

FINAL MAP OF TRACT NO. 6336

PHASE II OF VESTING TENTATIVE MAP NO. 6214
A PLANNED DEVELOPMENT

A MERGER OF A PORTION OF LOT 12 AND A PORTION OF LOT 13 OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN OCTOBER 2017, BY LANDDESIGN CONSULTING

CONSISTING OF THREE SHEETS
SHEET ONE OF THREE



RECORD TITLE INTEREST STATEMENT

ALL UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR DEDICATION FOR PUBLIC USE THE RIGHT-OF-WAY FOR ROAD PURPOSES; OUTLOT A, OUTLOT B, OUTLOT 'C', OUTLOT 'D', AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

WOODSIDE 06N, LP, A CALIFORNIA LIMITED PARTNERSHIP
BY: WDS GP, INC., A CALIFORNIA CORPORATION, ITS GENERAL PARTNER

MATT SMITH, AUTHORIZED SIGNER

DATE

LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF FRESNO, CITY OF FRESNO, DESCRIBED AS FOLLOWS:

OUTLOT B, OF TRACT NO. 6214, RECORDED JULY 28, 2020 IN VOLUME 89, PAGES 87 THROUGH 90 OF TRACT MAPS, FRESNO COUNTY RECORDS.

THIS PROJECT IS SUBJECT TO THE FOLLOWING:

1. THE EFFECT OF AN INSTRUMENT ENTITLED "BEFORE THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT RESOLUTION PROVIDING FOR THE RECORDATION OF A MAP IDENTIFYING AREAS SUBJECT TO PAYMENT OF DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES" EXECUTED BY FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND CITY OF FRESNO, RECORDED JULY 31, 1995 AS DOCUMENT NO. 95092128, OFFICIAL RECORDS, FRESNO COUNTY.
2. AN EASEMENT OVER SAID LAND FOR ROAD AND DITCH AND INCIDENTAL PURPOSES, AS RESERVED BY ANGLO-CALIFORNIA BANK LIMITED, IN DEED RECORDED MARCH 28, 1899, (BOOK) 222 (PAGE) 432, OF DEEDS.
3. THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE DOCUMENT ENTITLED "ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA ADOPTING THE OFFICIAL PLAN LINES FOR EAST MCKINLEY AVENUE BETWEEN NORTH SUNNYSIDE AND NORTH TEMPERANCE AVENUES", EXECUTED BY CITY OF FRESNO, DATED JANUARY 8, 2017, RECORDED MAY 11, 2017, AS (INSTRUMENT) 2017-0057989, OFFICIAL RECORDS.
4. THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE DOCUMENT ENTITLED "CERTIFICATE OF COMPLETION - CLINTON-FOLWER NO.2 REORGANIZATION", EXECUTED BY THE FRESNO LOCAL AGENCY FORMATION COMMISSION, DATED AUGUST 6, 2019, RECORDED AUGUST 6, 2019, AS (INSTRUMENT) 2019-0087690, OFFICIAL RECORDS.
5. PROVISIONS AND CONDITIONS SET FORTH IN THE "NOTES" OF THE FOLLOWING MAP: MAP: TRACT 6214, RECORDED JULY 28, 2020, BOOK 89, PAGES 87 THROUGH 90.
6. THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS CONTAINED IN THE AGREEMENT ENTITLED "SUBDIVISION AGREEMENT", BY AND BETWEEN CITY OF FRESNO, AND WOODSIDE 06N, A CALIFORNIA LIMITED PARTNERSHIP, RECORDED JULY 28, 2020, (INSTRUMENT) 2020-0095326, OFFICIAL RECORDS.
7. THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS CONTAINED IN THE AGREEMENT ENTITLED "SEPARATE CONSENT TO FINAL MAP PURSUANT TO GOVERNMENT CODE SECTION 66435.1, "RECORDED JULY 28, 2020, (INSTRUMENT) 2020-0095332, OFFICIAL RECORDS.
8. SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6336, RECORDED _____, 2022 DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
9. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6336, RECORDED _____, 2022 DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
10. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER CONNECTION CHARGES, WATER CONNECTION CHARGES, URBAN GROWTH MANAGEMENT FEES, CITY WIDE FEES, AND DEVELOPMENT FEES TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN FOR THE FINAL MAP OF TRACT NO. 6336 RECORDED _____, 2022 DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
11. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6336 RECORDED _____, 2022 DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
12. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6336, PHASE 2 OF VESTING TENTATIVE MAP NO. 6214, RECORDED _____, 2022, AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
13. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING FOR SANITARY SEWER CAPACITY IN THE FOWLER AVENUE TRUNK SEWER AND DEFERRING PAYMENT OF INTERIM FEE SURETY TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATING OF LIEN FOR THE FINAL MAP OF TRACT NO. 6336, PHASE 2 OF VESTING TENTATIVE MAP NO. 6214, RECORDED _____, 2022 DOCUMENT NO. _____, FRESNO COUNTY RECORDS.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KERRY MEDELLIN ON OCTOBER, 2017. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE ONE YEAR OF THE DATE THIS MAP IS RECORDED, OR ANY TIME EXTENSION APPROVED BY THE CITY ENGINEER.

RUBEN APARICIO III, PLS 8026 LIC. EXP. 12-31-2022

DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

ANDREW J. BENELLI, PE 50022
LICENSE EXPIRES 6-30-2023
CITY ENGINEER

DATE

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

JASON A. CAMIT, PLS 8636
LICENSE EXPIRES 12-31-2023
CHIEF SURVEYOR

DATE

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN CONFORMS TO AND IS IN COMPLIANCE WITH THE APPROVED TENTATIVE MAP AND THE REQUIREMENTS IMPOSED BY THE FRESNO CITY PLANNING COMMISSION AS A CONDITION TO THE ACCEPTANCE OF THE FINAL MAP.

JENNIFER K. CLARK
SECRETARY OF THE FRESNO CITY PLANNING COMMISSION

DATE

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION NO. _____ ADOPTED ON _____, 2022, APPROVED THE WITHIN MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, AND APPROVED THE ABANDONMENT OF THOSE PUBLIC STREETS AND/OR PUBLIC EASEMENTS NOT SHOWN ON THE MAP AND NOTED AS ABANDONED BY THE FILING OF THE MAP.

TODD STERMER, CMC
CITY CLERK

BY: _____
DEPUTY

DATE

RECORDER'S CERTIFICATE

DOCUMENT NO. _____ FEE \$ _____
FILED THIS _____ DAY OF _____, 2022,
AT _____ M. IN VOLUME _____ OF PLATS, AT PAGES _____,
AND _____, F.C.R., AT THE REQUEST OF PLACER TITLE COMPANY.

FRESNO COUNTY RECORDS
PAUL DICTOS, C.P.A.
RECORDER

BY: _____
DEPUTY

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

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

SIGNATURE _____

NAME _____

COUNTY OF _____

MY COMMISSION EXPIRES _____

MY COMMISSION NUMBER _____

F.I.D. CERTIFICATE

A SEPARATE CONSENT TO FINAL MAP PURSUANT TO GOVERNMENT CODE SECTION 66435.1 FOR TRACT MAP NO. 6336, HAS BEEN EXECUTED BY THE FRESNO IRRIGATION DISTRICT, AS RECORDED _____, 2022 AS DOCUMENT NO. 2022-_____, FRESNO COUNTY RECORDS.

FINAL MAP OF TRACT NO. 6336

PHASE II OF VESTING TENTATIVE MAP NO. 6214

A PLANNED DEVELOPMENT

A MERGER OF A PORTION OF LOT 12 AND
A PORTION OF LOT 13 OF SECTION 27,
TOWNSHIP 13 SOUTH, RANGE 21 EAST,
MOUNT DIABLO BASE AND MERIDIAN

IN THE CITY OF FRESNO, COUNTY OF FRESNO,
STATE OF CALIFORNIA SURVEYED AND PLATTED IN
OCTOBER 2017, BY LANDESIGN CONSULTING

CONSISTING OF THREE SHEETS
SHEET THREE OF THREE

LINE TABLE		
LINE #	LENGTH	BEARING
L1	32.15'	N0° 01' 42"E
L2	32.17'	N0° 01' 42"E
L3	32.19'	N0° 01' 42"E
L4	14.83'	N57° 12' 30"E
L5	5.77'	N89° 59' 33"E
L6	17.39'	N44° 58' 18"W
L7	17.39'	S44° 58' 18"E
L8	17.39'	N45° 01' 42"E
L9	17.39'	N45° 01' 42"E
L10	17.39'	N44° 58' 18"W
L11	12.30'	N44° 58' 18"W
L12	12.30'	N45° 01' 42"E
L13	59.75'	N0° 01' 42"E
L14	25.54'	S0° 01' 42"W
L15	12.08'	N13° 24' 09"E
L16	17.39'	S44° 59' 14"E
L17	12.31'	N45° 00' 46"E
L18	12.30'	N44° 59' 14"W
L19	17.40'	N45° 00' 46"E
L20	17.39'	S44° 59' 14"E
L21	39.00'	N0° 01' 42"E
L22	65.00'	N0° 01' 42"E
L23	65.00'	N0° 01' 42"E
L24	39.00'	N0° 01' 42"E
L25	3.25'	S44° 59' 14"E
L26	14.14'	S44° 59' 14"E
L27	9.12'	N45° 00' 46"E
L28	29.96'	N0° 04' 27"E
L29	30.00'	N0° 04' 27"E
L30	1292.03'	S0° 04' 27"W
L31	16.55'	N45° 00' 37"E
L32	16.54'	S44° 59' 23"E
L33	16.55'	N45° 00' 37"E
L34	16.54'	S44° 59' 23"E
L35	16.55'	N45° 00' 37"E
L36	8.30'	N89° 59' 33"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	85.28'	220.00'	22°12'38"	43.18'
C2	4.88'	8.00'	34°58'10"	2.52'
C3	4.58'	8.00'	32°47'02"	2.35'
C4	7.70'	48.00'	9°11'41"	3.86'
C5	114.51'	52.00'	126°10'01"	102.42'
C6	45.33'	48.00'	54°06'22"	24.51'
C7	132.43'	280.00'	27°05'54"	67.48'
C8	21.18'	220.00'	5°31'02"	10.60'
C9	64.10'	220.00'	16°41'36"	32.28'
C10	17.72'	52.00'	19°31'41"	8.95'
C11	59.01'	52.00'	65°01'19"	33.14'
C12	37.77'	52.00'	41°37'01"	19.76'
C13	50.88'	280.00'	10°24'40"	25.51'
C14	81.55'	280.00'	16°41'14"	41.06'
C15	188.12'	250.00'	43°06'49"	98.76'
C16	188.12'	250.00'	43°06'49"	98.76'
C17	210.69'	280.00'	43°06'49"	110.62'
C18	165.54'	220.00'	43°06'49"	86.91'
C19	125.87'	220.00'	32°46'52"	64.71'
C20	39.67'	220.00'	10°19'57"	19.89'
C21	110.14'	47.00'	134°15'53"	111.44'
C22	18.54'	48.00'	22°07'57"	9.39'
C23	8.08'	47.00'	9°50'52"	4.05'
C24	18.54'	48.00'	22°07'57"	9.39'
C25	110.16'	47.00'	134°17'14"	111.50'
C26	18.53'	48.00'	22°07'25"	9.38'
C27	9.86'	48.00'	11°45'51"	4.95'
C28	8.69'	48.00'	10°22'06"	4.35'
C29	61.11'	47.00'	74°29'53"	35.74'
C30	49.05'	47.00'	59°47'21"	27.02'
C31	12.65'	48.00'	15°06'09"	6.36'
C32	5.88'	48.00'	7°01'17"	2.94'

RADIAL TABLE	
RADIAL #	DIRECTION
R1	N84° 27' 16"W
R2	N67° 45' 40"W
R3	S9° 11' 14"W
R4	S10° 20' 27"E
R5	S75° 21' 46"E
R6	N63° 01' 13"E
R7	N62° 52' 25"W
R8	S73° 17' 05"E
R9	N46° 51' 29"W
R10	N46° 51' 29"W
R11	N79° 38' 21"W
R12	S67° 50' 22"E
R13	N12° 15' 22"W
R14	N22° 06' 15"W
R15	S78° 12' 28"E
R16	S67° 50' 22"E
R17	N37° 39' 46"E
R18	N22° 07' 36"W
R19	N7° 01' 27"W