

TRACT NO. 6015

A PLANNED DEVELOPMENT FOR CONDOMINIUM PURPOSES BEING A MERGER AND RESUBDIVISION OF LOTS 17 THROUGH 32, INCLUSIVE, IN BLOCK 1330 OF THE TOWN (NOW CITY) OF FRESNO, RECORDED IN VOLUME 1 OF PLATS AT PAGE 74, TOGETHER WITH UNDERLYING FEE INTEREST, IF ANY, ADJACENT TO THE ABOVE DESCRIBED PROPERTY IN AND TO THE ADJACING PUBLIC WAY.

ALSO THAT PORTION OF BROADWAY, SAN JOAQUIN STREET AND CALAVERAS STREET LYING ADJACENT TO BLOCKS AT PAGE 74, FRESNO COUNTY RECORDS, WALKED BY RESOLUTION NO. 2011-49, BY THE CITY COUNCIL OF FRESNO DATED MARCH 20, 2014, AND WHICH IS RECORDED IN VOLUME 1 OF PLATS AT PAGE 74, FRESNO COUNTY RECORDS, OFFICIAL RECORDS OF FRESNO COUNTY, 2014 AS DOCUMENT NO. 2011-003383, OFFICIAL RECORDS OF FRESNO COUNTY.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN MAP 2013, BY GARY G. GIANNETTA CONSISTING OF TWO SHEETS SHEET ONE OF TWO SHEETS

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 OF FRESNO COUNTY. I HAVE PERSONALLY EXAMINED THE RECORDS OF THE CITY ENGINEER AND THE RECORDS OF THE CITY ENGINEER AND I AM SATISFIED THAT THE MAP IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE 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.

GARY GIANNETTA, R.L.C. 28888 L.E. EXP. 3-31-15
DATE _____

CITY ENGINEER'S STATEMENT:
I HEREBY STATE THAT I HAVE EXAMINED THIS MAP THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT 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. BENNETT, P.E. 2012
LICENSE EXPIRES 12-31-2015
CITY ENGINEER
DATE _____

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 & FLVIN CONSULTING ENGINEERS
431 GLOVES AVENUE, SUITE 200, COVINA, CA 91712

BY: _____
DATE _____

PLANNING COMMISSION CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP THAT THE SUBDIVISION SHOWN CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE REQUIREMENTS SET FORTH IN THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE 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.

DEBRA J. CLARK, SECRETARY OF THE FRESNO CITY PLANNING COMMISSION
DATE _____

CITY CLERK'S CERTIFICATE:
I HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION NO. 2013-004322, ADOPTED ON _____ OF _____, 2013, APPROVED THIS MAP FOR RECORDATION FOR PUBLIC USE IN CONFORMANCE WITH THE TERMS OF THE ORDER OF DELEGATION, AND APPROVED THE AMENDMENT OF THOSE PUBLIC STREETS AND/OR PUBLIC DOCUMENTS NOT SHOWN ON THE MAP AND NOTED AS AMENDED BY THE FILING OF THIS MAP.

YVONNE SPENCE, CMC
CITY CLERK
DATE _____

RECORDER'S CERTIFICATE:
DOCUMENT NO. _____ OF _____, 2015
FILED THIS _____ DAY OF _____ AT _____
AND _____ AT THE REQUEST OF GARY G. GIANNETTA
FRESNO COUNTY RECORDS
PAUL DICKER, C.P.A., RECORDER
DATE _____

RECORD TITLE INTEREST STATEMENT:
THIS SUBDIVISION BEING ALL INTERESTS HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THE SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND TO THE PUBLIC USE FOR THE PURPOSES SPECIFIED ON SAID MAP AND AS OUTLINED HEREIN.

PTDA PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: _____ VICE PRESIDENT
DATE _____

FIRST AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE
BY: _____ VICE PRESIDENT
DATE _____

NOTARY ACKNOWLEDGMENT:
STATE OF CALIFORNIA
COUNTY OF FRESNO
ON _____ BEFORE ME, _____ WHO PERSONALLY APPEARED 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/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR OWNED AND SOLE CAPACITY AND NOT AS TRUSTEE(S) OF ANY ENTITY, AND THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITY(IES), AND THAT HE/SHE/IT/HEY EXECUTED THE SAME IN FULL KNOWLEDGE AND UNDER NO DURESS, FRAUD, UNLAWFUL INFLUENCE, OR OTHER ILLEGAL MEANS, AND THAT THE FOREGOING INSTRUMENT IS TRUE AND CORRECT.

SIGNATURE _____
NAME _____
COUNTY OF _____
BY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____

NOTARY ACKNOWLEDGMENT:
STATE OF CALIFORNIA
COUNTY OF FRESNO
ON _____ BEFORE ME, _____ WHO PERSONALLY APPEARED 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/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITY(IES), AND THAT HE/SHE/IT/HEY EXECUTED THE SAME IN FULL KNOWLEDGE AND UNDER NO DURESS, FRAUD, UNLAWFUL INFLUENCE, OR OTHER ILLEGAL MEANS, AND THAT THE FOREGOING INSTRUMENT IS TRUE AND CORRECT.

SIGNATURE _____
NAME _____
COUNTY OF _____
BY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____

LEGAL DESCRIPTION:
LOTS 17 THROUGH 32, INCLUDING, IF BLOCK 1330, OF THE MAP OF THE TOWN (NOW CITY) OF FRESNO, RECORDED IN VOLUME 1 OF PLATS AT PAGE 74, FRESNO COUNTY RECORDS, TOGETHER WITH UNDERLYING FEE INTEREST, IF ANY, ADJACENT TO THE ABOVE DESCRIBED PROPERTY IN AND TO THE ADJACING PUBLIC WAY.

ALSO THAT PORTION OF BROADWAY, SAN JOAQUIN STREET AND CALAVERAS STREET LYING ADJACENT TO BLOCKS AT PAGE 74, FRESNO COUNTY RECORDS, WALKED BY RESOLUTION NO. 2011-49, BY THE CITY COUNCIL OF FRESNO DATED MARCH 20, 2014, AND WHICH IS RECORDED IN VOLUME 1 OF PLATS AT PAGE 74, FRESNO COUNTY RECORDS, OFFICIAL RECORDS OF FRESNO COUNTY, 2014 AS DOCUMENT NO. 2011-003383, OFFICIAL RECORDS OF FRESNO COUNTY.

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 UNDESIRABLE FACILITIES AS A CONDITION OF DEVELOPMENT, RECONSTRUCTION, ADDITIONS OR ALTERATIONS ASSOCIATED WITH SAID LAND, DOCUMENT NO. 9082122, FRESNO COUNTY RECORDS.
2. AGREEMENT TO DEVELOP AND OPERATE HOMELESS SHELTER, RECORDED MAY 9, 1980 AS DOC. NO. 8000348, FRESNO COUNTY RECORDS, AND DOCUMENTS IN CONNECTION WITH SAID MODIFICATIONS THEREOF, RECORDED APRIL 24, 1981 AS DOC. NO. 8104807, FRESNO COUNTY RECORDS.
3. AGREEMENT FOR RELOCATION AND REDEMPTION OF HISTORIC STRUCTURE (COBB HOME), RECORDED JULY 31, 1981 AS DOC. NO. 8168848, FRESNO COUNTY RECORDS.
4. AGREEMENT FOR RELOCATION AND REDEMPTION OF HISTORIC STRUCTURE (MAYERS HOME), RECORDED JULY 10, 1982 AS DOC. NO. 8287191, FRESNO COUNTY RECORDS.
5. THE LAND LIES WITHIN THE BOUNDARIES OF THE FULLISH REDEVELOPMENT PROJECT AREA, AS DECLARED BY THE DOCUMENT RECORDED SEPTEMBER 20, 2010 AS DOC. NO. 2010-0123160, FRESNO COUNTY RECORDS.
6. OTHER PARTICIPATION AGREEMENT BY AND BETWEEN REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND PTDA PROPERTIES, LLC, RECORDED JULY 11, 2011 AS DOC. NO. 2011-0020296, FRESNO COUNTY RECORDS.
7. REGULATORY AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS, RECORDED JULY 11, 2011 AS DOC. NO. 2011-0091000, FRESNO COUNTY RECORDS.
8. OTHER PARTICIPATION AGREEMENT BY AND BETWEEN REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND PTDA PROPERTIES, LLC, RECORDED JANUARY 11, 2013 AS DOC. NO. 2013-0004322, FRESNO COUNTY RECORDS.
9. REGULATORY AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS, RECORDED JANUARY 11, 2013 AS DOC. NO. 2013-0004322, FRESNO COUNTY RECORDS.
10. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRESNO, DESIGNATING THE NEWMAN LUDWIG HOME LOCATED AT 1038 BROADWAY STREET, MAP NO. 2013-108, RECORDED APRIL 26, 2013 AS DOC. NO. 2013-0002029, FRESNO COUNTY RECORDS.
11. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT TO ENTER THE FORMULATION OF FUTURE COVENANTS AND HOMEOWNERS' ASSOCIATION FOR CONDOMINIUM PURPOSES FOR THE FINAL MAP OF TRACT NO. 6015, RECORDED APRIL 26, 2013 AS DOCUMENT NO. 2013-0004322, FRESNO COUNTY RECORDS.

TRACT NO. 6015

A PLANNED DEVELOPMENT FOR CONDOMINIUM PURPOSES BEING A MERGER AND RESUBDIVISION OF LOTS 17 THROUGH 32, INCLUSIVE, IN BLOCK 336 OF THE TOWN (NOW CITY) OF FRESNO, RECORDED IN VOLUME 1 OF PLATS AT PAGE 74, FRESNO COUNTY RECORDS. THIS IS A MAP OF A CONDOMINIUM DEVELOPMENT IN SECTION 13S1 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, SURVEYED AND PLATTED IN MAY 2013, BY GARY G. CHANNETTIA CONSISTING OF TWO SHEETS SHEET TWO OF TWO SHEETS

BASIS OF BEARINGS

THE CENTERLINE OF SAN JOAQUIN STREET, TAKEN AS BEARING NORTH 47°55'30" EAST, AS PER TRACT 5954, RECORDED IN VOLUME 81 OF PLATS, AT PAGES 65 & 66, FRESNO COUNTY RECORDS.

LEGEND:

- MONUMENT FOUND AND ACCEPTED AS NOTED
- ⊙ SET 3/4" IRON PIPE, 30" LONG, 4" UP IN 8" DIAMETER 3'30" P.C.C. MANHOLE, DOWN 6" BELLOW GROUND, TAGGED T.C.E. 2899A
- () RECORD DATA AS PER THE MAP OF BLOCK 336 OF THE TOWN OF FRESNO, RECORDED IN VOLUME 1 OF PLATS, AT PAGE 74, FRESNO COUNTY RECORDS.
- ([) RECORD DATA AS PER THE MAP OF TRACT 6989, RECORDED IN VOLUME 81 OF PLATS, AT PAGES 65 & 66, MANHOLE AND SAN JOAQUIN STREET A PORTION OF CHANNETTIA TRACT, RECOLUTION NO. 2014-48, RECORDED MARCH 20, 2014 AS DOCUMENT NO. 2014-0003053, FRESNO COUNTY RECORDS.
- △ PREVIOUSLY RECORDED FOR ALTY PURPOSES AS PER GRANT DEED RECORD BOOK 265 OF DEEDS, PAGE 116, OFFICIAL RECORDS OF FRESNO COUNTY.
- △ CHANNETTIA TRACT, RECOLUTION NO. 2014-48, RECORDED MARCH 20, 2014 AS DOCUMENT NO. 2014-0003053, OFFICIAL RECORDS OF FRESNO COUNTY.
- △ BLOCK 336 OF THE TOWN OF FRESNO, RECORDED IN VOLUME 1 OF PLATS, AT PAGE 74, FRESNO COUNTY RECORDS.
- CALC CALCULATED FROM RECORD DATA
- F.C.R. FRESNO COUNTY RECORDS
- BLUE BANNER INDICATES THE LIMITS OF THIS SUBDIVISION

MONUMENTS:

- ① 3/4" IRON PIPE, 4" DOWN, NOT TAGGED, AS BEING THE SOUTH CORNER OF LOT 27 OF BLOCK 334, AND BEING 19.87 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF LOTS 17-32 OF BLOCK 336. SET TAG STAMPED REC 2899A.
- ② 1/2" IRON PIPE, FLUSH, NOT TAGGED, AS BEING 19.20 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF LOTS 17-32 OF BLOCK 336. DESTROYED DURING CONSTRUCTION.
- ③ 1/2" IRON PIPE, 1" DOWN, NOT TAGGED, AS BEING 19.67 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF LOTS 17-32 OF BLOCK 336. SET TAG STAMPED REC 2899A.
- ④ 3/4" IRON PIPE, 4" DOWN, NOT TAGGED, AS BEING 0.05 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF LOTS 17-32 OF BLOCK 336. DESTROYED DURING CONSTRUCTION.
- ⑤ CHISELED "V" IN CONCRETE AS BEING 79.09 FEET SOUTHWESTERLY FROM THE SOUTHWESTERLY PRODUCTION OF THE SOUTHWESTERLY LINE OF LOTS 17-32 OF BLOCK 336. SET BRASS TAG STAMPED REC 2899A.
- ⑥ CHISELED "V" IN CONCRETE AS BEING 137 FEET SOUTHWESTERLY FROM THE SOUTHWESTERLY PRODUCTION OF THE SOUTHWESTERLY LINE OF LOTS 17-32 OF BLOCK 336. DESTROYED DURING CONSTRUCTION.
- ⑦ CHISELED "V" IN CONCRETE AS BEING 79.09 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY PRODUCTION OF THE SOUTHWESTERLY LINE OF LOTS 17-32 OF BLOCK 336. DESTROYED BY CITY CONTRACTOR.

