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
UNITED SECURITY BANK, AS BENEFICIARY
BY:
DENNIS R. WOODS PRESIDENT/CEO
NOTARY ACKNOWLEDGMENT.
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/THE 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
PERSONALLT APPEARED. WHO WE ON EACH OF WHICH THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE MASIS 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/THE 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. 6437

PHASE II OF VESTING TENTATIVE MAP NO. 6250 A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF OUTLOT D OF TRACT NO. 6250, RECORDED IN VOLUME 94 OF PLATS, AT PAGES 8, 9 AND 10, FRESNO COUNTY RECORDS

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN NOVEMBER 2024, BY BRET A. GIANNETTA

CONSISTING OF THREE SHEETS
SHEET ONE OF THREE SHEETS

LEGAL DESCRIPTION:

OUTLOT D OF TRACT NO. 6250, RECORDED IN VOLUME 94 OF PLATS, AT PAGES 8, 9 AND 10, 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, 2024. 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. 12-31-26	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

SCOTT L. MOZIER, PE 54417 LICENSE EXPIRES 12-31-2025	CITY ENGINEER	DATE
CITY SURVEYOR'S ST	TATEMENT:	
HEREBY STATE THAT I HAVE EXAMINED TECHNICALLY CORRECT.	THIS MAP AND THAT I AM SATISFIED	THAT THE MAP IS

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.

DATE

JENNIFER K. CLARK	DATE
SECRETARY OF THE FRESNO CITY PLANNING COMMISSION	

CITY CLERK'S CERTIFICATE:

JASON A. CAMIT, LS 8636

LICENSE EXPIRES 12-31-2025

I HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION NO. ADOPTED ON 2025, 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.

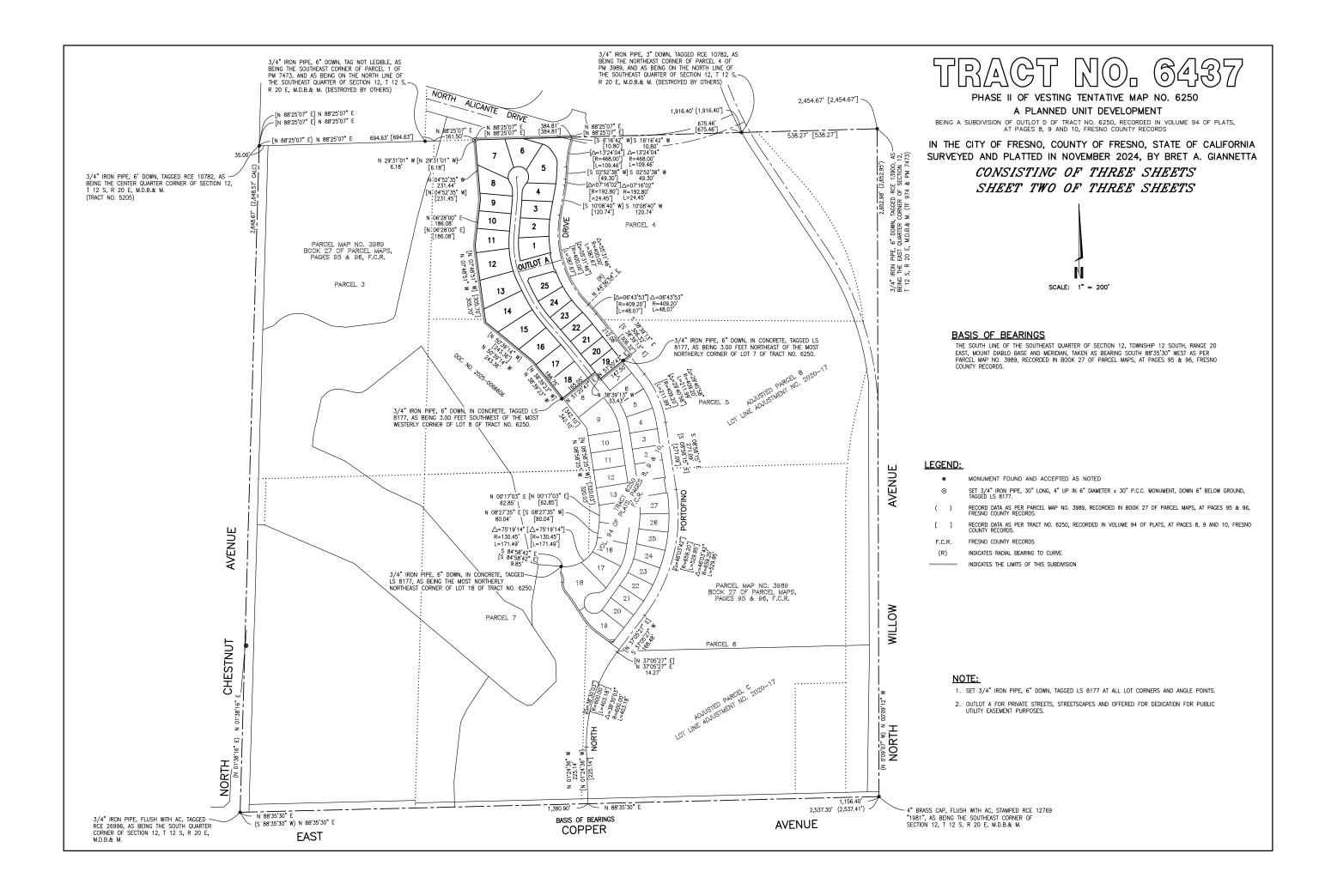
TODD STERMER, MMC CITY CLERK	
BY:DEPUTY	DATE

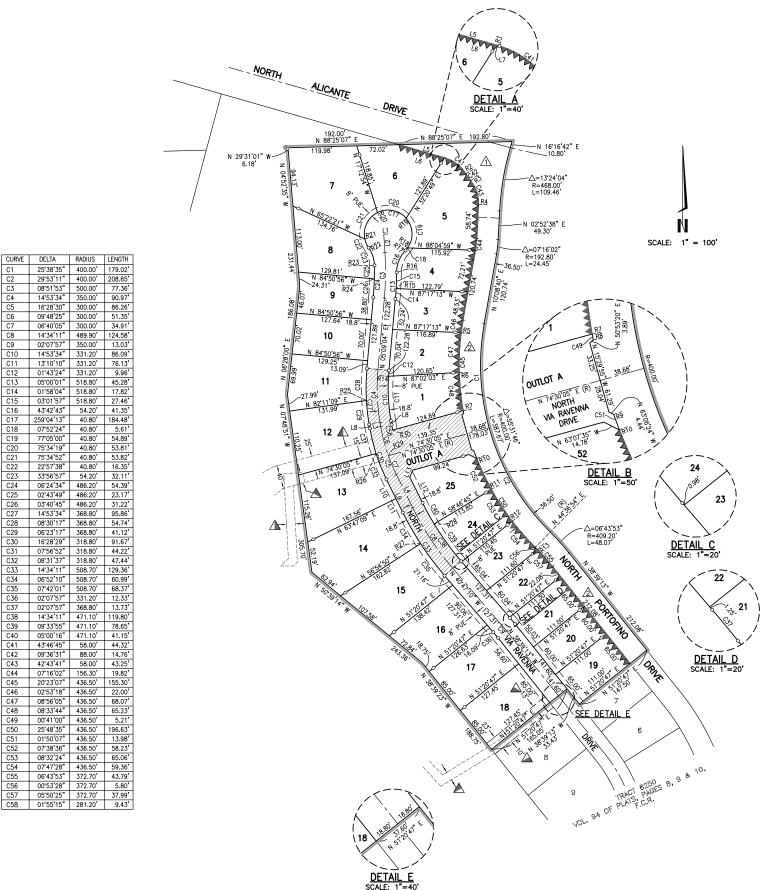
DOCUMENT NO	FEE \$	
FILED THISDAY OF, 20	025	
ATM. IN VOLUMEOF PLATS, AND, AT THE REQUEST OF BRET A.		
FRESNO COUNTY RECORDS PAUL DICTOS, C.P.A., RECORDER		

BY: ______

HIS	PROPERTY	IS	SUBJECT	TO	THE	FOLLOWING

- THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND MAY BE SUBJECT TO ASSESSMENT FOR DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES, AS DISCLOSED BY FMFCD RESOLUTION NO. 1816 RECORDED JULY 31, 1995 AS DOCUMENT NO. 95092128, OF OFFICIAL RECORDS, FRESNO COUNTY.
- 2. NOTICE OF SPECIAL TAX LIEN RECORDED AUGUST 9, 2016 AS DOCUMENT NO. 2016-0103643, FRESNO COUNTY RECORDS.
- OCCIDENTAL LIFE INSURANCE COMPANY EASEMENT, RECORDED OCTOBER 6, 1937 IN BOOK 1611 OF OFFICIAL RECORDS, AT PAGE 180.
- COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 5, 1978 IN BOOK 7025 OF OFFICIAL RECORDS OF FRESNO COUNTY, AT PAGE 531.
- 5. CONSENT AND AGREEMENT RECORDED NOVEMBER 18, 1996 AS DOCUMENT NO. 96154204, FRESNO COUNTY RECORDS.
- 6. MUTUAL BENEFIT AGREEMENT RECORDED MARCH 18, 1997 AS DOCUMENT NO. 97035554, FRESNO COUNTY RECORDS.
- EASEMENT AGREEMENT FOR COPPER RIVER RANCH, RECORDED DECEMBER 30, 2004 AS DOCUMENT NO. 2004—0291147, FRESNO COUNTY RECORDS, AND FIRST ADDENDUM RECORDED AUGUST 22, 2006 AS DOCUMENT NO. 2006—0175086, FRESNO COUNTY RECORDS.
- 8. DEVELOPMENT AGREEMENT RECORDED DECEMBER 30, 2004 AS DOCUMENT NO. 2004-0291148, FRESNO COUNTY RECORDS.
- 9. DTE EASEMENT AGREEMENT RECORDED FEBRUARY 8, 2005 AS DOCUMENT NO. 2005-0029674, FRESNO COUNTY RECORDS.
- SUBDIMISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6250, PHASE I OF TENTATIVE TRACT NO. 6250, RECORDED SEPTEMBER 6, 2024 AS DOCUMENT NO. 2024—0080957, FRESNO COUNTY RECORDS.
- DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR VILLA PALAZZO (TRACT 6250), RECORDED SEPTEMBER 6, 2024 AS DOCUMENT NO. 2024—0080958, FRESNO COUNTY RECORDS.
- 12. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER CONNECTION CHARGES, WATER CONNECTION CHARGES, URBAIN GROWTH MANAGEMENT FEES, CITY-WIDE FEES AND DEVELOPMENT FEES TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF ULEN FOR THE FINAL MAP OF TRACT NO. 6250, RECORDED SEPTEMBER 6, 2024 AS DOCUMENT NO. 2024—0080959, FRESNO COUNTY RECORDS.
- 13. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6250, RECORDED SEPTEMBER 6, 2024 AS DOCUMENT NO. 2024—0080960, FRESNO COUNTY RECORDS.
- 14. ASSIGNMENT OF RENTS RECORDED AUGUST 15, 2025 AS DOCUMENT NO. 2025-0077764, FRESNO COUNTY RECORDS.
- 15. HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT RECORDED AUGUST 15, 2025 AS DOCUMENT NO. 2025-0077765, FRESNO COUNTY RECORDS.
- 16. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6437, RECORDED ________, FRESNO COUNTY RECORDS.
- 18. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, TRACT NO. 6437, PHASE II OF VESTING TENTATIVE MAP NO. 6250, RECORDED________, 2025 AS DOCUMENT NO. 2025-_______, FRESNO COUNTY RECORDS.
- 19. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6437, PHASE II OF VESTING TENTATIVE MAP NO. 6250, RECORDED _______, 2025, AS DOCUMENT NO. 2025—_______, FRESING COUNTY RECORDS.





TRACT NO.

PHASE II OF VESTING TENTATIVE MAP NO. 6250 A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF OUTLOT D OF TRACT NO. 6250, RECORDED IN VOLUME 94 OF PLATS, AT PAGES 8, 9 AND 10, FRESNO COUNTY RECORDS

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN NOVEMBER 2024, BY BRET A. GIANNETTA

CONSISTING OF THREE SHEETS SHEET THREE OF THREE SHEETS

LEGEND:

- 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.
- SET 3/4" IRON PIPE, 30" LONG, 6" BELOW GROUND, TAGGED LS 8177, 3.00' FROM LOT CORNER ON SIDE LOT LINE AS SHOWN (DISTANCES SHOWN ARE TO TRUE LOT CORNER)

INDICATES RELINQUISHED OF DIRECT ACCESS RIGHTS

- PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER DEED OF EASEMENT RECORDED DECEMBER 1, 2022 AS DOCUMENT NO. 2022-0144347, FRESNO COUNTY RECORDS. \triangle
- PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER THE DEED OF EASEMENT RECORDED MAY 16, 2023 AS DOC. NO. 2023-0045725, FRESNO COUNTY RECORDS. \triangle
- FRESNO METROPOLITAN FLOOD CONTROL DISTRICT PIPELINE EASEMENT, RECORDED APRIL 23, 1996 AS DOCUMENT NO. 96051705. FRESNO COUNTY RECORDS. Δ
- PORTION OF FRESNO METROPOLITAN FLOOD CONTROL DISTRICT PIPELINE EASEMENT, RECORDED APRIL 23, 1996 AS DOCUMENT NO. 96051705, FRESNO COUNTY RECORDS, QUITCLAIMED AS PER DOCUMENT RECORDED 2225 AS DOCUMENT NO. 2025——, FRESNO COUNTY RECORDS. \triangle
- FRESNO METROPOLITAN FLOOD CONTROL DISTRICT PIPELINE EASEMENT, RECORDED APRIL 23, 1996 AS DOCUMENT NO. 96051716. FRESNO COUNTY RECORDS.
- 10' WIDE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT STORM DRAIN PIPELINE EASEMENT, RECORDED SEPTEMBER 6, 2024, AS DOCUMENT NO. 2024-0080963, F.C.R.
- 13' WIDE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT STORM DRAIN PIPELINE EASEMENT, RECORDED SEPTEMBER 6, 2024, AS DOCUMENT NO. 2024-0080964, F.C.R.
- 40' WIDE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT STORM DRAIN PIPELINE EASEMENT, RECORDED ________, 2025 AS DOCUMENT NO. 2025-________, F.C.R. \triangle
- FRESNO METROPOLITAN FLOOD CONTROL DISTRICT STORM DRAIN CHANNEL EASEMENT, RECORDED _______, 2025 AS DOCUMENT NO. 2025-_______, F.C.R.

F.C.R. FRESNO COUNTY RECORDS

RADIAL DIRECTION

(R) INDICATES RADIAL BEARING TO CURVE

INDICATES THE LIMITS OF THIS SUBDIVISION

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.

R1	N 15'58'43" E
R2	N 59°45'28" E
R3	N 50'08'57" E
R4	S 87'07'22" E
R5	N 82°44'38" W
R6	S 88'19'17" W
R7	S 79'45'33" W
R8	S 79'04'33" W
R9	S 70°25'29" W
R10	S 68'35'22" W
R11	S 60'56'46" W
R12	S 52'24'22" W
R13	N 45'30'22" E
R14	N 86'34'20" W
R15	S 86'49'00" E
R16	N 89°50'57" W
R17	N 46°08'14" W
R18	S 54'00'38" E
R19	N 48'54'22" E
R20	N 26°39'57" W
R21	S 77'45'11" W
R22	S 54'47'33" W
R23	N 88'44'30" E
R24	S 88'31'41" E
R25	S 86'38'47" W
R26	S 72'18'38" W
R27	S 56'54'51" W
R28	S 58'46'45" W
R29	S 70°27'06" W
R30	S 78'20'15" W

LINE	BEARING	DISTANCE
L1	N 86'17'12" E	7.61
L2	N 03'42'48" W	31.51'
L3	N 09'44'30" W	6.89'
L4	N 26'12'59" W	63.11
L5	N 74'01'17" W	82.75'
L6	N 74'01'17" W	80.57
L7	N 74'01'17" W	2.18'
L8	N 09'44'30" W	6.89'
L9	N 26'12'59" W	63.11
L10	N 26'12'59" W	36.61
L11	S 26*12'59" E	26.50'
L12	N 26'12'59" W	49.15'
L13	N 24'08'33" E	12.76