

24-0669

Recording Requested by Fresno County Board of Supervisors

When recorded return to  
Fresno County  
Department of Public Works and Planning  
Stop # 214  
RLCC No. 1048  
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)**

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CERTIFICATE OF TENTATIVE CANCELLATION  
(LESS THAN THE TOTAL OF THE LAND SUBJECT TO CONTRACT)  
ALCC NO. 4826

*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

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

NOTICE IS HEREBY GIVEN:

By Resolution dated July 9, 2024, the Board of Supervisors of the County of Fresno has granted tentative approval of the petition filed by Dirk Poeschel Land Development Services, Inc, on behalf of Great Bigland, LP, for cancellation of a portion of Agricultural Land Conservation Contract (ALCC) No. 4826 which applies to the real property situated in the County of Fresno, State of California, and is more particularly described in the legal description attached hereto as Exhibit "A", and made a part hereof, describing the 37.29-acre parcel subject to the cancellation petition.

The above-referenced parcel is less than the total acreage of the real property subject to ALCC No.4826 recorded on February 14, 1972 as Instrument Number 12642 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 contingencies and conditions are satisfied:

1. The applicant shall pay the Cancellation Fee in the amount of \$1,048,500.00 as determined by the County Assessor and certified by the Board of Supervisors for issuance of a Certificate of Cancellation by the Board. The Cancellation Fee shall be paid, and a Certificate of Cancellation issued prior to approval of the Tract Map Application No. 6343 by the City of Clovis

1 to subdivide the subject parcel into a residential subdivision. If the Cancellation Fee is not paid  
2 within one year of issuance of the Tentative Certificate of Cancellation, the Cancellation Fee  
3 must be re-computed by the Assessor's Office and re-certified by the Board of Supervisors.

4 IN WITNESS WHEREOF, I have unto set my hand this 9th day of July, 2024.

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9 Nathan Magsig, Chairman of the Board of  
Supervisors of the County of Fresno

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

14  
15 By \_\_\_\_\_  
Deputy

# EXHIBIT "A"

## LEGAL DESCRIPTION FOR A PORTION OF LAND CONSERVATION CONTRACT No. 4826 CANCELLATION

(portion) APN 556-030-14S

A portion of Parcel 1, as described in the Deed, recorded on September 03, 2020, as Document No. 2020-0116820, Official Records Fresno County, situated in the North half of the Northeast quarter of the Southeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 20, Township 12 South, Range 21 East, Mount Diablo Base & Meridian, in the County of Fresno, State of California, according to the official plat thereof, more particularly described as follows:

**BEGINNING** at the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 20; thence South  $00^{\circ}11'32''$  East, along the East line of the Southeast quarter of the Northwest quarter of said Section 20, a distance of 1323.85 feet, to the Center quarter of said Section 20; thence South  $00^{\circ}08'35''$  East, along the East line of the Southwest quarter of said Section 20, a distance of 591.29 feet; thence leaving last said East line, South  $79^{\circ}46'00''$  West, a distance of 272.20 feet; thence South  $84^{\circ}46'13''$  West, a distance of 159.90 feet; thence South  $89^{\circ}25'15''$  West, a distance of 159.93 feet, to the beginning of a tangent curve, concave Northeasterly; thence Northwesterly along the arc of said curve, with a radius of 175.00 feet, through a central angle of  $74^{\circ}01'42''$ , an arc distance of 226.11 feet; thence North  $16^{\circ}33'03''$  West, a distance of 355.48 feet; thence North  $04^{\circ}28'27''$  West, a distance of 241.23; thence North  $04^{\circ}53'18''$  West 180.24 feet; thence North  $00^{\circ}11'32''$  West, a distance of 492.40 feet, to the beginning of a tangent curve, concave Southeasterly; thence Northeasterly along the arc of last said curve, with a radius of 280.00 feet, through a central angle of  $26^{\circ}33'24''$ , an arc distance of 129.78 feet; thence North  $26^{\circ}21'51''$  East, a distance of 342.65 feet, to the beginning of a tangent curve, concave Northwesterly; thence Northeasterly along the arc of last said curve, with radius of 220.00 feet, through a central angle of  $26^{\circ}33'24''$ , an arc distance of 101.97 feet; thence North  $00^{\circ}11'32''$  West, a distance of 72.67 feet, to a point on the North line of the Southeast quarter of the Northwest quarter of said Section 20; thence South  $89^{\circ}49'32''$  East, along said North line, a distance of 683.80 feet and the **POINT OF BEGINNING**;

Containing 37.289 acres, more or less.



**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 \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_,  
*Date Here Insert Name and Title of the Officer*

personally appeared \_\_\_\_\_  
*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 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: \_\_\_\_\_

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: \_\_\_\_\_

