

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Government Code Section 6103

### Grant of Easement

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENT TRANSFER TAX IS \$None

Unincorporated area \_\_\_\_\_ City of Lemoore

Parcel No.

\_\_\_\_\_ computed on full value of interest or property conveyed, or

\_\_\_\_\_ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bangar Properties, LLC, A California Limited Liability Company

Hereby GRANT(s) an easement for public utility purposes to THE CITY OF LEMOORE, a Municipal Corporation

the following described real property in the City of Lemoore, County of Kings, State of California

SEE EXHIBIT "A" and "B" ATTACHED HERETO

Dated MAY 26, 2011

STATE OF CALIFORNIA )

) SS

COUNTY OF Kings )

On MAY 26, 2011 before me, Felicia

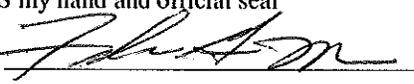
G. MORRIS A Notary Public in and for said County  
and State, personally appeared Karam Singh

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 acknowledge 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



Bangar Properties, LLC, A California Limited Liability  
Company



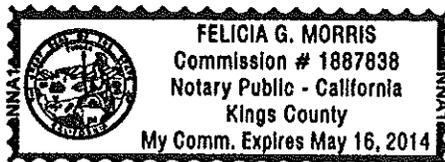
By: Karam Singh Bangar, President/Managing Member



By: Harbans Kaur Bangar, Vice President/Managing  
Member



By: Surinder Kaur Bangar, Secretary/Managing Member



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Kings

On 5/26/2011 before me, Felicia G. Morris, Notary Public

personally appeared Surinder Kaur Bangar and Harbans Kaur 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.

Signature: [Handwritten Signature]

Please Notary Seal and/or Stamp Above

Signature of Notary Public

**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: Irrevocable offer of Right of Way Dedication

Document Date: MAY 26, 2011

Number of Pages: \_\_\_\_\_

Signer(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): \_\_\_\_\_
- Individual
  - Partner -- Limited General
  - Attorney in Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_

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  - Attorney in Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_

Signer Is Representing: Self



Signer Is Representing: Self



**EXHIBIT "A"**  
**PUBLIC UTILITY EASEMENT**

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 42.00 feet to the easterly Right-of-Way line of Lemoore Avenue also being the True Point of Beginning; thence along the North line of Said Lot 4 S89°29'18"E a distance of 6.00 feet; thence S0°29'03"W a distance of 64.57 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; thence S89°29'18"E parallel to the centerline of said "D" Street 137.01 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 10.00 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 143.01 feet to the beginning of a tangential curve, concave to the Northeast, having a radius of 30 feet and a central angle of 89°58'21"; thence along said curve 47.11 feet to a point on the easterly Right-of-Way line of Lemoore Avenue; thence along said Right-of-Way line N0°29'03"E a distance of 74.57 feet to the Point of Beginning.

Containing 2297 square feet +/-.

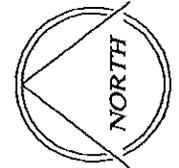
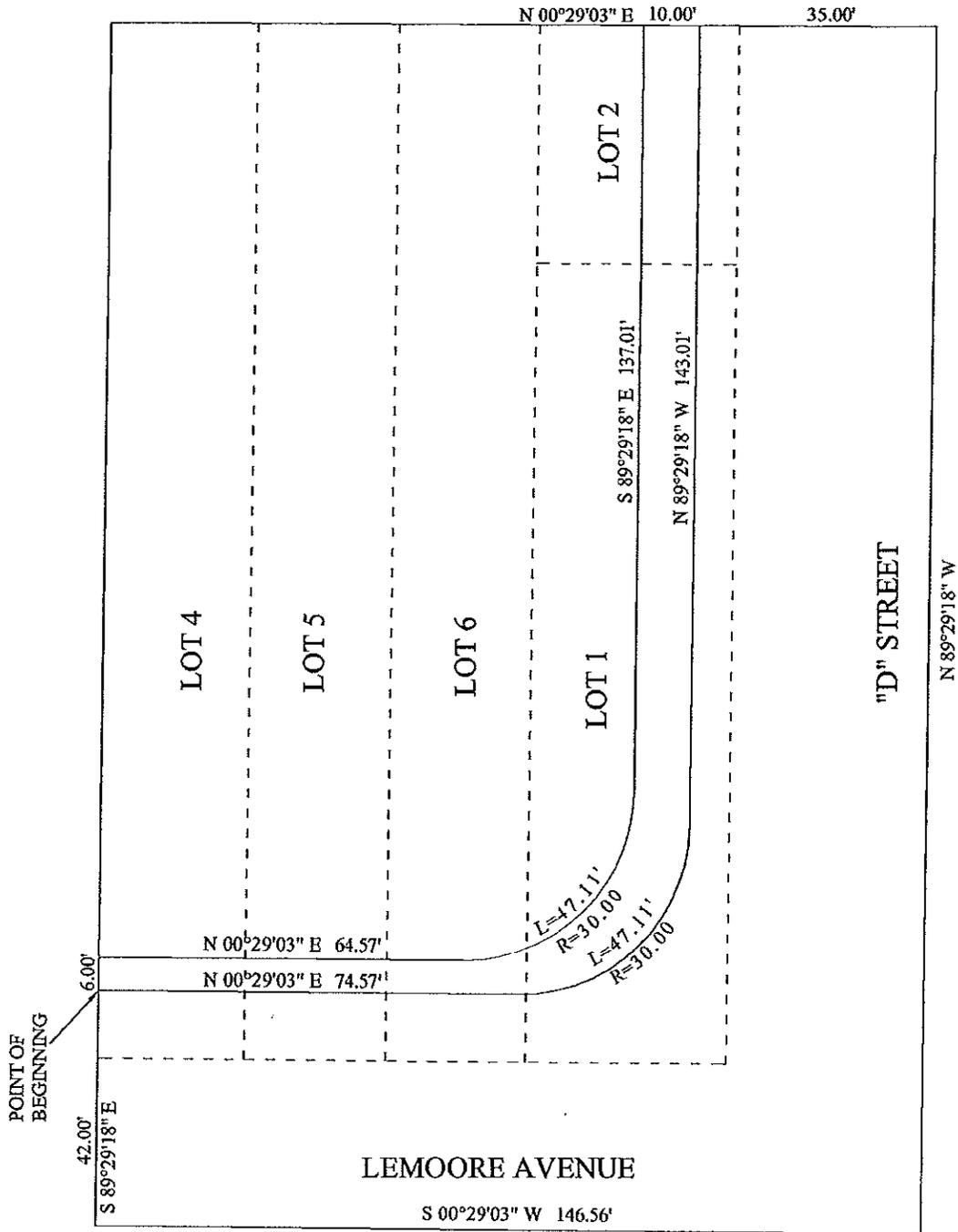
Prepared under the supervision of:



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



# EXHIBIT "B"



SCALE 1"=30'

5/25/2011

CERTIFICATE OF ACCEPTANCE

This is to certify that the GRANT OF EASEMENT for APN 020-111-057 from Bangar Properties, LLC, A California Limited Liability Company to the City of Lemoore, a Municipal Corporation was hereby accepted by Order of the Lemoore City Council on \_\_\_\_\_ and the Grantee consents to the recordation by its duly authorized officer.

DATED: \_\_\_\_\_

CITY OF LEMOORE

\_\_\_\_\_  
Jeff Brillz  
City Manager

ATTEST:

\_\_\_\_\_  
Nanci C. O. Lima, CMC  
City Clerk

PUBLIC AGENCY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF KINGS ) ss.  
CITY OF LEMOORE )

On \_\_\_\_\_ before me, Nanci C. O. Lima, City Clerk, personally appeared Jeff Brillz, 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

\_\_\_\_\_  
Nanci C. O. Lima, CMC  
City Clerk