

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.

SOFIE INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
DARIUS ASSEMI MANAGER

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

BY: _____

TRACT NO. 6290

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOTS 78, 79 & 80 OF CALIFORNIA POULTRY FARM, RECORDED IN BOOK 2 OF RECORDS OF SURVEY, AT PAGE 82, FRESNO COUNTY RECORDS

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN DECEMBER 2019, BY BRET A. GIANNETTA

*CONSISTING OF TWO SHEETS
SHEET ONE OF TWO SHEETS*



LEGAL DESCRIPTION:

PARCEL B OF LOT LINE ADJUSTMENT NO. 2019-08, AS DOCUMENT NO. 2019-0132023, OF OFFICIAL RECORDS OF FRESNO COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 278.34 FEET OF LOT 79 OF CALIFORNIA POULTRY FARM, AS PER MAP RECORDED IN BOOK 2 PAGE 82 OF RECORDS OF SURVEYS, RECORDS OF SAID COUNTY.

TOGETHER WITH THE WEST 30 FEET OF THE NORTH 278.34 FEET OF LOT 78 OF SAID CALIFORNIA POULTRY FARM.

ALSO TOGETHER WITH THE EAST 16.90 FEET OF THE SOUTH 150.87 FEET OF THE NORTH 278.34 FEET OF LOT 80 OF SAID CALIFORNIA POULTRY FARM.

EXCEPTING THEREFROM THE WEST 20 FEET OF THE NORTH 127.47 FEET OF SAID LOT 79.

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. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6290, RECORDED _____, 2020, AS DOCUMENT NO. 2020-_____, FRESNO COUNTY RECORDS.
3. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT TO DEFER THE FORMULATION OF THE CONDOMINIUM PLAN, DCC&R AND HOMEOWNERS' ASSOCIATION FOR CONDOMINIUM PURPOSES FOR THE FINAL MAP OF TRACT NO. 6290, 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 DECEMBER 1, 2019. 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. 12-31-2020

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.

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

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

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.

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 _____

TRACT NO. 6290

FOR CONDOMINIUM PURPOSES

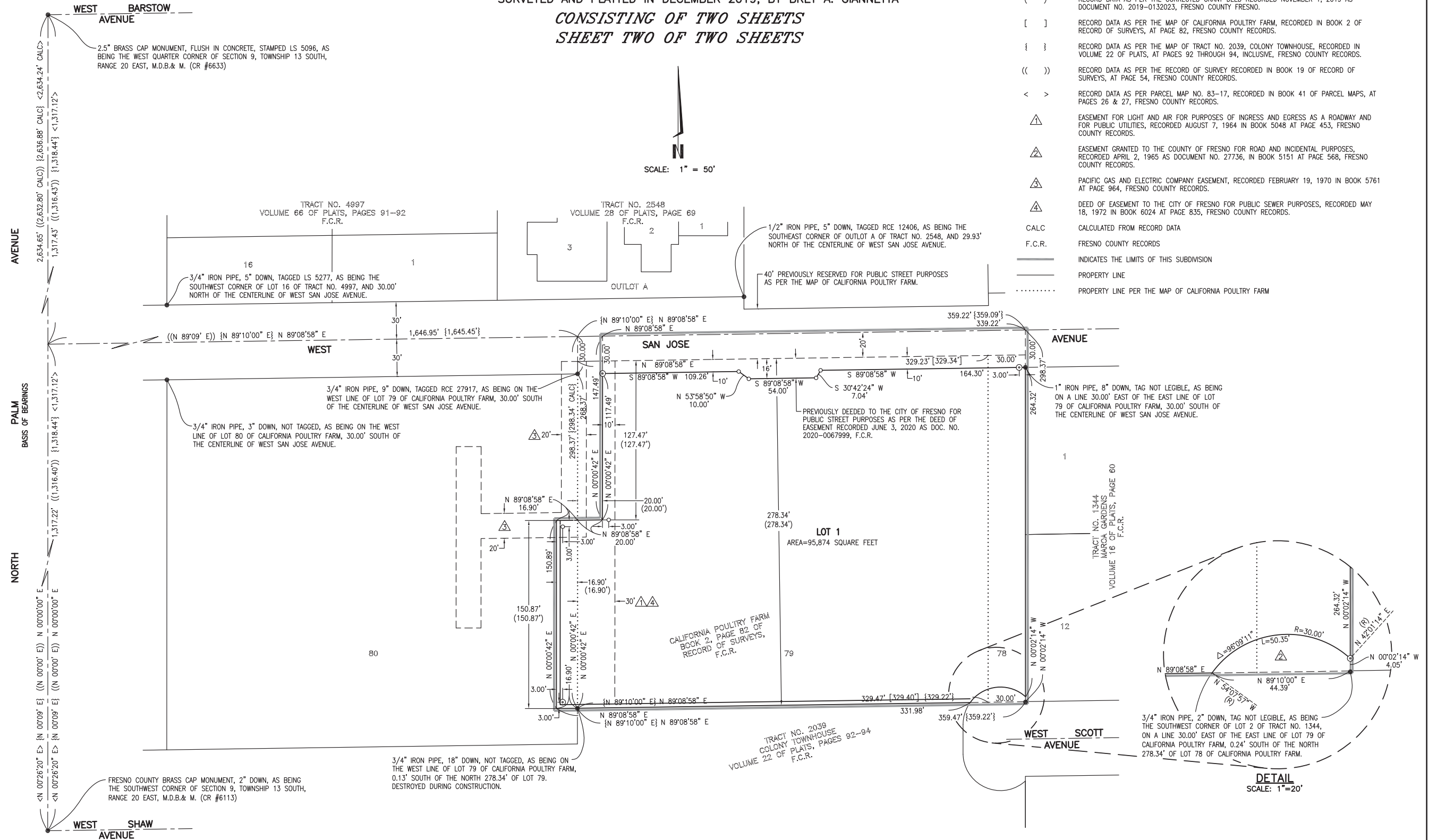
BEING A SUBDIVISION OF A PORTION OF LOTS 78, 79 & 80 OF CALIFORNIA POULTRY FARM,
RECORDED IN BOOK 2 OF RECORDS OF SURVEY, AT PAGE 82, FRESNO COUNTY RECORDS

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN DECEMBER 2019, BY BRET A. GIANNETTA

CONSISTING OF TWO SHEETS
SHEET TWO OF TWO SHEETS

BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN AS BEARING NORTH 00°00'00" EAST AS PER THE RECORD OF SURVEY RECORDED IN BOOK 19 OF RECORD OF SURVEYS, AT PAGE 54, FRESNO COUNTY RECORDS.



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 CORRECTED GRANT DEED RECORDED NOVEMBER 1, 2019 AS DOCUMENT NO. 2019-0132023, FRESNO COUNTY RECORDS.
- [] RECORD DATA AS PER THE MAP OF CALIFORNIA POULTRY FARM, RECORDED IN BOOK 2 OF RECORD OF SURVEYS, AT PAGE 82, FRESNO COUNTY RECORDS.
- { } RECORD DATA AS PER THE MAP OF TRACT NO. 2039, COLONY TOWNHOUSE, RECORDED IN VOLUME 22 OF PLATS, AT PAGES 92 THROUGH 94, INCLUSIVE, FRESNO COUNTY RECORDS.
- (()) RECORD DATA AS PER THE RECORD OF SURVEY RECORDED IN BOOK 19 OF RECORD OF SURVEYS, AT PAGE 54, FRESNO COUNTY RECORDS.
- < > RECORD DATA AS PER PARCEL MAP NO. 83-17, RECORDED IN BOOK 41 OF PARCEL MAPS, AT PAGES 26 & 27, FRESNO COUNTY RECORDS.
- △ EASEMENT FOR LIGHT AND AIR FOR PURPOSES OF INGRESS AND EGRESS AS A ROADWAY AND FOR PUBLIC UTILITIES, RECORDED AUGUST 7, 1964 IN BOOK 5048 AT PAGE 453, FRESNO COUNTY RECORDS.
- △ EASEMENT GRANTED TO THE COUNTY OF FRESNO FOR ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 2, 1965 AS DOCUMENT NO. 27736, IN BOOK 5151 AT PAGE 568, FRESNO COUNTY RECORDS.
- △ PACIFIC GAS AND ELECTRIC COMPANY EASEMENT, RECORDED FEBRUARY 19, 1970 IN BOOK 5761 AT PAGE 964, FRESNO COUNTY RECORDS.
- △ DEED OF EASEMENT TO THE CITY OF FRESNO FOR PUBLIC SEWER PURPOSES, RECORDED MAY 18, 1972 IN BOOK 6024 AT PAGE 835, FRESNO COUNTY RECORDS.
- CALC CALCULATED FROM RECORD DATA
- F.C.R. FRESNO COUNTY RECORDS
- INDICATES THE LIMITS OF THIS SUBDIVISION
- PROPERTY LINE
- PROPERTY LINE PER THE MAP OF CALIFORNIA POULTRY FARM