

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 RIGHT-OF-WAY FOR ROAD PURPOSES; OUTLOT A, AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

K. HOVNIANIAN HOMES NORTHERN CALIFORNIA, INC., A CALIFORNIA CORPORATION

BY: _____ DATE _____
MICHAEL P. WYATT
DIVISION PRESIDENT-NORTHERN CALIFORNIA

ORANGE COAST TITLE, AS TRUSTEE

BY: _____ DATE _____
HELEN JOHNSON
VICE PRESIDENT OF TITLE OPERATIONS

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, _____

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 }
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ON _____, BEFORE ME, _____

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 _____

FINAL MAP OF TRACT NO. 5913

A PLANNED DEVELOPMENT

BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN SEPTEMBER 2018, BY MAURO R. WEYANT

*CONSISTING OF TWO SHEETS
SHEET ONE OF TWO SHEETS*

LEGAL DESCRIPTION:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

THIS PROPERTY 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. SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 5913, RECORDED _____, 2019 DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
3. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 5913, RECORDED _____, 2019 DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
4. 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. 5913 RECORDED _____, 2019 DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
5. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 5913 RECORDED _____, 2019 DOCUMENT NO. _____, FRESNO COUNTY RECORDS.

ENGINEER'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 JOHN BULLARD ON SEPTEMBER 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.

MAURO R. WEYANT PLS 7773 LIC. EXP. 12-31-19 _____ 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 _____ CITY ENGINEER _____ DATE
LICENSE EXPIRES 6-30-2019

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 _____ DATE
LICENSE EXPIRES 12-31-2019
CHIEF SURVEYOR

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 _____ DATE
SECRETARY OF THE FRESNO CITY PLANNING COMMISSION

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION NO. _____ ADOPTED ON _____, 2019, 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, MMC
CITY CLERK

BY: _____ DEPUTY _____ DATE

RECORDER'S CERTIFICATE:

DOCUMENT NO. _____ FEE \$ _____
FILED THIS ____ DAY OF _____, 2019
AT _____ M. IN VOLUME _____ OF PLATS, AT PAGES _____
AND _____, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY

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

BY: _____ DEPUTY _____

LANDDESIGN CONSULTING

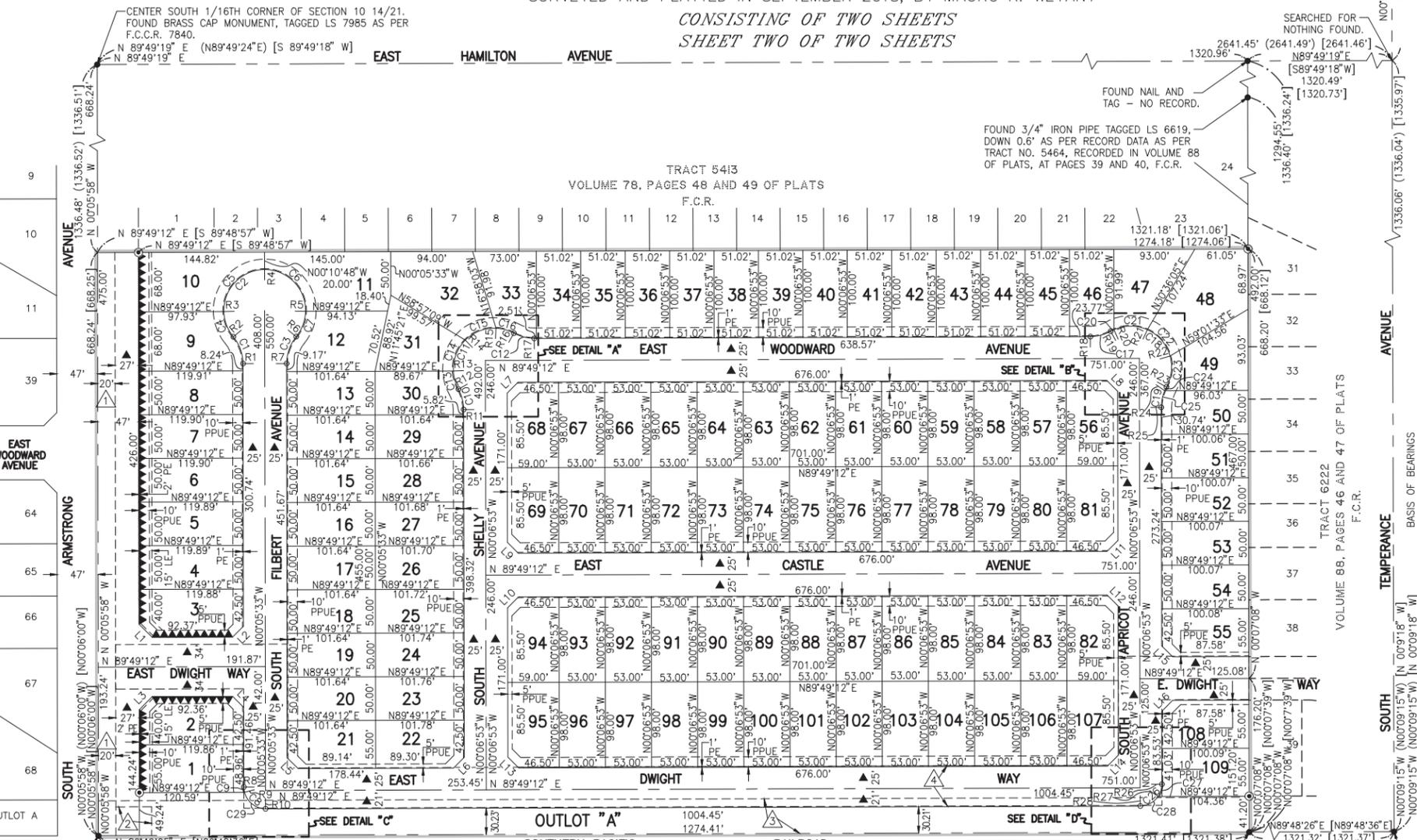
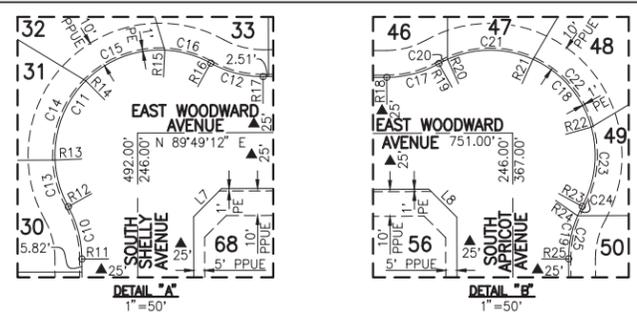
4850 E. YALE AVE.
FRESNO, CA. 93727
559-920-0939

RADIAL TABLE	
RADIAL #	DIRECTION
R1	S89° 54' 27"W
R2	N50° 07' 12"E
R3	N88° 36' 03"E
R4	S0° 10' 48"E
R5	N88° 57' 39"W
R6	N50° 18' 17"W
R7	N89° 54' 27"E
R8	N89° 54' 27"E
R9	N75° 56' 00"E
R10	N0° 10' 48"W
R11	S89° 53' 07"W
R12	N60° 46' 29"E
R13	N87° 22' 52"E
R14	S44° 55' 48"E
R15	S2° 45' 32"W
R16	S28° 55' 49"W
R17	N0° 10' 48"W
R18	N0° 10' 48"W
R19	S29° 17' 25"E
R20	S23° 57' 33"E
R21	S24° 01' 38"W
R22	S74° 23' 45"W
R23	N61° 00' 16"W
R24	S55° 29' 14"E
R25	N89° 53' 07"E
R26	S89° 53' 07"W
R27	N56° 07' 27"W
R28	N0° 10' 48"W

FINAL MAP OF TRACT NO. 5913

A PLANNED DEVELOPMENT
 BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN SEPTEMBER 2018, BY MAURO R. WEYANT

CONSISTING OF TWO SHEETS
 SHEET TWO OF TWO SHEETS



EAST QUARTER CORNER OF SECTION 10 14/21. FOUND FRESNO COUNTY BRASS CAP MONUMENT IN WELL AS PER F.C.C.R. 6939.

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN TAKEN AS BEARING NORTH 00°09'15" WEST AS PER TRACT NO. 4598, RECORDED IN VOLUME 73, PAGES 61 AND 62, FRESNO COUNTY RECORDS.

NOTE:

1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED LS 7773 AT ALL LOT CORNERS AND ANGLE POINTS
2. OUTLOT A IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR LANDSCAPE PURPOSES AND MULTI-PURPOSE TRAIL PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

LEGEND:

- MONUMENT FOUND AND ACCEPTED AS NOTED
- SET 3/4" IRON PIPE, 30" LONG, 6" DOWN BELOW GROUND, TAGGED LS 7773
- ⊙ SET 3/4" IRON PIPE, 30" LONG, 4" UP IN 6" DIAMETER x 30" P.C.C. MONUMENT, DOWN 6" BELOW GROUND, TAGGED R.C.E. 7773
- ▲ EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
- ▲▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- () RECORD DATA AS PER TRACT NO. 4598, RECORDED IN VOLUME 73 OF PLATS, AT PAGES 61 AND 62, F.C.R.
- [] RECORD DATA AS PER TRACT NO. 5413, RECORDED IN VOLUME 78 OF PLATS, AT PAGES 48 AND 49, F.C.R.
- △ PREVIOUSLY DEEDED FOR PUBLIC ROAD PURPOSES RECORDED JANUARY 30, 1920 IN BOOK 596 OF DEEDS, PAGE 400, FRESNO COUNTY RECORDS.
- △ PREVIOUSLY DEEDED FOR PUBLIC UTILITIES PURPOSES RECORDED APRIL 2, 2015, AS DOC. NO. 2015-0039098, FRESNO COUNTY RECORDS.
- △ PREVIOUSLY DEEDED FOR POLE LINES FOR THE TRANSMISSION OF ELECTRIC ENERGY AND COMMUNICATION PURPOSES, RECORDED JUNE 1, 1966 IN BOOK 5320, PAGE 266, F.C.R.
- △ PREVIOUSLY DEEDED FOR GRANT OF EASEMENT FOR SEWER LINE AND STORM DRAIN LINE, RECORDED JUNE 11, 2015, AS DOC. NO. 2015-0073538, FRESNO COUNTY RECORDS.
- (R) DENOTES RADIAL BEARING TO CURVE
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PPUE PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- CALC CALCULATED FROM RECORD DATA
- F.C.R. FRESNO COUNTY RECORDS
- L.E. LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- P.U.E. PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- INDICATES THE LIMITS OF THIS SUBDIVISION

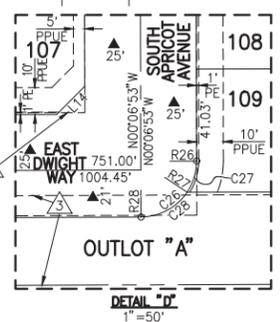
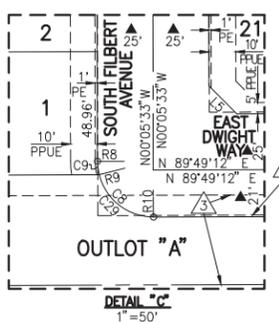
TRACT 5290
 VOLUME 73, PAGES 85-88 OF PLATS
 F.C.R.

TRACT 6222
 VOLUME 88, PAGES 46 AND 47 OF PLATS
 F.C.R.

SOUTH QUARTER CORNER OF SECTION 10 14/21. FOUND BRASS CAP MONUMENT FLUSH IN MEDIAN AS PER F.C.C.R. 8963.

EAST 1/16TH CORNER OF SECTION 10 14/21. FOUND 1" IRON PIPE TAGGED LS 2737, DOWN 0.5" AS PER RECORD DATA AS PER PARCEL MAP NO. 2960, RECORDED IN BOOK 19 OF PARCEL MAPS, AT PAGE 60, F.C.R.

SOUTHEAST CORNER OF SECTION 10 14/21. FOUND SCOTT MCKAY MONUMENT DOWN 1.7' AS PER F.C.C.R. 6157.



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	33.33'	48.00'	39°47'15"	17.37'
C2	212.93'	47.00'	259°34'31"	56.44'
C3	33.33'	48.00'	39°47'16"	17.37'
C4	31.57'	47.00'	38°28'51"	16.40'
C5	74.83'	47.00'	91°13'09"	48.01'
C6	74.83'	47.00'	91°13'09"	48.01'
C7	31.71'	47.00'	38°39'22"	16.49'
C8	39.31'	25.00'	90°05'15"	25.04'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C9	6.10'	25.00'	13°58'27"	3.06'
C10	24.39'	48.00'	29°06'38"	12.46'
C11	121.53'	47.00'	148°09'20"	164.75'
C12	24.39'	48.00'	29°06'37"	12.46'
C13	21.83'	47.00'	26°36'23"	11.11'
C14	39.12'	47.00'	47°41'20"	20.77'
C15	39.12'	47.00'	47°41'20"	20.77'
C16	21.47'	47.00'	26°10'17"	10.92'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C17	24.39'	48.00'	29°06'37"	12.46'
C18	121.64'	47.00'	148°17'09"	165.47'
C19	24.39'	48.00'	29°06'37"	12.46'
C20	4.37'	47.00'	5°19'52"	2.19'
C21	39.36'	47.00'	47°59'11"	20.92'
C22	41.32'	47.00'	50°22'07"	22.10'
C23	36.59'	47.00'	44°35'59"	19.28'
C24	4.57'	48.00'	5°27'09"	2.29'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C25	19.82'	48.00'	23°39'28"	10.05'
C26	39.24'	25.00'	89°56'05"	24.97'
C27	14.83'	25.00'	33°59'26"	7.64'
C28	24.41'	25.00'	55°56'39"	13.28'
C29	33.21'	25.00'	76°06'48"	19.57'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	21.20'	N45° 08' 23"W
L2	17.69'	N44° 51' 50"E
L3	21.23'	N44° 51' 37"E
L4	17.66'	N45° 08' 10"W
L5	17.66'	N45° 08' 10"W
L6	17.69'	N44° 51' 09"E
L7	17.69'	N44° 51' 09"E
L8	17.67'	N45° 08' 51"W
L9	17.67'	N45° 08' 51"W
L10	17.69'	N44° 51' 09"E
L11	17.69'	N44° 51' 09"E
L12	17.67'	N45° 08' 51"W
L13	17.67'	N45° 08' 51"W
L14	17.69'	N44° 51' 09"E
L15	17.67'	N45° 08' 51"W
L16	17.69'	N44° 51' 09"E

SCALE: 1" = 100'

