

Recording Requested By:
County of Fresno No-Fee Gov/t.
Code Sections 6103 & 27383

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

DEED OF EASEMENT

Tract Map No. 4968
CSA 34
Emergency Access Easement
APN: 300-542-11S (Portion)

For value received,

MILLERTON INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, GRANTOR,

hereby GRANT(S) to the COUNTY OF FRESNO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE, an easement for emergency vehicular access road purposes including the right of way and together with all incidents and appurtenances to any roadway purposes, on, over, under, through and across that certain real property in the County of Fresno, State of California, described as follows:

See Exhibit "A" and Exhibit "B" attached hereto and made a part hereof

Dated: March 26, 2018

OWNERS/GRANTOR:

Millerton Investments, LLC,
a California limited liability company


By: _____

Farid Assemi, Trustee of the Farshid Assemi
1997 Ranch Trust dated 06/30/97, Member


By: _____

Darius Assemi, as Trustee of the Amended and
Restated Darius Trustee Revocable Trust, Member



CALIFORNIA ALL-PURPOSE 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.

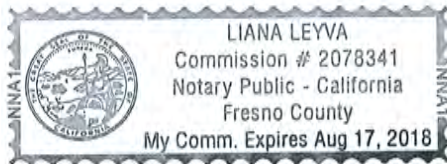
State of California

County of FRESNO }

On March 26, 2018 before me, Liana Leyva, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Farid Assemi
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.

Signature

Liana Leyva

Signature of Notary Public

Place Notary Seal and/or Stamp Above

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 of Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

CALIFORNIA ALL-PURPOSE 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 3-26-18 before me, Stacy-Ann Terry-Ann Benton, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Darius Assemi
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.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: _____

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Capacity(ies) Claimed by Signer(s)

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☐ 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: _____

EXHIBIT "A"
EMERGENCY VEHICLE ACCESS EASEMENT

LEGAL DESCRIPTION

A PORTION OF LAND LYING WITHIN PARCEL 21 AND 22 OF PARCEL MAP NO. 5349 RECORDED IN BOOK 34 AT PAGES 19 AND 20 OF PARCEL MAPS, FRESNO COUNTY RECORDS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 21, THENCE ALONG THE WEST LINE OF SAID PARCEL 21 NORTH 01°47'08" EAST, A DISTANCE OF 1537.81 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, SOUTH 80°52'18" EAST, A DISTANCE OF 38.91 FEET;

THENCE, SOUTH 41°59'58" WEST, A DISTANCE OF 4.97 FEET;

TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 35.00 FEET, THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°23' 29", AN ARC DISTANCE OF 44.83 FEET;

THENCE, SOUTH 31°23'26" EAST A DISTANCE OF 89.65 FEET;

TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1000.00 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°10' 02", AN ARC DISTANCE OF 90.19 FEET TO A POINT ON THE NORTH LINE OF PARCEL B OF LOT LINE ADJUSTMENT NO. _____, RECORDED IN BOOK _____, PAGE _____, OF FRESNO COUNTY RECORDS.

THENCE ALONG SAID NORTHERLY LINE, NORTH 62°15'02" WEST, A DISTANCE OF 52.59 FEET;

TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 970.00, A RADIAL LINE TO SAID POINT BEARS, NORTH 61° 15' 49" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2° 39' 15" AND AN ARC LENGTH OF 44.93 FEET;

THENCE, NORTH 31°26'26" WEST, A DISTANCE OF 175.69 FEET;

THENCE, SOUTH 80°52'18" EAST, A DISTANCE OF 39.70 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 7,559 SQUARE FEET, MORE OR LESS.

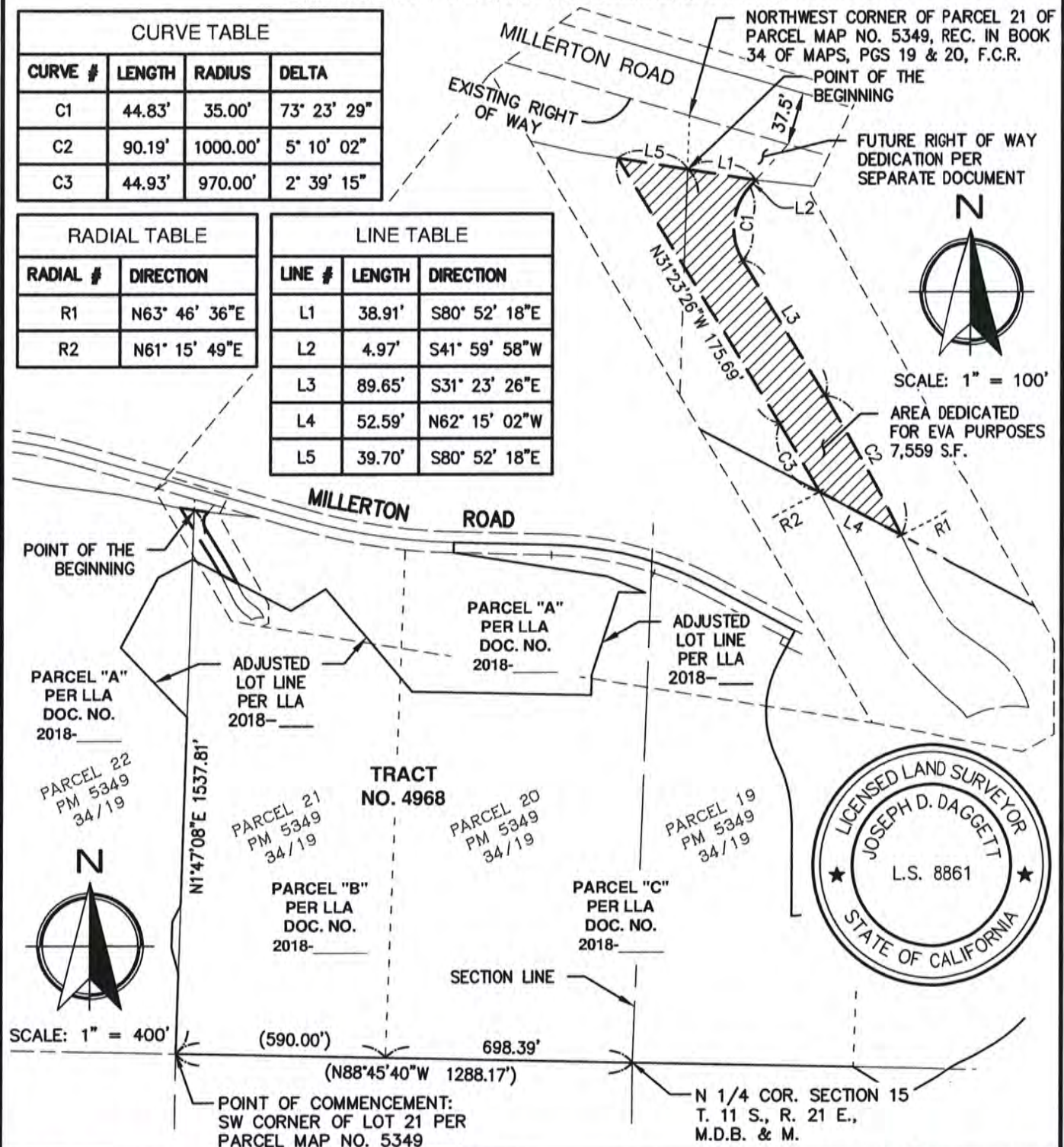
EXHIBIT "B"

EMERGENCY VEHICLE ACCESS EASEMENT

| CURVE TABLE | | | |
|-------------|--------|----------|-------------|
| CURVE # | LENGTH | RADIUS | DELTA |
| C1 | 44.83' | 35.00' | 73° 23' 29" |
| C2 | 90.19' | 1000.00' | 5° 10' 02" |
| C3 | 44.93' | 970.00' | 2° 39' 15" |

| RADIAL TABLE | |
|--------------|---------------|
| RADIAL # | DIRECTION |
| R1 | N63° 46' 36"E |
| R2 | N61° 15' 49"E |

| LINE TABLE | | |
|------------|--------|---------------|
| LINE # | LENGTH | DIRECTION |
| L1 | 38.91' | S80° 52' 18"E |
| L2 | 4.97' | S41° 59' 58"W |
| L3 | 89.65' | S31° 23' 26"E |
| L4 | 52.59' | N62° 15' 02"W |
| L5 | 39.70' | S80° 52' 18"E |



GATEWAY
ENGINEERING, INC.

P. 559-320-0344 F. 559-320-0345 WWW.GEFRESNO.COM
5811 E. PRINCETON AVENUE, FRESNO, CA 93727-1377

PROJECT:

EMERGENCY VEHICLE ACCESS EASEMENT
(A PORTION OF LOTS 21 TO 22 OF PM. NO. 5349)

DESCRIPTION:

A PORTION OF LAND LYING WITHIN
PARCEL 21 AND 22 OF PM. NO. 5349, BK. 34, PGS.
19-20, F.C.R. AND A PORTION OF SECTION 15, T. 11
S., R. 21 E., M.D.B. & M.

JOB NO.:

199131

DATE:

02/28/18

SCALE:

1" = 400'

SHEET:

1 OF 1

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 April 17, 2018 and the Grantee consents to the recordation thereof.

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

By Rishi Chugh
Deputy