

Recording Requested by
and when recorded, return to:

City Clerk
City of Kerman
850 S. Madera Avenue
Kerman, California 93630

Exempt from the \$75 Building and Jobs Act Fee per Gov't Code §27388.1(2)(D) Public Agency
No fee pursuant to Government Code § 6103
No Documentary Transfer Tax per R&T Code § 11922
No Recording Fee per Government Code § 27383

IRREVOCABLE & PERPETUAL
OFFER TO DEDICATE PUBLIC UTILITY AND STREET RIGHTS OF WAY
APN 020-120-26ST (portion)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Kerman Unified School District, a public school district duly organized and validly existing under the Constitution and Laws of the State of California, as GRANTOR, hereby OFFERS to the City of Kerman, a California Municipal Corporation, as CITY, an irrevocable easement for public street and utility purposes over a portion of certain property described as in exhibit "A" and depicted in exhibit "B", and an easement for public utility purposes over a portion of certain property described as in exhibit "C" and depicted in exhibit "D", in the County of Fresno, State of California.

This Offer is made pursuant to Section 7050 of the Government Code of the State of California and may be accepted at any time by the City of Kerman. This Offer shall convey to the City upon its acceptance, a superior right of easement over any facilities located on or under the property or which may be constructed in the future.

This Easement and Offer shall be irrevocable and shall be binding on the GRANTOR its heirs executors, administrators, successors and assigns.

IN WITNESS WHEREOF, GRANTOR hereunto caused its/their name(s) to be subscribed

this 21 day of February, 2025.

IRREVOCABLE & PERPETUAL OFFER TO DEDICATE PUBLIC UTILITY AND
STREET RIGHTS OF WAY
APN 020-120-26ST (PORTION)

GRANTOR

Kerman Unified School District, a public school district duly organized and validly existing under the Constitution and Laws of the State of California


Craig Magnussen
Assistant Superintendent

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

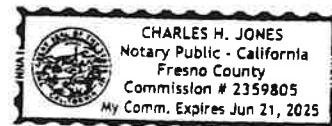
On Feb 21, 2025 before me, -CHARLES H. JONES, Notary Public,
Notary Public, personally appeared - Craig Magnussen

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 of Notary Public



(Seal)

IRREVOCABLE & PERPETUAL OFFER TO DEDICATE PUBLIC UTILITY AND
STREET RIGHTS OF WAY
APN 020-120-26ST (PORTION)

CITY

City of Kerman, A California Municipal Corporation

The City of Kerman agrees to the making of the Irrevocable and Perpetual Offer of Dedication for Public Utility Easements and Road Easements and agrees to the recording thereof, and will accept this dedication upon the construction and completion of those improvements identified in the City's project plan(s) for the "Kerman Unified School District Street Improvements for First Street Extension" specific to the portion thereof that applies to the easements identified herein.

John Jansons
City Manager

Date

IRREVOCABLE & PERPETUAL OFFER TO DEDICATE PUBLIC UTILITY AND
STREET RIGHTS OF WAY
APN 020-120-26ST (PORTION)

EXHIBIT "A"
LEGAL DESCRIPTION

**APN: A Portion of 020-120-26ST
City of Kerman Right-of-Way Dedication**

A portion of Parcel 2 granted by that Grant Deed, recorded February 1, 2017, as Document No. 2017-0012775, of Official Records of Fresno County, lying in the Southeast quarter of Section 1, Township 14 South, Range 17 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, in the County of Fresno, State of California, more particularly described as follows:

BEGINNING at the Northwest corner of Parcel F as shown on Parcel Map 15, according to the map thereof recorded in Book 29 of Parcel Maps, at Page 58, Fresno County Records;

thence North 89°50'02" East, along the North line of said Parcel F, a distance of 13.35 feet to the beginning of a non-tangent curve, concave Easterly, with a radial bearing South 83°52'30" East;

thence Southerly, along the arc of said non-tangent curve, with a radius of 265.00 feet, through a central angle of 6°15'39", an arc distance of 28.86 feet to the beginning of a tangent line;

thence South 0°08'09" East, along said tangent line, a distance of 203.55 feet;

thence South 45°13'09" East, a distance of 14.12 feet;

thence South 0°07'50" East, a distance of 37.25 feet;

thence South 44°58'26" West, a distance of 21.17 feet;

thence South 0°08'09" East, a distance of 51.07 feet to the beginning point of a tangent curve, concave Easterly;

thence Southerly, along the arc of said tangent curve, with a radius of 70.00 feet, through a central angle of 11°17'58", an arc distance of 13.80 feet to the beginning of a tangent line;

thence South 11°26'07" East, along last said tangent line, a distance of 29.81 feet to the beginning point of a tangent curve, concave Westerly;

thence Southerly, along the arc of last said tangent curve, with a radius of 93.00 feet, through a central angle of 10°29'09", an arc distance of 17.02 feet to a point of intersection thereof with the west Right-of-Way line of that certain parcel of land granted by Deed, recorded December 22, 1980, in Book 7844 at Page 246, as Document No. 124467, of Official Records of Fresno County, and the beginning of a non-tangent curve, concave Easterly, with a radial bearing of South 69°59'53" East;

thence Southerly along the arc of last said non-tangent curve and said West Right-of-Way line, with a radius of 500.00 feet, through a central angle of 14°47'22", an arc distance of 129.06 feet to a point of intersection there with the West line of said Parcel F and the beginning of a non-tangent line;

thence North 1°13'35" East, along said non-tangent line and said West line of Parcel F, a distance of 531.19 feet to the POINT OF BEGINNING.

Containing an area of 8,159 square feet or 0.19 acres, more or less.

END DESCRIPTION

This legal description was prepared by me, or under my direction, in accordance with the Professional Land Surveyors' Act.


Randell Scott West, PLS 8863
Blair, Church & Flynn Consulting Engineers

April 16, 2024
Date



EXHIBIT "C"
LEGAL DESCRIPTION

APN: A Portion of 020-120-26ST
Public Utility Easement

A portion of Parcel 2 granted by that Grant Deed, recorded February 1, 2017, as Document No. 2017-0012775, of Official Records of Fresno County, lying in the Southeast quarter of Section 1, Township 14 South, Range 17 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, in the County of Fresno, State of California, more particularly described as follows:

COMMENCING at the Northwest corner of Parcel F as shown on Parcel Map 15, according to the map thereof recorded in Book 29 of Parcel Maps, at Page 58, Fresno County Records; thence North 89°50'02" East, along the North line of said Parcel F, a distance of 13.35 feet to the **POINT OF BEGINNING**;

thence North 89°50'02" East, continuing along said North line, a distance of 8.42 feet;

thence South 0°08'09" East, a distance of 93.19 feet;

thence South 89°50'02" West, a distance of 10.00 feet;

thence North 00°08'09" West, a distance of 64.29 feet to the beginning of a tangent curve, concave Easterly;

thence Northerly, along the arc of said tangent curve, with a radius of 265.00 feet, through a central angle of 06°15'39", an arc distance of 28.96 feet to the **POINT OF BEGINNING**.

Containing an area of 917 square feet or 0.02 acres, more or less.

END DESCRIPTION

This legal description was prepared by me, or under my direction, in accordance with the Professional Land Surveyors' Act.



Date: May 6, 2024

Randell Scott West, PLS 8663
Blair, Church & Flynn Consulting Engineers



POINT OF COMMENCEMENT
N.W. CORNER PARCEL F

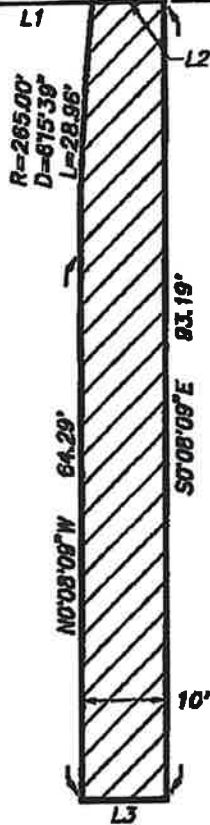
APN: 020-120-32ST

POINT OF BEGINNING

NORTH LINE OF PARCEL F

| LINE TABLE | | |
|------------|--------|-------------|
| LINE # | LENGTH | BEARING |
| L1 | 13.35' | N89°50'02"E |
| L2 | 8.42' | N89°50'02"E |
| L3 | 10.00' | S89°50'02"W |

APN: 020-120-32ST



APN: 020-120-26ST
PARCEL 2
GRANT DEED
DOCUMENT NO. 2017-0012775
OFFICIAL RECORDS, FRESNO COUNTY

PARCEL F
28-PM-58
FRESNO COUNTY RECORDS



Randell Scott West
5/6/2024



LEGEND

--- PROPERTY LINE
--- PROPOSED PUBLIC UTILITY EASEMENT
/// AREA OFFERED FOR PUBLIC UTILITY EASEMENT
TOTAL AREA: 917 SQ.FT./ 0.02 AC.

0 5 10 20 40
SCALE IN FEET

**Blair,
Church
Flynn**
CONSULTING ENGINEERS

CONSULTANT

Blair, Church, Flynn
Consulting Engineers
4825 North Fresno Street
Fresno, CA 93704
Tel: (559) 266-4500
Fax: (559) 266-4500

FIRST STREET EXTENSION

EXHIBIT "D"
PUBLIC UTILITY EASEMENT
APN: 020-120-26ST

DR. BY HKB
CH. BY RSW
DATE 05/6/24
SCALE: AS NOTED

SHEET NO. 1
OF 1 SHEETS

Recording Requested by
and when recorded, return to:

City Clerk
City of Kerman
850 S. Madera Avenue
Kerman, California 93630

Exempt from the \$75 Building and Jobs Act Fee per Gov't Code §27388.1(2)(D) Public Agency
No fee pursuant to Government Code § 6103
No Documentary Transfer Tax per R&T Code § 11922
No Recording Fee per Government Code § 27383

**IRREVOCABLE & PERPETUAL
OFFER TO DEDICATE PUBLIC UTILITY AND STREET RIGHTS OF WAY**

APN 020-120-27ST (portion)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Kerman Unified School District, a public school district duly organized and validly existing under the Constitution and Laws of the State of California, as GRANTOR, hereby OFFERS to the City of Kerman, a California Municipal Corporation, as CITY, an irrevocable easement for public street and utility purposes over a portion of certain property described as in exhibit "A" and depicted in exhibit "B", in the County of Fresno, State of California.

This Offer is made pursuant to Section 7050 of the Government Code of the State of California and may be accepted at any time by the City of Kerman. This Offer shall convey to the City upon its acceptance, a superior right of easement over any facilities located on or under the property or which may be constructed in the future.

This Easement and Offer shall be irrevocable and shall be binding on the GRANTOR its heirs executors, administrators, successors and assigns.

IN WITNESS WHEREOF, GRANTOR hereunto caused its/their name(s) to be subscribed this

21 day of February, 2025.

IRREVOCABLE & PERPETUAL OFFER TO DEDICATE PUBLIC UTILITY AND
STREET RIGHTS OF WAY
APN 020-120-27ST

GRANTOR

Kerman Unified School District, a public school district duly organized and validly existing under the Constitution and Laws of the State of California

Kraig Magnussen
Assistant Superintendent

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 Feb 21, 2025 before me, -Charles H. Jones, Notary Public-,
Notary Public, personally appeared Kraig Magnussen

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.

Charles H. Jones
Signature of Notary Public



(Seal)

IRREVOCABLE & PERPETUAL OFFER TO DEDICATE PUBLIC UTILITY AND
STREET RIGHTS OF WAY
APN 020-120-27ST

CITY

City of Kerman, A California Municipal Corporation

The City of Kerman agrees to the making of the Irrevocable and Perpetual Offer of Dedication for Public Utility Easements and Road Easements and agrees to the recording thereof, and will accept this dedication upon the construction and completion of those improvements identified in the City's project plan(s) for the "Kerman Unified School District Street Improvements for First Street Extension" specific to the portion thereof that applies to the easements identified herein.

John Jansons
City Manager

Date

IRREVOCABLE & PERPETUAL OFFER TO DEDICATE PUBLIC UTILITY AND
STREET RIGHTS OF WAY
APN 020-120-27ST

EXHIBIT "A"
LEGAL DESCRIPTION

**APN: A Portion of 020-120-27ST
City of Kerman Right-of-Way Dedication**

A portion of Parcel 3 granted by that Grant Deed, recorded February 1, 2017, as Document No. 2017-0012775, of Official Records of Fresno County, lying in the Southeast quarter of Section 1, Township 14 South, Range 17 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, in the County of Fresno, State of California, more particularly described as follows:

COMMENCING at the Northwest corner of Parcel F as shown on Parcel Map 15 , according to the map thereof recorded in Book 28 of Parcel Maps, at Page 58, Fresno County Records; thence South 1°13'35" West, along the West line of said Parcel F, a distance of 553.87 feet; thence South 89°46'40" East, a distance of 28.95 feet to the East Right-of-Way line of that certain parcel of land granted by Deed, recorded December 22, 1980, in Book 7644 at Page 246, as Document No. 124467, of Official Records of said County and the POINT OF BEGINNING;

thence South 0°08'09" East, a distance of 16.23 feet to a point of intersection thereof with a line which is parallel with and 92.00 feet North of the South line of said Southeast quarter;

thence South 89°51'51" West, along said parallel line a distance of 0.52 feet to said East Right-of-Way line and the beginning of a non-tangent curve, concave Easterly, with a radial bearing of South 89°16'45" East;

thence Northerly, along the arc of said non-tangent curve and said East Right-of-Way line, with a radius of 470.00 feet, through a central angle of 1°58'45", an arc distance of 16.24 feet to the POINT OF BEGINNING.

Containing an area of 5 square feet, more or less.

END DESCRIPTION

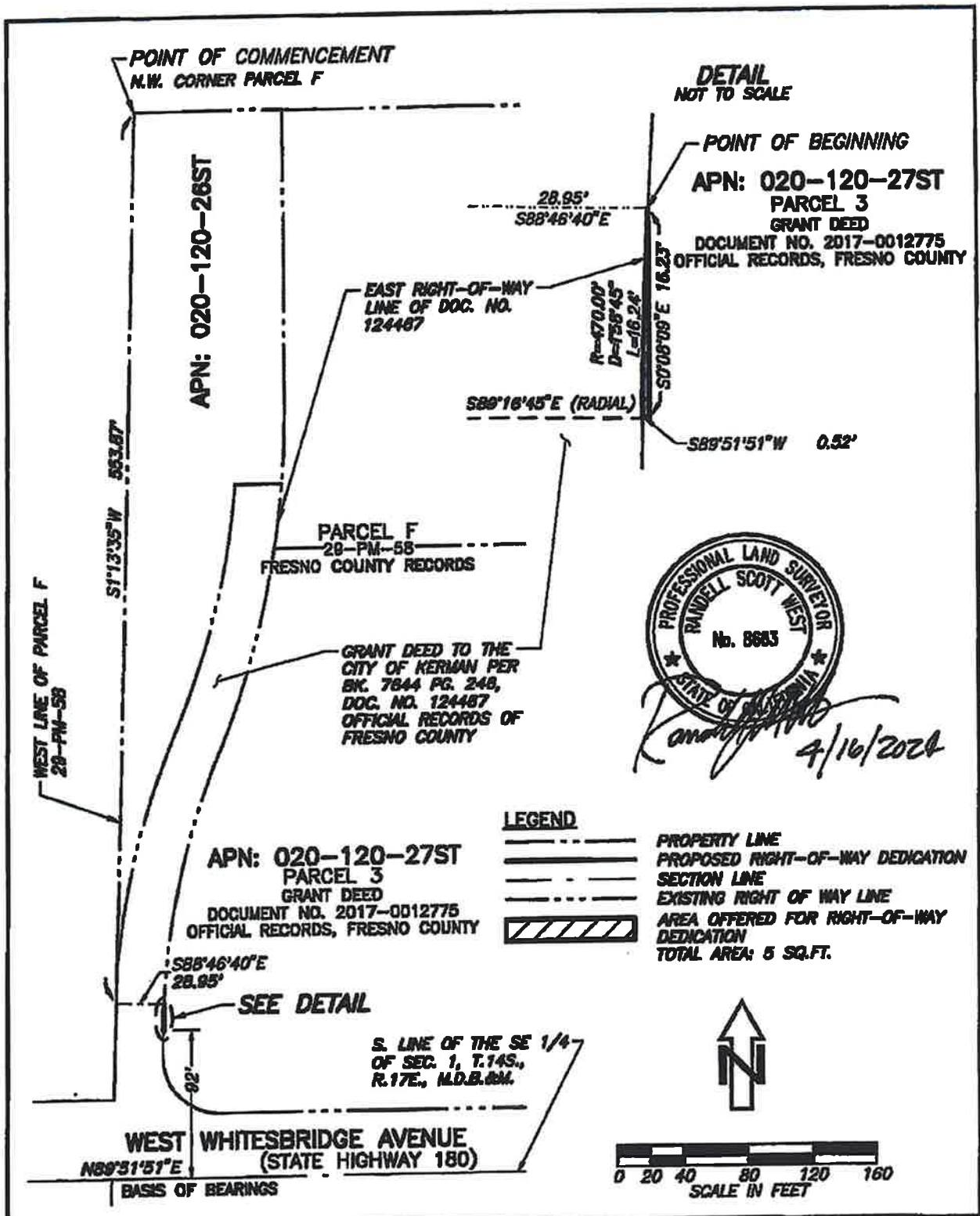
This legal description was prepared by me, or under my direction, in accordance with the Professional Land Surveyors' Act.



Randell Scott West, PLS 8663
Blair, Church & Flynn Consulting Engineers

April 16, 2024
Date





| | | | | | |
|---|--|---|--|---|----------------------------|
| Blair Church Flynn CONSULTING ENGINEERS | CONSULTANT John Church Flynn Civil Engineer License No. 10000 State of California | CITY OF Kerman EXHIBIT "B" RIGHT-OF-WAY DEDICATION APN: 020-120-27ST | | DR. BY HKB CH. BY RSW DATE 01/18/24 SCALE AS NOTED | SHEET NO. 1 OF 1 SHEETS |
|---|--|---|--|---|----------------------------|

Drawn by: J. Church Flynn, Civil Engineer, License No. 10000, State of California. Date: 01/18/24. Scale: As Noted. City of Kerman, California. Project: Right-of-Way Dedication for West Whitesbridge Avenue. Sheet 1 of 1.

Recording Requested by
and when recorded, return to:

City Clerk
City of Kerman
850 S. Madera Avenue
Kerman, California 93630

Exempt from the \$75 Building and Jobs Act Fee per Gov't Code §27388.1(2)(D) Public Agency
No fee pursuant to Government Code § 6103
No Documentary Transfer Tax per R&T Code § 11922
No Recording Fee per Government Code § 27383

**IRREVOCABLE & PERPETUAL
OFFER TO DEDICATE PUBLIC UTILITY AND STREET RIGHTS OF WAY**

APN 020-120-28S (portion)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Kerman Unified School District, a public school district duly organized and validly existing under the Constitution and Laws of the State of California, as GRANTOR, hereby OFFERS to the City of Kerman, a California Municipal Corporation, as CITY, an irrevocable easement for public sewer purposes over a portion of certain property described as in exhibits "A" and "B" and depicted in exhibits "C" and "D", in the County of Fresno, State of California.

This Offer is made pursuant to Section 7050 of the Government Code of the State of California and may be accepted at any time by the City of Kerman. This Offer shall convey to the City upon its acceptance, a superior right of easement over any facilities located on or under the property or which may be constructed in the future.

This Easement and Offer shall be irrevocable and shall be binding on the GRANTOR its heirs executors, administrators, successors and assigns.

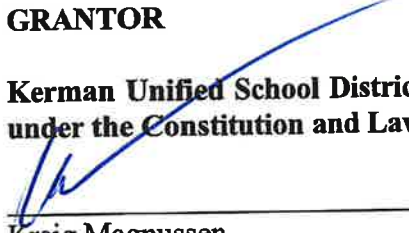
IN WITNESS WHEREOF, GRANTOR hereunto caused its/their name(s) to be subscribed this

21 day of February, 2025.

IRREVOCABLE & PERPETUAL OFFER TO DEDICATE PUBLIC UTILITY AND
STREET RIGHTS OF WAY
APN 020-120-28S (PORTION)

GRANTOR

Kerman Unified School District, a public school district duly organized and validly existing under the Constitution and Laws of the State of California


Kraig Magnussen
Assistant Superintendent

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 Feb 21, 2025 before me, Charles H. Jones, Notary Public,
Notary Public, personally appeared Kraig Magnussen

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 of Notary Public



(Seal)

IRREVOCABLE & PERPETUAL OFFER TO DEDICATE PUBLIC UTILITY AND
STREET RIGHTS OF WAY
APN 020-120-28S (PORTION)

CITY

City of Kerman, A California Municipal Corporation

The City of Kerman agrees to the making of the Irrevocable and Perpetual Offer of Dedication for Public Utility Easements and Road Easements and agrees to the recording thereof, and will accept this dedication upon the construction and completion of those improvements identified in the City's project plan(s) for the "Kerman Unified School District Street Improvements for First Street Extension" specific to the portion thereof that applies to the easements identified herein.

John Jansons
City Manager

Date

IRREVOCABLE & PERPETUAL OFFER TO DEDICATE PUBLIC UTILITY AND
STREET RIGHTS OF WAY
APN 020-120-28S (PORTION)

EXHIBIT "C"
LEGAL DESCRIPTION

APN: A Portion of 020-120-28S
Sewer Easement

That portion of Parcel 2 granted by the Corrected Grant Deed, recorded December 20, 2018, as Document No. 2018-0151503, of Official Records of Fresno County, lying in the Southeast quarter of Section 1, Township 14 South, Range 17 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, in the County of Fresno, State of California, more particularly described as follows:

COMMENCING at the Northwest corner of the Southeast quarter of said Section 1; thence South 1°16'23" West, along the West line of said Southeast quarter, a distance of 1,325.51 feet; thence North 89°49'48" East, a distance of 20.01 feet to a point of intersection thereof with the West line of said Parcel 2 and the **POINT OF BEGINNING**;

thence continuing North 89°49'48" East, a distance of 180.00 feet to a point of intersection thereof with the East line of said Parcel 2;

thence South 1°16'23" West, along said East line, a distance of 20.01 feet;

thence South 89°49'48" West, a distance of 180.00 feet to a point of intersection thereof with the aforementioned West line of Parcel 2;

thence North 1°16'23" East, along said West line, a distance of 20.01 feet to the **POINT OF BEGINNING**.

Containing an area of 3,600 square feet or 0.08 acres, more or less.

The above described easement is graphically depicted on the attached Exhibit "B" and made a part of this description by reference thereto.

END DESCRIPTION

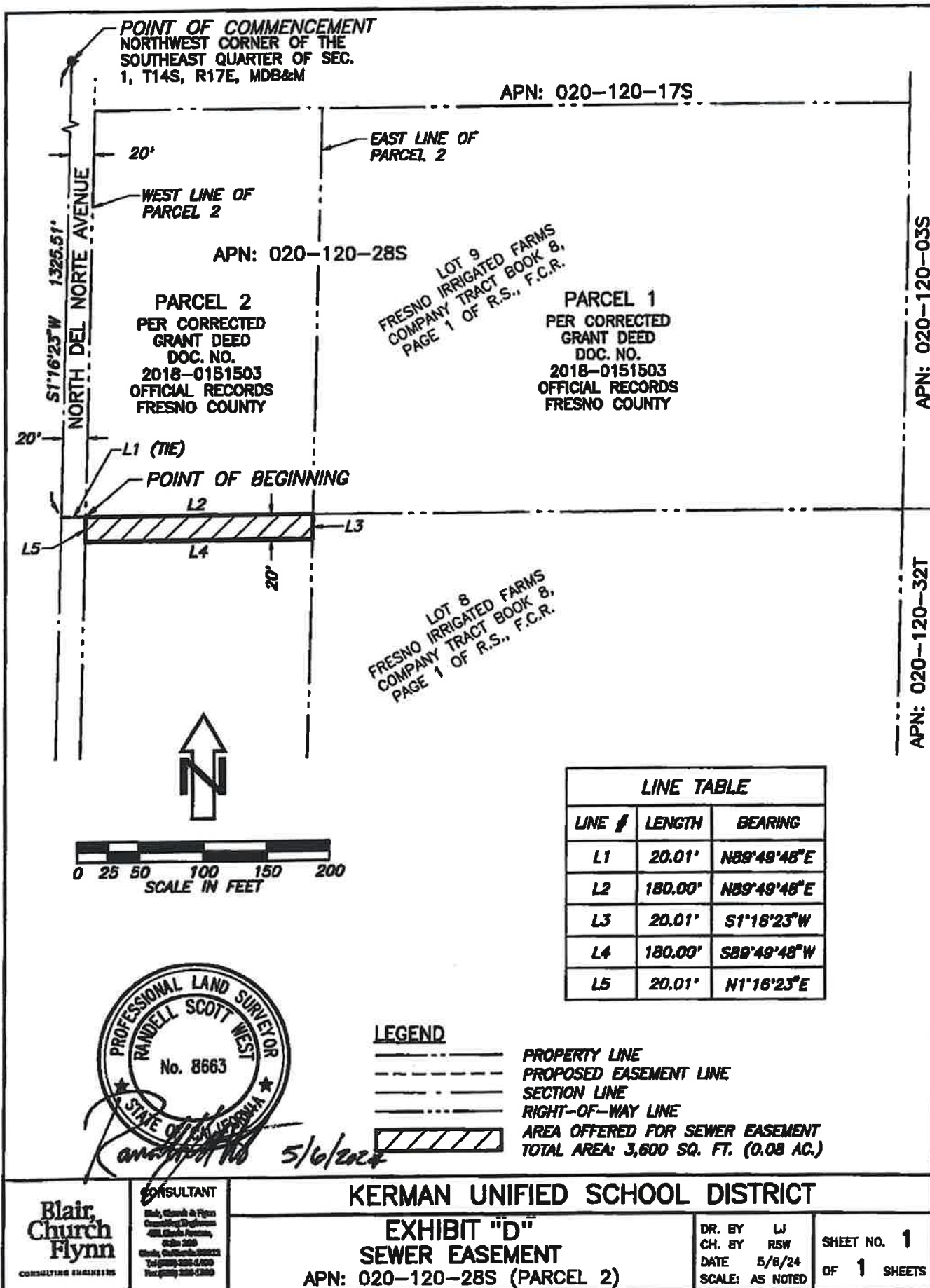
This legal description was prepared by me, or under my direction, in accordance with the Professional Land Surveyors' Act.



Randell Scott West, PLS 8663
Blair, Church & Flynn Consulting Engineers

May 6, 2024
Date





Recording Requested by
and when recorded, return to:

City Clerk
City of Kerman
850 S. Madera Avenue
Kerman, California 93630

Exempt from the \$75 Building and Jobs Act Fee per Gov't Code §27388.1(2)(D) Public Agency
No fee pursuant to Government Code § 6103
No Documentary Transfer Tax per R&T Code § 11922
No Recording Fee per Government Code § 27383

**IRREVOCABLE & PERPETUAL
OFFER TO DEDICATE PUBLIC UTILITY AND STREET RIGHTS OF WAY**

APN 020-120-32ST (portion)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Kerman Unified School District, a public school district duly organized and validly existing under the Constitution and Laws of the State of California, as GRANTOR, hereby OFFERS to the City of Kerman, a California Municipal Corporation, as CITY, an irrevocable easement for public utilities purposes over a portion of certain property described as in exhibit "A" and depicted in exhibits "B", and an easement for public road and utility purposes as described in exhibit "C" and depicted in exhibit "D" in the County of Fresno, State of California.

This Offer is made pursuant to Section 7050 of the Government Code of the State of California and may be accepted at any time by the City of Kerman. This Offer shall convey to the City upon its acceptance, a superior right of easement over any facilities located on or under the property or which may be constructed in the future.

This Easement and Offer shall be irrevocable and shall be binding on the GRANTOR its heirs executors, administrators, successors and assigns.

IN WITNESS WHEREOF, Owner hereunto caused its/their name(s) to be subscribed this
21 day of February, 2025.

IRREVOCABLE & PERPETUAL OFFER TO DEDICATE PUBLIC UTILITY AND
STREET RIGHTS OF WAY
APN 020-120-32ST (PORTION)

GRANTOR

Kerman Unified School District, a public school district duly organized and validly existing under the Constitution and Laws of the State of California


Kraig Magnussen
Assistant Superintendent

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

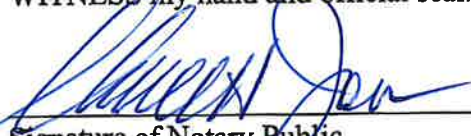
County of Fresno

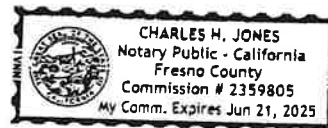
On Feb 21, 2025 before me, -CHARLES H. JONES, Notary Public,
Notary Public, personally appeared - Kraig Magnussen

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 of Notary Public



(Seal)

IRREVOCABLE & PERPETUAL OFFER TO DEDICATE PUBLIC UTILITY AND
STREET RIGHTS OF WAY
APN 020-120-32ST (PORTION)

CITY

City of Kerman, A California Municipal Corporation

The City of Kerman agrees to the making of the Irrevocable and Perpetual Offer of Dedication for Public Utility Easements and Road Easements and agrees to the recording thereof, and will accept this dedication upon the construction and completion of those improvements identified in the City's project plan(s) for the "Kerman Unified School District Street Improvements for First Street Extension" specific to the portion thereof that applies to the easements identified herein.

John Jansons
City Manager

Date

IRREVOCABLE & PERPETUAL OFFER TO DEDICATE PUBLIC UTILITY AND
STREET RIGHTS OF WAY
APN 020-120-32ST (PORTION)

EXHIBIT "A"
LEGAL DESCRIPTION

**APN: A Portion of 020-120-32ST
Public Utility Easement**

A portion of Parcel 1 granted by that Grant Deed, recorded February 01, 2017, as Document No. 2017-0012775, of Official Records of Fresno County, lying in the Southeast quarter of Section 1, Township 14 South, Range 17 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, in the County of Fresno, State of California, more particularly described as follows:

PARCEL 1

COMMENCING at the Southwest corner of said Parcel 1; thence North 1°14'59" East, along the West line of said Parcel 1, a distance of 15.79 feet to the **POINT OF BEGINNING**;

thence continuing North 1°14'59" East, along said West line, a distance of 20.01 feet to a point of intersection thereof with a line which is parallel with and 85.00 feet North of the South line of said Southeast quarter;

thence North 89°51'51" East, along said parallel line, a distance of 602.39 feet;

thence South 42°34'39" West, a distance of 27.22 feet to a point of intersection thereof with a line which is parallel with and 65.00 feet North of said South line of the Southeast quarter;

thence South 89°51'51" West, along last said parallel line, a distance of 584.41 feet to the **POINT OF BEGINNING**.

Containing an area of 11,868 square feet or 0.27 acres, more or less.

PARCEL 2

COMMENCING at the Northwest corner of Parcel F as shown on Parcel Map No. 15, according to the map thereof recorded in Book 29 of Parcel Maps, at Page 58, Fresno County Records; then thence North 89°50'02" East, along the North line of said Parcel F, a distance of 13.35 feet to the beginning point of a non-tangent curve, concave Easterly, with a radial bearing South 83°52'30" East, and the **POINT OF BEGINNING**;

thence Northerly, along the arc of said non-tangent curve, with a radius of 265.00 feet, through a central angle of 1°05'20" , an arc distance of 5.04 feet to a point of intersection thereof with a line which is parallel with and 5.00 North of said North line of Parcel F;

thence North 89°50'02" East, along said parallel line a distance of 7.82 feet;

thence South $0^{\circ}08'09''$ East, a distance of 5.00 feet to a point of Intersection thereof with said North line of Parcel F;

thence South $89^{\circ}50'02''$ West, along said North line, a distance of 8.42 feet to the **POINT OF BEGINNING.**

Containing an area of 41 square feet, more or less.

PARCEL 3

COMMENCING at the Northeast corner of said Parcel 1; thence South $89^{\circ}49'52''$ West, along the North line of said Parcel 1, a distance of 1063.24 feet; thence South $0^{\circ}10'08''$ East, a distance of 60.83 feet to the **POINT OF BEGINNING;**

thence continuing South $0^{\circ}10'08''$ East, a distance of 5.00 feet to a point of Intersection thereof with a line which is 65.83 feet South of said North line of Parcel 1;

thence South $89^{\circ}49'52''$ West, along said parallel line, a distance of 13.38 feet;

thence South $44^{\circ}50'51''$ West, a distance of 62.37 feet;

the thence South $0^{\circ}08'09''$ East, a distance of 127.37 feet;

thence North $60^{\circ}04'02''$ West, a distance of 5.78 feet;

thence North $0^{\circ}08'09''$ West, a distance of 124.47 feet; to the beginning point of a tangent curve, concave Southeasterly;

thence Northeasterly, along the arc of said tangent curve, with a radius of 38.00 feet, through a central angle of $44^{\circ}59'00''$, an arc distance of 29.83 feet to the beginning of a tangent line;

thence North $44^{\circ}50'51''$ East, along said tangent line, a distance of 15.72 feet to the beginning of a tangent curve, concave Southeasterly;

thence Northeasterly, along the arc of last said tangent curve, with a radius of 38.00 feet, through a central angle of $44^{\circ}59'00''$, an arc distance of 29.83 feet to the beginning of a tangent line and a point of Intersection thereof with a line which is parallel with and 60.83 feet South of said North line of Parcel 1;

thence North $89^{\circ}49'52''$ East, along last said Parallel line, a distance of 13.38 feet to the **POINT OF BEGINNING.**

Containing an area of 1,516 square feet, or 0.03 acres, more or less.

PARCEL 4

COMMENCING at the Northeast corner of Parcel E, as shown on Parcel Map 15, according to the map thereof recorded in Book 29 of Parcel Maps, at Page 58, Fresno County Records; thence South 89°50'02" West, along the North line of said Parcel E, a distance of 1.50 feet to the **POINT OF BEGINNING**;

thence South 89°50'02" West, continuing along the North line of said Parcel E, a distance of 10.50 feet to a point of intersection thereof with a line which is parallel with and 62.00 feet West of the East line of said Southeast quarter;

thence North 01°10'46" East, along said parallel line, a distance of 581.09 feet;

thence South 44°24'39" East, a distance of 14.70 feet to a point of intersection thereof with a line which is parallel with and 51.50 feet West of said East line of the Southeast quarter;

thence South 1°10'46" West, along last said parallel line, a distance of 539.72 feet;

thence South 62°34'08" West, a distance of 2.28 feet to a point of intersection thereof with a line which is parallel with and 53.50 feet West of said East line of the Southeast quarter;

thence South 1°10'46" West, along last said parallel line, a distance of 26.53 feet;

thence South 60°12'36" East, a distance of 2.28 feet to a point of intersection thereof with a line which is parallel with and 51.50 feet West of said East line of the Southeast quarter;

thence South 1°10'46" West, along last said parallel line, a distance of 2.13 feet to the **POINT OF BEGINNING**.

Containing an area of 5,991 square feet, or 0.14 acres, more or less.

PARCEL 5 (Sewer Easement)

BEGINNING at the Northwest corner of said Parcel 1;

thence North 89°49'52" East, along the North line of said Parcel 1, a distance of 749.06 feet to the beginning point of a non-tangent curve, concave Northwesterly, with a radial bearing of North 62°38'45" West;

thence Southwesterly, along the arc of said non-tangent curve, with a radius of 37.50 feet, through a central angle of 16°00'01", an arc distance of 10.47 feet to a point of reverse curvature with a tangent curve, concave Southeasterly;

thence Southwesterly, along the arc of said tangent curve, with a radius of 55.00 feet, through a central angle of 26°12'23", an arc distance of 25.16 feet to a point of Intersection thereof with a line which is parallel with and 30.00 feet South of said North line of Parcel 1;

thence South 89°49'52" West, along said parallel line, a distance of 731.11 feet to a point of Intersection thereof with the West line of said Parcel 1;

thence North 1°14'59" West, along said West line, a distance of 30.01 feet to the **POINT OF BEGINNING.**

Containing an area of 22,170 square feet or 0.51 acres, more or less.

END DESCRIPTION

This legal description was prepared by me, or under my direction, in accordance with the Professional Land Surveyors' Act.



Randell Scott West, PLS 8663
Blair, Church & Flynn Consulting Engineers

May 6, 2024
Date



Downloaded At: 11:57 11 September 2009

APN: 020-120-32ST

PARCEL 1

GRANT DEED

DOCUMENT NO. 2017-0012775

OFFICIAL RECORDS, FRESNO COUNTY

POINT OF COMMENCEMENT
N.W. CORNER PARCEL F



NORTH LINE OF PARCEL F

S83°52'30"E (RADIAL)

PARCEL F

28-PM-58

FRESNO COUNTY RECORDS

POINT OF BEGINNING
PARCEL 2

APN: 020-120-26ST

LINE TABLE

| LINE # | LENGTH | BEARING |
|--------|--------|-------------|
| L4 | 13.35' | N89°50'02"E |
| L5 | 7.82' | N88°50'02"E |
| L6 | 5.00' | S0°08'08"E |
| L7 | 8.42' | S88°50'02"W |

CURVE TABLE

| CURVE # | RADIUS | DELTA | LENGTH |
|---------|---------|----------|--------|
| C1 | 285.00' | 1°05'20" | 5.04' |



5/6/2024

LEGEND



PROPERTY LINE
PROPOSED PUBLIC UTILITY EASEMENT
PARCEL 2: AREA OFFERED FOR PUBLIC UTILITY EASEMENT
TOTAL AREA: 41 SQ.FT.



Blair
Church
Flynn

CONSULTANT

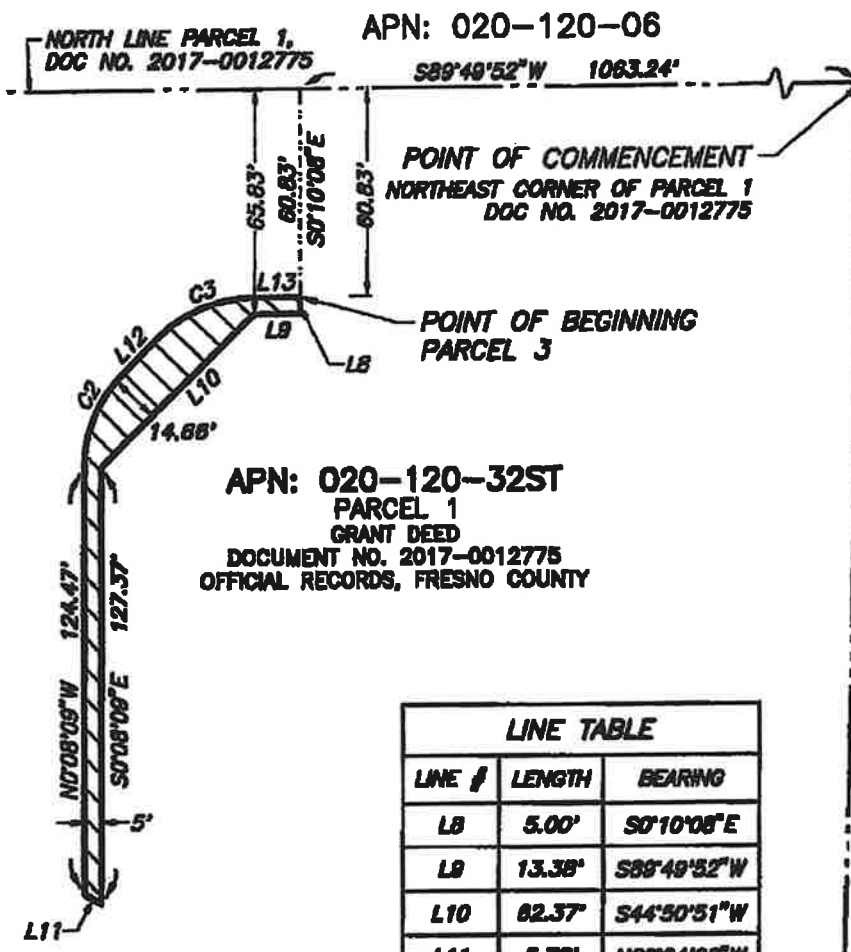
Blair, Church & Flynn
Consulting Engineers
438 Alameda Avenue
San Francisco, CA 94102
Tel: (415) 398-6600
Fax: (415) 398-6600

FIRST STREET EXTENSION

EXHIBIT "B"
PUBLIC UTILITY EASEMENT
APN: 020-120-32ST

DR. BY HGB
CH. BY RSW
DATE 06/8/24
SCALE: AS NOTED

SHEET NO. 2
OF 5 SHEETS



APN: 020-120-06
 NORTH LINE PARCEL 1,
 DOC NO. 2017-0012775
 S89°49'52"W 1063.24'

POINT OF COMMENCEMENT
 NORTHEAST CORNER OF PARCEL 1
 DOC NO. 2017-0012775

POINT OF BEGINNING
 PARCEL 3

APN: 020-120-32ST
 PARCEL 1
 GRANT DEED
 DOCUMENT NO. 2017-0012775
 OFFICIAL RECORDS, FRESNO COUNTY

NORTH MADERA AVENUE
 (STATE HIGHWAY 145)

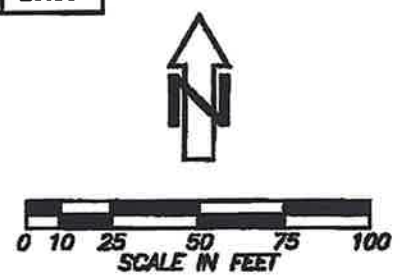
| LINE TABLE | | |
|------------|--------|-------------|
| LINE # | LENGTH | BEARING |
| L8 | 5.00' | S0°10'08"E |
| L9 | 13.38' | S89°49'52"W |
| L10 | 82.37' | S44°50'51"W |
| L11 | 5.78' | N60°04'02"W |
| L12 | 15.72' | N44°50'51"E |
| L13 | 13.38' | N89°49'52"E |



| CURVE TABLE | | | |
|-------------|--------|-----------|--------|
| CURVE # | RADIUS | DELTA | LENGTH |
| C2 | 38.00' | 44°59'00" | 29.83' |
| C3 | 38.00' | 44°59'00" | 29.83' |

LEGEND

--- PROPERTY LINE
 --- PROPOSED PUBLIC UTILITY EASEMENT
 --- SECTION LINE
 --- EXISTING RIGHT OF WAY LINE
 [Hatched Box] PARCEL 3: AREA OFFERED FOR PUBLIC UTILITY EASEMENT TOTAL AREA: 1,516 SQ.FT./ 0.03 AC.



| | | | | | |
|--|---|---|--|--|--|
| | CONSULTANT Blair Church & Flynn Consulting Engineers 400 North Avenue, Suite 200 Merced, California 95324 Tel: (209) 388-6100 Fax: (209) 388-6100 | FIRST STREET EXTENSION EXHIBIT "B" PUBLIC UTILITY EASEMENT APN: 020-120-32ST | | DR. BY HKB CH. BY RSW DATE 05/6/24 SCALE AS NOTED | SHEET NO. 3 OF 5 SHEETS |
| | | | | | |

APN:020-120-06

E. 1/4 CORNER
SEC. 1, T.14S.,
R.17E., M.D.B.&M.

EAST LINE S.E.
1/4 SEC. 1,
T.14S., R.17E.,
M.D.B.&M.

DETAIL
NOT TO SCALE

EAST LINE S.E.
1/4 SEC. 1,
T.14S., R.17E.,
M.D.B.&M.

APN: 020-120-32ST
PARCEL 1
GRANT DEED
DOCUMENT NO. 2017-0012775
OFFICIAL RECORDS, FRESNO COUNTY

APN: 020-120-32ST
PARCEL 1
GRANT DEED
DOCUMENT NO. 2017-0012775
OFFICIAL RECORDS, FRESNO COUNTY

NORTH LINE OF
PARCEL E

PARCEL E
29-PM-58
FRESNO COUNTY
RECORDS

POINT OF BEGINNING
PARCEL 4

POINT OF COMMENCEMENT
PARCEL 4
N.E. CORNER PARCEL E

NORTH MADERA AVENUE
(STATE HIGHWAY 145)

BASIS OF BEARINGS
N7°10'46"E

SEE DETAIL

NORTH LINE OF
PARCEL E

APN:020-120-19S
PARCEL E
29-PM-58
FRESNO COUNTY
RECORDS

LEGEND

- PROPERTY LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- PARCEL 4: AREA OFFERED FOR PUBLIC UTILITY EASEMENT TOTAL AREA: 5,891 SQ.FT./ 0.14 AC.



S.E. CORNER
SEC. 1, T.14S.,
R.17E., M.D.B.&M.

5/6/2024

| LINE TABLE | | |
|------------|--------|-------------|
| LINE # | LENGTH | BEARING |
| L14 | 1.50' | S89°50'02"W |
| L15 | 10.50' | S89°50'02"W |
| L16 | 14.70' | S44°24'39"E |
| L17 | 2.28' | S82°34'08"W |
| L18 | 26.53' | S1°10'46"W |
| L19 | 2.28' | S60°12'36"E |
| L20 | 2.13' | S1°10'46"W |



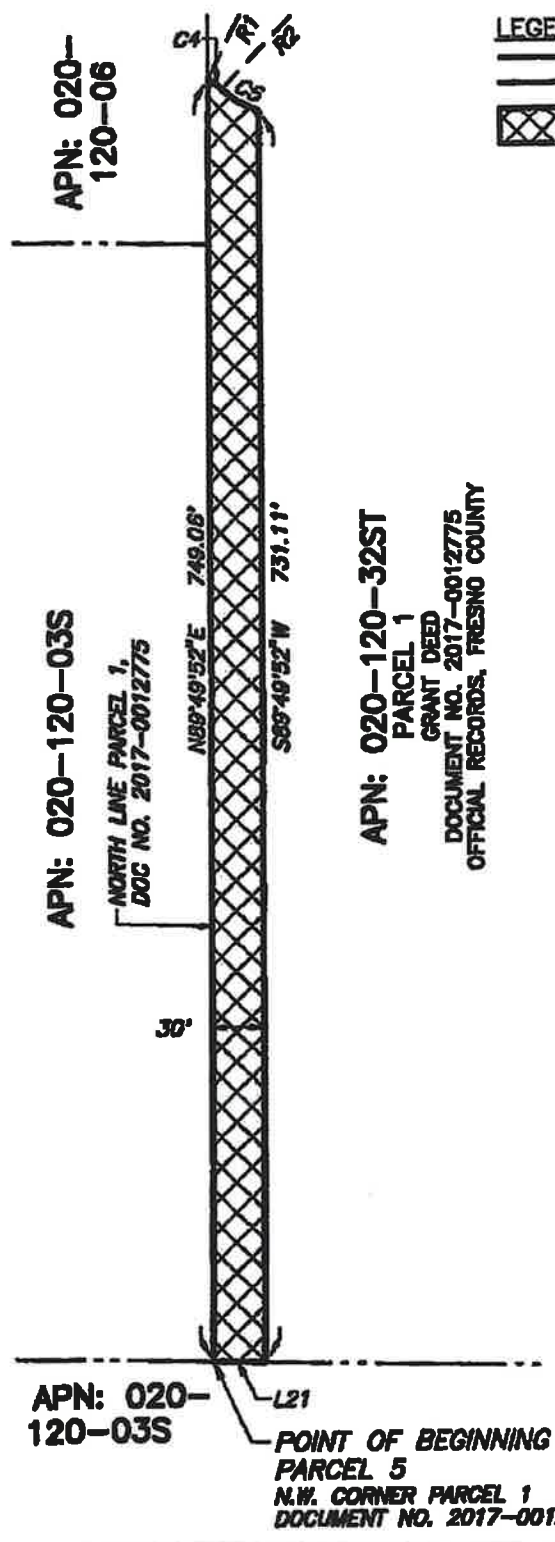
Blair,
Church
Flynn
CONSULTING ENGINEERS

CONSULTANT
Blair, Church & Flynn
Consulting Engineers
421 S. Main Street
Suite 200
Fresno, CA 93702
Tel: (559) 266-4000
Fax: (559) 266-4000

FIRST STREET EXTENSION
EXHIBIT "B"
PUBLIC UTILITY EASEMENT
APN: 020-120-32ST

DR. BY HKB
CH. BY RSW
DATE 05/6/24
SCALE: AS NOTED

SHEET NO. 4
OF 5 SHEETS



LEGEND

--- PROPERTY LINE
 --- PROPOSED SEWER EASEMENT
 [Hatched Box] PARCEL 5: AREA OFFERED FOR SEWER EASEMENT
 TOTAL AREA: 22,170 SQ.FT./ 0.51 AC.

| LINE TABLE | | |
|------------|--------|------------|
| LINE # | LENGTH | BEARING |
| L21 | 30.01' | N1°14'59"E |

| CURVE TABLE | | | |
|-------------|--------|-----------|--------|
| CURVE # | RADIUS | DELTA | LENGTH |
| C4 | 37.50' | 16°00'01" | 10.47' |
| C5 | 55.00' | 26°12'23" | 25.16' |

| RADIAL TABLE | |
|--------------|-------------|
| RADIAL # | BEARING |
| R1 | N82°38'45"W |
| R2 | S45°38'44"E |



Randell Scott West
 5/6/2024



| | | | | | |
|---|--|-------------------------------|--|---|--|
| Blair Church Flynn CONSULTING ENGINEERS | CONSULTANT Blair Church Flynn Consulting Engineers 4380 North 1st Street Suite 200 Fresno, CA 93703 Tel: (559) 233-5555 Fax: (559) 233-5556 | FIRST STREET EXTENSION | | DR. BY HKB CH. BY RSW DATE 05/8/24 SCALE: AS NOTED | SHEET NO. 5 OF 5 SHEETS |
| | EXHIBIT "B" SEWER EASEMENT APN: 020-120-32ST | | | | |
| | | | | | |

EXHIBIT "C"
LEGAL DESCRIPTION

APN: A Portion of 020-120-32ST
City of Kerman Right-of-Way Dedication

A portion of Parcel 1 granted by that Grant Deed, recorded February 1, 2017, as Document No. 2017-0012775, of Official Records of Fresno County, lying in the Southeast quarter of Section 1, Township 14 South, Range 17 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, in the County of Fresno, State of California, more particularly described as follows:

BEGINNING at the Northwest corner of Parcel F as shown on Parcel Map No. 15, according to the map thereof recorded in Book 29 of Parcel Maps, at Page 58, Fresno County Records;

thence South $1^{\circ}13'35''$ West, a distance of 570.78 feet to a point of intersection thereof with a line which is parallel with and 92.00 feet North of the South line of said Southeast quarter;

thence South $89^{\circ}51'51''$ West, along said parallel line, a distance of 44.66 feet;

thence North $0^{\circ}08'09''$ West, a distance of 541.73 feet to the beginning of a tangent curve, concave Southeasterly;

thence Northeasterly, along the arc of said tangent curve, with a radius of 335.00 feet, through a central angle of $44^{\circ}05'17''$, an arc distance of 257.78 feet to a point of reverse curvature with a tangent curve, concave Northwesterly;

thence Northeasterly, along the arc of last said tangent curve, with a radius of 265.00 feet, through a central angle of $44^{\circ}05'17''$, and arc distance of 203.91 feet to the beginning of a tangent line;

thence North $0^{\circ}08'09''$ West, along said tangent line, a distance of 113.76 feet to the beginning of a tangent curve, concave Southeasterly;

thence Northeasterly, along the arc of last said tangent curve, with a radius of 18.00 feet, through a central angle of $30^{\circ}33'30''$, an arc distance of 9.60 feet to a point of reverse curvature with a tangent curve, concave Northwesterly;

thence Northeasterly, with a radius of 18.00 feet, through a central angle of $30^{\circ}33'30''$, an arc distance of 9.60 feet to the beginning of a tangent line;

thence North $0^{\circ}08'09''$ West, along last said tangent line, a distance of 33.08 feet to the beginning point of a tangent curve, concave Southwesterly;

thence Northwesterly, along the arc of last said tangent curve, with a radius of 37.50 feet,

through a central angle of $43^{\circ}08'11''$, an arc distance of 28.23 feet to a point of reverse curvature with a tangent curve, concave Easterly;

thence Northerly, with a radius of 55.00 feet, through a central angle of $86^{\circ}37'36''$, an arc distance of 83.16 feet to a point of reverse curvature with a tangent curve, concave Northwesterly;

thence Northeasterly, with a radius of 37.50 feet, through a central angle of $16^{\circ}00'00''$, an arc distance of 10.47 feet to a non-tangent line and a point of intersection thereof with the North line of said Parcel 1;

thence North $89^{\circ}49'52''$ East, along said North line, a distance of 1151.01 feet to a point of intersection thereof with a line which is parallel with and 78.50 feet West of the East line of said Southeast quarter;

thence South $1^{\circ}10'46''$ West, along last said parallel line, a distance of 65.85 feet to a point of intersection thereof with a line which is parallel with and 65.83 feet South of said North line;

thence South $89^{\circ}49'52''$ West, along last said parallel line, a distance of 814.16 feet;

thence South $44^{\circ}49'52''$ West, a distance of 5.66 feet to a point of intersection thereof with a line which is parallel with and 69.83 feet South of said North line;

thence South $89^{\circ}49'52''$ West, along last said parallel line, a distance of 28.00 feet;

thence North $45^{\circ}10'08''$ West, a distance of 12.72 feet to a point of intersection thereof with a line which is parallel with and 60.83 feet South of said North line;

thence South $89^{\circ}49'52''$ West, along last said parallel line, a distance of 181.40 feet to the beginning of a tangent curve, concave Southeasterly;

thence Southwesterly along the arc of last said tangent curve, with a radius of 38.00 feet, through a central angle of $44^{\circ}59'00''$, an arc distance of 29.83 feet to the beginning of the tangent line;

thence South $44^{\circ}50'51''$ West, along last said tangent line, a distance of 15.72 feet to the beginning of a tangent curve, concave Southeasterly;

thence Southwesterly along the arc of last said tangent curve, with a radius of 38.00 feet, through a central angle of $44^{\circ}59'00''$, an arc distance of 29.83 feet to the beginning of a tangent line;

thence South $0^{\circ}08'09''$ East, along last said tangent line, a distance of 124.47 feet;

thence South 60°04'02" East, a distance of 5.78 feet;

thence South 0°08'09" East, a distance of 37.50 feet to the beginning of a tangent curve, concave Northwesterly;

thence Southwesterly, along the arc of last said tangent curve, with a radius of 335.00 feet, through a central angle of 44°05'17", an arc distance of 257.78 feet to a point of reverse curvature with a tangent curve, concave Southeasterly;

thence Southwesterly, along the arc of last said tangent curve, with a radius of 265.00 feet, through a central angle of 37°49'38", an arc distance of 174.95 feet to a point of intersection thereof with said North line of Parcel F;

thence South 89°50'02" West, along said North line of Parcel F, a distance of 13.35 feet to the **POINT OF BEGINNING;**

Containing an area of 149,700 square feet or 3.44 acres, more or less.

END DESCRIPTION

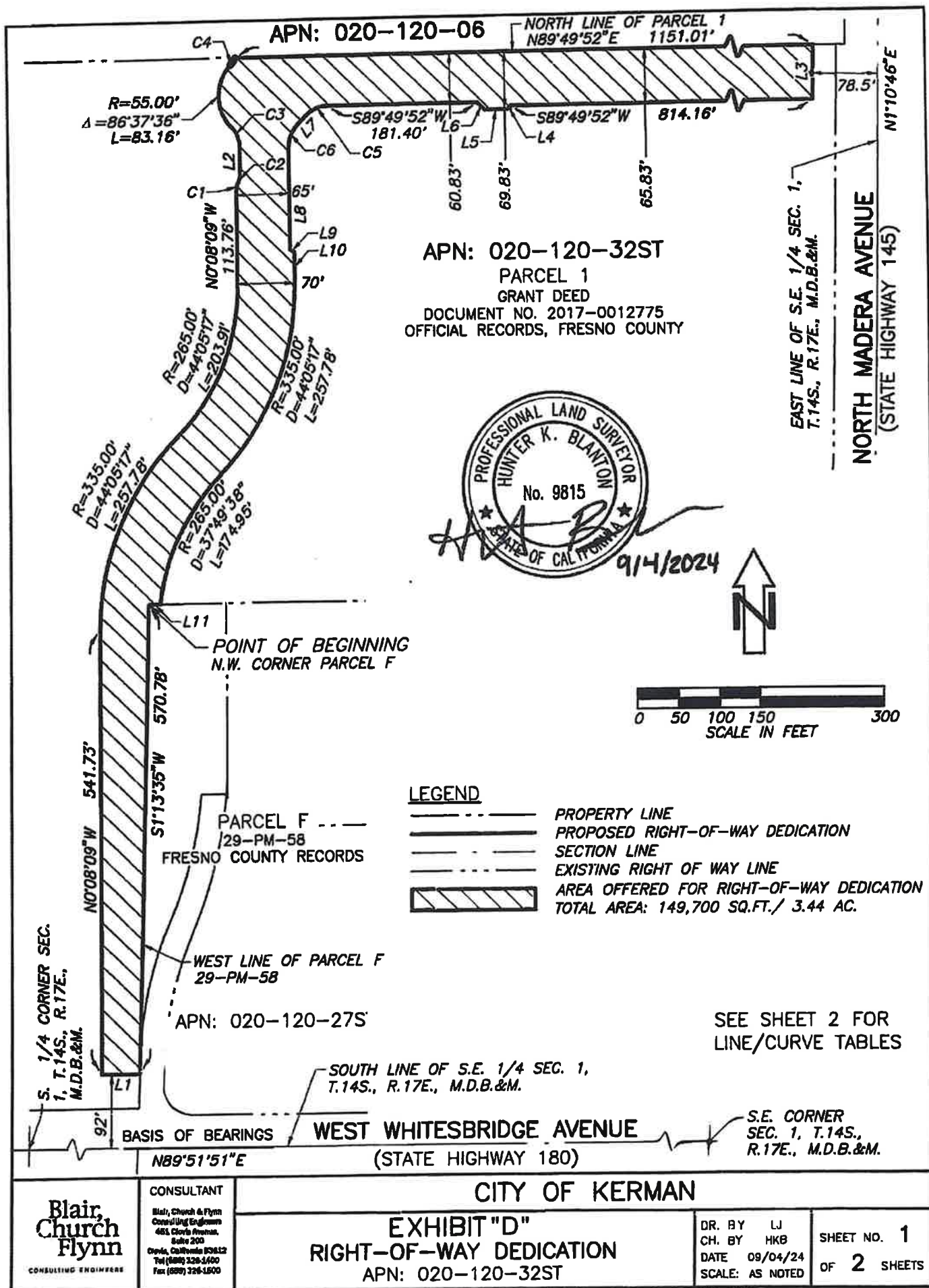
This legal description was prepared by me, or under my direction, in accordance with the Professional Land Surveyors' Act.



Hunter Kenley Blanton, PLS 9815
Blair, Church & Flynn Consulting Engineers

September 4, 2024
Date





| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | BEARING |
| L1 | 44.66' | S89°51'51"W |
| L2 | 33.08' | N0°08'09"W |
| L3 | 65.85' | S1°10'46"W |
| L4 | 5.66' | S44°49'52"W |
| L5 | 28.00' | S89°49'52"W |
| L6 | 12.72' | S45°10'08"E |
| L7 | 15.72' | S44°50'51"W |
| L8 | 124.47' | S0°08'09"E |
| L9 | 5.78' | S60°04'02"E |
| L10 | 37.50' | S0°08'09"E |
| L11 | 13.35' | S89°50'02"W |

| CURVE TABLE | | | |
|-------------|--------|-----------|--------|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 18.00' | 30°33'30" | 9.60' |
| C2 | 18.00' | 30°33'30" | 9.60' |
| C3 | 37.50' | 43°08'11" | 28.23' |
| C4 | 37.50' | 16°00'00" | 10.47' |
| C5 | 38.00' | 44°59'00" | 29.83' |
| C6 | 38.00' | 44°59'00" | 29.83' |

**Blair,
Church
Flynn**
CONSULTING ENGINEERS

CONSULTANT

Blair, Church & Flynn
Consulting Engineers
431 Clarks Avenue,
Suite 200
Oroville, California 95962
Tel (916) 328-1400
Fax (916) 328-1600

CITY OF KERMAN

EXHIBIT "D"
RIGHT-OF-WAY DEDICATION
APN: 020-120-32ST

DR. BY LJ
CH. BY HKB
DATE 09/04/24
SCALE: AS NOTED

SHEET NO. **2**
OF **2** SHEETS