

Assessor's Parcel No. _____

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Lemoore
Planning Department
210 Fox Street
Lemoore, CA 93245

(Above this line for Recorder's use)

IRREVOCABLE OFFER OF RIGHT-OF-WAY DEDICATION
LEMOORE, CALIFORNIA

On this the _____ day of _____, 2011, the undersigned Grantor declares the following:

DOCUMENT TRANSFER TAX IS \$ _____
Unincorporated area _____ City of Lemoore
Parcel No. _____ on full value of interest or
property conveyed, or _____ computed on full value less value
of lines or encumbrances remaining at time of dedication, and

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged by Grantor, **Bangar properties, LLC, A California Limited Liability Company**, does hereby irrevocably offer to dedicate to the **CITY OF LEMOORE**, for public right of way purposes that certain real property located in the City of Lemoore, County of Kings, State of California which is legally described in Exhibit A attached hereto (the "**Right-Of-Way**") and visually depicted on the site plan attached as Exhibit B (the "**Site Plan**").

This offer to dedicate is irrevocable and shall be binding on the Grantor, its heirs, assigns and successors, and shall continue in effect until the governing board of the City of Lemoore accepts or rejects the offer.

GRANTOR:
Bangar Properties, LLC, a California Limited Liability Company

By: Karam Singh Bangar
Karam Singh Bangar, President/Managing Member

By: Harbans Daur Bangar
Harbans Daur Bangar, Vice President/Managing Member

By: Surinder Kaur Bangar
Surinder Kaur Bangar, President/Managing Member

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Kings }

On 5/26/2011 before me, Felicia G Morris, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Surinder Kaur Bangar and Harbans Kaur Bangar
Name 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: [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant of Easement

Document Date: MAY 26, 2011

Number of Pages: _____

Signor(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Surinder Kaur Bangar

Signer's Name: Harbans Kaur Bangar

Corporate Officer -- Title(s): _____

Corporate Officer -- Title(s): _____

- Individual
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

- Individual
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb only



RIGHT THUMBPRINT OF SIGNER
Top of thumb only



Signer Is Representing: Self

Signer Is Representing: Self

STATE OF CALIFORNIA
COUNTY OF Kings

On MAY 26, 2011 before me, Felicia G. Morris, Notary Public,
personally _____, appeared

Karam Singh Bangar
_____, 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.

Notary Public

Signature: [Handwritten Signature]
(seal)

Commission Expires: MAY 16, 2014



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CERTIFICATE OF ACCEPTANCE OF DEDICATION
LEMOORE, CALIFORNIA

This is to certify the interest in the real property conveyed by that certain IRREVOCABLE OFFER OF RIGHT-OF-WAY DEDICATION, recorded as Instrument No. _____ in the public records of Kings County, California and described in Exhibits A and B attached hereto, being for public right-of-way purposes, from **Bangar properties, LLC, A California Limited Liability Company**, is hereby accepted by Order of the City Council of the City of Lemoore, California on this _____ day of _____, 2011 and the Grantee consents to the recordation of this Certificate by Grantor or Grantee's duly authorized officer.

GRANTEE:
CITY OF LEMOORE, CALIFORNIA

By: _____
Print Name: _____
Title: _____

ATTEST:

By: _____
Print Name: _____
Title: _____

STATE OF CALIFORNIA
COUNTY OF _____

On _____ before me, _____, 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.
Signature _____
(seal)

Notary Public
Commission Expires: _____

EXHIBIT "A"
Right-of-Way Dedication

That portion of the Southwest ¼ of Section 2, Township 19 South, Range 19 East, Mount Diablo Base and Meridian located in the City of Lemoore, County of Kings in the State of California, more particularly described as follows:

Commencing at the intersection of Lemoore Avenue and "D" Street, said point being marked by a 2" Brass Cap Monument set in concrete and stamped "LS 5006" as shown on Record of Survey in Book 17 at Page 29 of Licensed Surveyor Plat, Kings County Records; thence along the centerline of said Lemoore Avenue N0°29'03"E a distance of 146.56 feet to the intersection of the westerly prolongation of the North line of Lot 4 in Block 2 of Decker Addition according to the map thereof recorded in Book 1 at Page 96 of Licensed Surveyor Plats, Kings County Records; thence along said Westerly prolongation S89°29'18"E a distance of 40.00 feet to the Northeast corner of that portion conveyed to the City of Lemoore by Document # 1371 Recorded in Book 1192 Page 997, Kings County Records, also being the True Point of Beginning; thence along the North line of Said Lot 4 S89°29'18"E a distance of 2.00 feet; thence S0°29'03"W a distance of 74.57 feet to the beginning of a tangential curve, concave to the Northeast, having a radius of 30.00 feet and a central angle of 89°58'21"; thence along said curve 47.11 feet to a point that is distant 7.00 feet from the northerly right-of-way line of said "D" Street; thence S89°29'18"E parallel to the centerline of said "D" Street 143.01 feet to the East line of the West 42.50 feet of Lot 2 in Block 1 of H.J. Light's Addition, according to the map thereof recorded in Book 2 at Page 44 of Licensed Surveyor Plats, Kings County Records; thence along the easterly line of the West 42.50 feet of Said Lot 2 S0°29'03"W a distance of 7.00 feet to the northerly Right-of-Way line of said "D" Street; thence along the northerly Right-of-Way line of said "D" Street N89°29'18"W a distance of 155.01 feet to the beginning of a tangential curve, concave to the Northeast, having a radius of 20 feet and a central angle of 89°58'21"; thence along said curve 31.41 feet; thence along the easterly line of that parcel conveyed to the City of Lemoore in said Document # 1371 N0°29'03"E a distance of 91.57 feet to the Point of Beginning.

Containing 1541 square feet +/-.

Prepared under the supervision of:



Jeff N. McDougal PLS 7877
Expires: 12/31/2012
Dated: 3/16/2011



