

**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.

DG2 COPPER RIVER, INC., A CALIFORNIA CORPORATION

BY: \_\_\_\_\_  
DARIUS ASSEMI 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 \_\_\_\_\_

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. 12 FORMATION, RECORDED JULY 28, 2006 AS DOCUMENT NO. 2006-0157252, FRESNO COUNTY RECORDS.
- 3. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT ENCROACHMENT AGREEMENT, RECORDED FEBRUARY 8, 1996 AS DOCUMENT NO. 96017466 AND 96017467, FRESNO COUNTY RECORDS.
- 4. CONSENT AND AGREEMENT, RECORDED NOVEMBER 18, 1996 AS DOCUMENT NO. 96154204, FRESNO COUNTY RECORDS.
- 5. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT MEMORANDUM OF AGREEMENT, RECORDED APRIL 18, 1996 AS DOCUMENT NO. 96049991, FRESNO COUNTY RECORDS.
- 6. EASEMENT AGREEMENT FOR COPPER RIVER RANCH, RECORDED DECEMBER 30, 2004 AS DOCUMENT NO. 2004-0291147, FRESNO COUNTY RECORDS, AND RECORDED AUGUST 22, 2006 AS DOCUMENT NO. 2006-0175086, FRESNO COUNTY RECORDS.
- 7. DEVELOPMENT AGREEMENT, RECORDED DECEMBER 30, 2004 AS DOCUMENT NO. 2004-0291148, FRESNO COUNTY RECORDS.
- 8. MEMORANDUM OF BASIN "DE" RELOCATION AGREEMENT, RECORDED JANUARY 19, 2005 AS DOCUMENT NO. 2005-0012048, FRESNO COUNTY RECORDS.
- 9. MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COPPER RIVER RANCH, RECORDED JUNE 2, 2006 AS DOCUMENT NO. 2006-0115469, FRESNO COUNTY RECORDS, AND RECORDED AUGUST 22, 2006 AS DOCUMENT NO. 2006-0175087, FRESNO COUNTY RECORDS.

**TRACT NO. 6106**

A PLANNED UNIT DEVELOPMENT

BEING A RE-SUBDIVISION OF A PORTION OF THE SOUTHEAST 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 NOVEMBER 2018, BY BRET A. GIANNETTA

*CONSISTING OF TWO SHEETS  
SHEET ONE OF TWO SHEETS*

**LEGAL DESCRIPTION:**

PARCEL A OF LOT LINE ADJUSTMENT NO. 2019-21, AS DOCUMENT NO. 2020-0011754, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A OF LOT LINE ADJUSTMENT NO. 2018-26, AS DOCUMENT NO. 2018-0150917, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE CERTAIN REAL PROPERTY SITUATE IN SECTION 12, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING A PORTION OF PARCEL 1 AND PARCEL 2, AND ALL OF PARCEL 3, AS SAID PARCELS ARE SHOWN ON PARCEL MAP NO. 6208, FILED IN BOOK 40 OF PARCEL MAPS AT PAGE 6, FRESNO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 1, AS SAID PARCEL IS SHOWN ON SAID MAP; THENCE

1) NORTH 88°46'19" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL 1, A DISTANCE OF 30.26 FEET TO THE NORTHWEST CORNER OF PARCEL A OF LOT LINE ADJUSTMENT 02-10, DESCRIBED IN THE GRANT DEED, RECORDED DECEMBER 16, 2003 AS DOCUMENT NO. 2003-0298208, FRESNO COUNTY RECORDS, BEING A POINT DISTANT 30 FEET EASTERLY OF THE WESTERLY LINE OF SAID PARCEL 1; THENCE LEAVING SAID LINE; THENCE

2) SOUTH 01°52'19" WEST, ALONG THE SHARED BOUNDARY BETWEEN SAID PARCEL A AND THIS DESCRIBED PARCEL B, PARALLEL WITH AND 30 FEET EASTERLY OF SAID WESTERLY LINE, A DISTANCE OF 184.07 FEET; THENCE

3) SOUTH 66°23'08" EAST, CONTINUING ALONG SAID SHARED BOUNDARY, A DISTANCE OF 322.50 FEET TO THE NORTHWESTERLY CORNER OF PARCEL C OF SAID LOT LINE ADJUSTMENT 02-10, DESCRIBED IN THE GRANT DEED, RECORDED DECEMBER 16, 2003 AS DOCUMENT NO. 2003-0298208, FRESNO COUNTY RECORDS; THENCE

4) SOUTH 01°52'53" WEST, ALONG THE SHARED BOUNDARY BETWEEN SAID PARCELS B AND C, A DISTANCE OF 1,005.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE

5) SOUTH 88°49'43" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL 3, BEING THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 330.02 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE

6) NORTH 01°52'12" EAST, ALONG THE WESTERLY LINES OF SAID PARCELS 1, 2 AND 3, A DISTANCE OF 1,324.42 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF IN ALL OIL, GAS AND OR MINERALS IN AND UNDER SAID LAND TOGETHER WITH THE RIGHT, AT ALL TIMES TO ENTER ON THE ABOVE DESCRIBED LANDS AND TAKE ALL THE USUAL, NECESSARY OR CONVENIENT MEANS TO BORE WELLS, MAKE EXCAVATIONS AND TO REMOVE ALL THE OIL, GAS AND/OR MINERALS HEREIN RESERVED AND FOUND THEREON, AS RESERVED IN THE DEED FROM OCCIDENTAL LIFE INSURANCE COMPANY, A CORPORATION, RECORDED OCTOBER 6, 1937 IN BOOK 1611 PAGE 180, OF OFFICIAL RECORDS, FRESNO COUNTY RECORDS.

TOGETHER WITH PARCEL C OF LOT LINE ADJUSTMENT NO. 02-10, DESCRIBED IN THE CERTIFICATE OF COMPLIANCE, RECORDED JANUARY 5, 2004 AS DOCUMENT NO. 2004-0001906, FRESNO COUNTY RECORDS.

TOGETHER WITH THAT PORTION OF PARCEL 7 OF PARCEL MAP NO. 3989, RECORDED IN BOOK 27 OF PARCEL MAPS AT PAGES 95 AND 96, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 7; THENCE NORTH 01°53'03" EAST ALONG THE WEST LINE OF SAID PARCEL 7, A DISTANCE OF 749.81 FEET TO THE SOUTHWEST CORNER OF PARCEL B OF LOT LINE ADJUSTMENT NO. 02-11, AS DESCRIBED IN CERTIFICATE OF COMPLIANCE, RECORDED JANUARY 5, 2004, AS DOCUMENT NO. 2004-0001910, FRESNO COUNTY RECORDS; THENCE SOUTH 49°41'57" EAST, A DISTANCE OF 352.97 FEET; THENCE SOUTH 33°41'49" WEST, A DISTANCE OF 155.03 FEET; THENCE SOUTH 25°43'55" WEST, A DISTANCE OF 59.00 FEET; THENCE SOUTH 06°10'20" WEST, A DISTANCE OF 235.38 FEET; THENCE SOUTH 01°10'17" EAST, A DISTANCE OF 102.00 FEET TO THE SOUTH LINE OF SAID PARCEL 7, THENCE SOUTH 88°49'43" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 156.99 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF PARCEL 1 OF SAID PARCEL MAP NO. 6208, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE NORTH 88°46'19" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL 1 A DISTANCE OF 30.04 FEET TO THE NORTHWEST CORNER OF PARCEL A OF LOT LINE ADJUSTMENT 02-10, DESCRIBED IN THE GRANT DEED, RECORDED DECEMBER 16, 2003 AS DOCUMENT NO. 2003-0298208, FRESNO COUNTY RECORDS, BEING A POINT DISTANT 30 FEET EASTERLY OF THE WESTERLY LINE OF SAID PARCEL 1; THENCE SOUTH 01°52'19" WEST, ALONG THE EASTERLY BOUNDARY OF SAID PARCEL A, A DISTANCE OF 184.07 FEET TO AN ANGLE POINT ON SAID EASTERLY BOUNDARY; THENCE NORTH 66°23'08" WEST, A DISTANCE OF 2.15 FEET TO A POINT LYING 28.00 FEET EAST OF THE WEST LINE OF SAID PARCEL 1; THENCE NORTH 88°07'48" WEST, A DISTANCE OF 28.00 FEET TO THE INTERSECTION WITH SAID WEST LINE; THENCE NORTH 01°52'12" EAST, A DISTANCE OF 181.65 FEET TO THE POINT OF BEGINNING.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING (CONTINUED):

- 10. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT GRANTING EASEMENT FOR EMERGENCY VEHICLE ACCESS REQUIRING THE MAINTENANCE AND REPAIR OF THE EMERGENCY ACCESS ROAD, RECORDED JULY 17, 2008 AS DOCUMENT NO. 2008-0102476, JULY 17, 2008 AS DOCUMENT NO. 2008-0102477, JULY 17, 2008 AS DOCUMENT NO. 2008-0102478, JULY 17, 2008 AS DOCUMENT NO. 2008-0102479, JULY 17, 2008 AS DOCUMENT NO. 2008-0102480, FRESNO COUNTY RECORDS.
- 11. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6106, RECORDED \_\_\_\_\_, 2020, AS DOCUMENT NO. 2020-\_\_\_\_\_, FRESNO COUNTY RECORDS.
- 12. 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. 6106, RECORDED \_\_\_\_\_, 2020, AS DOCUMENT NO. 2020-\_\_\_\_\_, FRESNO COUNTY RECORDS.
- 13. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, TRACT NO. 6106, RECORDED \_\_\_\_\_, 2020 AS DOCUMENT NO. 2020-\_\_\_\_\_, FRESNO COUNTY RECORDS.
- 14. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6106, RECORDED \_\_\_\_\_, 2020, AS DOCUMENT NO. 2020-\_\_\_\_\_, FRESNO COUNTY 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 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DARIUS ASSEMI ON NOVEMBER 1, 2018. 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. 12-31-20

\_\_\_\_\_  
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 6-30-2021

\_\_\_\_\_  
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.

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

JASON A. CAMIT, LS 8636  
LICENSE EXPIRES 12-31-2021  
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 \_\_\_\_\_, 2020, 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.

\_\_\_\_\_  
YVONNE SPENCE, CMC  
CITY CLERK

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

\_\_\_\_\_  
DEPUTY

\_\_\_\_\_  
DATE

**RECORDER'S CERTIFICATE:**

DOCUMENT NO. \_\_\_\_\_ FEE \$ \_\_\_\_\_

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

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

BY: \_\_\_\_\_  
DEPUTY

