SUBJECT: ACCEPTANCE OF APPRAISED VALUE OF RIGHT OF WAY FOR PROPERTY LOCATED AT APN 261-092-009 – ARTURO MEDRANO AND DELIA MEDRANO – DATE AVENUE RECONSTRUCTION PROJECT

SOURCE: PUBLIC WORKS DEPARTMENT

COMMENT: Arturo and Delia Medrano, owners of property located at APN 261-092-009, have accepted the appraised value of $14,500 for the 1,312 sq. ft. of right-of-way needed for the Date Avenue Reconstruction project. Included in the appraisal is severance damage to the remainder of the lot for narrow side width, setback area between the building and the street, and loss of parking.

The City recently had the property appraised by Michael C. Burger, MAI, a Certified General Real Estate Appraiser. The appraisal came in at $14,500 for the 1,312 sq. ft. of property needed for the project and improvements. This appraisal is available in the Community Development Department for your review.

RECOMMENDATION: That City Council:

1. Authorize staff to begin escrow, with the City paying escrow fees;
2. Authorize staff to make payment to Arturo and Delia Medrano, owners of property in the amount of $14,500, after completion of escrow;
3. Authorize the Mayor to sign all necessary documents; and
4. Authorize staff to record all documents with the County Recorder.

ATTACHMENTS:

1. Right-Of-Way Take Map
2. Resolution

DD_____ APPROPRIATED/FUNDED______ CM_____ ITEM NO. 12
EXHIBIT B
PROPERTY ACQUISITION MAP

NORTH
SCALE 1"=30'

1,312 S.F. PROPERTY ACQUISITION

LOT 15
261-092-009
LOT 16
100.44'

LEGEND
PROPERTY ACQUISITION
RESOLUTION NO. __________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE ACCEPTING A GRANT DEED IN FEE FOR PUBLIC STREET AND UNDERGROUND UTILITIES PURPOSES FROM ARTURO AND DELIA MEDRANO

BE IT RESOLVED by the City Council of the City of Porterville that the City of Porterville hereby accepts a Grant Deed in fee from Arturo Medrano and Delia Medrano, husband and wife, as joint tenants, for public street and underground utility purposes, in the City of Porterville, County of Tulare, State of California, to-wit:

See Exhibits “A” and “B” attached hereto and made a part thereof.

BE IT FURTHER RESOLVED that the purchase price of $14,500 is hereby approved with the City to open escrow account, pay the normal and customary escrow fees, authorize Mayor to sign all necessary documents, and said deed to be recorded in the office of the Tulare County Recorder. The foregoing has been accepted by the City Council for the City of Porterville.

_________________________________________
Pedro R. Martinez, Mayor

ATTEST:

John Longley, City Clerk

_________________________________________
By: Georgia Hawley, Chief Deputy City Clerk
Exhibit "A"

That portion of Lot 16 of Block 49 of the Map of the Town of Porterville, in the City of Porterville, County of Tulare, State of California, as shown on map filed in Book 3 of Maps, at page 18 in the office of the County Recorder of said County, more particularly described as follows:

BEGINNING AT a point of intersection with the south line of said Lot 16 and the east line of the land conveyed to the City of Porterville by Deed dated February 5, 1912, recorded in Book 194, page 323 of Deeds;

THENCE, South 88° 58' 20" East, 120.45 feet, to the southeast corner of said Lot 16;

THENCE, North 00° 58' 42" East, along the east line of said Lot 16, 20.14 feet;

THENCE, South 45° 57' 57" West, 14.14 feet, to a point being 10.00 feet West of said east line and 10.13 feet North of the south line of said Lot 16;

THENCE, North 89° 02' 48" West, 100.44 feet, to a point being 10.00 feet East of the west line of said land conveyed to the City of Porterville and 10.00 feet North of the south line of said Lot 16;

THENCE, North 44° 00' 16" West, 14.13 feet, to a point in the east line of said land conveyed to the City of Porterville;

THENCE, South 01° 02' 16" West, along said east line, 19.98 feet, to the POINT OF BEGINNING.

CONTAINING 1,312 square feet more or less.

END OF DESCRIPTION

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature: [Signature]
Licensed Land Surveyor

Date: 9/27/04

[Stamp: Licensed Land Surveyor]