SUBJECT: ACCEPTANCE OF APPRAISED VALUE OF RIGHT OF WAY FOR PROPERTY LOCATED AT APN 261-094-009 – CLEMENTINE MORALES, GLORIA BRITT, LUIS A. MORALES, AND MIKE MORALES – DATE AVENUE RECONSTRUCTION PROJECT

SOURCE: PUBLIC WORKS DEPARTMENT

COMMENT: Clementine Morales, Gloria Britt, Luis A. Morales and Mike Morales, owners of property located at APN No. 261-094-009, have accepted the appraised value of $8,300.00 for the 1,236 square feet of right-of-way needed for the Date Avenue Reconstruction project. Included in the appraisal is severance damage for narrow site width, setback area between the building and the street, loss of parking and a temporary easement for the demolition of a chicken coop.

The City recently had the property appraised by Michael C. Burger, MAI, a Certified General Real Estate Appraiser. The appraisal came in at $8,300.00 for the 1,236 square feet of property needed for the project and severance damages. 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 Clementine Morales, Gloria Britt, Luis A. Morales and Mike Morales, owners of property in the amount of $8,300.00, 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:

1.1 Right-Of-Way Take Map
1.2 Resolution

DD_____ APPROPRIATED/FUNDED_____ CM______ ITEM NO. 8
EXHIBIT B
PROPERTY ACQUISITION MAP

1,604 S.F. PROPERTY ACQUISITION

LOT .18
261-094-009
LOT .17
139.83'
149.82'

LEGEND
PROPERTY ACQUISITION

ATTACHMENT
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
CLEMENTINE MORALES, GLORIA BRITT, LUIS A. MORALES,
AND MIKE MORALES

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 Clementine Morales, as to an undivided 1/3 interest, Gloria Britt, Luis A. Morales and Mike Morales each as to an undivided 2/9 interest all by Order Determining Succession To Real Property, 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 $8,300 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

ATTACHMENT
ITEM NO.
APN 261-094-009

Exhibit “A”

That portion of Lot 17 of Block 37 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 the southwest corner of said Lot 17;

THENCE, South 89° 00' 37" East, 149.82 feet, to the southeast corner of said Lot 17;

THENCE, North 00° 57' 21" East, along the east line of said Lot 17, 10.42 feet;

THENCE, North 89° 02' 48" West, 139.83 feet, to a point being 10.00 feet East of the west line of said Lot 17 and 10.33 feet North of the south line of said Lot 17;

THENCE, North 44° 03' 14" West, 14.14 feet, to a point in the west line of said Lot 17;

THENCE, South 00° 56' 19" West, 20.33 feet, along said west line, to the POINT OF BEGINNING.

CONTAINING 1,604 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:  
Licensed Land Surveyor

Date: 9/27/04