

RESOLUTION NO. 17/18-23
BEFORE THE BOARD OF TRUSTEES
OF CENTRAL UNIFIED SCHOOL DISTRICT
FRESNO COUNTY, CALIFORNIA

In the Matter Declaring Intention to Exchange
and Dedicate and Convey Real Property

RESOLUTION DECLARING INTENTION TO
EXCHANGE AND DEDICATE AND CONVEY
REAL PROPERTY: APN 442-280-14 AND APN
442-280-15

- A. WHEREAS, pursuant to Education Code section 17536, the governing board of a school district may exchange any of its real property for real property of another person or private business firm upon such terms and conditions as the parties may agree and enter into. Education Code section 17537 requires that before ordering any exchange of real property, the governing board shall adopt, by two-thirds vote of its members, a resolution declaring its intention to change the real property.
- B. WHEREAS, pursuant to Education Code section 17566, the governing board of any school district may dedicate or convey to the state, or any political subdivision or municipal corporation thereof, for public street or highway purposes, either with or without consideration and without a vote of the electors of the district first being taken, any real property belonging to the district, either in fee or any lesser estate or interest therein, including abutter's right of access to any public street or highway, upon such terms and conditions as the parties thereto may agree. Education Code section 17557 requires that before ordering the dedication or conveyance of any real property the governing board shall in regular open meeting by a two-thirds vote of all its members adopt a resolution declaring its intention to dedicate or convey the real property.
- C. WHEREAS, Fresno City Blessing Church, Inc. ("**Church**") is the owner of certain real property, designated as Assessor Parcel Number ("**APN**") 442-280-14, consisting of one parcel of vacant and unimproved land containing approximately 9,100 square feet, located on the east line of N. Valentine, immediately south of Hanh Phan Tilley Elementary School, in the City of Fresno, County of Fresno, and State of California ("**Church Property**"). The legal description and map of the Church Property is set forth in Exhibit A and Exhibit B attached hereto and incorporated by reference herein.
- D. WHEREAS, Central Unified School District ("**District**") is the owner the owner of certain real property, designated as APN 442-280-15, consisting of one parcel of vacant and unimproved land containing approximately 17,747 square feet, located on the southeast quadrant of N. Valentine Avenue and W. Clinton Avenue ("**District Property**"). The legal description and map of the District Property is set forth in Exhibit A and Exhibit B attached hereto and incorporated by reference herein.
- E. WHEREAS, City of Fresno ("**City**") is a municipal corporation, in Fresno County, State of California, with responsibilities, among other duties, to operate, maintain, and repair certain public streets and right-of-ways within the City's boundaries.
- F. WHEREAS, District desires to exchange the District Property for the Church Property owned by Church, and have Church convey the Church Property to City for the purposes of District constructing a public street (Weldon Avenue) thereon, and City owning the Church Property and undertaking all obligations to operate, maintain, and repair the Church Property with the

constructed public street. District intends to enter into an agreement with Church and to execute grant deeds with Church and City to accomplish these transactions, which agreement and grant deeds will be presented to the District's Board for approval.

- G. WHEREAS, by this Resolution, the Board of Trustees intends to declare its intention to exchange the District Property for the Church Property owned by Church and have Church dedicate and convey the Church Property to City for street purposes; and fix a date and time for the public hearing upon the question of making the dedication and conveyance of the Church Property to City.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of the District hereby:

1. Declares and adopts the above recitals as true and correct.
2. Declare its intention to: (a) exchange the District Property for the Church Property owned by Church; and (b) have Church dedicate and convey the Church Property to City for street purposes. The exchange and dedication shall be in accordance with the terms and conditions of that certain agreement between District and Church and the grant deeds, which agreement and grant deeds shall be presented to the Board of Trustees for approval at a subsequent meeting(s).
3. Fixes the date and time of the public hearing upon the question of making the dedication and conveyance of the Church Property as follows: No earlier than 7:00 p.m. on January 9, 2018 at the Board's regular place of meeting located in the Performing Arts Center at Central East High School, 3535 North Cornelia, Fresno, 93722.

This Resolution is adopted at a duly called regular meeting of the Board of Trustees of the District held on, December 12, 2017 by the following votes:

Board President Cesar Granda:	Yes ___	No ___	Abstain ___	Absent ___
Board Vice President Ruben Coronado:	Yes ___	No ___	Abstain ___	Absent ___
Board Clerk Rama Dawar:	Yes ___	No ___	Abstain ___	Absent ___
Board Member Richard Atkins:	Yes ___	No ___	Abstain ___	Absent ___
Board Member Philip Cervantes:	Yes ___	No ___	Abstain ___	Absent ___
Board Member Terry Cox:	Yes ___	No ___	Abstain ___	Absent ___
Board Member Richard Solis:	Yes ___	No ___	Abstain ___	Absent ___

Board Member Signatures:

Board President Cesar Granda: _____

Board Vice President Ruben Coronado: _____

Board Clerk Rama Dawar: _____

Board Member Richard Atkins: _____

Board Member Philip Cervantes: _____

Board Member Terry Cox: _____

Board Member Richard Solis: _____

CERTIFICATION

I am the Secretary of the Board of Trustees of the District and hereby certify that the foregoing resolution is the full, true, and correct resolution duly passed and adopted on the date stated above by the Board of Trustees.

Signature _____
Mark G. Sutton
Secretary, Board of Trustees
Central Unified School District

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Exhibit A

[Attach legal description and map of Church Property]

EXHIBIT 'A'

APN: 442-022-15st (Portion)

Public Street Dedication

Being a portion of that certain parcel granted to the CENTRAL UNIFIED SCHOOL DISTRICT per Grant Deed recorded June 2, 2005 as Document Number 2005-0122026, Official Records of Fresno County, situated in Southeast quarter of Section 25, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, in the City of Fresno, County of Fresno, State of California, being more particularly described as follows:

COMMENCING at the southwest corner of said parcel granted to the CENTRAL UNIFIED SCHOOL DISTRICT; thence northerly along the southerly line of said parcel North $89^{\circ}50'37''$ West, a distance of 22.00 feet to the point on the easterly right-of-way line of Valentine Avenue as defined by that certain easement for public street purposes granted to the City of Fresno per Deed of Easement recorded November 06, 2014 as Document No. 2014-0126661, Official Records of Fresno County; thence northerly along the easterly line of said right-of-way, North $00^{\circ}00'00''$ West, a distance of 90.44 feet to the **TRUE POINT OF BEGINNING**; thence continuing along said right-of-way line, North $00^{\circ}00'00''$ West, a distance of 76.45 feet; thence leaving said right-of-way line, South $44^{\circ}59'56''$ East, a distance of 14.34 feet; thence South $89^{\circ}59'52''$ East, a distance of 34.86 feet to the beginning of a tangent curve to the right; thence southeasterly along said curve, having a radius of 280.00 feet, through a central angle of $30^{\circ}23'02''$, an arc distance of 148.48 feet; thence South $59^{\circ}36'50''$ East, a distance of 112.56 feet to the beginning of a tangent curve to the left; thence southeasterly along said curve, having a radius of 220.00 feet, through a central angle of $30^{\circ}32'33''$, an arc distance of 117.27 feet; thence North $89^{\circ}50'37''$ East, a distance of 157.23 feet, more or less, to the beginning of a non-tangent curve to the right with a radial line bears South $53^{\circ}17'09''$ East; thence Northeasterly along said curve, having a radius of 35.00 feet, through a central angle of $106^{\circ}15'59''$, an arc distance of 64.91 feet; thence South $89^{\circ}48'39''$ West, a distance of 5.48 feet to the easterly line of said parcel granted to the CENTRAL UNIFIED SCHOOL DISTRICT; thence along said easterly line, South $0^{\circ}01'11''$ East, a distance of 30.00 feet to the southeast corner of said parcel; thence along the southerly line of said parcel, South $89^{\circ}50'37''$ West, a distance of 344.73 feet to the beginning of a non-tangent curve to the right, to which a radial line bears South $26^{\circ}36'33''$ West; thence leaving said southerly line, northwesterly along said non-tangent curve, having a radius of 280.00 feet, through a central angle of $3^{\circ}46'37''$, an arc distance of 18.46 feet; thence North $59^{\circ}36'50''$ West, a distance of 112.56 feet to the beginning of a tangent curve to the left; thence northwesterly along said curve, having a radius of 220.00 feet, through a central angle of $30^{\circ}23'02''$, an arc distance of 116.67 feet; thence North $89^{\circ}59'52''$ West, a distance of 38.67 feet; thence South $45^{\circ}00'21''$ West, a distance of 8.93 feet to the **POINT OF BEGINNING**.

Area contains: $\pm 30,031$ square feet

2016-xxx

EXHIBIT 'A'

PARCEL A OUTLOT

Being a portion of that certain parcel granted to CENTRAL UNIFIED SCHOOL DISTRICT per Grant Deed recorded June 2, 2005 as Document No. 2005-0122024, Official Record of Fresno County, situated in Southeast quarter of Section 25, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, in the City of Fresno, County of Fresno, State of California, being more particularly described as follows:

COMMENCING at the southwest corner of said parcel granted to the CENTRAL UNIFIED SCHOOL DISTRICT per Document Number 2005-0122024; thence along the southerly line of said parcel, North 89°50'40" East, a distance of 22.00 feet to the **TRUE POINT OF BEGINNING**; thence leaving said southerly line, North 0°00'04" West, along line that is parallel with and 22.00 feet east of the westerly line of said parcel, a distance of 96.89 feet; thence leaving said parallel line, South 89°59'57" East, a distance of 44.99 feet to the beginning of a tangent curve to the right; thence southeasterly along said tangent curve, having a radius of 220.00 feet, through a central angle of 30°23'02", an arc distance of 116.67 feet; thence South 59°36'55" East, a distance of 112.96 feet to the beginning of a tangent curve to the left; thence southeasterly along said tangent curve, having a radius of 280.00 feet, through a central angle of 3°46'33", an arc distance of 18.45 feet to a point on a non-tangent line to a point on the southerly line of said parcel, said point being 281.92 feet, measured along said southerly line, from the southwest corner of said parcel; thence along said southerly line, South 89°50'40" West, a distance of 269.92 feet to the **POINT OF BEGINNING**.

Area contains: ±17,747 Square Feet.

PARCEL B 30' RIGHT-OF-WAY DEDICATION FOR WELDON AVENUE

Being a portion of that certain parcel granted to FRESNO CITY BLESSING CHURCH per Grant Deed recorded _____, _____ as Document No. 2005-0122024, Official Record of Fresno County, situated in Southeast quarter of Section 25, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, in the City of Fresno, County of Fresno, State of California, being more particularly described as follows:

COMMENCING at the northwest corner of said parcel granted to FRESNO CITY BLESSING CHURCH; thence along the northerly line of said parcel, North 89°50'40" East, a distance of 281.92 to the **TRUE POINT OF BEGINNING**; thence continuing along said northerly line, North 89°50'40" East, a distance of 344.46 feet to the northeast corner of said parcel; thence along the easterly line of said parcel, South 0°01'22" East, a distance of 30.00 feet to a point on a

line that is parallel with and 30.00 feet south of the northerly line of said parcel; thence along said parallel line, South $89^{\circ}50'39''$ West, a distance of 218.30 feet to the beginning of a tangent curve to the right; thence, leaving said parallel line, northwesterly along said tangent curve, having a radius of 280.00 feet, through a central angle of $26^{\circ}45'53''$, an arc distance of 130.80 feet to the **POINT OF BEGINNING**.

Area contains: $\pm 9,100$ Square Feet.

EXHIBIT 'A'

APN: 442-280-14

Public Street Dedication

Being a portion of that certain parcel granted to FRESNO CITY BLESSING CHURCH per Grant Deed recorded _____, _____ as Document No. 2005-0122024, Official Record of Fresno County, situated in Southeast quarter of Section 25, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, in the City of Fresno, County of Fresno, State of California, being more particularly described as follows:

COMMENCING at the northwest corner of said parcel granted to FRESNO CITY BLESSING CHURCH; thence along the northerly line of said parcel, North $89^{\circ}50'40''$ East, a distance of 281.92 to the **TRUE POINT OF BEGINNING**; thence continuing along said northerly line, North $89^{\circ}50'40''$ East, a distance of 344.46 feet to the northeast corner of said parcel; thence along the easterly line of said parcel, South $0^{\circ}01'22''$ East, a distance of 30.00 feet to a point on a line that is parallel with and 30.00 feet south of the northerly line of said parcel; thence along said parallel line, South $89^{\circ}50'39''$ West, a distance of 218.30 feet to the beginning of a tangent curve to the right; thence, leaving said parallel line, northwesterly along said tangent curve, having a radius of 280.00 feet, through a central angle of $26^{\circ}45'53''$, an arc distance of 130.80 feet to the **POINT OF BEGINNING**.

Area contains: $\pm 9,100$ Square Feet.

2016-xxx

xx-x-xxxx

Exhibit B

[Attach legal description and map of District Property]

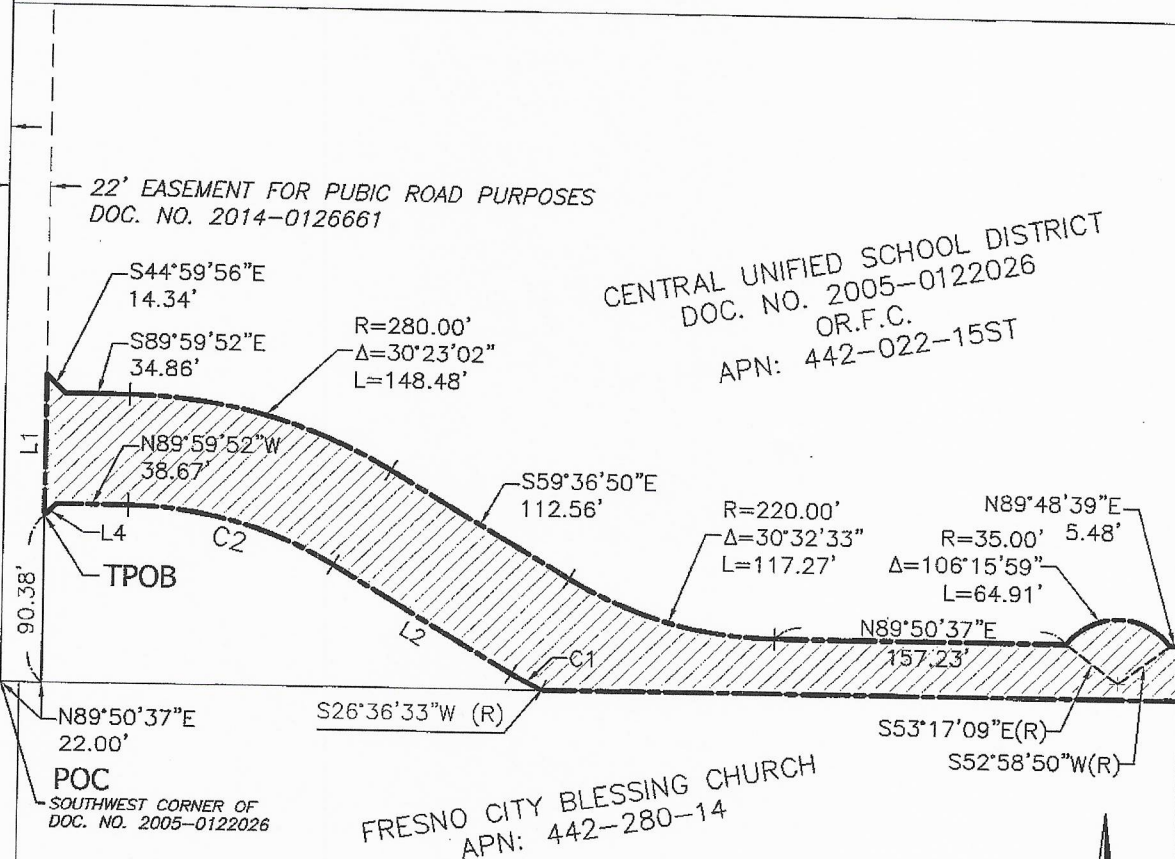
EXHIBIT 'B'

Line Table		
Line #	Direction	Length
L1	N00°00'00"E	76.45'
L2	N59°36'50"W	112.56'
L4	S45°00'21"W	8.93'

Curve Table			
Curve #	Radius	Delta	Length
C1	280.00'	3°46'37"	18.46'
C2	220.00'	30°23'02"	116.67'

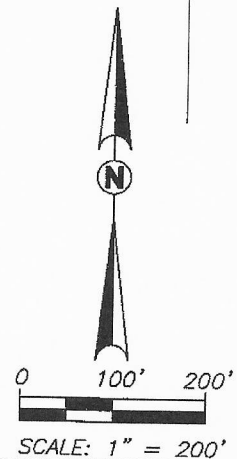
WEST LINE OF THE SOUTHEAST
QUARTER OF SECTION 25-13/19

VALENTINE AVENUE
N00°00'00"E



LEGEND

- = 60' R/W DEDICATION FOR WELDON AVENUE
AREA = ±30,031 sq ft
- (R) = RADIUS
- TPOB = TRUE POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- F.C.R. = FRESNO COUNTY RECORDS
- O.R.F.C. = OFFICIAL RECORDS OF FRESNO COUNTY



REF. & REV.

2016 - xxx
PLAT xxxx

CITY OF FRESNO
DEPARTMENT OF PUBLIC WORKS

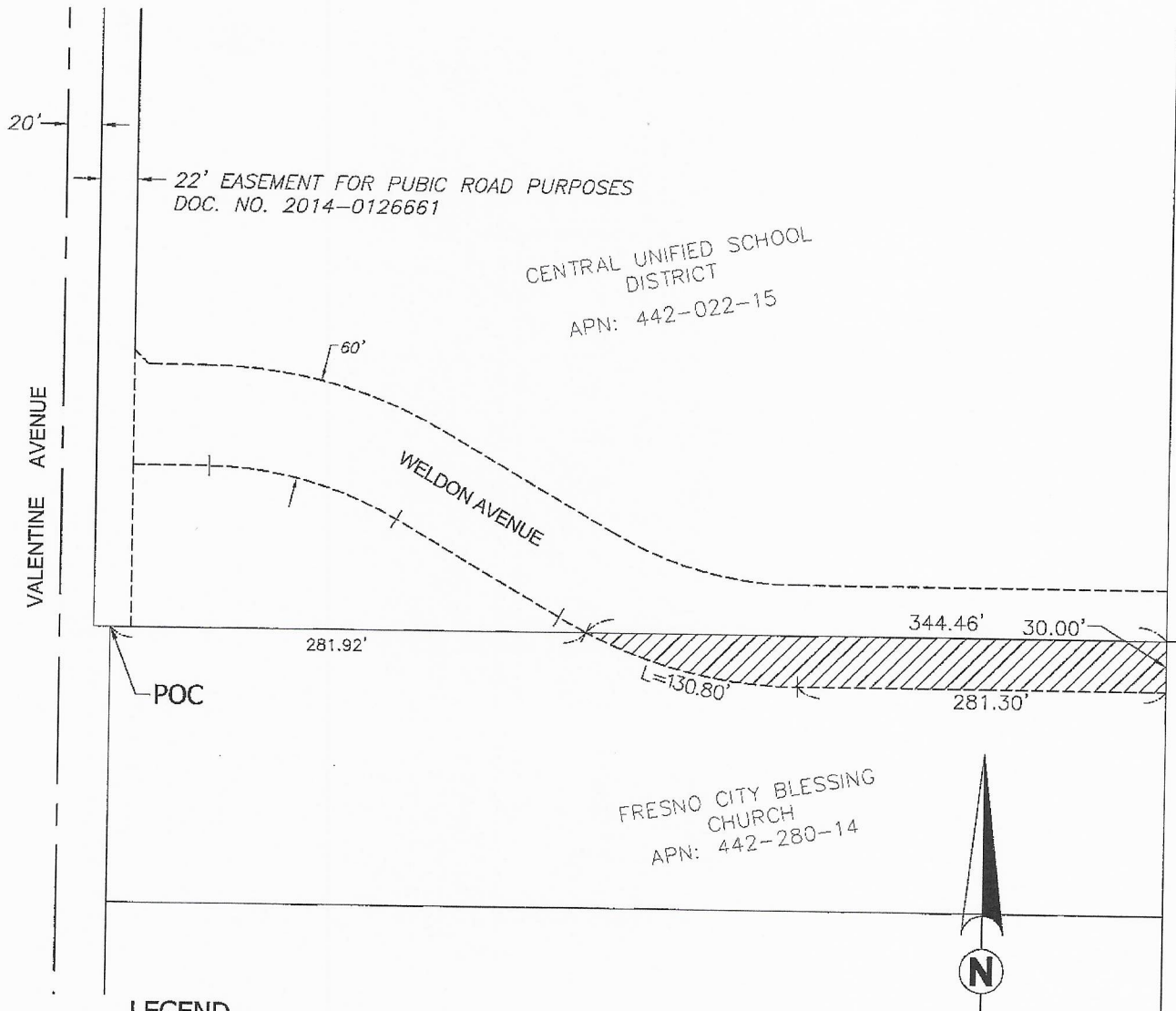
PARCEL TO BE DEDICATED TO THE CITY OF FRESNO AS
AN EASEMENT FOR PUBLIC STREET PURPOSES

PROJ. ID. _____ CO _____
FUND NO. _____ RES. TYPE _____
ORD. NO. _____

DR. BY _____ CRB
CH. BY _____ AKM
DATE 10/18/17
SCALE 1" = 100'

SHEET NO. 1
OF 1 SHEETS
XX-XX-XXXX

EXHIBIT 'B'



LEGEND

= 30' R/W DEDICATION FOR WELDON AVENUE
AREA = ±9,100 sq ft

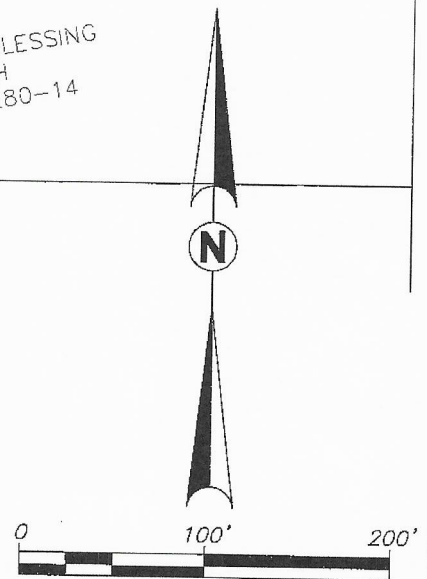
(R) = RADIUS

TPOB = TRUE POINT OF BEGINNING

POC = POINT OF COMMENCEMENT

F.C.R. = FRESNO COUNTY RECORDS

O.R.F.C. = OFFICIAL RECORDS OF FRESNO COUNTY



SCALE: 1" = 100'

REF. & REV.

2016 - xxx
PLAT xxxx

CITY OF FRESNO
DEPARTMENT OF PUBLIC WORKS

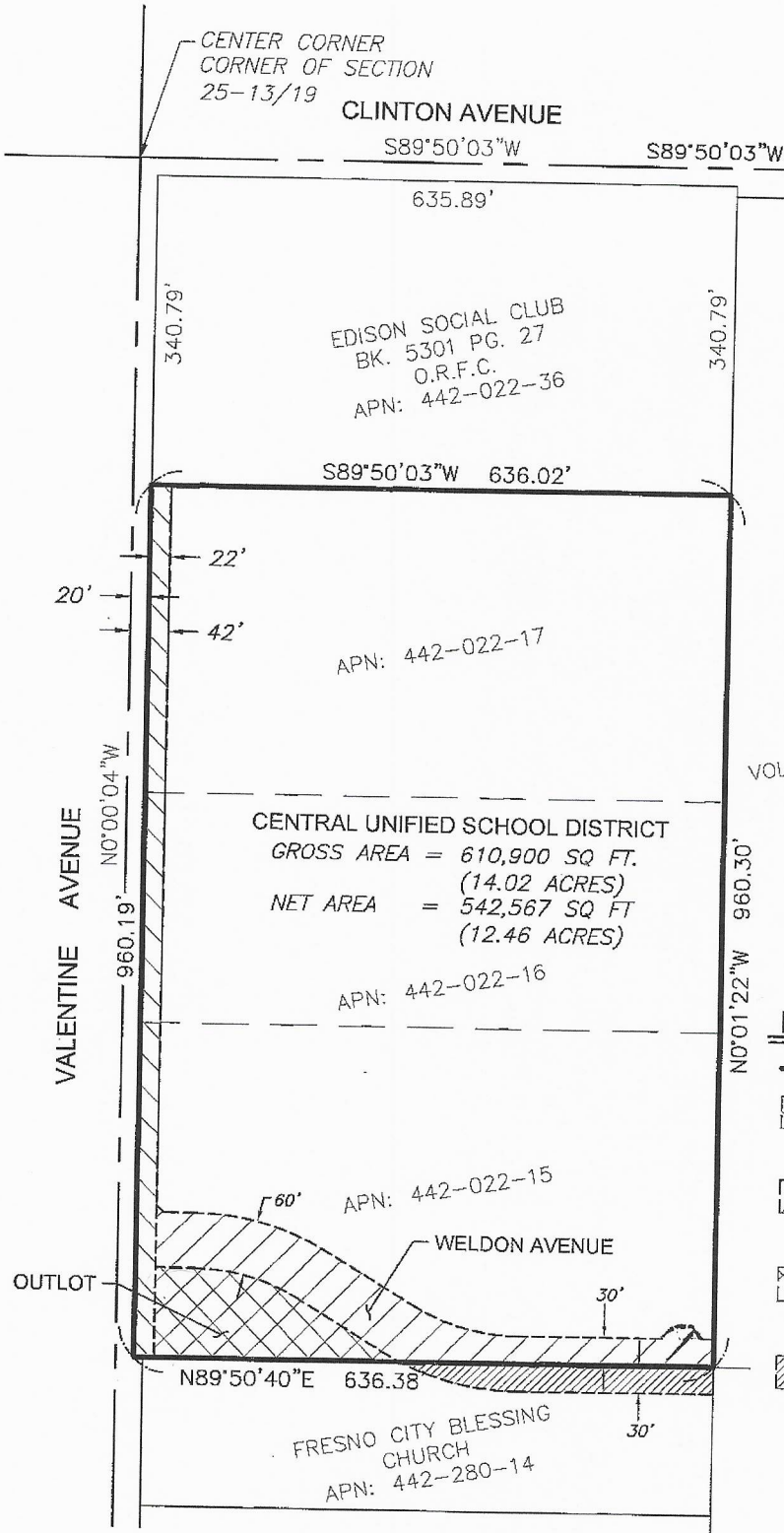
PARCEL TO BE DEDICATED TO THE CITY OF FRESNO AS
AN EASEMENT FOR PUBLIC STREET PURPOSES

PROJ. ID. _____ CO
FUND NO. _____ RES. TYPE _____
ORD. NO. _____

DR. BY CRB
CH. BY AKM
DATE 9/18/17
SCALE 1" = 100'

SHEET NO. 1
OF 1 SHEETS

XX-XX-XXXX



TRACK NO 3479
VOL. 40 OF MAPS, PG. 68
F.C.R.



0 100' 200'
SCALE: 1" = 200'

LEGEND

- = BOUNDARY LINE
- = 42' R/W DEDICATION FOR VALENTINE AVENUE
AREA = ±21,124 sq ft
- = R/W DEDICATION FOR WELDON AVENUE
AREA = ±30,031 sq ft
- = OUTLOT
AREA = ±17,747 sq ft
- = CHURCH PORTION FOR WELDON AVENUE
AREA = ±9,100 sq ft

**Alan
Mok
Engineering**

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FRESNO, CALIFORNIA 93711
Tel. 559-432-6879
Fax. 559-432-6897
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EXHIBIT 'B'

PROJECT #: 214-0129		SHEET NO: 1 OF 2
DATE: 4/11/2014		
DRAWN BY: CRB	CHECKED: AKM	REVISIONS:
SCALE: 1" = 200'		