

Recording Requested by:

The County of Fresno

When Recorded, Return To:

County of Fresno
Department of Public Works and Planning
Design Division (Real Property)
2220 Tulare Street, 6th Floor
Fresno, CA 93721

GRANT OF EASEMENT

American Avenue SR99 to
Temperance Avenue
Parcel: 7
APN 340-070-03
Federal Project ID:
HPLUL-5942 (171) and (172)

For value received,

Denken Farms, a California limited partnership ("Grantor")

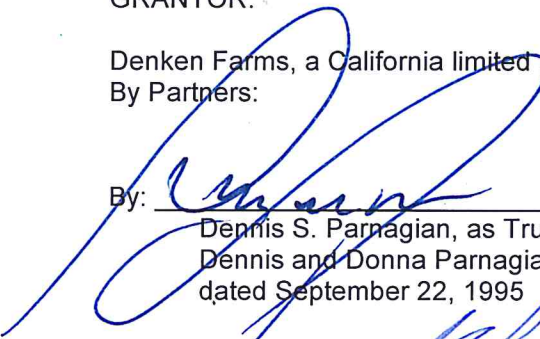
hereby grant(s) to the COUNTY OF FRESNO, a political subdivision of the State of California ("Grantee"), an easement for public road purposes including the right of way and together with all incidents and appurtenances to any roadway purposes, on, over and through that certain real property in said County of Fresno, State of California, described as follows:

See attached Exhibits A and B


GRANTOR:

Denken Farms, a California limited partnership
By Partners:

Dated: 12/19/16

By: 
Dennis S. Parnagian, as Trustee of the
Dennis and Donna Parnagian Living Trust,
dated September 22, 1995

Dated: 12/19/16

By: 
Randy F. Parnagian, as Trustee of the
Randy and Susan Parnagian Living Trust,
dated October 19, 1995

**AMERICAN AVE.
State Highway 99 to Temperance Ave.**

**Parcel 07
Portion of APN 340-070-03**

Exhibit A

That portion of the Northwest Quarter of Section 5, Township 15 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, described as follows:

COMMENCING at a point on the South line of Section 31, Township 14 South, Range 21 East, Mount Diablo Base and Meridian, North $90^{\circ}00'00''$ West, a distance of 38.85 from the Southeast corner of said Section 31; thence, along the Northeasterly Right of Way line of the Union Pacific Railroad Company, South $40^{\circ}46'58''$ East, a distance of 39.37 feet to the South line of the North 30 feet of said Section 5 said point being THE TRUE POINT OF BEGINNING;

- 1) Thence, Along said South line, South $89^{\circ}08'49''$ East, a distance of 668.43 feet; thence,
- 2) Thence, leaving said South line, South $87^{\circ}54'27''$ West, a distance of 499.46 feet;
- 3) Thence, South $89^{\circ}59'51''$ West, a distance of 134.41 feet;
- 4) Thence, South $24^{\circ}36'07''$ West, a distance of 8.75 feet to said Northeasterly Right of Way line of the Union Pacific Railroad Company;
- 5) Thence, Along said Northeasterly Right of Way line of the Union Pacific Railroad Company, North $40^{\circ}46'58''$ West, a distance of 47.74 feet more or less to THE TRUE POINT OF BEGINNING

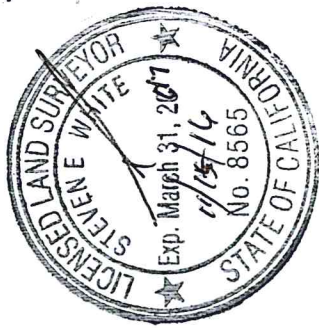
Containing 0.245 acre of land more or less.



BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER T. 15 S., R. 21 E., M.D.B.&M. OF SECTION 31, T14S, R21E. M.D.B.&M. IS ASSUMED TO BE N90°00'00"E

PEACH AVENUE

EXHIBIT B
PARCEL 7



PEACH AVENUE

NW COR SEC 5
15/21
SE COR SEC
31, 14/21

N90°00'00"W
38.85'

POC PARCEL 7

GOLDEN BLVD
(FORMERLY STATE HIGHWAY 99)

S40°46'58"E
39.37'

N40°46'58"W
47.74'

S89°08'49"E

POB PARCEL 7

SECTION LINE 2,619.73'

S87°54'27"W

134.41'

S89°59'51"W

S24°36'07"W

8.75'

NORTHEASTERLY RIGHT OF WAY LINE OF
THE UNION PACIFIC R.R.

PEACH AVENUE

AMERICAN AVENUE

R/W

R/W

499.46'

7

DENKEN FARMS, A CALIFORNIA
LIMITED PARTNERSHIP

340-070-03

LEGEND



RIGHT OF WAY ACQUISITION



DEPARTMENT OF PUBLIC WORKS AND PLANNING

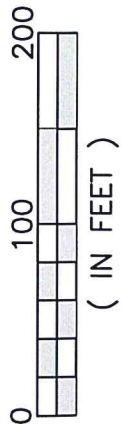
AMERICAN AVENUE

STATE HIGHWAY 99 TO TEMPERANCE AVENUE

#NO.

SHEET NO. 1 OF 1

NAME:	DATE:
DRAWN: GMEDINA	01/07/16
CHECKED: JDONMYER	01/07/16
REVISION: XX	00/00/00



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

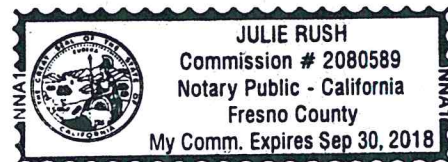
County of Fresno

On December 19, 2016 before me, Julie Rush, Notary Public, personally appeared Dennis S. Parnagian, 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 signatures(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 Julie Rush (Seal)



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

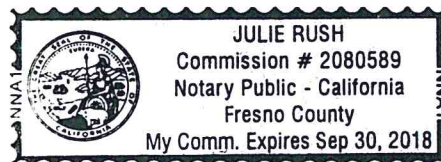
County of Fresno

On December 19, 2016 before me, Julie Rush, Notary Public, personally appeared Randy F. Parnagian, 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 signatures(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 Julie Rush (Seal)



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property 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 July 11, 2017, and the Grantee consents to the recordation thereof.

BERNICE E. SEIDEL
Clerk to the Board of Supervisors

By Rosei Cough
Deputy

Recording Requested by:

The County of Fresno

When Recorded, Return To:

County of Fresno
Department of Public Works and Planning
Design Division (Real Property)
2220 Tulare Street, 6th Floor
Fresno, CA 93721

GRANT OF EASEMENT

American Avenue SR99 to
Temperance Avenue
Parcel: 8
APN 340-070-52
Federal Project ID:
HPLUL-5942 (171) and (172)

For value received,

Margaret E. Enochs, Trustee of the 1995 Gerald E. Enochs and Margaret E. Enochs Revocable Trust
("Grantor")

hereby grant(s) to the COUNTY OF FRESNO, a political subdivision of the State of California ("Grantee"),
an easement for public road purposes including the right of way and together with all incidents and
appurtenances to any roadway purposes, on, over and through that certain real property in said County of
Fresno, State of California, described as follows:

See attached Exhibits A and B.

GRANTOR:

Date: 12/6/16

By: Margaret E. Enochs
Margaret E. Enochs, Trustee of the 1995
Gerald E. Enochs and Margaret E. Enochs
Revocable Trust

**AMERICAN AVE.
State Highway 99 to Temperance Ave.**

**Parcel 08
Portion of APN 340-070-52**

Exhibit A

That portion of the Northwest Quarter of Section 5, Township 15 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, described as follows:

BEGINNING at the Northwest corner of the land described to Gerald E. Enochs and Margaret E. Enochs by Quitclaim Deed recorded August 10, 1995, Document No. 95098817, Official Records Fresno County, said Northwest corner being at the intersection of the West line of Section 5 and the Southwesterly Right of Way line of Golden State Boulevard (formerly Highway 99);

- 1) Thence, along said Southwesterly Right of Way line, South 89°25'53" East, a distance of 80.35 feet to an angle point on said Southwesterly Right of Way line;
- 2) Thence, along said Southwesterly Right of Way line, South 40°46'58" East, a distance of 16.02 feet;
- 3) Thence, leaving said Southwesterly Right of Way line, North 74°39'03" West, a distance of 44.90 feet;
- 4) Thence, South 51°38'38" West, a distance of 22.61 feet;
- 5) Thence, South 00°50'13" West, a distance of 40.62 feet;
- 6) Thence, South 89°16'12" West, a distance of 13.10 feet;
- 7) Thence, South 00°56'33" West, a distance of 117.56 feet;
- 8) Thence, North 90°00'00" West, a distance of 17.00 feet to said West line of Section 5;
- 9) Thence, Along said West line, North 00°56'33" East, a distance of 173.42 feet more or less to the POINT OF BEGINNING

Containing 0.092 acre of land more or less.

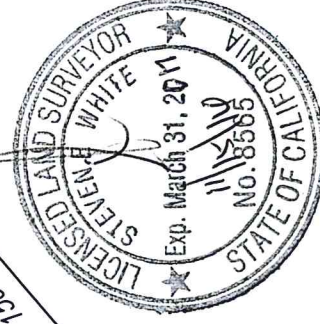


T. 15 S., R. 21 E., M.D.B.&M.

EXHIBIT B
PARCEL 8

UNION PACIFIC R.R.
(FORMERLY STATE HIGHWAY 99)

GOLDEN STATE BLVD



RIGHT OF WAY ACQUISITION

LEGEND



GERALD E. ENOCHS
AND MARGARET E.
ENOCHS, TRS.
340-070-52



DEPARTMENT OF PUBLIC WORKS AND PLANNING

AMERICAN AVENUE

STATE HIGHWAY 99 TO TEMPERANCE AVENUE

#NO.

SHEET NO. 1 OF 1



(IN FEET)

NAME:	DATE:
DRAWN: GMEDINA	11/14/16
CHECKED: JDONMYER	11/14/16
REVISION: XX	00/00/00

NW COR SECTION 5 15/21

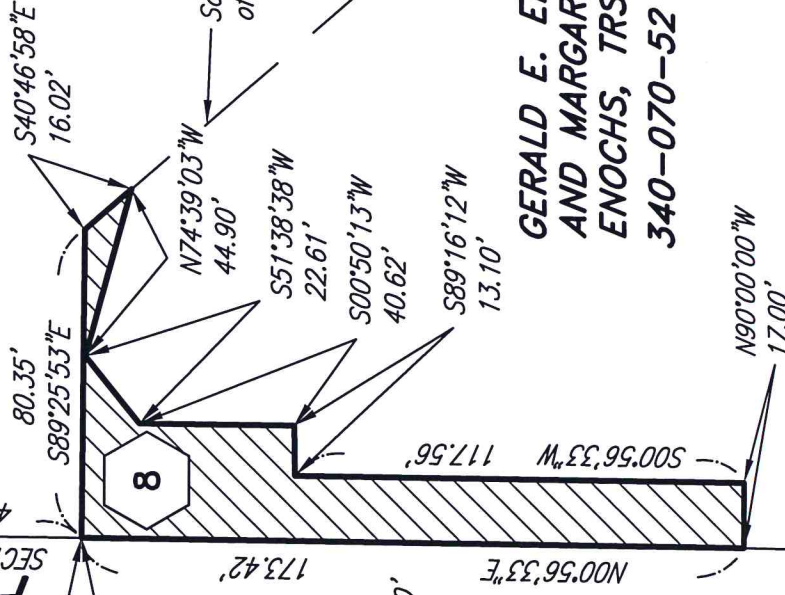
BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST
QUARTER OF SECTION 31, T14S, R21E, M.D.B.&M. IS
ASSUMED TO BE N90°00'00"E

SECTION LINE
476.65' FROM NW COR SEC 5

PEACH AVENUE

POB PARCEL 8

Northwest corner of the
land conveyed to Gerald
E. Enochs and Margaret
E. Enochs by Quitclaim
Deed recorded August
10, 1995, Document No.
95098817, Official
Records Fresno County



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 Dec. 6, 2016 before me, Brett Edward Adney, Notary Public, personally appeared Margaret E. Enochs, 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



(Seal)



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property 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 July 11, 2017, and the Grantee consents to the recordation thereof.

BERNICE E. SEIDEL
Clerk to the Board of Supervisors

By Rosei Cruz
Deputy