

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.

GRANVILLE HOMES, INC., A CALIFORNIA CORPORATION

BY: DARIUS ASSEMI PRESIDENT

WELLS FARGO BANK, A NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS BENEFICIARY

BY: VAHAGN BZNOUNI V.P. SENIOR RELATIONSHIP MANAGER

FRESNO IRRIGATION DISTRICT CERTIFICATION:

A SEPARATE CONSENT TO FINAL MAP PURSUANT TO GOVERNMENT CODE SECTION 66435.1 FOR THE MAP OF TRACT NO. 6370, AS RECORDED 2024 AS DOCUMENT NO. 2024- FRESNO COUNTY RECORDS. ALSO SUBJECT TO THE EASEMENTS AS SHOWN ON SHEET 2 OF THIS MAP.

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.

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COUNTY OF FRESNO }
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PERSONALLY APPEARED , WHO
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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

TRACT NO. 6370

BEING A RE-SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 25,
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 SEPTEMBER 2021, BY BRET A. GIANNETTA
CONSISTING OF TWO SHEETS
SHEET ONE OF TWO SHEETS



LEGAL DESCRIPTION:

PARCEL 1:

THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF LOT 12 OF GARFIELD PARK COLONY, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 66 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THE NORTH 330.67 FEET OF SAID LOT 12.

PARCEL 2:

THE SOUTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF LOT 12 OF GARFIELD PARK COLONY, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 66 OF RECORD OF SURVEYS, RECORDS OF SAID COUNTY.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- 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. 11, RECORDED SEPTEMBER 22, 2023 AS DOCUMENT NO. 2023-0087722, FRESNO COUNTY RECORDS.
- CREATION OF LIEN AND SECURED AGREEMENT TO DEFER SCHOOL IMPACT FEES BETWEEN OWNER, AS DEVELOPER AND CLOVIS UNIFIED SCHOOL DISTRICT, RECORDED OCTOBER 31, 2023 AS DOCUMENT NO. 2023-0101500, FRESNO COUNTY RECORDS.
- A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6370, RECORDED , 2024, AS DOCUMENT NO. 2024- , FRESNO COUNTY RECORDS.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6370, RECORDED , 2024, AS DOCUMENT NO. 2024- , FRESNO COUNTY RECORDS.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING FOR SANITARY SEWER CAPACITY IN THE FOWLER AVENUE TRUNK SEWER AND DEFERRING PAYMENT OF INTERIM FEE SURETY TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN FOR THE FINAL MAP OF TRACT NO. 6370, RECORDED , 2024, AS DOCUMENT NO. 2024- , FRESNO COUNTY RECORDS.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6370, RECORDED , 2024, AS DOCUMENT NO. 2024- , FRESNO COUNTY RECORDS.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6370, RECORDED , 2024, AS DOCUMENT NO. 2024- , FRESNO COUNTY RECORDS.
- 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. 6370, RECORDED , 2024, AS DOCUMENT NO. 2024- , FRESNO COUNTY RECORDS.
- DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, TRACT NO. 6370, RECORDED , 2024, AS DOCUMENT NO. 2024- , 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 SEPTEMBER 1, 2021. 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. 12-31-24 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 CITY ENGINEER DATE
LICENSE EXPIRES 12-31-2025

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 DATE
LICENSE EXPIRES 12-31-2025
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 , 2024, 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.

TODD STERMER, CMC
CITY CLERK

BY: DEPUTY DATE

RECORDER'S CERTIFICATE:

DOCUMENT NO. FEE \$
FILED THIS DAY OF , 2024
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

TRACT NO. 6370

BEING A RE-SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 25,
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 SEPTEMBER 2021, BY BRET A. GIANNETTA

CONSISTING OF TWO SHEETS
SHEET TWO OF TWO SHEETS

3/4" IRON PIPE, FLUSH W/AC, TAG NOT LEGIBLE, AS BEING THE
NORTHWEST CORNER OF SECTION 25, T 12 S, R 20 E, M.D.B.& M.
CONFIRMED WITH TIES (CR# 7464)

EAST

[S 89°27'20" W] N 89°27'08" E
1,977.27' [1,977.19']

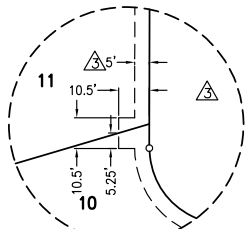
3/4" IRON PIPE, 6" DOWN, TAGGED PLS 6619, AS BEING THE
MOST NORTHERLY NORTHWEST CORNER OF PARCEL D
OF PM 2000-15, AND AS BEING ON THE WEST LINE OF
LOTS 5 & 12 OF GARFIELD PARK COLONY.

BASIS OF BEARINGS

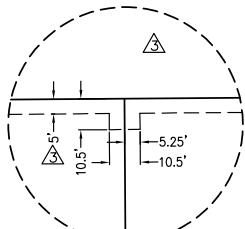
THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 12
SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN AS BEARING
NORTH 00°03'18" EAST AS PER TRACT NO. 4844, RECORDED IN VOLUME 62 OF
PLATS, AT PAGES 29 & 30, FRESNO COUNTY RECORDS.

RADIAL	DIRECTION
R1	S 17°23'18" W
R2	N 41°56'22" W
R3	N 42°02'07" E
R4	S 41°55'31" E
R5	S 42°01'16" W
R6	S 00°25'58" E

CURVE	DELTA	RADIUS	LENGTH
C1	89°30'44"	25.90'	40.46'
C2	90°28'25"	25.90'	40.90'
C3	17°49'16"	25.90'	8.06'
C4	72°39'09"	25.90'	32.84'
C5	41°28'03"	15.10'	10.93'
C6	42°30'26"	15.10'	11.20'
C7	41°29'33"	15.10'	10.94'
C8	42°27'14"	15.10'	11.19'

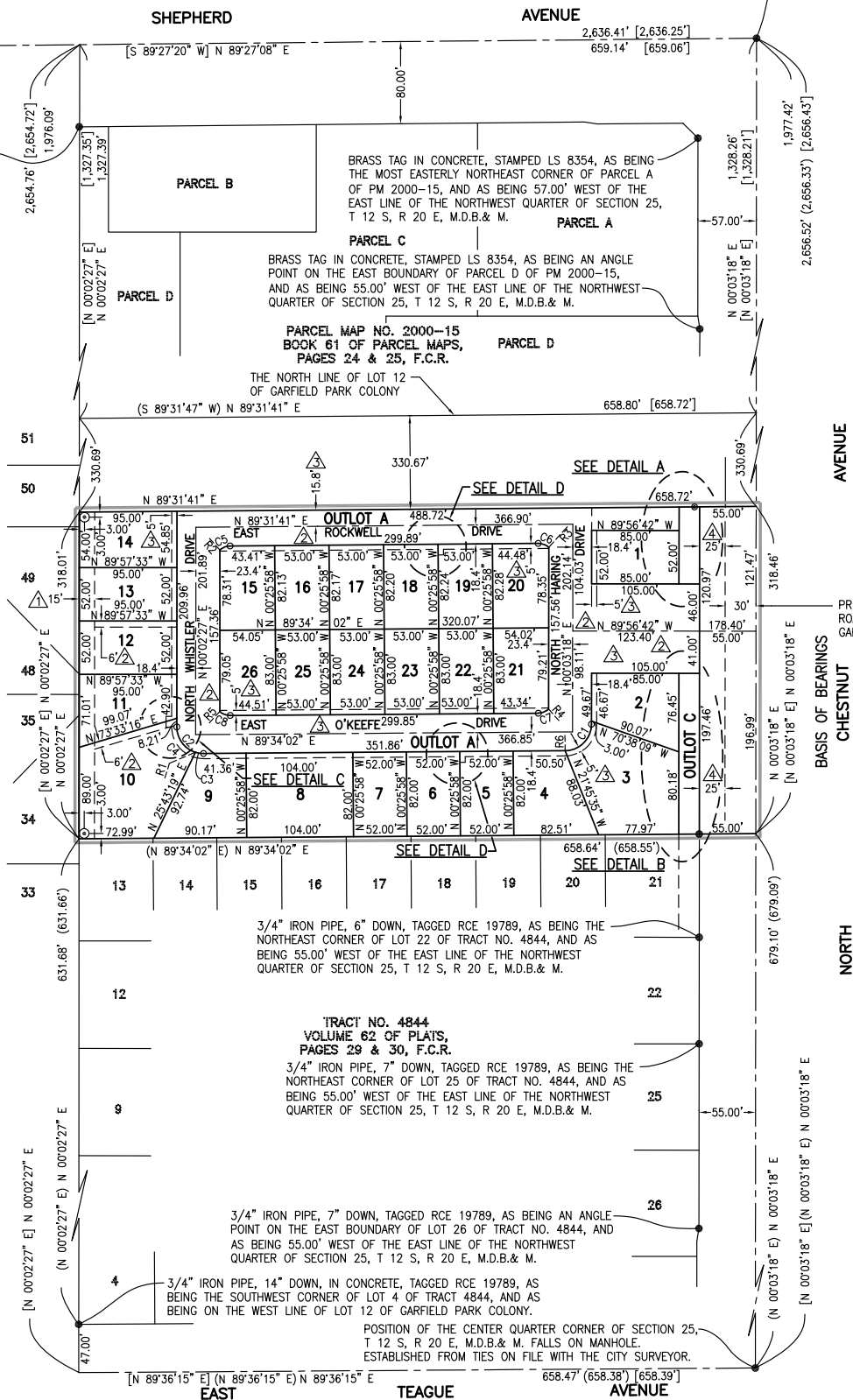


DETAIL C
SCALE: 1"=40'

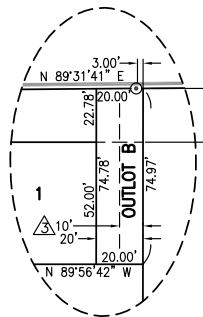


DETAIL D
SCALE: 1"=40'

TRACT NO. 4212
VOL. 54 OF PLATS, PAGES 98 & 99
F.C.R.



POSITION OF THE NORTH QUARTER CORNER OF SECTION 25,
T 12 S, R 20 E, M.D.B.& M. ESTABLISHED FROM TIES ON
FILE WITH THE CITY SURVEYOR.



DETAIL A
SCALE: 1"=50'

PORTION OF OUTLOT B
RESERVED FOR EMERGENCY
VEHICLE ACCESS

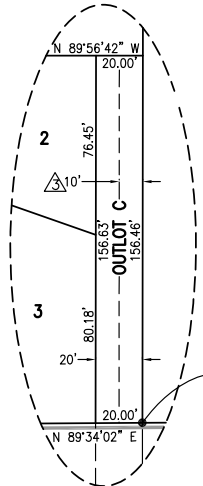
SCALE: 1" = 100'

LEGEND:

- MONUMENT FOUND AND ACCEPTED AS NOTED
- 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.
- () RECORD DATA AS PER THE MAP OF TRACT NO. 4844, RECORDED IN VOLUME 62 OF
PLATS, AT PAGES 29 & 30, FRESNO COUNTY RECORDS.
- [] RECORD DATA AS PER PARCEL MAP NO. 2000-15, RECORDED IN BOOK 61 OF PARCEL
MAPS, AT PAGES 24 & 25, FRESNO COUNTY RECORDS.
- △ FRESNO IRRIGATION DISTRICT EASEMENT RECORDED DECEMBER 22, 1992 AS DOCUMENT
NO. 92191597, AND NOTICE OF ABANDONMENT AND RESERVATION OF CANAL EASEMENT
RECORDED MARCH 31, 1995 AS DOCUMENT NO. 95039068, FRESNO COUNTY RECORDS,
AND QUITCLAIM RECORDED MAY 23, 2023 AS DOCUMENT NO. 2023-0047895, FRESNO
COUNTY RECORDS.
- △ FRESNO IRRIGATION DISTRICT ACCESS EASEMENT RECORDED MAY 23, 2023 AS DOCUMENT
NO. 2023-0047896, FRESNO COUNTY RECORDS.
- △ PUBLIC UTILITY EASEMENT RECORDED AUGUST 23, 2023 AS DOCUMENT NO.
2023-0078093, FRESNO COUNTY RECORDS.
- △ EASEMENT PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES,
RECORDED AUGUST 23, 2023 AS DOCUMENT NO. 2023-0078092, FRESNO COUNTY
RECORDS.
- CALC CALCULATED FROM RECORD DATA
- F.C.R. FRESNO COUNTY RECORDS
- (R) INDICATES RADIAL BEARING TO CURVE
- INDICATES THE LIMITS OF THIS SUBDIVISION

NOTE:

- SET 3/4" IRON PIPE, 6" DOWN, TAGGED LS 8177 AT ALL LOT CORNERS AND ANGLE POINTS.
- OUTLOT A FOR PRIVATE STREETS, EMERGENCY VEHICLE ACCESS AND STREETSCAPES.
- PORTION OF OUTLOT B RESERVED FOR EMERGENCY VEHICLE ACCESS AS SHOWN.
- OUTLOT B AND OUTLOT C ARE DEDICATED IN FEE TO THE CITY OF FRESNO FOR LANDSCAPE
PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.



DETAIL B
SCALE: 1"=50'

3/4" IRON PIPE, 6" DOWN, IN CONCRETE, TAGGED RCE 19789, AS
BEING THE NORTHEAST CORNER OF TRACT NO. 4844, AND AS BEING
55.10' WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF
SECTION 25, T 12 S, R 20 E, M.D.B.& M. DESTROYED DURING
CONSTRUCTION AND REPLACED WITH ⊙.