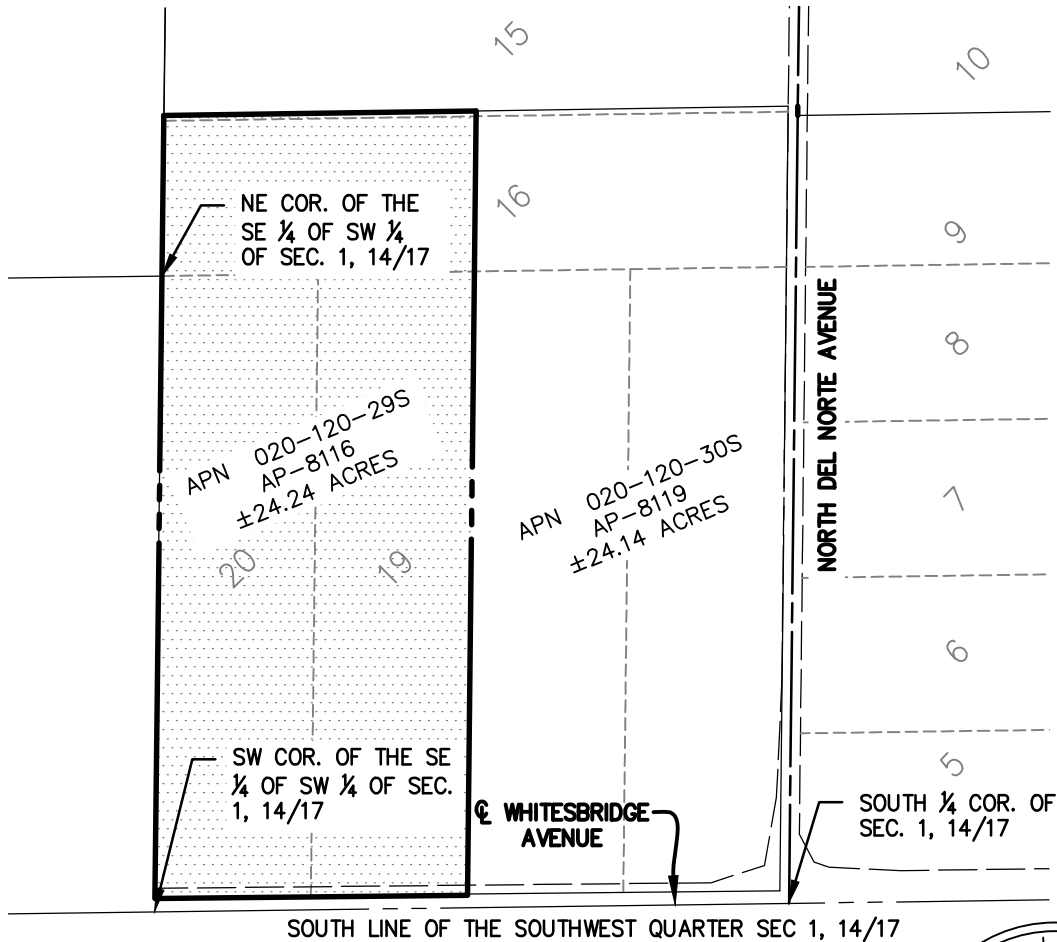
Exhibit "A"

APN: 020-120-29S

AP-8116

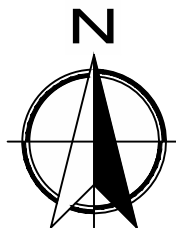
LEGAL DESCRIPTION

THE WEST 1/2 OF LOT 16 AND ALL OF LOTS 19 AND 20, AND ALL OF THAT PORTION OF THE WEST 1/2 OF LOT 16 LYING SOUTH OF A LINE WHICH IS PARALLEL TO AND 990 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 17 EAST, ALL OF THE AFOREMENTIONED DESCRIBED REAL PROPERTY BEING IN SECTION 1, TOWNSHIP 14 SOUTH, RANGE 17 EAST, M.D.B. & M., FRESNO LITIGATED FAMS CO. TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED JUNE 24, 1912, IN BOOK 8, RECORD OF SURVEYS AT PAGE 1, FRESNO COUNTY RECORDS.

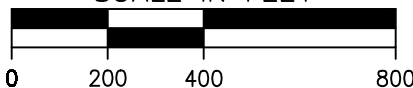


LEGEND

- SUBJECT PARCEL
- AGRICULTURAL PARCEL TO BE CANCELED



SCALE IN FEET



DATE 2/2/2024

GATEWAY
ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
P. 559-320-0344 | F. 559-320-0345 | WWW.GATEWAYENG.COM
405 PARK CREEK DRIVE, CLOVIS, CA 93611-4435

Exhibit "B"

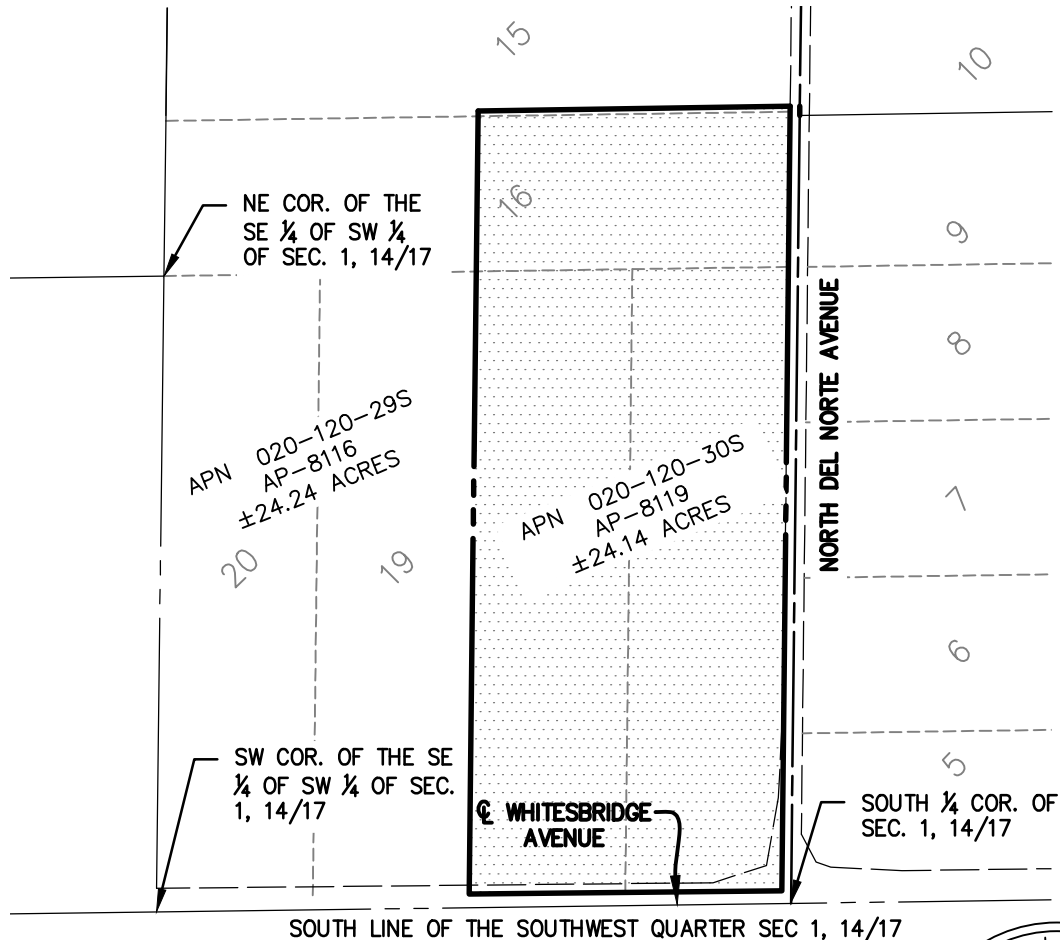
APN: 020-120-30S

AP-8119

LEGAL DESCRIPTION

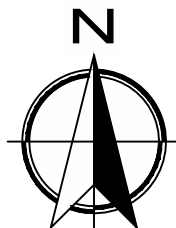
THE E ½ OF LOT 16 AND ALL OF LOTS 17 AND 18 AND ALL THAT PORTION OF THE E ½ OF LOT 15 LYING SOUTH OF A LINE WHICH IS PARALLEL TO AND 990 FEET SOUTH OF THE NORTH LINE OF THE SW ¼ OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 17 EAST, ALL OF THE AFOREMENTIONED DESCRIBED REAL PROPERTY BEING IN SECTION 1, TOWNSHIP 14 SOUTH, RANGE 17 EAST, M.D.B.&M., FRESNO IRRIGATED FARMS CO. TRACT PER MAP RECORDED JUNE 24, 1912, IN BOOK 8, RECORD OF SURVEYS AT PAGE 1.

APN: 020-120-30S

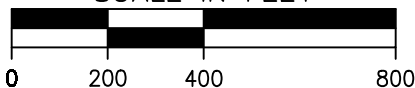


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CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

2/25/25

Date

before me,

O. Ortiz, Notary Public

Here Insert Name and Title of the Officer

personally appeared

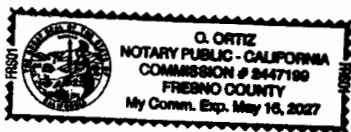
Ernest C. Mendez

Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature

O. Ortiz

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____