

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

LYLES DIVERSIFIED, INC., A CALIFORNIA CORPORATION, AS BENEFICIARY

BY: _____

CRD EAST, INC., A CALIFORNIA CORPORATION, AS BENEFICIARY

BY: DARIUS ASSEMI PRESIDENT

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:

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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.

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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. 6250

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

BEING A SUBDIVISION OF A PORTION OF LOTS 4, 5, 6 AND 7 OF PARCEL MAP NO. 3989, RECORDED IN BOOK 27 OF PARCEL MAPS, AT PAGES 95 & 96, FRESNO COUNTY RECORDS

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN JANUARY 2023, BY BRET A. GIANNETTA

CONSISTING OF THREE SHEETS SHEET ONE OF THREE SHEETS

LEGAL DESCRIPTION:

PARCEL A OF LOT LINE ADJUSTMENT NO. 2023-12, AS DOCUMENT NUMBER 2023-0095990 AS CORRECTED BY DOCUMENT NO. 2024-0046889, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A OF LOT LINE ADJUSTMENT NO. 2020-17, AS DOCUMENT NUMBER 2020-0188695, OF OFFICIAL RECORDS OF FRESNO COUNTY.

EXCEPTING THEREFROM THAT PORTION OF PARCEL 6 AND PARCEL 7 OF PARCEL MAP NO. 3989, RECORDED IN BOOK 27 OF PARCEL MAPS, AT PAGES 95 AND 96, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 7; THENCE NORTH 88°49'43" EAST, A DISTANCE OF 434.75 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 01°53'03" EAST, A DISTANCE OF 395.84 FEET; THENCE NORTH 79°06'22" EAST, A DISTANCE OF 20.40 FEET; THENCE NORTH 45°38'57" EAST, A DISTANCE OF 133.46 FEET; THENCE NORTH 02°14'50" WEST, A DISTANCE OF 80.09 FEET; THENCE NORTH 28°38'19" WEST, A DISTANCE OF 20.60 FEET; THENCE NORTH 33°55'06" WEST, A DISTANCE OF 145.44 FEET; THENCE NORTH 02°17'21" WEST, A DISTANCE OF 85.83 FEET; THENCE NORTH 10°08'55" EAST, A DISTANCE OF 161.56 FEET; THENCE SOUTH 84°44'29" EAST, A DISTANCE OF 90.52 FEET; THENCE SOUTH 05°15'39" WEST, A DISTANCE OF 30.73 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 59°19'17" WEST, HAVING A RADIUS OF 47.00 FEET, THROUGH A CENTRAL ANGLE OF 39°52'00"; A DISTANCE OF 32.70 FEET; THENCE SOUTHEASTERLY ALONG A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.50 FEET, THROUGH A CENTRAL ANGLE OF 49°45'44"; A DISTANCE OF 43.86 FEET; THENCE SOUTHEASTERLY ALONG A REVERSE CURVE, WHOSE RADIUS POINT BEARS SOUTH 49°25'33" WEST, HAVING A RADIUS OF 271.50 FEET, THROUGH A CENTRAL ANGLE OF 07°18'45"; A DISTANCE OF 34.65 FEET; THENCE SOUTH 33°15'42" EAST, A DISTANCE OF 90.34 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 228.50 FEET, THROUGH A CENTRAL ANGLE OF 20°06'04"; A DISTANCE OF 80.16 FEET; THENCE SOUTH 53°21'46" EAST, A DISTANCE OF 110.81 FEET; THENCE SOUTH 37°19'40" EAST, A DISTANCE OF 14.27 FEET; THENCE SOUTHWESTERLY ALONG A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 38°30'03"; A DISTANCE OF 403.18 FEET; THENCE SOUTH 01°10'23" EAST, A DISTANCE OF 225.15 FEET; THENCE SOUTH 88°49'43" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 6 AND PARCEL 7, A DISTANCE OF 251.36 FEET TO THE TRUE POINT OF BEGINNING.

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 FMFD 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.
3. OCCIDENTAL LIFE INSURANCE COMPANY EASEMENT, RECORDED OCTOBER 6, 1937 IN BOOK 1611 OF OFFICIAL RECORDS, AT PAGE 180.
4. 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.
7. 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. DTR EASEMENT AGREEMENT RECORDED FEBRUARY 8, 2005 AS DOCUMENT NO. 2005-0029674, FRESNO COUNTY RECORDS.
10. RIGHT TO FARM COVENANT RECORDED JANUARY 4, 2012 AS DOCUMENT NO. 2012-0000989, FRESNO COUNTY RECORDS.
11. WILLOW-COPPER NO. 1 REORGANIZATION RECORDED APRIL 9, 2012 AS DOCUMENT NO. 2012-0049640, FRESNO COUNTY RECORDS.
12. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6250, RECORDED _____, 2024, AS DOCUMENT NO. 2024-_____, FRESNO COUNTY RECORDS.
13. 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. 6250, RECORDED _____, 2024, AS DOCUMENT NO. 2024-_____, FRESNO COUNTY RECORDS.
14. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, TRACT NO. 6250, RECORDED _____, 2024 AS DOCUMENT NO. 2024-_____, FRESNO COUNTY RECORDS.
15. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6250, RECORDED _____, 2024, AS DOCUMENT NO. 2024-_____, 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 JANUARY 1, 2023. 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. 12-31-24 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.

SCOTT L. MOZIER, PE 54417 CITY ENGINEER DATE _____ LICENSE EXPIRES 12-31-2025

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 12-31-2025 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 K. 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 _____, 2024, 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, CMC CITY CLERK

BY: _____ DEPUTY DATE _____

RECORDER'S CERTIFICATE:

DOCUMENT NO. _____ FEE \$ _____ FILED THIS _____ DAY OF _____, 2024 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



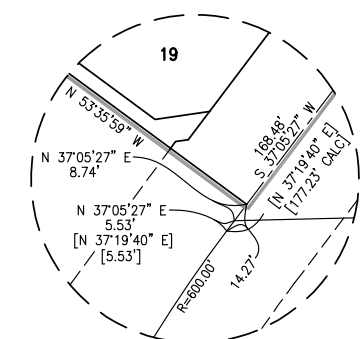
TRACT NO. 6250

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

BEING A SUBDIVISION OF A PORTION OF LOTS 4, 5, 6 AND 7 OF PARCEL MAP NO. 3989,
RECORDED IN BOOK 27 OF PARCEL MAPS, AT PAGES 95 & 96, FRESNO COUNTY RECORDS

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JANUARY 2023, BY BRET A. GIANNETTA

CONSISTING OF THREE SHEETS
SHEET TWO OF THREE SHEETS



DETAIL B
SCALE: 1" = 50'

BASIS OF BEARINGS

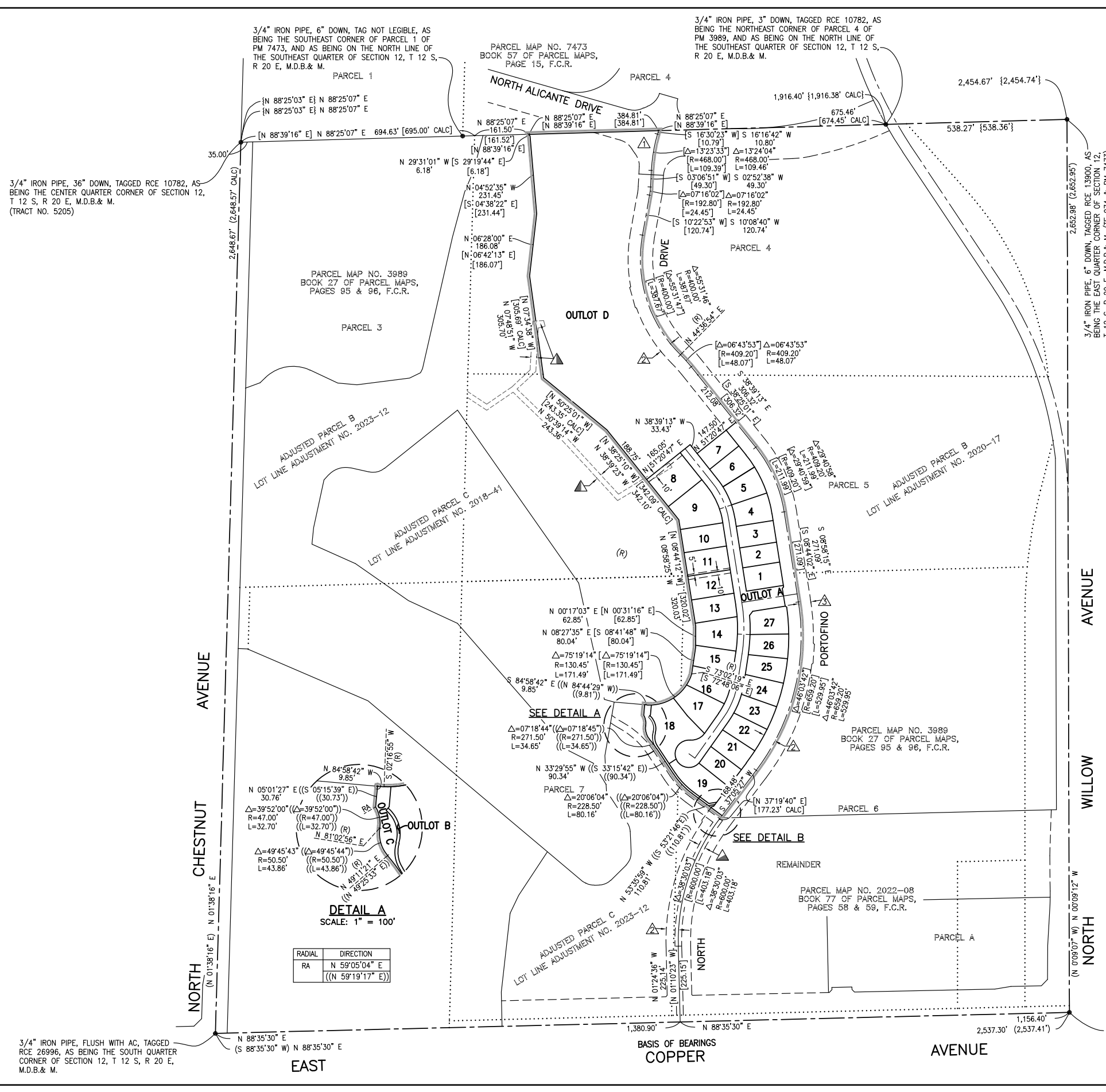
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN AS BEARING SOUTH 88°35'30" WEST AS PER PARCEL MAP NO. 3989, RECORDED IN BOOK 27 OF PARCEL MAPS, AT PAGES 95 & 96, FRESNO COUNTY RECORDS.

LEGEND:

- MONUMENT FOUND AND ACCEPTED 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 PARCEL MAP NO. 3989, RECORDED IN BOOK 27 OF PARCEL MAPS, AT PAGES 95 & 96, FRESNO COUNTY RECORDS.
- [] RECORD DATA AS PER THE GRANT DEED RECORDED DECEMBER 29, 2020 AS DOCUMENT NO. 2020-0188695, FRESNO COUNTY RECORDS. (LOT LINE ADJUSTMENT NO. 2020-17)
- { } RECORD DATA AS PER PARCEL MAP NO. 7473, RECORDED IN BOOK 57 OF PARCEL MAPS, AT PAGE 15, FRESNO COUNTY RECORDS.
- (()) RECORD DATA AS PER THE GRANT DEED RECORDED OCTOBER 16, 2023 AS DOCUMENT NO. 2023-0095990, FRESNO COUNTY RECORDS. (LOT LINE ADJUSTMENT NO. 2023-12)
- △ 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.
- △ 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.
- △ PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER THE DEED OF EASEMENT RECORDED JULY 11, 2023 AS DOC. NO. 2023-0063446, FRESNO COUNTY RECORDS.
- ▲ FRESNO METROPOLITAN FLOOD CONTROL DISTRICT PIPELINE EASEMENT, RECORDED APRIL 23, 1996 AS DOCUMENT NO. 96051705, FRESNO COUNTY RECORDS.
- ▲ FRESNO METROPOLITAN FLOOD CONTROL DISTRICT PIPELINE EASEMENT, RECORDED APRIL 23, 1996 AS DOCUMENT NO. 96051716, FRESNO COUNTY RECORDS.
- ▲ EASEMENT FOR INGRESS AND EGRESS RECORDED APRIL 29, 2019 AS DOCUMENT NO. 2019-0043243, FRESNO COUNTY RECORDS.
- CALC. CALCULATED FROM RECORD DATA
- F.C.R. FRESNO COUNTY RECORDS
- (R) INDICATES RADIAL BEARING TO CURVE
- INDICATES THE LIMITS OF THIS SUBDIVISION

NOTE:

1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED LS 8177 AT ALL LOT CORNERS AND ANGLE POINTS.
2. OUTLOT A FOR PRIVATE STREETS, STREETSCAPES AND OFFERED FOR DEDICATION FOR PUBLIC UTILITY EASEMENT PURPOSES.
3. OUTLOT B FOR PRIVATE LANDSCAPING.
4. OUTLOT C TO BE DEEDED TO ADJACENT PROPERTY.
5. OUTLOT D FOR FUTURE DEVELOPMENT.

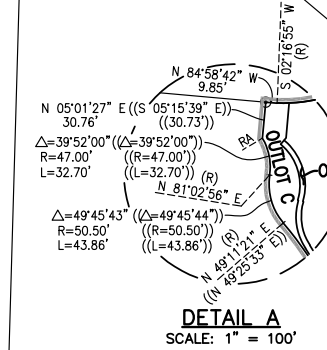


3/4" IRON PIPE, 6" DOWN, TAG NOT LEGIBLE, AS BEING THE SOUTHEAST CORNER OF PARCEL 1 OF PM 7473, AND AS BEING ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, T 12 S, R 20 E, M.D.B.& M.

3/4" IRON PIPE, 3" DOWN, TAGGED RCE 10782, AS BEING THE NORTHEAST CORNER OF PARCEL 4 OF PM 3989, AND AS BEING ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, T 12 S, R 20 E, M.D.B.& M.

3/4" IRON PIPE, 36" DOWN, TAGGED RCE 10782, AS BEING THE CENTER QUARTER CORNER OF SECTION 12, T 12 S, R 20 E, M.D.B.& M. (TRACT NO. 5205)

3/4" IRON PIPE, 6" DOWN, TAGGED RCE 13900, AS BEING THE EAST QUARTER CORNER OF SECTION 12, T 12 S, R 20 E, M.D.B.& M. (TP 974 & PM 7473)



DETAIL A
SCALE: 1" = 100'

RADIAL	DIRECTION
RA	N 59°05'04" E
	((N 59°19'17" E))

3/4" IRON PIPE, FLUSH WITH AC, TAGGED RCE 26996, AS BEING THE SOUTH QUARTER CORNER OF SECTION 12, T 12 S, R 20 E, M.D.B.& M.

4" BRASS CAP, FLUSH WITH AC, STAMPED RCE 12769 "1981", AS BEING THE SOUTHEAST CORNER OF SECTION 12, T 12 S, R 20 E, M.D.B.& M.

EAST

BASIS OF BEARINGS
COPPER AVENUE

AVENUE

AVENUE

CHESTNUT AVENUE

NORTH

AVENUE

WILLOW AVENUE

NORTH

TRACT NO. 6250

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

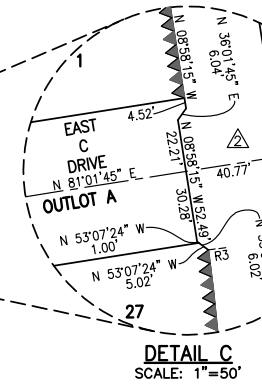
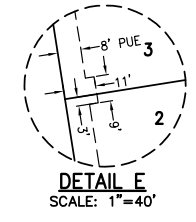
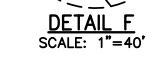
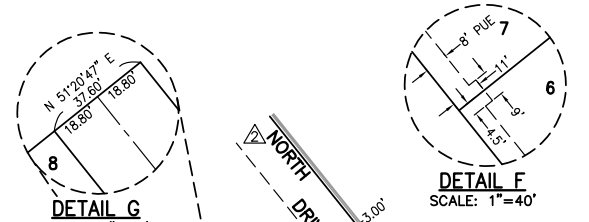
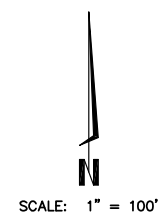
BEING A SUBDIVISION OF A PORTION OF LOTS 4, 5, 6 AND 7 OF PARCEL MAP NO. 3989,
RECORDED IN BOOK 27 OF PARCEL MAPS, AT PAGES 95 & 96, FRESNO COUNTY RECORDS

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JANUARY 2023, BY BRET A. GIANNETTA

CONSISTING OF THREE SHEETS
SHEET THREE OF THREE SHEETS

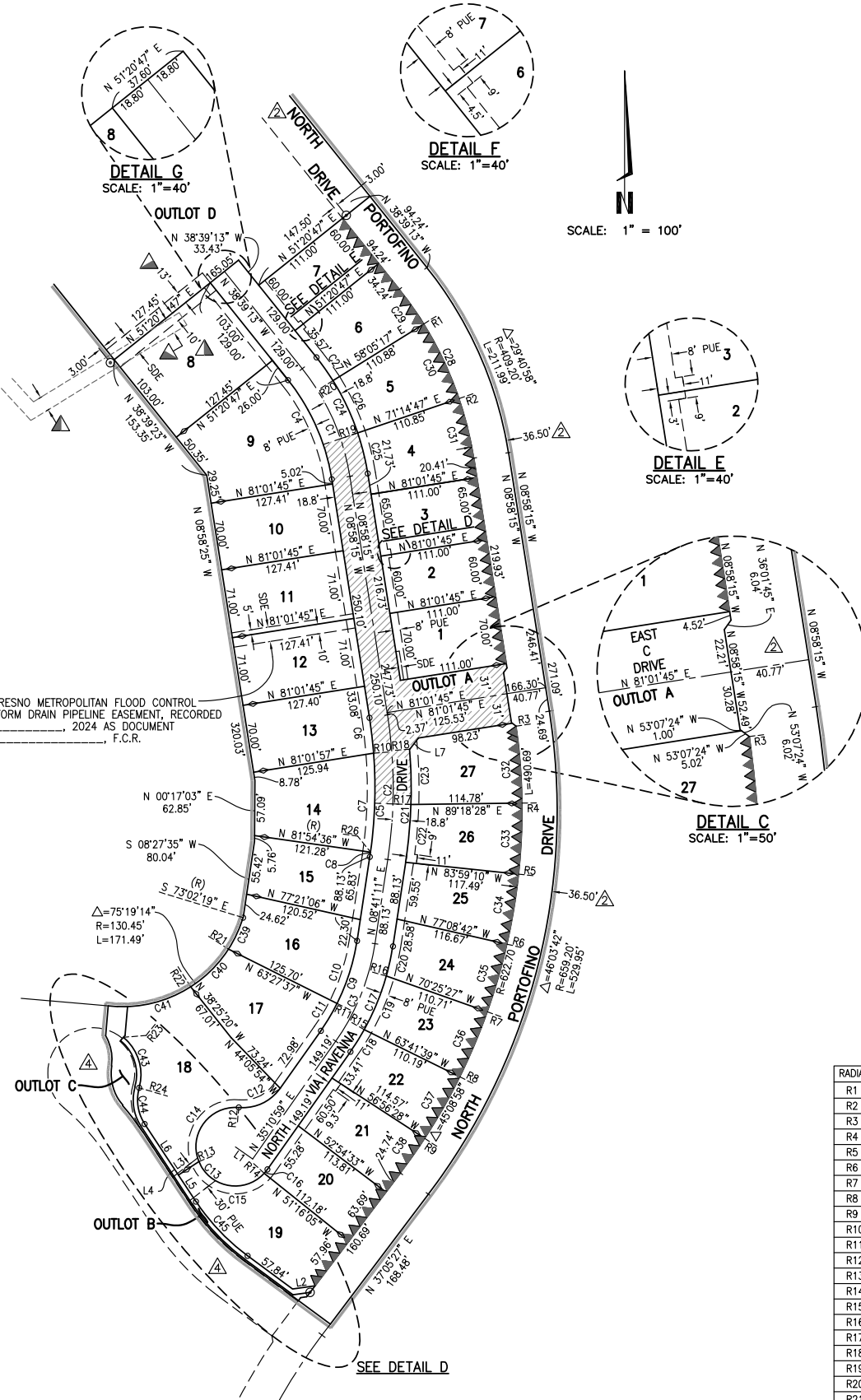
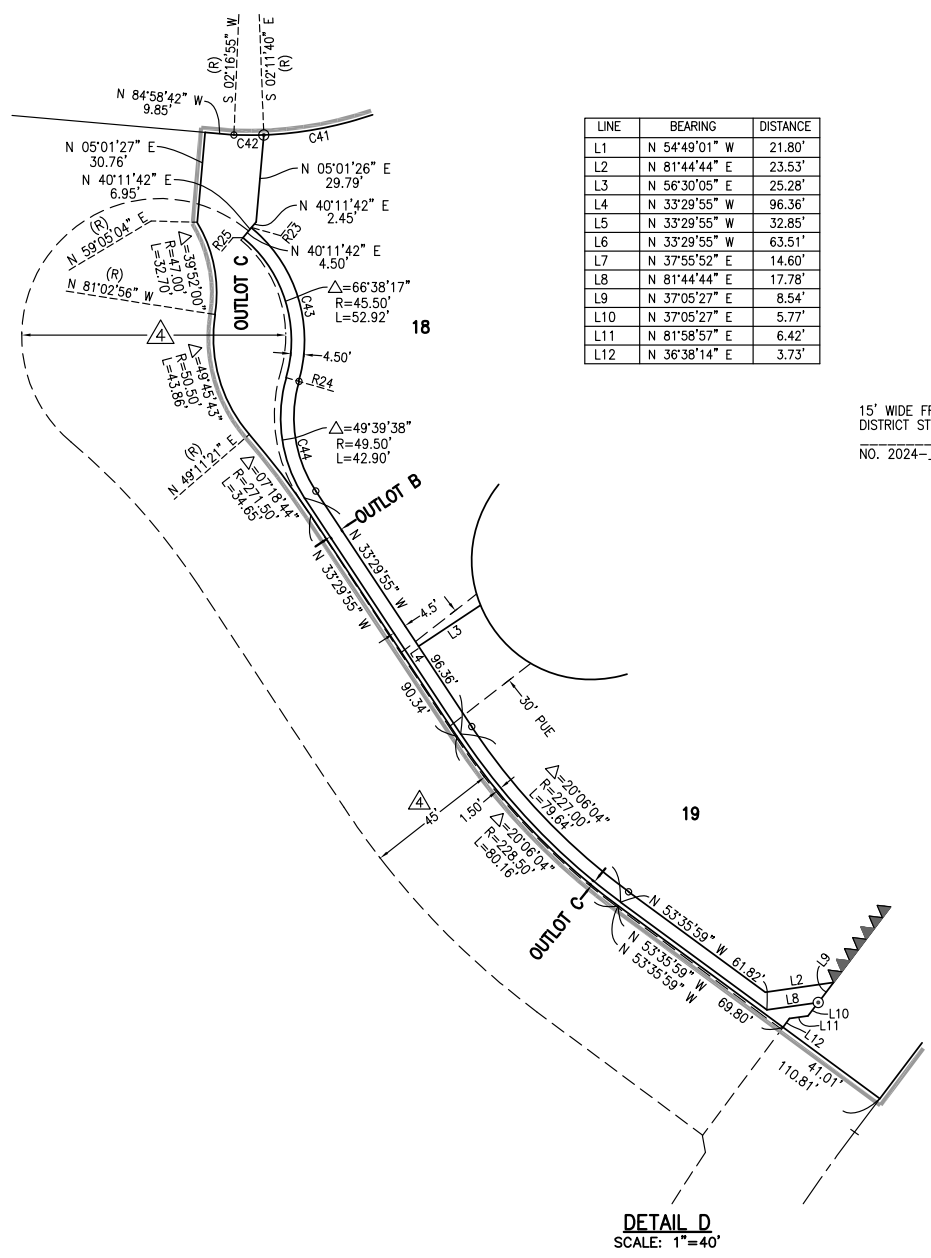
LEGEND:

- 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 THE DEED OF EASEMENT RECORDED MAY 16, 2023 AS DOC. NO. 2023-0045725, FRESNO COUNTY RECORDS.
- ▲ PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER DEED OF EASEMENT RECORDED SEPTEMBER 15 2023 AS DOCUMENT NO. 2023-0085369, FRESNO COUNTY RECORDS.
- ▲ FRESNO METROPOLITAN FLOOD CONTROL DISTRICT PIPELINE EASEMENT, RECORDED APRIL 23, 1996 AS DOCUMENT NO. 96051716, FRESNO COUNTY RECORDS.
- ▲ PORTION OF FRESNO METROPOLITAN FLOOD CONTROL DISTRICT PIPELINE EASEMENT, RECORDED APRIL 23, 1996 AS DOCUMENT NO. 96051716, FRESNO COUNTY RECORDS. OUTCLAIMED AS PER DOCUMENT RECORDED _____, 2024 AS DOCUMENT NO. 2024-_____, FRESNO COUNTY RECORDS.
- ▲ 10' WIDE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT STORM DRAIN PIPELINE EASEMENT, RECORDED _____, 2024 AS DOCUMENT NO. 2024-_____, F.C.R.
- ▲ 13' WIDE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT STORM DRAIN PIPELINE EASEMENT, RECORDED _____, 2024 AS DOCUMENT NO. 2024-_____, F.C.R.
- F.C.R. FRESNO COUNTY RECORDS
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- (R) INDICATES RADIAL BEARING TO CURVE
- SDE STORM DRAIN EASEMENT FOR FRESNO METROPOLITAN FLOOD CONTROL DISTRICT PURPOSES.
- ▨ FRESNO METROPOLITAN FLOOD CONTROL DISTRICT STORM DRAIN CHANNEL EASEMENT, RECORDED _____, 2024 AS DOCUMENT NO. 2024-_____, F.C.R.
- INDICATES THE LIMITS OF THIS SUBDIVISION



LINE	BEARING	DISTANCE
L1	N 54°49'01" W	21.80'
L2	N 81°44'44" E	23.53'
L3	N 56°30'05" E	25.28'
L4	N 33°29'55" W	96.36'
L5	N 33°29'55" W	32.85'
L6	N 33°29'55" W	63.51'
L7	N 37°55'52" E	14.60'
L8	N 81°44'44" E	17.78'
L9	N 37°05'27" E	8.54'
L10	N 37°05'27" E	5.77'
L11	N 81°58'57" E	6.42'
L12	N 36°38'14" E	3.73'

15' WIDE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT STORM DRAIN PIPELINE EASEMENT, RECORDED _____, 2024 AS DOCUMENT NO. 2024-_____, F.C.R.



RADIAL	DIRECTION
R1	N 58°05'17" E
R2	N 71°14'47" E
R3	N 81°56'29" E
R4	N 89°18'28" E
R5	S 83°54'52" E
R6	S 77°08'48" E
R7	S 70°25'27" E
R8	S 63°42'00" E
R9	S 56°56'28" E
R10	N 85°32'39" E
R11	S 63°27'40" E
R12	N 05°10'59" E
R13	S 67°47'26" W
R14	S 47°27'46" E
R15	S 60°50'16" E
R16	S 74°17'16" E
R17	S 88°06'47" E
R18	N 85°23'55" E
R19	N 71°20'53" E
R20	N 57°55'31" E
R21	S 57°10'10" E
R22	S 32°42'31" E
R23	N 39°35'04" E
R24	N 73°50'17" W
R25	N 39°31'26" E
R26	S 81°54'36" E

CURVE	DELTA	RADIUS	LENGTH
C1	29°40'58"	237.90'	123.25'
C2	17°39'26"	487.90'	150.36'
C3	26°29'48"	237.70'	109.93'
C4	29°40'58"	219.10'	113.51'
C5	17°39'26"	469.10'	144.57'
C6	04°30'54"	469.10'	36.97'
C7	12°32'45"	469.10'	102.72'
C8	00°35'47"	469.10'	4.88'
C9	26°29'48"	218.90'	101.23'
C10	17°51'09"	218.90'	68.20'
C11	08°38'39"	218.90'	33.03'
C12	60°00'00"	47.20'	49.43'
C13	240°00'00"	40.80'	170.90'
C14	117°23'33"	40.80'	83.59'
C15	115°15'12"	40.80'	82.07'
C16	07°21'15"	40.80'	5.24'
C17	26°29'48"	256.50'	118.62'
C18	06°01'15"	256.50'	26.95'
C19	13°27'00"	256.50'	60.21'
C20	07°01'33"	256.50'	31.45'
C21	13°17'16"	506.70'	117.51'
C22	06°47'58"	506.70'	60.13'
C23	06°29'18"	506.70'	57.38'
C24	29°40'58"	256.70'	132.99'
C25	09°40'52"	256.70'	43.37'
C26	13°25'22"	256.70'	60.14'
C27	06°34'44"	256.70'	29.48'
C28	29°40'58"	372.70'	193.08'
C29	06°44'30"	372.70'	43.85'
C30	13°09'30"	372.70'	85.59'
C31	09°46'58"	372.70'	63.64'
C32	07°21'59"	622.70'	80.06'
C33	06°46'40"	622.70'	73.66'
C34	06°46'04"	622.70'	73.55'
C35	06°43'21"	622.70'	73.06'
C36	06°43'27"	622.70'	73.08'
C37	06°45'32"	622.70'	73.46'
C38	04°01'55"	622.70'	43.82'
C39	15°52'09"	130.45'	36.13'
C40	24°27'39"	130.45'	55.69'
C41	30°30'51"	130.45'	69.47'
C42	04°28'35"	130.45'	10.19'
C43	66°34'39"	50.00'	58.10'
C44	49°39'38"	45.00'	39.00'
C45	20°06'04"	222.50'	78.06'