

# TRACT NO. 6045

PHASE I OF VESTING TENTATIVE MAP NO. 6045 BEING A SUBDIVISION OF A PORTION OF OUTLOT G OF THE AMENDING MAP OF TRACT NO. 5205, RECORDED IN VOLUME 7E OF PLATS, PAGES 48 THROUGH 70, FRESNO COUNTY RECORDS IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATED IN JANUARY 2014, BY GARY G. GANNETTIA **CONSISTING OF THREE SHEETS SHEET ONE OF THREE 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 TO SIGN THE NECESSARY INSTRUMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

COPPER RIVER RANCH, INC., A CALIFORNIA CORPORATION  
BY: DANIEL ASSEBA, PRESIDENT  
U.S. BANK NATIONAL ASSOCIATION  
D/R/A HOUSING CAPITAL CORP-NY

BY: THOMAS G. WILKER, SENIOR VICE PRESIDENT

## NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA  
COUNTY OF FRESNO  
ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ NOTARY PUBLIC  
PERSONALLY APPEARED \_\_\_\_\_, whose name and address are as follows: \_\_\_\_\_  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

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COUNTY OF FRESNO  
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ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ NOTARY PUBLIC  
PERSONALLY APPEARED \_\_\_\_\_, whose name and address are as follows: \_\_\_\_\_  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

## LEGAL DESCRIPTION:

OUTLOT G OF PLAT 7E, PAGES 48 THROUGH 70, INCLUDING FRESNO COUNTY RECORDS SAID MAP HAVING BEEN AMENDED BY CERTIFICATE OF CORRECTION RECORDED DECEMBER 24, 2008 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2308-175142.  
EXCEPT THEREFROM FIFTY PERCENT(50%) OF ANY ROYALTY AND INTEREST IN AND TO ANY MINERAL RIGHTS, INCLUDING WITHOUT LIMITATION, ANNUAL GAS, CASING-HEAD GAS, OTHER NATURAL ELEMENTS, COMPOUNDS AND SUBSTANCES EXCEPT SOIL, SAND-AND GRAVEL, AS RESERVED BY ATENA CASUALTY AND SURETY COMPANY IN OIL/GAS DEED RECORDED NUMBER 900229494 IN OFFICIAL RECORDS OF FRESNO COUNTY UNDER RECORDER'S SERIAL NUMBER 900229494.  
ALSO EXCEPT THEREFROM ALL THAT PORTION LYING WITHIN THE EXTENDED BOUNDARIES OF TRACT NO. 5892 FILED JANUARY 28, 2014 IN VOLUME 83 OF PLATS, AT PAGES) 91, 92 AND 93, FRESNO COUNTY RECORDS.

SAD LAND BEING FURTHER KNOWN AS THE 'REMAINER PARCEL', AS SHOWN ON THE FINAL MAP OF TRACT NO. 5892, FILED JANUARY 29, 2014 IN VOLUME 83 OF PLATS, AT PAGE(S) 91, 92 AND 93, FRESNO COUNTY RECORDS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING (CONTINUE):  
7. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED 'MEMORANDUM OF BASH "E" RELOCATION AGREEMENT' RECORDED JANUARY 19, 2009 AS DOCUMENT NO. 2008-0012048 OF OFFICIAL RECORDS, FRESNO COUNTY.

8. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED 'SUBDIVISION AGREEMENT FOR TRACT NO. 5205' AS DOCUMENT NO. 2008-0086898 OF OFFICIAL RECORDS, FRESNO COUNTY.

9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED 'STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER CONNECTION CHARGES, WATER CONNECTION CHARGES, URBAN GROWTH MANAGEMENT FEES AND DEVELOPMENT FEES TO TRACT NO. 5205, PHASE I OF VESTING TENTATIVE MAP NO. 5205/LGH, RECORDED APRIL 25, 2008 AS DOCUMENT NO. 2008-0086899 OF OFFICIAL RECORDS, FRESNO COUNTY.

10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED 'STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER CONNECTION CHARGES, WATER CONNECTION CHARGES, URBAN GROWTH MANAGEMENT FEES AND DEVELOPMENT FEES TO TRACT NO. 5205, PHASE I OF VESTING TENTATIVE MAP NO. 5205/LGH, RECORDED APRIL 25, 2008 AS DOCUMENT NO. 2008-0087700 OF OFFICIAL RECORDS, FRESNO COUNTY.

11. MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COPPER RIVER RANCH IN FRESNO COUNTY, RECORDED JUNE 7, 2008 AS DOCUMENT NO. 2008-0119489 OF OFFICIAL RECORDS, FRESNO COUNTY.

12. FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COPPER RIVER RANCH, DECLARATION OF COVENANTS THEREON RECORDED AUGUST 22, 2008 AS DOCUMENT NO. 2008-0175087 OF OFFICIAL RECORDS, FRESNO COUNTY.

13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED 'EARLY CONSTRUCTION AGREEMENT FOR TRACT NO. 6045' AS DOCUMENT NO. 2008-0057068 OF OFFICIAL RECORDS, FRESNO COUNTY.

14. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6045 PHASE I OF VESTING TENTATIVE MAP NO. 6045, RECORDED \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_ FRESNO COUNTY RECORDS.

15. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING SPECIAL SOLID WASTE CONNECTION CHARGES, WATER CONNECTION CHARGES, URBAN GROWTH MANAGEMENT FEES, OCCUPANCY AND CREATION OF LEIN FOR THE FINAL MAP OF TRACT NO. 6045 PHASE I OF VESTING TENTATIVE MAP NO. 6045, RECORDED \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_ FRESNO COUNTY RECORDS.

16. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER CONNECTION CHARGES, WATER CONNECTION CHARGES, URBAN GROWTH MANAGEMENT FEES, OCCUPANCY AND CREATION OF LEIN FOR THE FINAL MAP OF TRACT NO. 6045 PHASE I OF VESTING TENTATIVE MAP NO. 6045, RECORDED \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_ FRESNO COUNTY RECORDS.

## ENGINEER'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 DANIEL ASSEBA ON JANUARY 1, 2014. I HEREBY STATE THAT ALL THE MONUMENTS ARE POSITIONS ON OR BEFORE ONE YEAR OF THE DATE THIS MAP IS RECORDED, OR ANY DATE APPROVED BY THE CITY ENGINEER, THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO EMBLEM THE APPROVED TENTATIVE MAP. AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

GARY GANNETTIA, R.C.E. 28986 LIC. EXP. 3-31-15

## CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SURVEY SHOWN IS SUBSTANTIALLY THE SAME AS TO APPEAR 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.

JANISSE J. BRANDELL, R.E. 50923  
LICENSE EXPIRES 04-30-2015

## CONSULTING LAND SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ACTING FOR THE CITY OF FRESNO:  
BLAIR, CHURCH & FLYNN CONSULTING ENGINEERS  
451 CLOVIS AVENUE, SUITE 200, CLOVIS, CA 93312

BY: \_\_\_\_\_  
LICENSE BOARD WEST US 9843  
LICENSE BOARD 19-31-2015

## 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 CLARKE  
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. \_\_\_\_\_ ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMANCE WITH THE TERMS OF THE ORDER OF DEDICATION, AND APPROVED THE ABANDONMENT OF THESE PUBLIC EASEMENTS NOT SHOWN ON THE MAP AND NOTED AS ABANDONED BY THE PLANNING COMMISSION.

YVONNE SPENCE, CMC  
CITY CLERK

## RECORDER'S CERTIFICATE:

DOCUMENT NO. \_\_\_\_\_ FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014  
AT \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ OF PLATS, AT PAGES \_\_\_\_\_  
AND \_\_\_\_\_ AT THE REQUEST OF GARY G. GANNETTIA  
FRESNO COUNTY RECORDS  
PAUL DICTOS, C.P.A. RECORDER

BY: \_\_\_\_\_ DEPUTY



# TRACT NO. 6045

PHASE OF VESTING TENTATIVE MAP NO. 8045 BEING A SUBDIVISION OF A PORTION OF OUTLOT G ON THE AMENDING MAP OF TRACT NO. 5205, RECORDED IN VOLUME 76 OF PLATS, PAGES 46 THROUGH 70, FRESNO COUNTY RECORDS IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN JANUARY 20TH, BY GARY G. GIANNETTA CONSISTING OF THREE SHEETS SHEET THREE OF THREE SHEETS

LEGEND  
 ○ MONUMENT FOUND AND ACCEPTED AS WRITTEN  
 ⊙ SET 3/4" IRON PIPE 30" LONG, 4" UP IN 6" DIAMETER CONCRETE, CAP MONUMENT, TAGGED R.C.E. 26998, LOCATION AS SHOWN  
 ⊙ SET 3/4" IRON PIPE 30" LONG, 4" DOWN BELOW GROUND, TAGGED R.C.E. 26998, LOCATION AS SHOWN  
 ⊙ SET 3/4" IRON PIPE 30" LONG, 6" BELOW GROUND, TAGGED R.C.E. 26998, 200" FROM LOT CORNER OR SEE YARD LOT LINE AS SHOWN (DIMENSIONS SHOWN ARE TO LOT CORNER)  
 ⊙ DIMENSIONS RELAYMENT OF DIRECT ACCESS POINTS  
 A AMENDING NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES FOR PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE  
 ( ) RECORD DATA AS PER AMENDING MAP OF TRACT NO. 5205, RECORDED IN VOLUME 76 OF PLATS, PAGES 46 THROUGH 70, FRESNO COUNTY RECORDS  
 [ ] RECORD DATA AS PER THE FINAL MAP OF TRACT NO. 5892, RECORDED IN VOLUME 83 OF PLATS, PAGES 91 THROUGH 93, FRESNO COUNTY RECORDS  
 Δ PREVIOUSLY USED FOR PUBLIC STREET EASEMENT PURPOSES PER RECORDS ON FILE WITH THE COUNTY CLERK, RECORDED NUMBER 04, 2014, F.C.L.  
 CALC. CALCULATED FROM RECORD DATA  
 P.C.R. FRESNO COUNTY RECORDS  
 P.U.E. PLANNING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE  
 P.U.E. PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE  
 P.E. PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE  
 (R) DEGREES RADIAL BEARING  
 O.F.R.C. OFFICIAL RECORDS FRESNO COUNTY  
 B.L.U. BOUNDARIES INDICATES THE LIMITS OF THIS SUBMISSION

NOTE:  
 1. SET 3/4" IRON PIPE 6" DOWN, TAGGED R.C.E. 26998 AT ALL LOT CORNERS AND ANGLE POINTS OR AS SHOWN  
 2. SEE SH. 2 FOR CURVE TABLE  
 3. OUTLOT A IS FOR "VOID" DEVELOPMENT

PAVING EASEMENT FOR WATER PIPELINE FOR 18" D.I. PIPE, 6" CONC. NO. 4003, 1713.5' LONG, 0.800' D.I. EXACT LOC. OF CENTERLINE OF WATER PIPELINE NOT BEING DETERMINED PER RECORD.  
 BASIS OF BEARINGS  
 OUTLOT U OF AMENDING MAP OF TRACT NO. 5205, RECORDED IN VOLUME 76 OF PLATS, PAGES 46 THROUGH 70, FRESNO COUNTY RECORDS, TAKEN AS BEARING N 35°12'16" E AS SHOWN ON THE P.A. RECORDS, RECORDED IN VOLUME 81 THROUGH 93, FRESNO COUNTY RECORDS



LINE	DIRECTION	DISTANCE
L.1	N 80°11'07" E	19.80
L.2	N 05°48'55" W	19.80
L.3	N 02°20'45" W	19.80
L.4	N 02°00'00" W	19.80
L.5	N 65°39'49" E	20.88
L.6	N 27°35'05" W	20.88
L.7	N 65°11'05" E	19.80
L.8	N 05°48'55" W	19.80
L.9	N 35°11'05" E	34.13
L.10	N 75°38'25" W	16.45
L.11	N 75°38'25" W	16.45
L.12	N 44°15'08" E	17.25
L.13	N 59°13'08" E	19.80
L.14	N 31°03'54" W	19.80
L.15	N 31°03'54" W	19.80
L.16	N 54°59'22" E	19.80
L.17	N 54°59'22" E	19.80
L.18	N 54°59'11" W	34.60
L.19	N 54°49'55" W	10.02

RADIAL	DIRECTION	DISTANCE
R.35	N 78°40'38" W	19.80
R.36	N 78°40'38" W	19.80
R.37	N 78°40'38" W	19.80
R.38	N 78°40'38" W	19.80
R.39	N 78°40'38" W	19.80
R.40	N 78°40'38" W	19.80
R.41	N 78°40'38" W	19.80
R.42	N 78°40'38" W	19.80
R.43	N 78°40'38" W	19.80
R.44	N 78°40'38" W	19.80
R.45	N 78°40'38" W	19.80
R.46	N 78°40'38" W	19.80
R.47	N 78°40'38" W	19.80
R.48	N 78°40'38" W	19.80
R.49	N 78°40'38" W	19.80
R.50	N 78°40'38" W	19.80
R.51	N 44°54'48" W	19.80
R.52	N 44°54'48" W	19.80
R.53	N 44°54'48" W	19.80
R.54	N 44°54'48" W	19.80
R.55	N 44°54'48" W	19.80
R.56	N 44°54'48" W	19.80
R.57	N 44°54'48" W	19.80
R.58	N 44°54'48" W	19.80
R.59	N 44°54'48" W	19.80
R.60	N 44°54'48" W	19.80
R.61	N 44°54'48" W	19.80
R.62	N 44°54'48" W	19.80
R.63	N 44°54'48" W	19.80
R.64	N 44°54'48" W	19.80
R.65	N 44°54'48" W	19.80
R.66	N 44°54'48" W	19.80
R.67	N 44°54'48" W	19.80
R.68	N 44°54'48" W	19.80
R.69	N 44°54'48" W	19.80
R.70	N 44°54'48" W	19.80



OUTLOT A