

Recording Requested By:

County of Fresno

When Recorded Mail 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

SPR 7758
APN 373-370-02

For value received,

SELEH H. ALKOBADI, a married man

hereby grant(s) to the COUNTY OF FRESNO, a political subdivision of the State of California, 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 Exhibit "A" and "B" attached hereto and made a part hereof

9-12-17

Date:


Seleh H. Alkobadi

EXHIBIT "A"

APN 373-370-002 (PORTION)

BEGINNING AT THE SOUTHWEST CORNER OF LOT 49 OF MAP OF SPRINGFIELD COLONY RECORDED IN BOOK 2, PAGE 30 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS AND AS PER RECORD OF SURVEY RECORDED IN BOOK 52, PAGE 57 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS;

THENCE SOUTH 89°27'47" EAST, ALONG THE SOUTH LINE OF SAID LOT 49, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF EAST MANNING AVENUE, A DISTANCE OF 628.96 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 49;

THENCE NORTH 00°05'27" WEST, ALONG THE EAST LINE OF SAID LOT 49, A DISTANCE OF 23.00 FEET;

THENCE NORTH 89°27'47" WEST, PARALLEL WITH AND 23.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 49, A DISTANCE OF 585.97 FEET;

THENCE NORTH 44°47'32" WEST, A DISTANCE OF 42.67 FEET;

THENCE NORTH 00°07'16" WEST, PARALLEL WITH AND 13.00 FEET EAST OF THE WEST LINE OF SAID LOT 49 AND THE EAST RIGHT-OF-WAY LINE OF SOUTH ALTA AVENUE, A DISTANCE OF 416.53 FEET;

THENCE SOUTH 89°52'44" WEST, A DISTANCE OF 13.00 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 49, SAID POINT ALSO LIES ON THE EAST RIGHT-OF-WAY LINE OF SOUTH ALTA AVENUE;

THENCE SOUTH 00°07'16" EAST, ALONG THE WEST LINE OF SAID LOT 49 AND THE EAST RIGHT-OF-WAY OF SOUTH ALTA AVENUE, A DISTANCE OF 469.39 FEET, TO THE POINT OF BEGINNING.

AREA CONTAINS APPROXIMATELY 20,720 SQUARE FEET

PREPARED BY:


DALE H. WINN RCE 23275 2/28/17
EXP 12/31/15



13.00' S89°52'44"W

(N00°07'16"W) (2639.41') N00°07'16"W 2639.41'

SOUTH ALTA AVENUE

469.39' S00°07'16"E

416.53' N00°07'16"W

42.67' N44°47'32"W

23'

30'

30'

P.O.B.

585.97' N89°27'47"W

23.00' N00°05'27"W

(S89°27'47"E) (628.96')

628.96' S89°27'47"E

EAST MANNING AVENUE

APN: 373-370-002
 DOC. 2004-0002654 O.R.F.C.
 LOT 49 PER MAP OF SPRINGFIELD COLONY
 RECORDED IN BOOK 2 AT PAGE 30,
 RECORD OF SURVEYS, FRESNO COUNTY
 18.63 ACRES NET


(N00°05'27"W) (1289.98')

N00°05'27"W 1289.98'

APN: 373-370-002
DOC. 2004-0002654 O.R.F.C.
LOT 49 PER MAP OF SPRINGFIELD COLONY
RECORDED IN BOOK 2 AT PAGE 30,
RECORD OF SURVEYS, FRESNO COUNTY
18.63 ACRES NET

FOUND SECTION CORNER
AS DESCRIBED

() RECORDED DATA PER RECORD OF SURVEY
RECORDED IN BOOK 52, PAGE 57, FRESNO
COUNTY RECORDS

 STREET DEDICATION AREA = 20,720 SF

O.R.F.C. ORIGINAL RECORDS FRESNO COUNTY
DOC. DOCUMENT
F.C.C.R. FRESNO COUNTY CORNER RECORD
M.D.B.&M. MOUNT DIABLO BASE AND MERIDIAN
P.O.B. POINT OF BEGINNING



EXHIBIT "B"

SCALE: 1" = 120'



HARBISON INTERNATIONAL INC.,
ENGINEERS - SURVEYORS - PLANNERS

2755 E. SHAW AVE., SUITE 101, FRESNO, CA 93710

PHONE: (559) 294-7485 FAX: (559) 294-7481

ALL PURPOSE NOTARY ACKNOWLEDGEMENT FORM

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 _____)

On _____ before me, _____, A Notary Public personally appeared _____ 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.

By _____
Signature

(Seal)

COUNTY CLERK ACKNOWLEDGEMENT FORM

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 9-12-2017 before me, R. SCOTT BEYELIA, Deputy County Clerk personally appeared Seleh H. Alkobadi 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,

BRANDI L. ORTH
County Clerk

By _____
Deputy

(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 October 31, 2017 and the Grantee consents to the recordation thereof.

BERNICE E. SEIDEL

Clerk to the Board of Supervisors

By Bernice E. Seidel
Deputy