## RECORD TITLE INTEREST STATEMENT:

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS SUBDIMISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR DEDICATION FOR PUBLIC USE THE PARCELS AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

COPPER RIVER RANCH VILLAGES, LLC. A CALIFORNIA LIMITED LIABILITY COMPANY

	GARY MCDONALD	PRESIDENT						
L & M	DEVELOPERS, INC., A CALIFORNIA CORPORA	ATION						
BY	;							
	GARY MCDONALD	PRESIDENT						
NOTARY ACKNOWLEDGMENT:								
IDENTIT	ARY PUBLIC OR OTHER OFFICER COMPLETING Y OF THE INDIVIDUAL WHO SIGNED THE DOCU IED, AND NOT THE TRUTHFULNESS, ACCURACY	JMENT TO WHICH THIS CERTIFICATE IS						
	of California }  of Fresno }							
PROVED WHOSE TO ME CAPACITY PERSON(	ALLY APPEARED, BEFORE ME,	INSTRUMENT AND ACKNOWLEDGED HIS/HER/THEIR AUTHORIZED RE(S) ON THE INSTRUMENT THE						
I CERTIF THAT TH	Y UNDER PENALTY OF PERJURY UNDER THE IE FOREGOING PARAGRAPH IS TRUE AND CORI	LAWS OF THE STATE OF CALIFORNIA RECT.						
WITNESS	MY HAND							
SIGNATU	RE							
NAME								
COUNTY	OF							
MY COM	MISSION EXPIRES							
MY COM	MISSION NUMBER							
NOTARY ACKNOWLEDGMENT:								
IDENTIT ATTACH	ARY PUBLIC OR OTHER OFFICER COMPLETING Y OF THE INDIVIDUAL WHO SIGNED THE DOCU IED, AND NOT THE TRUTHFULNESS, ACCURACY	IMENT TO WHICH THIS CERTIFICATE IS , OR VALIDITY OF THAT DOCUMENT.						
COUNTY	of California }  OF Fresno }							
ON	ALLY APPEARED, BEFORE ME,	,NOTARY PUBLIC						
PROVED WHOSE TO ME CAPACITY PERSON(	TO ME ON THE BASIS OF SATISFACTORY EVIENAME(S) IS/ARE SUBSCRIBED TO THE WITHIN THAT HE/SHE/THEY EXECUTED THE SAME IN ((ES), AND THAT BY HIS/HER/THEIR SIGNATU (S), OR THE ENTITY UPON BEHALF OF WHICH TRUMENT.	DENCE TO BE THE PERSON(S) INSTRUMENT AND ACKNOWLEDGED HIS/HER/THEIR AUTHORIZED RE(S) ON THE INSTRUMENT THE						
THAT TH	Y UNDER PENALTY OF PERJURY UNDER THE E FOREGOING PARAGRAPH IS TRUE AND CORI	LAWS OF THE STATE OF CALIFORNIA RECT.						
WITNESS	MY HAND							
SIGNATU	RE	<del></del>						
NAME								
	OF							
	MISSION EXPIRES							
MY COM	MISSION NUMBER							
THIS P	ROPERTY IS SUBJECT TO THE FOLLOWING:							
1 CAID	LAND LIES WITHIN THE BOLINDADIES OF THE	EDECNIO METROPOLITANI ELOOD CONTRO						

- 1. SAID LAND LIES WITHIN THE BOUNDARIES OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND IS SUBJECT TO THE POTENTIAL OF THE PAYMENT OF DRAINAGE FEES AND/OR THE REQUIREMENT OF CONSTRUCTION OF DRAINAGE FACILITIES AS A CONDITION OF DEVELOPMENT, RECONSTRUCTION, ADDITIONS OR ALTERATIONS ASSOCIATED WITH SAID LAND, DOCUMENT NO. 95092128, FRESNO COUNTY RECORDS.
- NOTICE OF SPECIAL TAX LIEN, COMMUNITY FACILITIES DISTRICT NO. 15 FORMATION, RECORDED AUGUST 9, 2016 AS DOCUMENT NO. 2016-0103643, FRESNO COUNTY RECORDS.
- FRESNO METROPOLITAN FLOOD CONTROL DISTRICT EASEMENT AND RIGHT OF WAY, RECORDED APRIL 23, 1996 AS DOCUMENT NO. 96051708, FRESNO COUNTY RECORDS.
- FRESNO METROPOLITAN FLOOD CONTROL DISTRICT ENCROACHMENT AGREEMENT, RECORDED APRIL 23, 1996 AS DOCUMENT NO. 96051720, FRESNO COUNTY RECORDS.
- RIGHT TO FARM COVENANT, RECORDED JANUARY 4, 2012 AS DOCUMENT NO. 2012-0000988, FRESNO COUNTY RECORDS.
- 6. RIGHT TO FARM COVENANT, RECORDED JANUARY 4, 2012 AS DOCUMENT NO. 2012-0000989, FRESNO COUNTY RECORDS.
- TERMS OF ENCROACHMENT UPON EASEMENTS, RECORDED FEBRUARY 8, 1996 AS DOCUMENT NO. 96017466, FRESNO COUNTY RECORDS.

# TRACT NO. 6246

### PHASE I OF VESTING TENTATIVE MAP NO. 6246 A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST & NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN JANUARY 2024, BY BRET A. GIANNETTA

CONSISTING OF FOUR SHEETS
SHEET ONE OF FOUR SHEETS

## **LEGAL DESCRIPTION:**

#### PARCEL 1:

PARCEL A OF LOT LINE ADJUSTMENT NO. 2019-16, AS DOCUMENT NUMBER 2019-0087850, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B OF LOT LINE ADJUSTMENT NO. 2019-06, AS DOCUMENT NUMBER 2019-0057496, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 7473, RECORDED IN BOOK 57 OF PARCEL MAPS, AT PAGE 15, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 1, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE SOUTH 01\*38:20 WEST, ALONG THE EAST LINE OF SAID PARCEL 1, A DISTANCE OF 783.43 FEET; THENCE NORTH 18\*26:51 WEST, A DISTANCE OF 261.46 FEET; THENCE NORTH 47\*1302 WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 02\*3119 FEAST, A DISTANCE OF 349.74 FEET; THENCE NORTH 54\*3106 FEAST, A DISTANCE OF 140.00 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID PARCEL 1; THENCE NORTH 88\*18:07 FAST, ALONG SAID NORTH LINE, A DISTANCE OF 85.88 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 7473, RECORDED IN BOOK 57 OF PARCEL MAPS, AT PAGE 15, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

PRESING COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 4; THENCE NORTH 01'38'20'EAST, ALONG THE WEST LINE OF SAID PARCEL 4, A DISTANCE OF 541.23 FEET; THENCE SOUTH 19'26'51'EAST, A DISTANCE OF 204.24 FEET; THENCE SOUTH 39'54'11'EAST, A DISTANCE OF 541.25 FEET; THENCE SOUTH 29'17'03' WEST, A DISTANCE OF 55.29 FEET; THENCE SOUTH 74'01'20'EAST, A DISTANCE OF 34'.25 FEET; THENCE CASTERLY ALONG A TANGENT CURVE, THENCE NORTHEASTERLY ALONG A TANGENT REVERSE CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 08'26'39', A DISTANCE OF 12.97 FEET; THENCE NORTHEASTERLY HAVING A RADIUS OF 88.00 FEET, THROUGH A CENTRAL ANGLE OF 08'26'39', A DISTANCE OF 12.97 FEET; THENCE NORTHEASTERLY ALONG A TANGENT REVERSE CURVE, WHOSE RADIUS POINT BEARS NORTH 19'4910' WEST, HAVING A RADIUS OF 58.00 FEET, THENCE SOUTHERLY ALONG A DISTANCE OF 54.57 FEET; THENCE SOUTH 3'43'50' EAST, A DISTANCE OF 56.00 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 3'43'450' EAST, TANING A RADIUS OF 50.00 FEET, THENCE SOUTHERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 3'43'450' EAST, TANING A RADIUS OF 50.00 FEET, THENCE SOUTHERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 5''34'550' EAST, TANING A RADIUS OF 50.00 FEET, THENCE ALONG A CENTRAL ANGLE OF 53''5440', A DISTANCE OF 55''540', A DISTANCE OF 55''540', A DISTANCE OF 56''50' FEET; THENCE SOUTHEASTERLY ALONG A TANGENT REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 58.00 FEET, THENCE SOUTHEASTERLY ALONG A TANGENT TO THE POUNT OF BEGINNING.

SOUTHEASTERLY ALONG A TANGENT REVERSE CURVE, WHOSE RADIUS POINT BEARS NORTH 55''22'24' EAST, HAVING A RADIUS OF 58.00 FEET, THENCE SOUTH EASTERLY ALONG A TANGENT TO THE POUNT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF PARCEL 1 AND PARCEL 4 OF PARCEL MAP NO. 7473, RECORDED IN BOOK 57 OF PARCEL MAPS, AT PAGE 15, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE NORTH 0138 20 EAST, ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 397.37 FEET; THENCE EASTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 00704 33\*EAST, HAVING A RADIUS OF 647.00 FEET, THROUGH A CENTRAL ANGLE OF 16\*0313\*, A DISTANCE OF 651.46 FEET; THENCE SOUTH 74\*0120\*EAST, A DISTANCE OF 349.22 FEET; THENCE EASTERLY ALONG A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 64\*1.49 FEET; THENCE NORTHEASTERLY ALONG A TANGENT FEVERSE CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 88.00 FEET, THENCE NORTHEASTERLY ALONG A TANGENT FEVERSE CURVE, WHOSE RADIUS POINT BEARS NORTH 19\*4910\*WEST, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 54\*57 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT REVERSE CURVE, WHOSE RADIUS POINT BEARS NORTH 19\*4910\*WEST, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 55\*5440\*, A DISTANCE OF 54\*57 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 55\*5440\*, A DISTANCE OF 54\*57 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 55\*5440\*, A DISTANCE OF 54\*57 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 55\*2242\*EAST, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 55\*2224\*EAST, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 65\*2425\*, A DISTANCE OF 4\*6.3 FEET; THROUGH A CENTRAL ANGLE OF 65\*2425\*, A DISTANCE OF 106.57 FEET THROUGH A CENTRAL ANGLE OF 60\*2425\*, A DISTANCE OF 106.57 FEET TO THE COUTH BEAST NORTH 55\*2224\*EAST, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 60\*2425\*, A DISTANCE OF 106.57 FEET TO THE POINT OF BEGINNING.

\*\*DANNER CENTRAL AND PARCEL 4\*\* AND PARCEL 4\*\*, A DISTANCE OF 14\*\*, 55\*\*, 97\* FEET TO THE POINT OF BEGINNING.

\*\*DANNER CENTRAL AND

DRAWING FOR LOT LINE ADJUSTMENT NO. 2019-16, RECORDED IN BOOK 4 OF MISCELLANEOUS MAPS, AT PAGE 40, FRESNO COUNTY RECORDS.

#### PARCEL 2:

REMAINDER OF TRACT NO. 6238, ACCORDING TO THE MAP THEREOF FILED FOR RECORD FEBRUARY 13, 2023 IN VOLUME 92 OF PLATS, AT PAGES 79 THROUGH 81, FRESNO COUNTY RECORDS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING (CONTINUED):

- 8. TERMS OF ENCROACHMENT UPON EASEMENTS, RECORDED APRIL 18, 1996 AS DOCUMENT NO. 96049991, FRESNO COUNTY RECORDS.
- 9. CONSENT AND AGREEMENT RECORDED NOVEMBER 18, 1996 AS DOCUMENT NO. 96154204, FRESNO
- 10. EASEMENT AGREEMENT RECORDED DECEMBER 30, 2004 AS DOCUMENT NO. 2004-0291147, FRESNO COUNTY RECORDS, AND FIRST ADDENDUM RECORDED AUGUST 22, 2006 AS DOCUMENT NO. 2006-0175086, FRESNO COUNTY RECORDS.
- 11. DEVELOPMENT AGREEMENT RECORDED DECEMBER 30, 2004 AS DOCUMENT NO. 2004-0291148, FRESNO COUNTY RECORDS.
- MEMORANDUM OF BASIN "DE" RELOCATION AGREEMENT, RECORDED JANUARY 19, 2005 AS DOCUMENT NO. 2005-0012048, FRESNO COUNTY RECORDS.
- 13. DTE EASEMENT AGREEMENT RECORDED FEBRUARY 8, 2005 AS DOCUMENT NO. 2005-0029674, FRESNO COUNTY RECORDS.
- 14. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 2, 2006 AS DOCUMENT NO. 2006-0115469, FRESNO COUNTY RECORDS, AND FIRST AMENDMENT RECORDED AUGUST 22, 2006 AS DOCUMENT NO. 2006-0175087, FRESNO COUNTY RECORDS.

(SEE SHEET TWO FOR CONTINUATION)

# SURVEYOR'S STATEMENT:

LESSONAL LAND SURE

No. 8177

OF CALIFOR

THE SURVEY FOR THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION AND IS TRUE AND COMPLETE AS SHOWN.

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 GARY MCDONALD ON JANUARY 1, 2024. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, 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. THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BRET GIANNETTA, LS 8177 LIC. EXP. 12-31-26	DATE
CITY ENGINEER'S STATEMENT:	_
I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP, AND ANY APPROVINTHEREOF. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDIN AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.	N IS SUBSTANTIALLY /ED ALTERATIONS IANCES APPLICABLE
SCOTT L. MOZIER, PE 54417 CITY ENGINEER LICENSE EXPIRES 12-31-2025	DATE
CITY SURVEYOR'S STATEMENT:	
I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT TECHNICALLY CORRECT.	T THE MAP IS
BY:  JASON A. CAMIT, LS 8636  LICENSE EXPIRES 12-31-2025  CHIEF SURVEYOR	DATE
PLANNING COMMISSION CERTIFICATE:	
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHO AND IS IN COMPLIANCE WITH THE APPROVED TENTATIVE MAP AND THE REQUIREM THE FRESNO CITY PLANNING COMMISSION AS A CONDITION TO THE ACCEPTANCE	OWN CONFORMS TO ENTS IMPOSED BY OF THE FINAL MAP.
JENNIFER 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 ADOPTED ON 2025, APPROVED THE WITHIN MAP AND ACCEP THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION I CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.	NO. TED ON BEHALF OF FOR PUBLIC USE IN
TODD STERMER, CMC CITY CLERK	
BY: DEPUTY	DATE
RECORDER'S CERTIFICATE:	
DOCUMENT NO FEE \$  FILED THISDAY OF, 2025  AT, M. IN VOLUMEOF PLATS, AT PAGES,  AND, AT THE REQUEST OF BRET A. GIANNETTA	
FRESNO COUNTY RECORDS PAUL DICTOS, C.P.A., RECORDER	
BY:DEPUTY	

# TRACT NO. 6246

# PHASE I OF VESTING TENTATIVE MAP NO. 6246 A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST & NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN JANUARY 2024, BY BRET A. GIANNETTA

CONSISTING OF FOUR SHEETS SHEET TWO OF FOUR SHEETS

# RECORD TITLE INTEREST STATEMENT: (CONTINUED)

THE 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 PARCELS AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

OMEGA INVESTORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS BENEFICIARY WILLIAM M. LYLES, IV VICE PRESIDENT LYLES DIVERSIFIED, INC., A CALIFORNIA CORPORATION, AS BENEFICIARY WILLIAM M. LYLES, IV PRESIDENT/CEO **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 FRESNO \_\_\_\_, BEFORE ME, \_\_\_\_\_ \_,NOTARY PUBLIC 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 **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 FRESNO } \_\_, BEFORE ME, \_\_\_\_\_ .NOTARY PUBLIC PERSONALLY APPEARED PERSONALLY APPEARED.

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

MY COMMISSION EXPIRES\_\_\_\_\_\_
MY COMMISSION NUMBER \_\_\_\_\_

THIS	PROPERTY IS	SUBJECT	TO	THE	FOLLOWING	(CONTINUED	FROM	SHEET	ONE):

- 15. PACIFIC GAS AND ELECTRIC COMPANY EASEMENT RECORDED \_\_\_\_\_\_\_, 2025, AS DOCUMENT NO. 2025-\_\_\_\_\_\_, FRESNO COUNTY RECORDS. (EXACT LOCATION NOT DISCLOSED OF RECORD)
- 16. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6246, PHASE I OF VESTING TENTATIVE MAP NO. 6246, RECORDED \_\_\_\_\_\_\_\_, 2025, AS DOCUMENT NO. 2025-\_\_\_\_\_\_\_, FRESNO COUNTY RECORDS.
- 17. A 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. 6246, PHASE I OF VESTING TENTATIVE MAP NO. 6246, RECORDED \_\_\_\_\_\_\_, FRESNO COUNTY RECORDS.
- 18. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, TRACT NO. 6246, PHASE I OF VESTING TENTATIVE MAP NO. 6246, RECORDED\_\_\_\_\_\_\_\_\_, 2025, AS DOCUMENT NO. 2025-\_\_\_\_\_\_\_\_, FRESNO COUNTY RECORDS.
- 19. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6246, PHASE I OF VESTING TENTATIVE MAP NO. 6246, RECORDED \_\_\_\_\_\_\_\_, FRESNO COUNTY RECORDS.
- 20. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6246, PHASE I OF VESTING TENTATIVE MAP NO. 6246, RECORDED \_\_\_\_\_\_\_\_, 2025, AS DOCUMENT NO. 2025—\_\_\_\_\_\_\_, FRESNO COUNTY RECORDS.
- 21. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6246, PHASE I OF VESTING TENTATIVE MAP NO. 6246, RECORDED \_\_\_\_\_\_\_, FRESNO COUNTY RECORDS.



