TRACT NO. 5538

A PLANNED DEVELOPMENT

BEING A RE-SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

SURVEYED AND PLATTED IN MAY 2017, BY GARY G. GIANNETTA

CONSISTING OF TWO SHEETS

SHEET ONE OF TWO 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.

WESTERN PACIFIC HOUSING, INC., A DELAWARE CORPORATION

BY: _____

PATRICK DARNELL VICE PRESIDENT OF LAND

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 _____

LEGAL DESCRIPTION:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLATS THEREOF.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. 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 1818 RECORDED JULY 31, 1995 AS INSTRUMENT NO. 95092128, OF OFFICIAL RECORDS.
2. COVENANTS AND RESTRICTIONS IMPOSED BY A LAND CONSERVATION CONTRACT EXECUTED PURSUANT TO SECTION 51200 ET SEQ. CALIFONIA GOVERNMENT CODE. AS RECORDED FEBRUARY 28, 1970, AS INSTRUMENT NO. 13819, BOOK 5784, PAGE 635, OF OFFICIAL RECORDS. ALSO A NOTICE OF NON-RENEWAL OF LAND CONSERVATION CONTRACT RECORDED SEPTEMBER 17, 2003 AS INSTRUMENT NO. 2003-0223659, FRESNO COUNTY RECORDS. IN THE MATTER OF CANCELLATION OF LAND CONSERVATION CONTRACT RESOLUTION APPROVING CANCELLATION OF AGRICULTURAL LAND CONSERVATION CONTRACT NO. 1845 (RLCC NO. 781), RECORDED JANUARY 17, 2006, INSTRUMENT NO. 2006-0009738, OF OFFICIAL RECORDS. ALONG WITH A CERTIFICATE OF TENTATIVE CANCELLATION, RECORDED FEBRUARY 3, 2006, AS INSTRUMENT NO. 2006-0025431, OF OFFICIAL RECORDS.
3. A SUBDIVISION AGREEMENT INCLUDING ADDENDUM TO SUBDIVISION AGREEMENT FOR RIGHTS-OF-WAY ACQUISITION FOR THE FINAL MAP OF TRACT NO. 5538, RECORDED _____, 2017, AS DOCUMENT NO. 2017-_____, FRESNO COUNTY RECORDS
4. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 5538, RECORDED _____, 2017, AS DOCUMENT NO. 2017-_____, FRESNO COUNTY RECORDS.
5. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING SPECIAL SOLID WASTE DISPOSAL SERVICES FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 5538, RECORDED _____, 2017, AS DOCUMENT NO. 2017-_____, FRESNO COUNTY RECORDS.
6. 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. 5538, RECORDED _____, 2017, AS DOCUMENT NO. 2017-_____, FRESNO COUNTY RECORDS.
7. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 5538, RECORDED _____, 2017, AS DOCUMENT NO. 2017-_____, FRESNO COUNTY RECORDS.
8. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 5538, RECORDED _____, 2017, AS DOCUMENT NO. 2017-_____, 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 CLIFF RONK ON APRIL 1, 2017. 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.

_____ _____

GARY G. GIANNETTA, RCE 26998 LIC. EXP 3-31-19 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.

BY:_____ _____

JASON A. CAMIT, LS 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 _____, 2018, 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, CMC
CITY CLERK

BY:_____ _____

DEPUTY DATE

RECORDER'S CERTIFICATE:

DOCUMENT NO. _____ FEE $ _____
FILED THIS ____DAY OF _____, 20"8
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. 5538

A PLANNED DEVELOPMENT

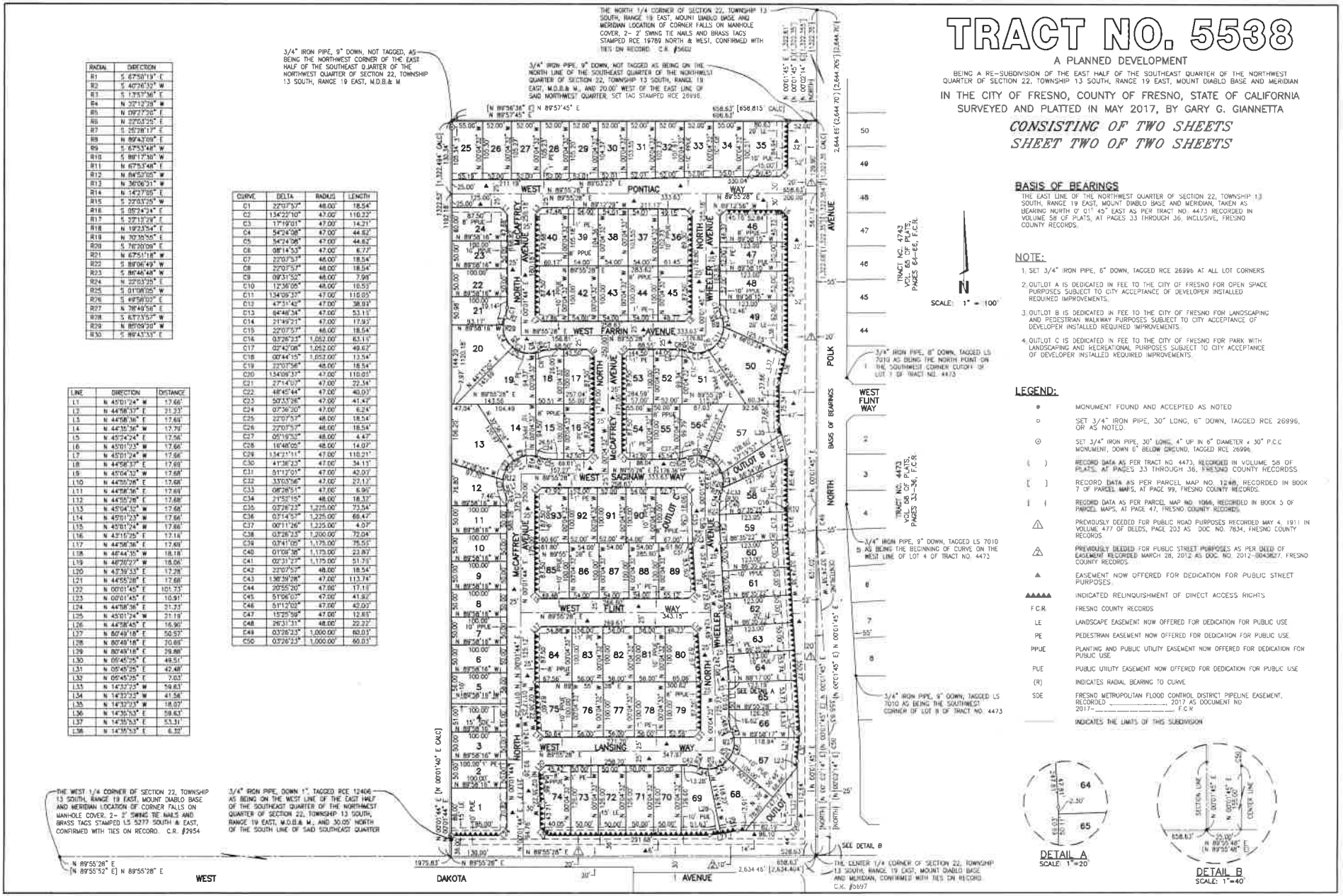
BEING A RE-SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

SURVEYED AND PLATTED IN MAY 2017, BY GARY G. GIANNETTA

CONSISTING OF TWO SHEETS

SHEET TWO OF TWO SHEETS



RADIAL	DIRECTION
R1	S 67°58'19" E
R2	S 40°36'32" W
R3	S 13°57'36" E
R4	N 22°12'28" W
R5	N 09°27'20" E
R6	N 22°03'25" E
R7	S 25°28'17" E
R8	N 89°43'09" E
R9	S 67°53'48" W
R10	S 89°17'30" W
R11	N 67°53'48" E
R12	N 84°57'05" W
R13	N 36°06'31" W
R14	N 14°27'05" E
R15	S 22°03'25" W
R16	S 05°24'24" E
R17	S 22°13'28" E
R18	N 19°23'54" E
R19	N 70°36'55" E
R20	S 76°20'09" E
R21	N 67°51'18" W
R22	S 89°06'49" W
R23	S 89°46'48" W
R24	N 22°03'25" E
R25	S 01°08'05" W
R26	S 49°58'02" E
R27	N 78°49'56" E
R28	S 67°53'57" W
R29	N 89°09'28" W
R30	S 89°43'33" E

CURVE	DELTA	RADIUS	LENGTH
C1	22°07'57"	48.00'	18.54'
C2	134°22'10"	47.00'	110.23'
C3	17°19'01"	47.00'	14.21'
C4	54°24'08"	47.00'	44.62'
C5	54°24'08"	47.00'	44.62'
C6	08°14'53"	47.00'	6.77'
C7	22°07'57"	48.00'	18.54'
C8	22°07'57"	48.00'	18.54'
C9	09°31'52"	48.00'	7.98'
C10	12°36'05"	48.00'	10.53'
C11	134°09'37"	47.00'	110.05'
C12	47°31'42"	47.00'	38.97'
C13	64°46'34"	47.00'	53.13'
C14	21°49'21"	47.00'	17.90'
C15	22°07'57"	48.00'	18.54'
C16	03°26'23"	1,052.00'	63.15'
C17	02°42'08"	1,052.00'	49.62'
C18	00°44'15"	3,053.00'	13.54'
C19	22°07'58"	48.00'	18.54'
C20	134°09'37"	47.00'	110.05'
C21	27°14'03"	47.00'	22.34'
C22	48°45'44"	47.00'	40.03'
C23	50°53'26"	47.00'	41.42'
C24	07°36'20"	47.00'	6.24'
C25	22°07'57"	48.00'	18.54'
C26	22°07'57"	48.00'	18.54'
C27	05°19'52"	48.00'	4.47'
C28	16°48'05"	48.00'	14.07'
C29	134°21'11"	47.00'	110.21'
C30	41°36'23"	47.00'	34.11'
C31	51°12'01"	47.00'	42.00'
C32	33°03'56"	47.00'	27.12'
C33	08°28'51"	47.00'	6.96'
C34	21°57'15"	48.00'	18.32'
C35	03°26'23"	1,225.00'	73.54'
C36	03°14'57"	1,225.00'	69.47'
C37	00°11'26"	1,225.00'	4.07'
C38	03°26'23"	1,200.00'	72.04'
C39	03°41'05"	1,175.00'	75.55'
C40	01°08'38"	1,175.00'	23.80'
C41	02°31'27"	1,175.00'	51.75'
C42	22°07'57"	48.00'	18.54'
C43	136°38'28"	47.00'	113.74'
C44	20°55'20"	47.00'	17.16'
C45	51°06'07"	47.00'	41.92'
C46	51°12'02"	47.00'	42.00'
C47	15°25'59"	47.00'	12.85'
C48	26°31'31"	48.00'	22.22'
C49	03°26'23"	1,000.00'	60.03'
C50	03°26'23"	1,000.00'	60.03'

LINE	DIRECTION	DISTANCE
L1	N 45°01'24" W	17.66'
L2	N 44°58'37" E	21.33'
L3	N 44°58'36" E	17.66'
L4	N 44°36'36" W	17.79'
L5	N 45°24'24" E	17.56'
L6	N 45°01'23" W	17.66'
L7	N 45°01'24" W	17.66'
L8	N 44°58'37" E	17.66'
L9	N 45°04'32" W	17.68'
L10	N 44°58'36" E	17.66'
L11	N 44°58'36" E	17.66'
L12	N 44°58'28" E	17.66'
L13	N 45°04'32" W	17.66'
L14	N 45°01'23" W	17.66'
L15	N 45°01'24" W	17.66'
L16	N 43°16'25" E	17.16'
L17	N 44°58'36" E	17.66'
L18	N 46°44'35" W	18.18'
L19	N 46°30'27" W	18.06'
L20	N 43°59'33" E	17.28'
L21	N 44°58'28" E	17.66'
L22	N 00°01'45" E	101.73'
L23	N 00°01'45" E	10.91'
L24	N 44°58'36" E	21.23'
L25	N 45°01'24" W	21.19'
L26	N 44°58'45" E	16.90'
L27	N 80°49'18" E	50.57'
L28	N 80°49'18" E	70.65'
L29	N 80°49'18" E	39.88'
L30	N 05°45'25" E	49.51'
L31	N 05°45'25" E	42.48'
L32	N 05°45'25" E	7.03'
L33	N 14°32'23" W	59.83'
L34	N 14°32'23" W	41.56'
L35	N 14°32'23" W	18.07'
L36	N 14°35'53" E	59.63'
L37	N 14°35'53" E	53.31'
L38	N 14°35'53" E	6.32'

BASIS OF BEARINGS

THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN AS BEARING NORTH 0° 01' 45" EAST AS PER TRACT NO. 4473 RECORDED IN VOLUME 58 OF PLATS, AT PAGES 33 THROUGH 36, INCLUSIVE, FRESNO COUNTY RECORDS.

NOTE:

1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED RCE 26996 AT ALL LOT CORNERS
2. OUTLOT A IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR OPEN SPACE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.
3. OUTLOT B IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR LANDSCAPING AND PEDESTRIAN WALKWAY PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.
4. OUTLOT C IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR PARK WITH LANDSCAPING AND RECREATIONAL 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, TAGGED RCE 26996, 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 RCE 26996.
( )	RECORD DATA AS PER TRACT NO. 4473, RECORDED IN VOLUME 58 OF PLATS, AT PAGES 33 THROUGH 36, FRESNO COUNTY RECORDSS
[ ]	RECORD DATA AS PER PARCEL MAP NO. 12498, RECORDED IN BOOK 7 OF PARCEL MAPS, AT PAGE 99, FRESNO COUNTY RECORDS.
{ }	RECORD DATA AS PER PARCEL MAP NO. 10146, RECORDED IN BOOK 5 OF PARCEL MAPS, AT PAGE 47, FRESNO COUNTY RECORDS.
⚠	PREVIOUSLY DEEDED FOR PUBLIC ROAD PURPOSES RECORDED MAY 4, 1911 IN VOLUME 477 OF DEEDS, PAGE 203 AS DOC. NO. 7634, FRESNO COUNTY RECORDS.
⚠	PREVIOUSLY DEEDED FOR PUBLIC STREET PURPOSES AS PER DEED OF EASEMENT RECORDED MARCH 28, 2012 AS DOC. NO. 2012-0043627, FRESNO COUNTY RECORDS.
▲	EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
▲▲▲▲	INDICATED RELINQUISHMENT OF DIRECT ACCESS RIGHTS
F.C.R.	FRESNO COUNTY RECORDS
LE	LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
PE	PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
PPUE	PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
PUE	PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
(R)	INDICATES RADIAL BEARING TO CURVE
SDE	FRESNO METROPOLITAN FLOOD CONTROL DISTRICT PIPELINE EASEMENT, RECORDED _____, 2017 AS DOCUMENT NO 2017-_____, F.C.R.
	INDICATES THE LIMITS OF THIS SUBDIVISION

DETAIL A
SCALE: 1"=20'

DETAIL B
SCALE: 1"=40'