

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.

FOWLER & PRINCETON, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: DARIUS ASSEMI MANAGER

ZIONS BANCORPORATION, N.A. dba CALIFORNIA BANK & TRUST, AS BENEFICIARY

BY: LANCE ZACHARY JOHNSON SENIOR VICE 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 _____

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ON _____, BEFORE ME, _____,NOTARY PUBLIC
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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. 6346

FOR CONDOMINIUM PURPOSES

BEING A MERGER AND RE-SUBDIVISION OF A PORTION OF LOT 6 AND ALL OF LOT 7 OF TRACT NO. 5717, RECORDED IN VOLUME 80 OF PLATS, AT PAGES 56 AND 57, FRESNO COUNTY RECORDS

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

CONSISTING OF TWO SHEETS
SHEET ONE OF TWO SHEETS

LEGAL DESCRIPTION:

PARCEL D OF LOT LINE ADJUSTMENT NO. 2020-26, AS DOCUMENT NUMBER 2021-0100156, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 7 OF TRACT NO. 5717, RECORDED IN VOLUME 80, PAGES 56 AND 57 OF PLATS, FRESNO COUNTY RECORDS TOGETHER WITH THAT PORTION OF ADJUSTED PARCELS B AND D OF LOT LINE ADJUSTMENT NO. 2018-39, RECORDED AS DOCUMENT 2019-0025151, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 00°21'46"EAST ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 275.12 FEET TO THE RIGHT-OF-WAY OF EAST PRINCETON AVENUE PER DEED RECORDED SEPTEMBER 15, 2008, AS DOCUMENT NO. 2008-0131503; THENCE SOUTH 44°38'18" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 19.80 FEET; THENCE SOUTH 89°38'22" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 719.09 FEET; THENCE NORTH 44°43'26" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 20.98 FEET TO THE WEST BOUNDARY OF SAID LOT 7, ALSO BEING A NON-TANGENT CURVE AND THE EAST RIGHT-OF-WAY LINE OF NORTH FOWLER AVENUE; THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE, CONCAVE TO THE EAST, WHOSE RADIUS POINT BEARS SOUTH 89°03'12" EAST, HAVING A RADIUS OF 12,772.00 FEET, THROUGH A CENTRAL ANGLE OF 01°10'40"; AN ARC DISTANCE OF 262.53 FEET; THENCE NORTH 02°07'28" EAST ALONG THE WEST LINE OF LOTS 7 AND 5 OF SAID TRACT NO. 5717, A DISTANCE OF 16.40 FEET; THENCE SOUTH 89°59'59" EAST PARALLEL WITH AND 6.00 FEET NORTH OF THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 738.36 FEET; THENCE SOUTH 00°21'46" EAST ALONG THE EAST LINE OF ADJUSTED PARCEL D OF SAID LOT LINE ADJUSTMENT NO. 2018-39, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- SAID LAND LIES WITHIN THE BOUNDARIES OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND IS SUBJECT TO THE POTENTIAL OF THE PAYMENT OF DRAINAGE FEES AND/OR THE REQUIREMENT OF CONSTRUCTION OF DRAINAGE FACILITIES AS A CONDITION OF DEVELOPMENT, RECONSTRUCTION, ADDITIONS OR ALTERATIONS ASSOCIATED WITH SAID LAND, DOCUMENT NO. 95092128, FRESNO COUNTY RECORDS.
- NOTICE OF SPECIAL TAX LIEN RECORDED SEPTEMBER 15, 2017 AS DOCUMENT NO. 2017-0116576, FRESNO COUNTY RECORDS.
- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT TO FARM LAW, RECORDED APRIL 21, 2008 AS DOCUMENT NO. 2008-0057531, FRESNO COUNTY RECORDS.
- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING FOR SANITARY SEWER CAPACITY IN THE FOWLER AVENUE TRUNK SEWER AND DEFERRING PAYMENT OF INTERIM FEE SURETY TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN, RECORDED APRIL 21, 2008 AS DOCUMENT NO. 2008-0057532, FRESNO COUNTY RECORDS.
- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER CONNECTION CHARGES, WATER CONNECTION CHARGES, URBAN GROWTH MANAGEMENT FEES AND DEVELOPMENT FEES TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN, RECORDED APRIL 21, 2008 AS DOCUMENT NO. 2008-0057533, FRESNO COUNTY RECORDS.
- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT REQUIRING SPECIAL PERMIT BEFORE ISSUANCE OF BUILDING PERMITS, RECORDED APRIL 21, 2008 AS DOCUMENT NO. 2008-0057534, FRESNO COUNTY RECORDS.
- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS, RECORDED APRIL 21, 2008 AS DOCUMENT NO. 2008-0057535, FRESNO COUNTY RECORDS.
- CREATION OF LIEN AND SECURED AGREEMENT TO DEFER SCHOOL IMPACT FEES BETWEEN OWNER, AS DEVELOPER AND CLOVIS UNIFIED SCHOOL DISTRICT, RECORDED JULY 12, 2022 AS DOCUMENT NO. 2022-0089806, FRESNO COUNTY RECORDS.
- PACIFIC GAS AND ELECTRIC COMPANY EASEMENT, RECORDED JUNE 30, 2023 AS DOCUMENT NO. 2023-0060748, FRESNO COUNTY RECORDS. EXACT LOCATION NOT DISCLOSED OF RECORD.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT TO DEFER THE FORMULATION OF THE CONDOMINIUM PLAN, DCC&R AND HOMEOWNERS' ASSOCIATION FOR CONDOMINIUM PURPOSES FOR THE FINAL MAP OF TRACT NO. 6346, RECORDED _____, 2024, AS DOCUMENT NO. 2024-_____, FRESNO COUNTY RECORDS.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING FOR SANITARY SEWER CAPACITY IN THE FOWLER AVENUE TRUNK SEWER AND DEFERRING PAYMENT OF INTERIM FEE SURETY TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN FOR THE FINAL MAP OF TRACT NO. 6346, 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 OCTOBER 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
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, 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.

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. 6346

FOR CONDOMINIUM PURPOSES

BEING A MERGER AND RE-SUBDIVISION OF A PORTION OF LOT 6 AND ALL OF LOT 7 OF TRACT NO. 5717, RECORDED IN VOLUME 80 OF PLATS, AT PAGES 56 AND 57, FRESNO COUNTY RECORDS

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

CONSISTING OF TWO SHEETS
SHEET TWO OF TWO SHEETS

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN AS BEARING NORTH 00°16'11" WEST AS PER THE MAP OF TRACT NO. 5717, RECORDED IN VOLUME 80 OF PLATS, AT PAGES 56 & 57, FRESNO COUNTY RECORDS.

LEGEND:

- MONUMENT FOUND AND ACCEPTED AS NOTED
- 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.
- () RECORD DATA AS PER TRACT NO. 5717, RECORDED IN VOLUME 80 OF PLATS, AT PAGES 56 & 57, FRESNO COUNTY RECORDS.
- [] RECORD DATA AS PER THE GRANT DEED RECORDED JUNE 18, 2021 AS DOCUMENT NO. 2021-010056, FRESNO COUNTY RECORDS.
- CALC CALCULATED FROM RECORD DATA.
- F.C.R. FRESNO COUNTY RECORDS.
- (MPT) BIKE/PEDESTRIAN TRAIL EASEMENT PREVIOUSLY DEDICATED AS PER THE MAP OF TRACT NO. 5717.
- (PE) PEDESTRIAN EASEMENT PREVIOUSLY DEDICATED FOR PUBLIC USE AS PER THE MAP OF TRACT NO. 5717.
- (PUE) PUBLIC UTILITY EASEMENT PREVIOUSLY DEDICATED FOR PUBLIC USE AS PER THE MAP OF TRACT NO. 5717.

- (R) INDICATES RADIAL BEARING
- △ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER THE SUBDIVISION MAP OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B. & M., RECORDED IN VOLUME 5 OF PLATS, AT PAGE 14, F.C.R.
- △ PEDESTRIAN EASEMENT PREVIOUSLY DEDICATED AS PER THE DEED OF EASEMENT RECORDED APRIL 4, 2022 AS DOCUMENT NO. 2022-0043219, F.C.R.
- △ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER THE MAP OF TRACT NO. 5717.
- △ EASEMENT PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER DOCUMENT RECORDED SEPTEMBER 15, 2008 AS DOC. NO. 2008-0131504, F.C.R.
- △ EASEMENT PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER DOCUMENT RECORDED SEPTEMBER 15, 2008 AS DOC. NO. 2008-0131500, F.C.R.
- △ EASEMENT PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER DOCUMENT RECORDED SEPTEMBER 15, 2008 AS DOC. NO. 2008-0131503, F.C.R.
- PREVIOUSLY ADJUSTED PROPERTY LINE PER TRACT NO. 5717, RECORDED IN VOLUME 80 OF PLATS, AT PAGES 56 & 57, F.C.R.
- INDICATES THE LIMITS OF THIS SUBDIVISION

SCALE: 1" = 50'

