

**RECORD TITLE INTEREST STATEMENT:**

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.

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

BY: \_\_\_\_\_  
GARY MCDONALD PRESIDENT

L & M DEVELOPERS, INC., A CALIFORNIA CORPORATION

BY: \_\_\_\_\_  
GARY MCDONALD PRESIDENT

**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 }

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 \_\_\_\_\_

**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 }

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 \_\_\_\_\_

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- 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.
- 2. NOTICE OF SPECIAL TAX LIEN, COMMUNITY FACILITIES DISTRICT NO. 15 FORMATION, RECORDED AUGUST 9, 2016 AS DOCUMENT NO. 2016-0103643, FRESNO COUNTY RECORDS.
- 3. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT EASEMENT AND RIGHT OF WAY, RECORDED APRIL 23, 1996 AS DOCUMENT NO. 96051708, FRESNO COUNTY RECORDS.
- 4. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT ENCROACHMENT AGREEMENT, RECORDED APRIL 23, 1996 AS DOCUMENT NO. 96051720, FRESNO COUNTY RECORDS.
- 5. 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.
- 7. 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°13'02" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 02°31'19" EAST, A DISTANCE OF 349.74 FEET; THENCE NORTH 54°31'06" EAST, A DISTANCE OF 140.00 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID PARCEL 1; THENCE NORTH 88°18'07" EAST, 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:

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 18°26'51" EAST, A DISTANCE OF 204.24 FEET; THENCE SOUTH 39°54'11" EAST, A DISTANCE OF 158.60 FEET; THENCE SOUTH 25°17'08" WEST, A DISTANCE OF 56.29 FEET; THENCE SOUTH 74°01'20" 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 44°14'29"; A DISTANCE OF 44.79 FEET; THENCE NORTHEASTERLY ALONG A TANGENT REVERSE CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 88.00 FEET, THROUGH A CENTRAL ANGLE OF 08°28'39"; A DISTANCE OF 12.97 FEET; THENCE NORTHEASTERLY ALONG A TANGENT REVERSE CURVE, WHOSE RADIUS POINT BEARS NORTH 19°49'10" WEST, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 53°54'40"; A DISTANCE OF 54.57 FEET; THENCE SOUTH 73°43'50" EAST, A DISTANCE OF 56.00 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 73°43'50" EAST, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 53°54'40"; A DISTANCE OF 54.57 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 88.00 FEET, THROUGH A CENTRAL ANGLE OF 03°00'54"; A DISTANCE OF 4.63 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT REVERSE CURVE, WHOSE RADIUS POINT BEARS NORTH 55°22'24" EAST, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 47°10'19"; A DISTANCE OF 47.75 FEET; THENCE EASTERLY ALONG A TANGENT COMPOUND CURVE, HAVING A RADIUS OF 953.00 FEET, THROUGH A CENTRAL ANGLE OF 06°24'25"; A DISTANCE OF 106.57 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL 4; THENCE SOUTH 88°25'03" WEST, A DISTANCE OF 796.92 FEET TO THE POINT 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 01°38'20" 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 00°04'33" EAST, HAVING A RADIUS OF 647.00 FEET, THROUGH A CENTRAL ANGLE OF 16°03'13"; A DISTANCE OF 651.46 FEET; THENCE SOUTH 74°01'20" 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 44°14'29"; A DISTANCE OF 44.79 FEET; THENCE NORTHEASTERLY ALONG A TANGENT REVERSE CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 88.00 FEET, THROUGH A CENTRAL ANGLE OF 08°28'39"; A DISTANCE OF 12.97 FEET; THENCE NORTHEASTERLY ALONG A TANGENT REVERSE CURVE, WHOSE RADIUS POINT BEARS NORTH 19°49'10" WEST, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 53°54'40"; A DISTANCE OF 54.57 FEET; THENCE SOUTH 73°43'50" EAST, A DISTANCE OF 56.00 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 73°43'50" EAST, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 53°54'40"; A DISTANCE OF 54.57 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 88.00 FEET, THROUGH A CENTRAL ANGLE OF 03°00'54"; A DISTANCE OF 4.63 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT REVERSE CURVE, WHOSE RADIUS POINT BEARS NORTH 55°22'24" EAST, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 47°10'19"; A DISTANCE OF 47.75 FEET; THENCE EASTERLY ALONG A TANGENT COMPOUND CURVE, HAVING A RADIUS OF 953.00 FEET, THROUGH A CENTRAL ANGLE OF 06°24'25"; A DISTANCE OF 106.57 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL 4; THENCE SOUTH 88°25'03" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 4 AND PARCEL 1, A DISTANCE OF 1,455.97 FEET TO THE POINT OF BEGINNING.

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 COUNTY RECORDS.
- 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.
- 12. 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:**

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 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.

\_\_\_\_\_  
SCOTT L. MOZIER, PE 54417  
LICENSE EXPIRES 12-31-2025

\_\_\_\_\_  
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, 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 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 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 \_\_\_\_\_, 2025, 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.

\_\_\_\_\_  
TODD STERMER, CMC  
CITY CLERK

\_\_\_\_\_  
DEPUTY

\_\_\_\_\_  
DATE

**RECORDER'S CERTIFICATE:**

DOCUMENT NO. \_\_\_\_\_ FEE \$ \_\_\_\_\_  
FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025  
AT \_\_\_\_ .M. IN VOLUME \_\_\_\_ OF PLATS, AT PAGES \_\_\_\_\_,  
AND \_\_\_\_\_, AT THE REQUEST OF BRET A. GIANNETTA

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

\_\_\_\_\_  
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

BY: \_\_\_\_\_  
WILLIAM M. LYLES, IV VICE PRESIDENT

LYLES DIVERSIFIED, INC., A CALIFORNIA CORPORATION, AS BENEFICIARY

BY: \_\_\_\_\_  
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 }

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 \_\_\_\_\_

## 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 }

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 \_\_\_\_\_

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 \_\_\_\_\_, 2025, AS DOCUMENT NO. 2025-\_\_\_\_\_, 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 \_\_\_\_\_, 2025, AS DOCUMENT NO. 2025-\_\_\_\_\_, 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 \_\_\_\_\_, 2025, AS DOCUMENT NO. 2025-\_\_\_\_\_, 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 THREE OF FOUR SHEETS**

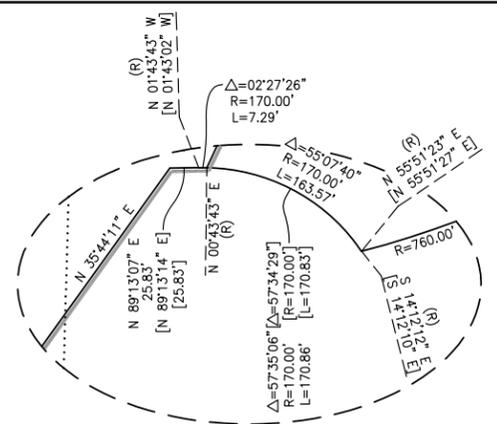
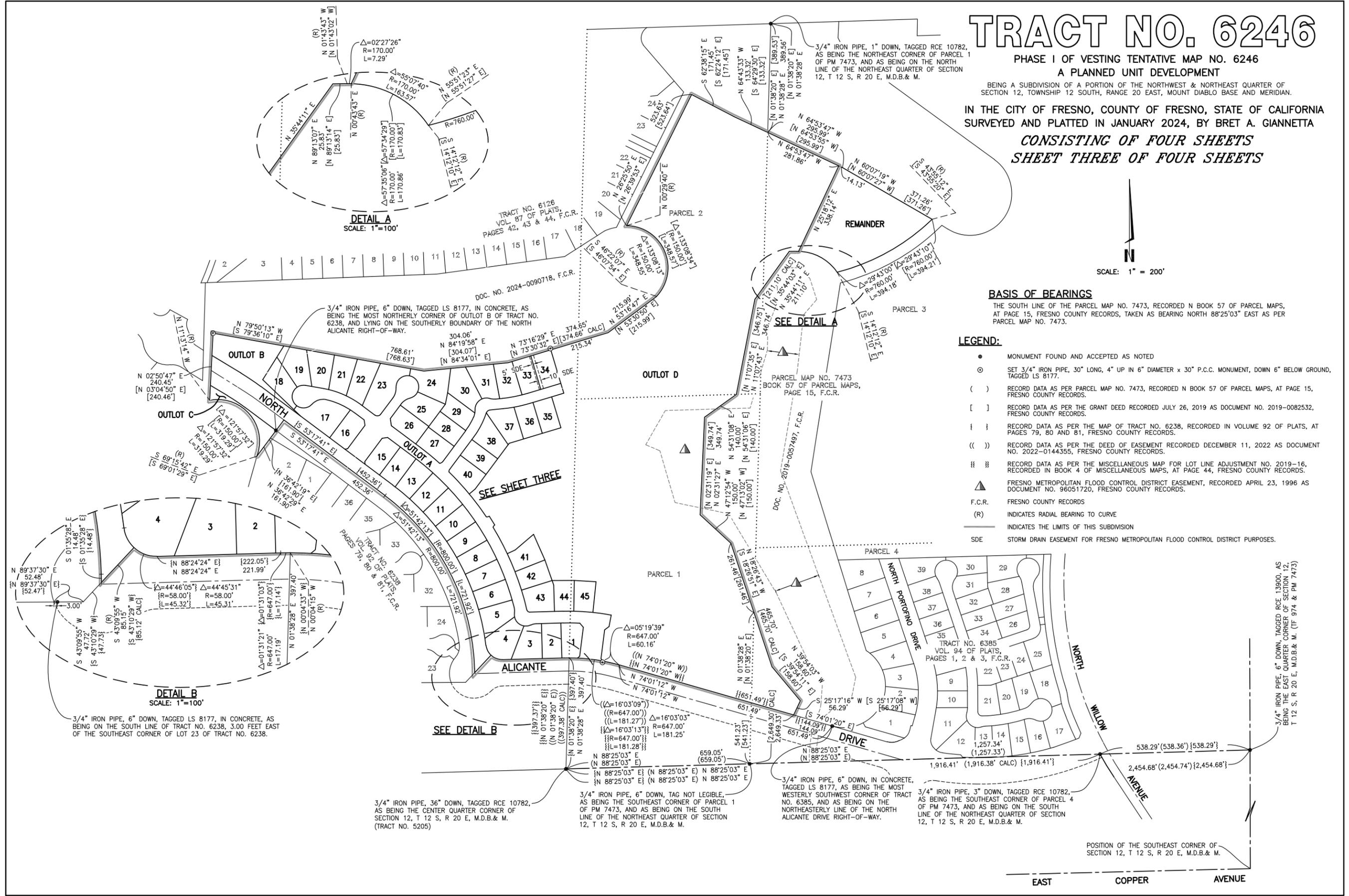


### BASIS OF BEARINGS

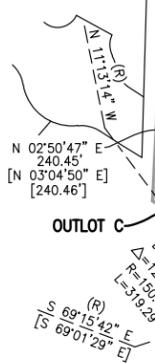
THE SOUTH LINE OF THE PARCEL MAP NO. 7473, RECORDED IN BOOK 57 OF PARCEL MAPS, AT PAGE 15, FRESNO COUNTY RECORDS, TAKEN AS BEARING NORTH 88°25'03" EAST AS PER PARCEL MAP NO. 7473.

### LEGEND:

- MONUMENT FOUND AND ACCEPTED AS NOTED
- ⊙ SET 3/4" IRON PIPE, 30" LONG, 4" UP IN 6" DIAMETER x 30" P.C.C. MONUMENT, DOWN 6" BELOW GROUND, TAGGED LS 8177.
- ( ) RECORD DATA AS PER PARCEL MAP NO. 7473, RECORDED IN BOOK 57 OF PARCEL MAPS, AT PAGE 15, FRESNO COUNTY RECORDS.
- [ ] RECORD DATA AS PER THE GRANT DEED RECORDED JULY 26, 2019 AS DOCUMENT NO. 2019-0082532, FRESNO COUNTY RECORDS.
- { } RECORD DATA AS PER THE MAP OF TRACT NO. 6238, RECORDED IN VOLUME 92 OF PLATS, AT PAGES 79, 80 AND 81, FRESNO COUNTY RECORDS.
- (( )) RECORD DATA AS PER THE DEED OF EASEMENT RECORDED DECEMBER 11, 2022 AS DOCUMENT NO. 2022-0144355, FRESNO COUNTY RECORDS.
- ||| RECORD DATA AS PER THE MISCELLANEOUS MAP FOR LOT LINE ADJUSTMENT NO. 2019-16, RECORDED IN BOOK 4 OF MISCELLANEOUS MAPS, AT PAGE 44, FRESNO COUNTY RECORDS.
- ▲ FRESNO METROPOLITAN FLOOD CONTROL DISTRICT EASEMENT, RECORDED APRIL 23, 1996 AS DOCUMENT NO. 96051720, FRESNO COUNTY RECORDS.
- F.C.R. FRESNO COUNTY RECORDS
- (R) INDICATES RADIAL BEARING TO CURVE
- INDICATES THE LIMITS OF THIS SUBDIVISION
- SDE STORM DRAIN EASEMENT FOR FRESNO METROPOLITAN FLOOD CONTROL DISTRICT PURPOSES.



**DETAIL A**  
SCALE: 1"=100'



**DETAIL B**  
SCALE: 1"=100'

3/4" IRON PIPE, 36" DOWN, TAGGED RCE 10782, AS BEING THE CENTER QUARTER CORNER OF SECTION 12, T 12 S, R 20 E, M.D.B.& M. (TRACT NO. 5205)

3/4" IRON PIPE, 6" DOWN, TAG NOT LEGIBLE, AS BEING THE SOUTHWEST CORNER OF PARCEL 1 OF PM 7473, AND AS BEING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, T 12 S, R 20 E, M.D.B.& M.

3/4" IRON PIPE, 6" DOWN, IN CONCRETE, TAGGED LS 8177, AS BEING THE MOST WESTERLY SOUTHWEST CORNER OF TRACT NO. 6385, AND AS BEING ON THE NORTHEASTERLY LINE OF THE NORTH ALICANTE DRIVE RIGHT-OF-WAY.

3/4" IRON PIPE, 3" DOWN, TAGGED RCE 10782, AS BEING THE SOUTHWEST CORNER OF PARCEL 4 OF PM 7473, AND AS BEING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, T 12 S, R 20 E, M.D.B.& M.

3/4" IRON PIPE, 6" DOWN, TAGGED RCE 13900, AS BEING THE EAST QUARTER CORNER OF SECTION 12, T 12 S, R 20 E, M.D.B.& M. (TF 974 & PM 7473)

POSITION OF THE SOUTHWEST CORNER OF SECTION 12, T 12 S, R 20 E, M.D.B.& M.

EAST      COPPER      AVENUE

# 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

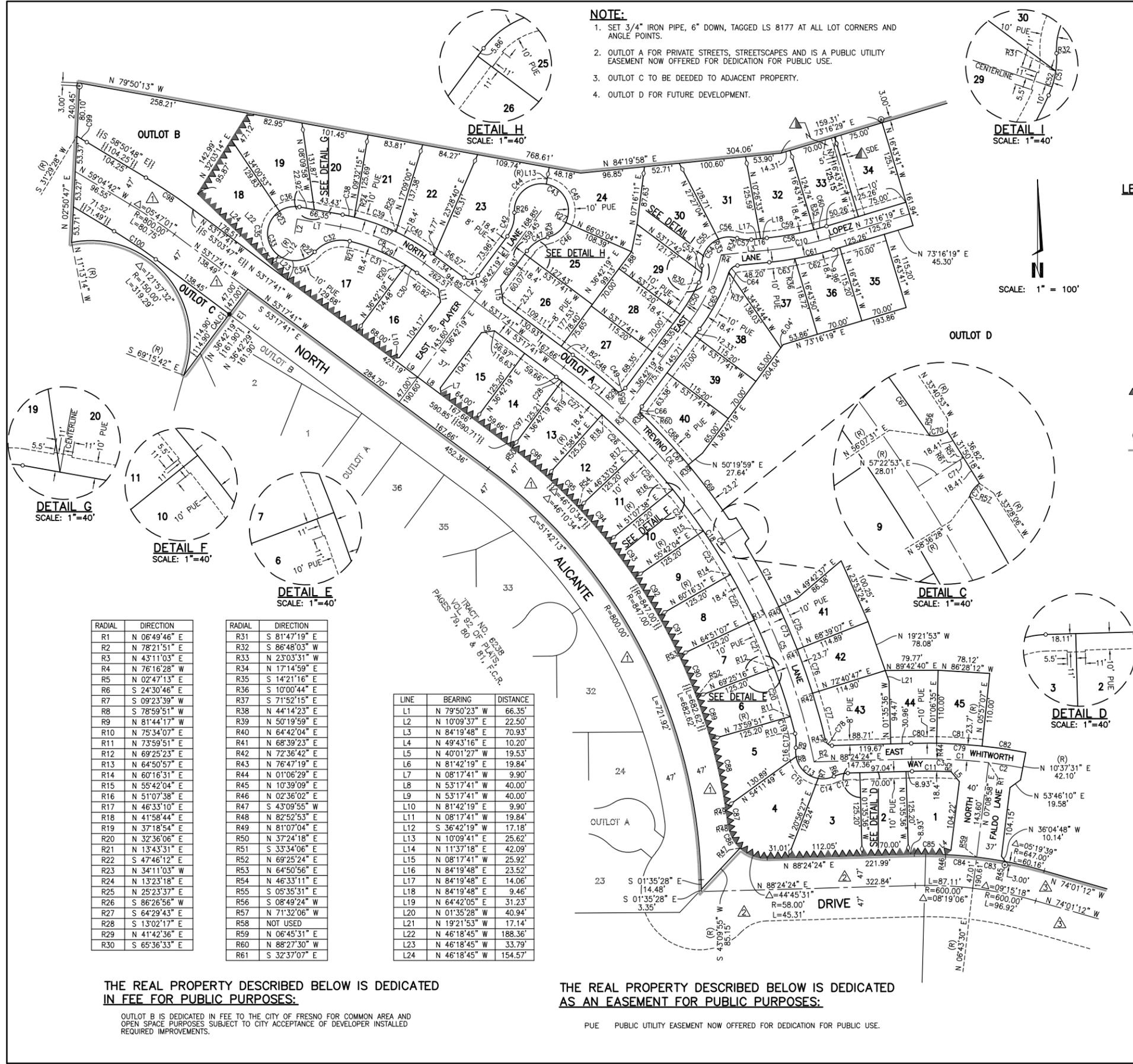
CONSISTING OF FOUR SHEETS  
**SHEET FOUR OF FOUR SHEETS**

### LEGEND:

- SET 3/4" IRON PIPE, 30" LONG, 6" DOWN, TAGGED LS 8177, OR AS NOTED.
- ⊙ SET 3/4" IRON PIPE, 30" LONG, 4" UP IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6" BELOW GROUND, TAGGED LS 8177.
- ◇ SET 3/4" IRON PIPE, 30" LONG, 6" BELOW GROUND, TAGGED LS 8177, 3.00' FROM LOT CORNER ON SIDE LOT LINE AS SHOWN (DISTANCES SHOWN ARE TO TRUE LOT CORNER)
- △ PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER DEED OF EASEMENT RECORDED NOVEMBER 4, 2022 AS DOCUMENT NO. 2022-0138717, FRESNO COUNTY RECORDS.
- △ PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER DEED OF EASEMENT RECORDED DECEMBER 20, 2022 AS DOCUMENT NO. 2022-0150007, FRESNO COUNTY RECORDS.
- △ PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER DEED OF EASEMENT RECORDED DECEMBER 1, 2022 AS DOCUMENT NO. 2022-0144355, FRESNO COUNTY RECORDS.
- ▲ 15' WIDE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT STORM DRAIN PIPELINE EASEMENT, RECORDED \_\_\_\_\_, 2025 AS DOCUMENT NO. 2025-\_\_\_\_\_, O.R.F.C.
- ▲ PORTION OF FRESNO METROPOLITAN FLOOD CONTROL DISTRICT PIPELINE EASEMENT, RECORDED APRIL 23, 1996 AS DOC. NO. 96051717, FRESNO COUNTY RECORDS, QUITCLAIMED AS PER DOCUMENT RECORDED \_\_\_\_\_, 2025 AS DOCUMENT NO. 2025-\_\_\_\_\_, O.R.F.C.
- ▲▲▲▲ INDICATES RELINQUISHED OF DIRECT ACCESS RIGHTS
- F.C.R. FRESNO COUNTY RECORDS
- (R) INDICATES RADIAL BEARING TO CURVE
- O.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY
- INDICATES THE LIMITS OF THIS SUBDIVISION
- SDE STORM DRAIN EASEMENT FOR FRESNO METROPOLITAN FLOOD CONTROL DISTRICT PURPOSES.

### NOTE:

1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED LS 8177 AT ALL LOT CORNERS AND ANGLE POINTS.
2. OUTLOT A FOR PRIVATE STREETS, STREETSCAPES AND IS A PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
3. OUTLOT C TO BE DEEDED TO ADJACENT PROPERTY.
4. OUTLOT D FOR FUTURE DEVELOPMENT.



RADIAL	DIRECTION
R1	N 06°49'46" E
R2	N 78°21'51" E
R3	N 43°11'03" E
R4	N 76°16'28" W
R5	N 02°47'13" E
R6	S 24°30'46" E
R7	S 09°23'39" W
R8	S 78°59'51" W
R9	N 81°44'17" W
R10	N 75°34'07" E
R11	N 73°59'51" E
R12	N 69°25'23" E
R13	N 64°50'57" E
R14	N 60°16'31" E
R15	N 55°42'04" E
R16	N 51°07'38" E
R17	N 46°33'10" E
R18	N 41°58'44" E
R19	N 37°18'54" E
R20	N 32°36'06" E
R21	N 13°43'31" E
R22	S 47°46'12" E
R23	N 34°11'03" W
R24	N 13°23'18" E
R25	N 25°23'37" E
R26	S 86°26'56" W
R27	S 64°29'43" E
R28	S 13°02'17" E
R29	N 41°42'36" E
R30	S 65°36'33" E

RADIAL	DIRECTION
R31	S 81°47'19" E
R32	S 86°48'03" W
R33	N 23°03'31" W
R34	N 17°14'59" E
R35	S 14°21'16" E
R36	S 10°00'44" E
R37	S 71°52'15" E
R38	N 44°14'23" E
R39	N 50°19'59" E
R40	N 64°42'04" E
R41	N 68°39'23" E
R42	N 72°36'42" E
R43	N 76°47'19" E
R44	N 01°06'29" E
R45	N 10°39'09" E
R46	N 02°36'02" E
R47	S 43°09'55" W
R48	N 82°52'53" E
R49	N 81°07'04" E
R50	N 37°24'18" E
R51	S 33°34'06" E
R52	S 47°46'12" E
R53	N 64°50'56" E
R54	N 46°33'11" E
R55	S 05°35'31" E
R56	S 08°49'24" W
R57	N 71°32'06" W
R58	NOT USED
R59	N 06°45'31" E
R60	N 88°27'30" W
R61	S 32°37'07" E

LINE	BEARING	DISTANCE
L1	N 79°50'23" W	66.35'
L2	N 10°09'37" E	22.50'
L3	N 84°19'48" E	70.93'
L4	N 49°43'16" E	10.20'
L5	N 40°01'27" W	19.53'
L6	N 81°42'19" E	19.84'
L7	N 08°17'41" W	9.90'
L8	N 53°17'41" W	40.00'
L9	N 53°17'41" W	40.00'
L10	N 81°42'19" E	9.90'
L11	N 08°17'41" W	19.84'
L12	S 36°42'19" W	17.18'
L13	N 10°09'41" E	25.62'
L14	N 11°37'18" E	42.09'
L15	N 08°17'41" W	25.92'
L16	N 84°19'48" E	23.52'
L17	N 84°19'48" E	14.06'
L18	N 84°19'48" E	9.46'
L19	N 64°42'05" E	31.23'
L20	N 01°35'28" W	40.94'
L21	N 19°21'53" W	17.14'
L22	N 46°18'45" W	188.36'
L23	N 46°18'45" W	33.79'
L24	N 46°18'45" W	154.57'

CURVE	DELTA	RADIUS	LENGTH
C1	12°13'07"	790.60'	168.60'
C2	03°47'45"	790.60'	52.38'
C3	08°25'22"	790.60'	116.22'
C4	41°39'32"	990.60'	720.25'
C5	20°58'58"	990.60'	362.78'
C6	14°11'50"	990.60'	245.46'
C7	06°28'44"	990.60'	112.02'
C8	26°32'42"	300.00'	138.99'
C9	22°58'47"	279.70'	112.18'
C10	11°03'29"	495.00'	95.53'
C11	04°22'49"	772.20'	59.03'
C12	22°55'10"	54.10'	21.64'
C13	122°46'29"	40.90'	87.84'
C14	33°54'25"	40.90'	24.20'
C15	69°36'12"	40.90'	49.69'
C16	19°15'52"	40.90'	13.75'
C17	22°41'36"	54.10'	21.43'
C18	38°51'48"	972.20'	659.44'
C19	01°34'16"	972.20'	26.66'
C20	04°34'28"	972.20'	77.62'
C21	04°34'26"	972.20'	77.61'
C22	04°34'26"	972.20'	77.61'
C23	04°34'27"	972.20'	77.61'
C24	04°34'26"	972.20'	77.61'
C25	04°34'28"	972.20'	77.62'
C26	04°34'26"	972.20'	77.61'
C27	04°39'50"	972.20'	79.14'
C28	00°36'35"	972.20'	10.35'
C29	22°58'48"	281.60'	112.94'
C30	04°06'13"	281.60'	20.17'
C31	18°52'35"	281.60'	92.77'
C32	61°29'43"	54.10'	58.07'
C33	23°55'49"	40.90'	169.84'
C34	84°28'31"	40.90'	60.30'
C35	109°06'38"	40.90'	77.89'
C36	44°20'40"	40.90'	31.65'
C37	26°32'42"	318.40'	147.51'
C38	03°13'41"	318.40'	17.94'
C39	12°00'19"	318.40'	66.71'
C40	11°18'42"	318.40'	62.86'
C41	90°00'00"	15.10'	23.72'
C42	40°15'23"	54.10'	38.01'
C43	260°30'47"	40.90'	185.96'
C44	103°42'46"	40.90'	74.03'
C45	105°20'36"	40.90'	75.20'
C46	51°27'26"	40.90'	36.73'
C47	40°15'24"	54.10'	38.01'
C48	05°00'17"	1,013.80'	88.55'
C49	47°42'10"	15.10'	12.57'
C50	12°18'52"	261.30'	56.16'
C51	27°35'24"	54.10'	26.05'

CURVE	DELTA	RADIUS	LENGTH
C52	16°10'46"	54.10'	15.28'
C53	11°24'48"	54.10'	10.77'
C54	110°26'56"	40.90'	78.84'
C55	70°08'26"	40.90'	50.07'
C56	40°18'30"	40.90'	28.77'
C57	22°55'11"	54.10'	21.64'
C58	11°03'29"	476.60'	91.98'
C59	08°41'04"	476.60'	72.24'
C60	02°22'25"	476.60'	19.74'
C61	11°03'29"	513.40'	99.09'
C62	06°42'57"	513.40'	60.18'
C63	04°20'32"	513.40'	38.91'
C64	66°12'03"	15.10'	17.45'
C65	18°34'34"	298.10'	96.65'
C66	35°09'49"	15.10'	9.27'
C67	11°53'08"	1,013.80'	210.30'
C68	06°05'36"	1,013.80'	107.82'
C69	05°47'32"	1,013.80'	102.49'
C70	42°30'17"	15.10'	11.20'
C71	00°56'59"	300.00'	4.97'
C72	38°04'00"	15.10'	10.03'
C73	18°10'51"	1,014.30'	321.85'
C74	06°05'36"	1,014.30'	107.87'
C75	03°57'19"	1,014.30'	70.02'
C76	03°57'19"	1,014.30'	70.02'
C77	04°10'37"	1,014.30'	73.94'
C78	78°22'57"	9.80'	13.41'
C79	12°13'07"	814.30'	173.65'
C80	02°42'05"	814.30'	38.39'
C81	04°50'38"	814.30'	68.84'
C82	04°40'24"	814.30'	66.84'
C83	03°53'38"	647.00'	43.97'
C84	04°09'29"	647.00'	46.95'
C85	04°11'38"	647.00'	47.36'
C86	39°42'58"	58.00'	40.20'
C87	01°45'49"	847.00'	26.07'
C88	07°07'13"	847.00'	105.26'
C89	04°34'27"	847.00'	67.62'
C90	04°34'28"	847.00'	67.62'
C91	04°34'25"	847.00'	67.61'
C92	04°34'27"	847.00'	67.62'
C93	04°34'26"	847.00'	67.62'
C94	04°34'27"	847.00'	67.62'
C95	04°34'27"	847.00'	67.62'
C96	04°34'26"	847.00'	67.62'
C97	00°41'59"	847.00'	10.34'
C98	05°47'01"	847.00'	85.50'
C99	00°34'10"	1,753.00'	17.42'
C100	05°47'01"	753.00'	76.01'

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED  
**IN FEE FOR PUBLIC PURPOSES:**  
OUTLOT B IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR COMMON AREA AND OPEN SPACE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED  
**AS AN EASEMENT FOR PUBLIC PURPOSES:**  
PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.