

**FINAL MAP OF
TRACT NO. 5571**
PHASE I OF VESTING TENTATIVE MAP NO. 5571
BEING A SUBDIVISION OF PARCEL C
OF PARCEL MAP NO. 8004-88,
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN SEPTEMBER, 2014
BY I. B. A.
CONSISTING OF FOUR SHEETS
SHEET 1 OF 4



RECORD TITLE INTEREST STATEMENT.

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THE BOUNDARIES OF THIS MAP, HAVE HEREBY AGREED TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR RECORDATION AND FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

THE PATRICK WINCENT RICCIUTTI FAMILY TRUST

BY: PATRICK WINCENT RICCIUTTI
TRUSTEE

NOTARY ACKNOWLEDGMENTS:

THE NOTARY PUBLIC, BY OTHER OFFICERS, 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 _____ 2015, BEFORE ME,
NOTARY PUBLIC, PERSONALLY APPEARED,
WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE IDENTITY I HAVE VERIFIED AS BEING THE INDIVIDUAL(S) TO WHOM THIS CERTIFICATE IS TO BE APPLIED 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.

WITNESS MY HAND
NAME: _____ SIGNATURE: _____
MY COMMISSION EXPIRES _____ COMMISSION NUMBER _____
COUNTY OF _____

LEGAL DESCRIPTION

PARCEL C OF PARCEL MAP NO. 8004-88, FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ON DECEMBER 28, 2004, IN BOOK 65 OF PARCEL MAPS AT PAGES 83 AND 84,
ALSO EXCEPTING THEREFROM A ONE-HALF IN ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON INTERESTS IN PARCEL C OF PARCEL MAP NO. 8004-88, AS SHOWN ON A PLAN THEREOF RECORDED FEBRUARY 7, 1952, IN BOOK 3169, PAGE 559, OF OFFICIAL RECORDS.

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 OF THE LAND WITHIN THE BOUNDARIES OF THIS MAP AND THE RECORDS OF THE COUNTY OF FRESNO. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN ON THIS MAP AND THAT THE POSITIONS OF ANY OF THESE MONUMENTS OR OF ANY OF 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.

JEFFREY C. HANKS, P.L.S. #619
LICENSE EXPIRES 12/31/15 _____ DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP AND THAT THE SUBDIVISION CONFORMS TO 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. BONDOLI, P.E. #0222
LICENSE EXPIRES 6/30/2017 _____ DATE

CONSULTING LAND SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.
ACTING FOR THE CITY OF FRESNO:
BLAIR CHURCH & FLINN CONSULTING ENGINEERS
451 GLOVIS AVENUE, SUITE 200, GLOVIS, CA 93912

BY: RANDALL SCOTT WEST, L.S. #8683
LICENSE EXPIRES 12/31/2015 _____ DATE

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP THAT THE SUBDIVISION SHOWN CONFORMS TO ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT THE SUBDIVISION CONFORMS TO 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. _____ APPROVED THE PUBLIC USE OF THE PUBLIC ALL PARCELS OF LAND APPROVED THE WITHIN MAP AND ACCEPTED THE PUBLIC USE OF THE PUBLIC ALL PARCELS OF LAND APPROVED THE WITHIN MAP AND ACCEPTED 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.
YVONNE SPENCE, OMC
CITY CLERK

BY: _____ DEPUTY _____ DATE

RECORDER'S CERTIFICATE

DOCUMENT NO. _____ FEE \$ _____
FILED THIS _____ DAY OF _____, 2015, AT _____ IN VOLUME _____
OF PLATS, AT PAGES _____ AT THE REQUEST OF I.B.A.

FRESNO COUNTY RECORDS.
PAUL DICTOS, C.P.A., RECORDER
BY: _____ DEPUTY _____



FINAL MAP OF

TRACT NO. 5571

PHASE 1 OF VESTING TENTATIVE MAP NO. 5571

BEING A SUBDIVISION OF PARCEL C
OF PARCEL MAP NO. 8004-89,

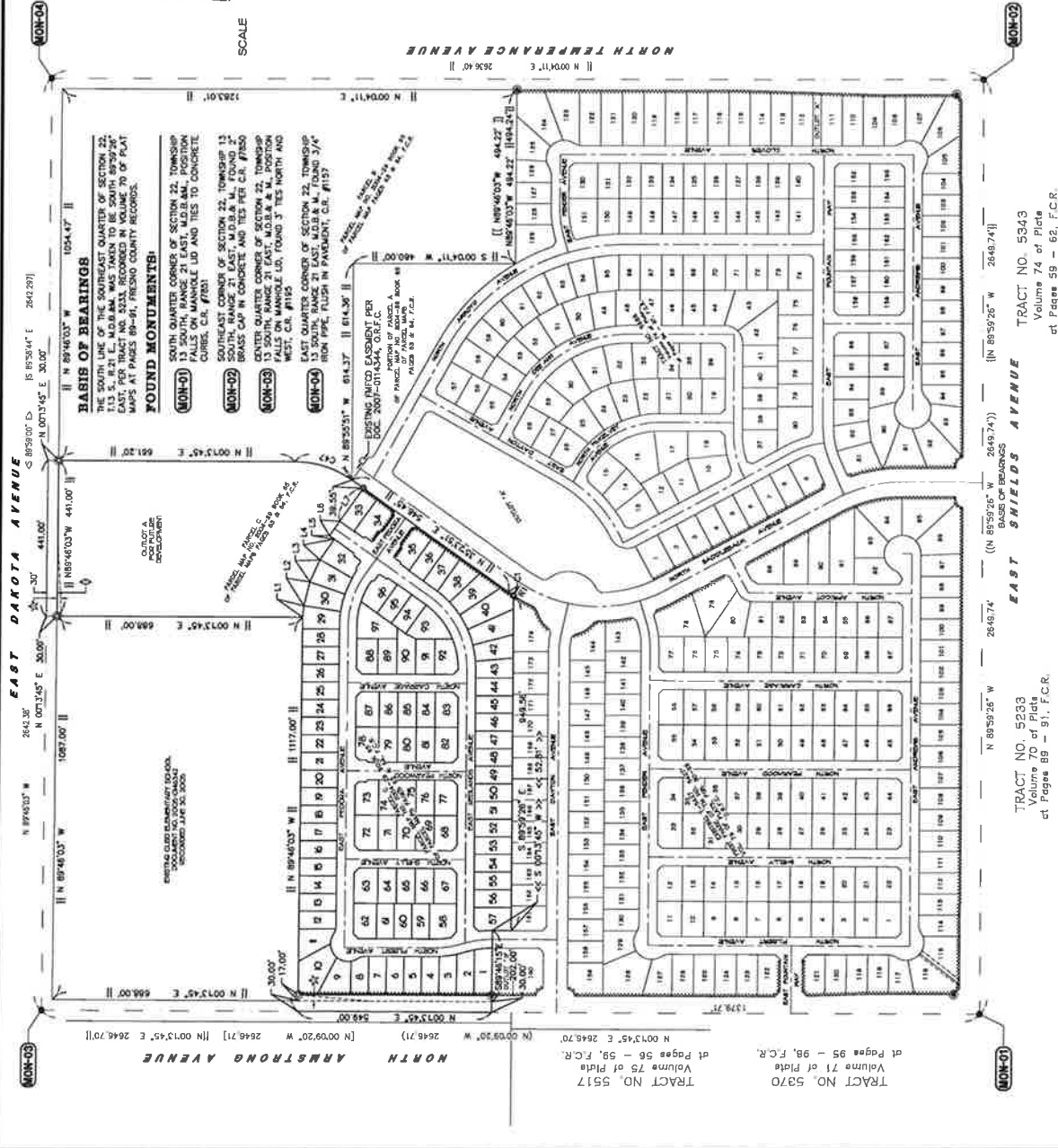
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA

SURVEYED AND PLATTED IN SEPTEMBER, 2014
BY I. B. A.

CONSISTING OF FOUR SHEETS
SHEET 3 OF 4

SEE SHEET 3 FOR LEGEND

SCALE 1" = 200'



THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. THE EFFECT OF AN INSTRUMENT ENTITLED "THE FLOOD CONTROL DISTRICT RESOLUTION PROVIDING FOR THE RECORDATION OF METROPOLITAN FLOOD CONTROL DISTRICT RESOLUTIONS" IS SUBJECT TO THE RECORDATION OF A MAP IDENTIFYING AREAS SUBJECT TO PAYMENT OF DRAINAGE FEES AND/OR REQUIREMENTS CONCERNING FLOOD CONTROL DISTRICTS, AS DESCRIBED BY FRESNO METROPOLITAN FLOOD CONTROL DISTRICT, FRESNO COUNTY, CALIFORNIA, AS SET FORTH IN FLOOD CONTROL DISTRICT RESOLUTION NO. 80582128 OF OFFICIAL RECORDS FRESNO COUNTY.
2. ASSESSMENTS, IF ANY, OF THE FRESNO IRRIGATION DISTRICT.
3. AN EASEMENT FOR ROADS AND CANALS AND INCIDENTAL PURPOSES, RECORDED JANUARY 11, 1980 IN BOOK 46 OF DEEDS, PAGE 314, EASEMENT IN FAVOR OF GEORGE LOGGERS, ET AL. THE LOCATION OF EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
4. AN EASEMENT FOR ROADS AND CANALS AND INCIDENTAL PURPOSES, RECORDED JANUARY 18, 1980 IN BOOK 46 OF DEEDS, PAGE 314, EASEMENT IN FAVOR OF GEORGE LOGGERS, ET AL. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
5. ADJUTANT'S RIGHTS OF INGRESS AND EGRESS TO OR FROM NORTH TEMPERANCE AVENUE, HAVE BEEN DENIED OR RELINQUISHED IN THE FILED MAP.
6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STATEMENT OF COVENANTS RESTRICTING DEVELOPMENT OF NONCONFORMING LOTS" RECORDED DECEMBER 28, 2005 AS DOCUMENT NO. 2005-002779 OF OFFICIAL RECORDS FRESNO COUNTY.
7. THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY DEED RECORDED JUNE 30, 2005 AS DOCUMENT NO. 2005-0148342: ULTIMATE STREET RIGHT-OF-WAY WIDE TO BE 47 FEET ALONG ARMSTRONG AVENUE AND DAKOTA AVENUE.
8. AN EASEMENT FOR UNDERGROUND STORM DRAINAGE PIPELINE AND INCIDENTAL PURPOSES, RECORDED JANUARY 11, 1980 IN BOOK 46 OF DEEDS, PAGE 314, EASEMENT IN FAVOR OF GEORGE LOGGERS, ET AL. THE LOCATION OF EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SERENA AND MARILENA RESERVE CONSERVATION DISTRICT CONSOLIDATION" RECORDED FEBRUARY 15, 2008 AS DOCUMENT NO. 2008-0025421 OF OFFICIAL RECORDS FRESNO COUNTY.
10. AN UNRECORDED LEASE DATED JULY 28, 2008, EXECUTED BY PATRICK VINCENT RECORD, AS TRUSTEE OF THE PARSON WISNET RECORD FAMILY TRUST (A REVOCABLE LIVING TRUST) AND PATRICK VINCENT RECORD, AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED SEPTEMBER 1, 2009 AS DOCUMENT NO. 2009-02121 OF OFFICIAL RECORDS FRESNO COUNTY. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SERENA AND MARILENA RESERVE CONSERVATION DISTRICT CONSOLIDATION" RECORDED FEBRUARY 15, 2008 AS DOCUMENT NO. 2008-0025421 OF OFFICIAL RECORDS FRESNO COUNTY, AFFECTS A PORTION OF PARCEL C.
11. AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED JUNE 27, 2008 AS DOCUMENT NO. 2008-0070284 OF OFFICIAL RECORDS FRESNO COUNTY, EASEMENT IN FAVOR OF THE CITY OF FRESNO, A MUNICIPAL CORPORATION, AFFECTS TWO AREAS OVER PARCEL C, AS DESCRIBED THEREIN.
12. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 5571, PHASE 1 OF VESTING TENTATIVE MAP NO. 5571, RECORDED _____ AS DOCUMENT NO. _____ AS DOCUMENT NO. _____ FRESNO COUNTY RECORDS.
13. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN TRACTS, RECORDED _____ AS DOCUMENT NO. _____ AS DOCUMENT NO. _____ FRESNO COUNTY RECORDS.
14. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING SPECIAL SOLID WASTE DISPOSAL SERVICES FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 5571, PHASE 1 OF VESTING TENTATIVE MAP NO. 5571, RECORDED _____ AS DOCUMENT NO. _____ AS DOCUMENT NO. _____ FRESNO COUNTY RECORDS.
15. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SENIOR CITY-WIDE FEES AND DEVELOPMENT FEES TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY OF AN UNRECORDED LEASE, RECORDED _____ AS DOCUMENT NO. _____ AS DOCUMENT NO. _____ FRESNO COUNTY RECORDS.
16. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM, RECORDED _____ AS DOCUMENT NO. _____ AS DOCUMENT NO. _____ FRESNO COUNTY RECORDS.

TRACT NO. 5343
Volume 74 of Plats
at Pages 59 - 62, F.C.R.

TRACT NO. 5233
Volume 70 of Plats
at Pages 89 - 91, F.C.R.

TRACT NO. 5370
Volume 95 - 98, F.C.R.
at Pages 95 - 98, F.C.R.

TRACT NO. 5517
Volume 75 of Plats
at Pages 56 - 59, F.C.R.

FINAL MAP OF

TRACT NO. 5571

PHASE 1 OF VESTING TENTATIVE MAP NO. 5571

BEING A SUBDIVISION OF PARCEL C
OF PARCEL MAP NO. 2004-89,

IN THE CITY OF FRESNO,
FRESNO COUNTY, CALIFORNIA

SURVEYED AND PLATTED IN SEPTEMBER, 2014
BY I. B. A.

CONSISTING OF FOUR SHEETS

SHEET 3 OF 4

BASIS OF BRABINGS

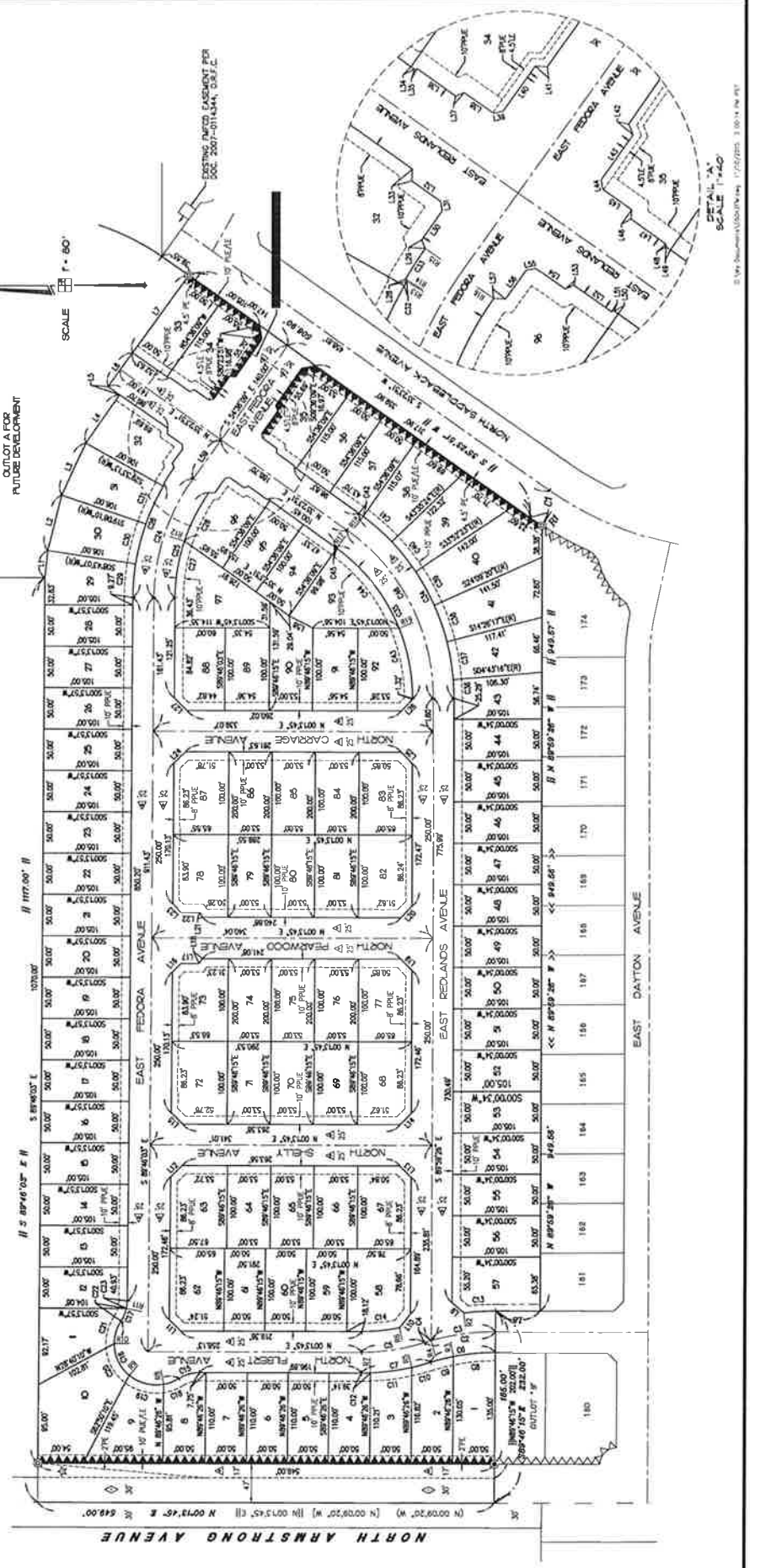
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, T13 S., R21 E., M.D.B.M. WAS TAKEN TO BE SOUTH 89°59'26" EAST, PER TRACT NO. 3223, RECORDED IN VOLUME 70 OF PLAT MAPS AT PAGES 88-91, FRESNO COUNTY RECORDS.

NOTE

1" O.D. x 30' LONG IRON PIPE TO BE SET 6" DOWN AND TAGGED L5-9418, AT ALL LOT CORNERS, ANGLE POINTS, AND WITHIN THE TRACT DESCRIBED IN THE SUBDIVISION AGREEMENT FOR THIS TRACT.

LEGEND

- EXISTING MONUMENT FOUND AND ACCEPTED OR AS NOTED.
- EXISTING DURABLE MONUMENT FOUND AND ACCEPTED OR AS NOTED.
- SET 1" O.D. IRON PIPE, 30' LONG, MONUMENT DOWN 6" AND TAGGED PL5 8818, EXCEPT AS NOTED.
- RECORD DATA PER TRACT NO. 5570, AT PAGES 85 THROUGH 87, F.C.R.
- RECORD DATA PER PARCEL MAP NO. 2004-28, RECORDED IN BOOK 65 OF PARCEL MAPS AT PAGES 65-64, F.C.R.
- RECORD DATA PER PARCEL MAP NO. 2004-28, RECORDED IN BOOK 13 OF PARCEL MAPS AT PAGES 25, F.C.R.
- RECORD DATA PER PARCEL MAP NO. 2004-28, RECORDED IN BOOK 13 OF PARCEL MAPS AT PAGES 25, F.C.R.
- RECORD DATA PER PARCEL MAP NO. 2004-28, RECORDED IN BOOK 13 OF PARCEL MAPS AT PAGES 25, F.C.R.



SCALE 1"=50'

SCALE 1"=50'

SCALE 1"=50'

FINAL MAP OF

TRACT NO. 5571

PHASE 1 OF VESTING TENTATIVE MAP NO. 5571

BEING A SUBDIVISION OF PARCEL C OF PARCEL MAP NO. 2004-28,

IN THE CITY OF FRESNO,

FRESNO COUNTY, CALIFORNIA

SURVEYED AND PLATTED IN SEPTEMBER, 2014

BY I. B. A.

CONSISTING OF FOUR SHEETS

SHEET 4 OF 4

LEGEND

- < ... > RECORD DATA PER PARCEL MAP NO. 5427, RECORDED IN VOLUME 79 OF PLATS AT PAGES 66 THROUGH 67, F.C.R.
- [(---)] RECORD DATA PER PARCEL MAP NO. 2204-28, RECORDED IN BOOK NO. 282 OF PARCELS AT PAGES 44 AND 45, F.C.R.
- <---> RECORD DATA PER PARCEL MAP NO. 2204-28, RECORDED IN BOOK NO. 282 OF PARCELS AT PAGES 30 THROUGH 33, F.C.R.
- [(---)] RECORD DATA PER PARCEL MAP NO. 2204-28, RECORDED IN BOOK NO. 282 OF PARCELS AT PAGES 34 THROUGH 37, F.C.R.

LINE	BEARING	LENGTH
L1	S89°38'10"E	28.07
L2	S33°24'24"E	86.18
L3	S89°38'10"E	86.18
L4	S03°24'24"E	71.17
L5	S55°22'33"E	71.17
L6	S33°24'24"E	86.18
L7	S89°38'10"E	86.18
L8	S03°24'24"E	71.17
L9	S89°38'10"E	86.18
L10	S33°24'24"E	86.18
L11	S89°38'10"E	86.18
L12	S03°24'24"E	71.17
L13	S89°38'10"E	86.18
L14	S33°24'24"E	86.18
L15	S89°38'10"E	86.18
L16	S03°24'24"E	71.17
L17	S89°38'10"E	86.18
L18	S03°24'24"E	71.17
L19	S89°38'10"E	86.18
L20	S33°24'24"E	86.18
L21	S89°38'10"E	86.18
L22	S03°24'24"E	71.17
L23	S89°38'10"E	86.18
L24	S33°24'24"E	86.18
L25	S89°38'10"E	86.18
L26	S03°24'24"E	71.17
L27	S89°38'10"E	86.18
L28	S03°24'24"E	71.17
L29	S89°38'10"E	86.18

LINE	BEARING	LENGTH
L30	S89°38'10"E	86.18
L31	S03°24'24"E	71.17
L32	S89°38'10"E	86.18
L33	S03°24'24"E	71.17
L34	S89°38'10"E	86.18
L35	S03°24'24"E	71.17
L36	S89°38'10"E	86.18
L37	S03°24'24"E	71.17
L38	S89°38'10"E	86.18
L39	S03°24'24"E	71.17
L40	S89°38'10"E	86.18
L41	S03°24'24"E	71.17
L42	S89°38'10"E	86.18
L43	S03°24'24"E	71.17
L44	S89°38'10"E	86.18
L45	S03°24'24"E	71.17
L46	S89°38'10"E	86.18
L47	S03°24'24"E	71.17
L48	S89°38'10"E	86.18
L49	S03°24'24"E	71.17
L50	S89°38'10"E	86.18
L51	S03°24'24"E	71.17
L52	S89°38'10"E	86.18
L53	S03°24'24"E	71.17
L54	S89°38'10"E	86.18
L55	S03°24'24"E	71.17
L56	S89°38'10"E	86.18
L57	S03°24'24"E	71.17
L58	S89°38'10"E	86.18
L59	S03°24'24"E	71.17
L60	S89°38'10"E	86.18

CURVE	RADIUS	CHORD	DELTA
C1	140.000'	17.153'	7.153°
C2	280.000'	17.153'	14.306°
C3	280.000'	17.153'	14.306°
C4	280.000'	17.153'	14.306°
C5	280.000'	17.153'	14.306°
C6	280.000'	17.153'	14.306°
C7	280.000'	17.153'	14.306°
C8	280.000'	17.153'	14.306°
C9	280.000'	17.153'	14.306°
C10	280.000'	17.153'	14.306°
C11	280.000'	17.153'	14.306°
C12	280.000'	17.153'	14.306°
C13	280.000'	17.153'	14.306°
C14	280.000'	17.153'	14.306°
C15	280.000'	17.153'	14.306°
C16	280.000'	17.153'	14.306°
C17	280.000'	17.153'	14.306°
C18	280.000'	17.153'	14.306°
C19	280.000'	17.153'	14.306°
C20	280.000'	17.153'	14.306°
C21	280.000'	17.153'	14.306°
C22	280.000'	17.153'	14.306°

CURVE	RADIUS	CHORD	DELTA
C23	280.000'	17.153'	14.306°
C24	280.000'	17.153'	14.306°
C25	280.000'	17.153'	14.306°
C26	280.000'	17.153'	14.306°
C27	280.000'	17.153'	14.306°
C28	280.000'	17.153'	14.306°
C29	280.000'	17.153'	14.306°
C30	280.000'	17.153'	14.306°
C31	280.000'	17.153'	14.306°
C32	280.000'	17.153'	14.306°
C33	280.000'	17.153'	14.306°
C34	280.000'	17.153'	14.306°
C35	280.000'	17.153'	14.306°
C36	280.000'	17.153'	14.306°
C37	280.000'	17.153'	14.306°
C38	280.000'	17.153'	14.306°
C39	280.000'	17.153'	14.306°
C40	280.000'	17.153'	14.306°
C41	280.000'	17.153'	14.306°
C42	280.000'	17.153'	14.306°
C43	280.000'	17.153'	14.306°
C44	280.000'	17.153'	14.306°
C45	280.000'	17.153'	14.306°
C46	280.000'	17.153'	14.306°
C47	280.000'	17.153'	14.306°
C48	280.000'	17.153'	14.306°
C49	280.000'	17.153'	14.306°
C50	280.000'	17.153'	14.306°

AXIAL BEARING	
B1	S09°33'54"W
B2	S89°38'10"W
B3	S09°33'54"W
B4	S89°38'10"W
B5	S09°33'54"W
B6	S89°38'10"W
B7	S09°33'54"W
B8	S89°38'10"W
B9	S09°33'54"W
B10	S89°38'10"W
B11	S09°33'54"W
B12	S89°38'10"W
B13	S09°33'54"W
B14	S89°38'10"W
B15	S09°33'54"W
B16	S89°38'10"W
B17	S09°33'54"W
B18	S89°38'10"W
B19	S09°33'54"W
B20	S89°38'10"W