

FINAL MAP OF TRACT NO. 6291

IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN NOVEMBER 2019,
BY GATEWAY ENGINEERING, INC.
CONSISTING OF 2 SHEETS

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.

BN MICRO, L.P., A CALIFORNIA LIMITED PARTNERSHIP (OWNER)

BY: BONADELLE HOMES, INC., A CALIFORNIA CORPORATION

ITS GENERAL PARTNER

BY: _____ DATE _____
JOHN A. BONADELLE, PRESIDENT

NOTARY ACKNOWLEDGEMENT

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 _____ }

ON _____ BEFORE ME, _____ NOTARY PUBLIC, PERSONALLY APPEARED JOHN A. BONADELLE, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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 _____

COMMISSION NUMBER _____

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND 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 K. CLARK
SECRETARY OF THE FRESNO CITY PLANNING COMMISSION

DATED: _____

RECORDER'S CERTIFICATE

DOCUMENT NO. _____ FEE: \$ _____

FILED THIS _____ DAY OF _____, 2020, AT _____ M IN

VOLUME _____ OF PLATS, AT PAGE(S) _____, FRESNO COUNTY

RECORDS, AT THE REQUEST OF FIRST AMERICAN TITLE.

PAUL DICTOS, C.P.A.
FRESNO COUNTY ASSESSOR-RECORDER

BY: _____ DEPUTY

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF FRESNO COUNTY, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

OUTLOT "K", OF TRACT NO. 5232, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED JUNE 6, 2007 IN VOLUME 79 OF PLATS, AT PAGES 45 THROUGH 60, FRESNO COUNTY RECORDS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- SAID LAND LIES WITHIN THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND IS SUBJECT TO DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES, AS DISCLOSED BY INSTRUMENT ENTITLED "RESOLUTION NO. 1816 - 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 INSTRUMENT NO. 95092128 OF OFFICIAL RECORDS. (EXCEPTION BLANKET IN NATURE, NOT PLOTTED).
- MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT ENTITLED STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT AND ANNEXATION TO THE CITY OF FRESNO RECORDED 21, 1981 IN BOOK 7726 OF OFFICIAL RECORDS, PAGE 444 UNDER RECORDER'S SERIAL NUMBER 46039. THE ABOVE MATTER IS ALSO RECORDED MAY 21, 1981 IN BOOK 7726 OF OFFICIAL RECORDS, PAGE 435 UNDER RECORDER'S SERIAL NUMBER 46036. (EXCEPTION BLANKET IN NATURE, NOT PLOTTED).
- RELEASE AND RELINQUISHMENT OF ABUTTER'S OR ACCESS RIGHTS TO NORTH FOWLER AVENUE, OVER THE EAST BOUNDARY LINE OF PREMISES, AS SET FORTH ON THE FILED MAP OF SAID LAND. (EXCEPTION PLOTTED, SEE MAP).
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUBDIVISION AGREEMENT INCLUDING "ADDENDUM TO SUBDIVISION AGREEMENT" FOR THE RIGHTS OF WAY ACQUISITION FOR THE FINAL MAP OF TRACT NO. 5232, PHASE 1 OF VESTING TENTATIVE MAP NO. 5232/UGM" RECORDED JUNE 6, 2007 AS DOCUMENT NO. 2007-0111559, OF OFFICIAL RECORDS FRESNO COUNTY. (EXCEPTION BLANKET IN NATURE, NOT PLOTTED).
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS FOR FINAL MAP OF TRACT NO. 5232, PHASE 1 OF VESTING TENTATIVE NO. 5232/UGM", RECORDED JUNE 6, 2007 AS DOCUMENT NO. 2007-0111560, OF OFFICIAL RECORDS FRESNO COUNTY. (EXCEPTION BLANKET IN NATURE, NOT PLOTTED).
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEED OF AVIGATION AND HAZARD EASEMENT FOR FRESNO-YOSEMITE INTERNATIONAL AIRPORT FOR THE FINAL MAP OF TRACT NO. 5232, PHASE 1 OF VESTING TENTATIVE MAP NO. 5232/UGM" RECORDED JUNE 6, 2007 AS DOCUMENT NO. 2007-0111561 OF OFFICIAL RECORDS FRESNO COUNTY. THE EASEMENT AFFECTS A SPACE LYING AND BEING ABOVE A HORIZONTAL PLANE 100 FEET ABOVE THE PRIMARY SURFACE ELEVATION PURSUANT TO PART 77 OF THE FEDERAL AVIATION REGULATIONS (SAID PRIMARY SURFACE ELEVATION FOR THE FRESNO-YOSEMITE INTERNATIONAL AIRPORTS IS ESTABLISHED AS 333.00 FEET, USC & GS DATUM (EXCEPTION BLANKET IN NATURE, NOT PLOTTED).
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 5232, PHASE 1 OF VESTING TENTATIVE MAP NO. 5232/UGM" RECORDED JUNE 6, 2007 AS DOCUMENT NO. 2007-0111564 OF OFFICIAL RECORDS. (EXCEPTION BLANKET IN NATURE, NOT PLOTTED).
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING FRESNO-YOSEMITE INTERNATIONAL AIRPORT OPERATIONS FOR THE FINAL MAP OF TRACT NO. 5232, PHASE 1 OF VESTING TENTATIVE MAP NO. 5232/UGM" RECORDED JUNE 6, 2007 AS INSTRUMENT NO. 2007-0111565 OF OFFICIAL RECORDS. (EXCEPTION BLANKET IN NATURE, NOT PLOTTED).

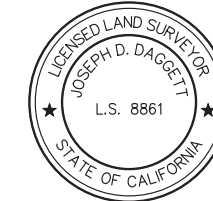
LIST OF COVENANTS THAT WILL RECORD CONCURRENTLY WITH THIS MAP

- A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6291, OF VESTING TENTATIVE MAP NO. 6291, RECORDED _____ AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS FOR FINAL MAP OF TRACT NO. 6291, OF VESTING TENTATIVE MAP NO. 6291, RECORDED _____ AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6291, OF VESTING TENTATIVE MAP NO. 6291, RECORDED _____ AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
- 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. 6291, OF VESTING TENTATIVE MAP NO. 6291, RECORDED _____ AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6291, RECORDED _____, DOCUMENT NO. _____, 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 ORDINANCES AT THE REQUEST OF BONADELLE HOMES, ON JANUARY 21, 2020. 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 APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.



BY: _____
JOSEPH D. DAGGETT, L.S. 8861

DATED: _____

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, P.E. 50022
LICENSE EXPIRES 6/30/2021
CITY ENGINEER

DATED: _____

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, L.S. 8636,
LICENSE EXPIRES 12/31/2021
CHIEF SURVEYOR

DATED: _____

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION NO. _____ ADOPTED ON _____, 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 STREET 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 DATED: _____



FINAL MAP OF TRACT NO. 6291

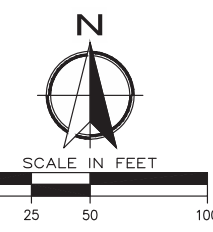
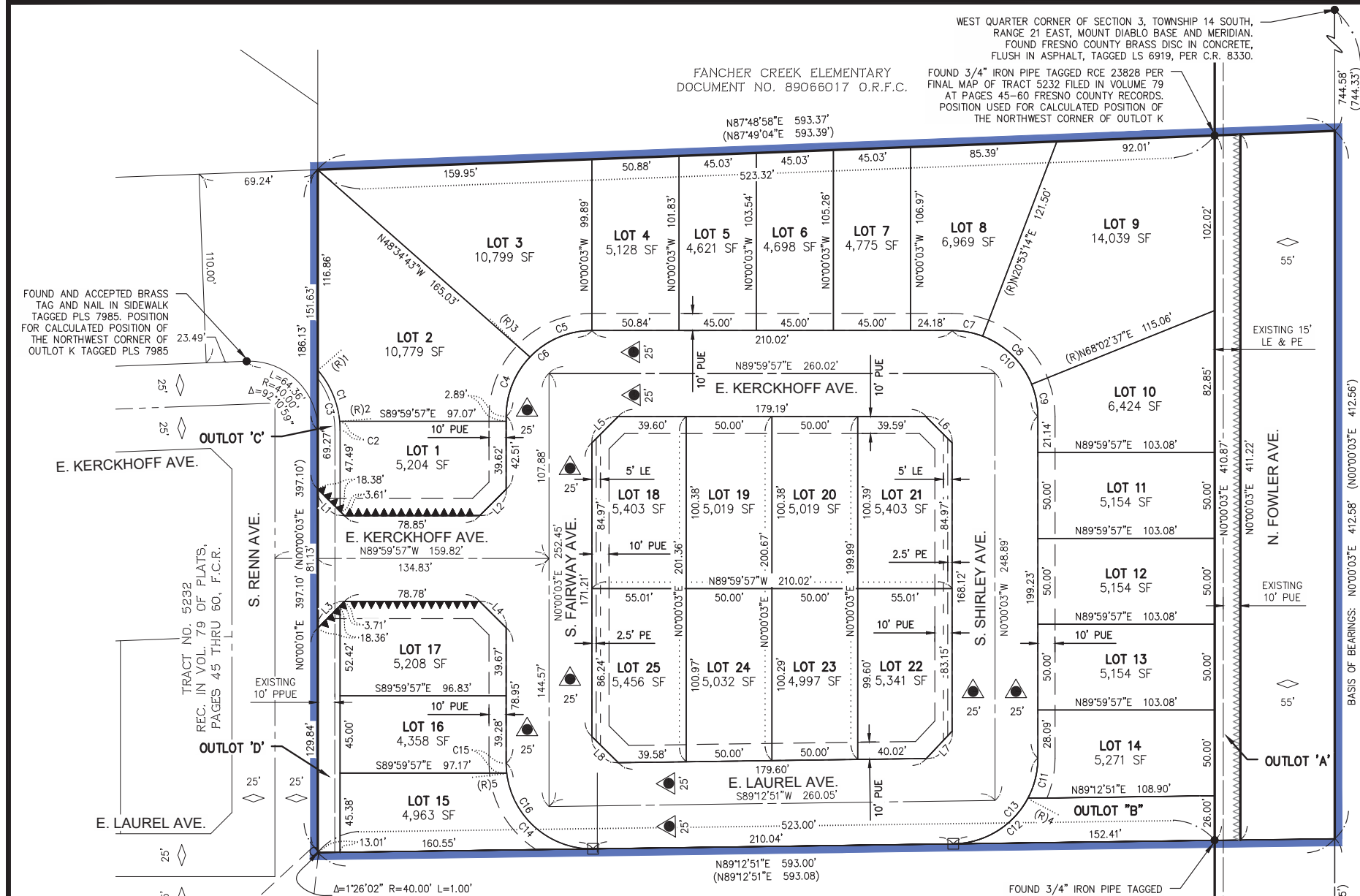
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
 SURVEYED AND PLATTED IN NOVEMBER 2019,
 BY GATEWAY ENGINEERING, INC.
 CONSISTING OF 2 SHEETS

LEGEND

- MONUMENT FOUND AND ACCEPTED AS DESCRIBED, UNLESS OTHERWISE NOTED.
- SET 3' OFFSET REAR YARD WITNESS CORNER: SET 3/4" IRON PIPE TAGGED LS 8861 DOWN 6" ON LOT LINE, PER DETAIL ON THIS SHEET.
- △ FRONT LOT CORNERS ADJACENT TO PUBLIC STREET ARE MONUMENTED AS WITNESS CORNERS AND ARE MARKED WITH BRASS TAG AND NAIL TAGGED LS 8861 IN TOP OF CURB AT PROLONGATION OF PROPERTY LINE. TYPICAL OF ALL LOTS, SEE DETAIL ON THIS SHEET.
- ▲ NOW OFFERED FOR DEDICATION TO CITY OF FRESNO FOR PUBLIC STREET PURPOSES.
- ◇ PREVIOUSLY DEDICATED TO CITY OF FRESNO FOR RIGHT-OF-WAY PURPOSES.
- (...) RECORD DATA PER TRACT MAP NO. 5232, RECORDED IN VOLUME 79 OF PLATS, AT PAGES 45 THRU 60 OF F.C.R.
- [...] RECORD DATA PER RECORD OF SURVEY FOR DIEDRICH, RECORDED IN BOOK 31 OF RECORD OF SURVEYS, AT PAGE 84, F.C.R.
- F.C.R. FRESNO COUNTY RECORDS.
- PUE INDICATES PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PE INDICATES PEDESTRIAN EASEMENT.
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY.
- BLUE BORDER INDICATES LIMITS OF THIS SUBDIVISION.
- ▲▲▲▲ INDICATES RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS.
- ▲▲▲▲▲ INDICATES EXISTING RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS PER TRACT MAP NO. 5232, RECORDED IN VOLUME 79 OF PLATS, AT PAGES 45 THRU 60 OF F.C.R.

NOTES:

1. SET 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "PLS 8861", AT ALL LOT CORNERS, BLOCK CORNERS, ANGLE POINTS AND CURVE POINTS
2. REAR LOT CORNERS ADJACENT TO PUBLIC STREETS ARE MONUMENTED AS WITNESS CORNERS AND ARE MARKED BY A 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "PLS 8861". SEE DETAIL THIS SHEET.
3. ALL CURVES ARE TANGENTIAL UNLESS A RADIAL BEARING IS SHOWN.
4. DISTANCES NOT MONUMENTED ARE CALCULATED



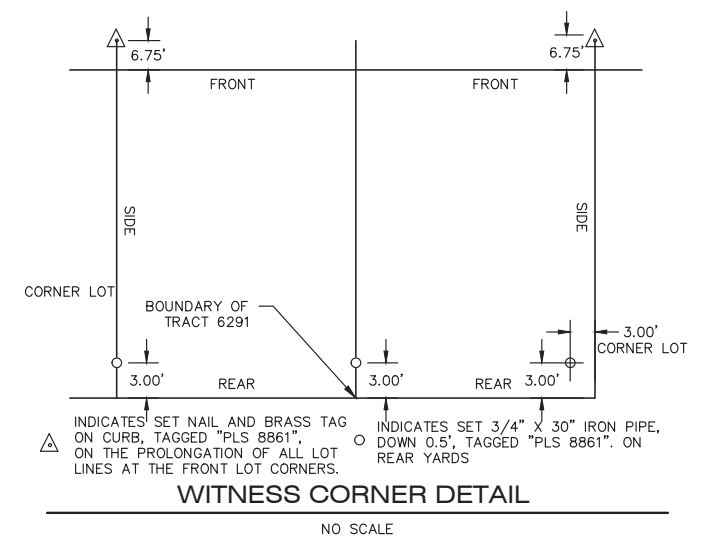
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	32.97'	53.00'	35° 38' 23"
C2	4.96'	53.00'	5° 21' 37"
C3	37.93'	53.00'	41° 00' 00"
C4	38.23'	50.00'	43° 48' 21"
C5	40.31'	50.00'	46° 11' 33"
C6	78.54'	50.00'	89° 59' 54"
C7	18.23'	50.00'	20° 53' 17"
C8	41.15'	50.00'	47° 09' 23"
C9	19.16'	50.00'	21° 57' 20"
C10	78.54'	50.00'	90° 00' 00"
C11	24.35'	50.00'	27° 54' 18"
C12	53.50'	50.00'	61° 18' 36"
C13	77.85'	50.00'	89° 12' 54"
C14	73.39'	50.00'	84° 06' 06"
C15	5.74'	50.00'	6° 34' 26"
C16	79.13'	50.00'	90° 40' 32"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	21.99'	S45° 00' 47"E
L2	21.78'	N45° 06' 18"E
L3	22.07'	N45° 05' 19"E
L4	21.78'	S45° 06' 12"E
L5	21.79'	N45° 00' 45"E
L6	21.80'	S44° 59' 18"E
L7	21.86'	S43° 20' 53"W
L8	21.72'	N45° 17' 18"W

RADIAL TABLE	
LINE #	DIRECTION
(R)1	S49° 00' 03"W
(R)2	S84° 38' 26"W
(R)3	S46° 11' 36"E
(R)4	N62° 05' 45"W
(R)5	S83° 18' 56"W

OUTLOT DESIGNATIONS

NAME	DESCRIPTION	AREA (S.F.)
OUTLOT "A"	DEDICATED IN FEE TO THE CITY OF FRESNO FOR BIKE, PEDESTRIAN, AND LANDSCAPE PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS	6,166
OUTLOT "B"	DEDICATED IN FEE TO THE CITY OF FRESNO FOR LANDSCAPED PEDESTRIAN PASEO PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS	3,156
OUTLOT "C"	DEDICATED IN FEE TO THE CITY OF FRESNO FOR BIKE, PEDESTRIAN, AND LANDSCAPE PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS	843
OUTLOT "D"	DEDICATED IN FEE TO THE CITY OF FRESNO FOR BIKE, PEDESTRIAN, AND LANDSCAPE PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS	1,784



BASIS OF BEARINGS:

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN TO BE NORTH 00°00'03" EAST PER TRACT MAP NUMBER 5232, RECORDED IN VOLUME 79 OF BOOK OF PLATS, AT PAGES 45 THRU 60, FRESNO COUNTY RECORDS IS TAKEN TO BE .