

OWNERS 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 WE HEREBY AGREE TO WAIVE ANY RIGHTS OF FIRST REFUSAL AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

DYP 6400, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: Christopher Brandon De Young
CHRISTOPHER BRANDON DE YOUNG, EXECUTIVE VICE PRESIDENT

BENEFICIARY'S STATEMENT

UNITED SECURITY BANK AS BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 8, 2022 UNDER RECORDER'S SERIAL NUMBER 2022-0100250 AND AS BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 8, 2022 UNDER RECORDER'S SERIAL NUMBER 2022-0100251, BOTH IN OFFICIAL RECORDS OF FRESNO COUNTY.

BY: William Varbenet
NAME WILLIAM VARBENET DATE 1/25/2023
TITLE SVP

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 January 27, 2023 BEFORE ME, AUREN M. CEVALLOS, NOTARY PUBLIC, PERSONALLY APPEARED William Varbenet 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/HER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HER 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 Auren M. Cevallos
PRINT NAME AUREN M. CEVALLOS

MY COMMISSION EXPIRES Dec 17, 2024
MY COMMISSION NO 2240009 COUNTY Fresno
PRINCIPAL PLACE OF BUSINESS Fresno

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 January 25, 2023, BEFORE ME, Nancy LLC, NOTARY PUBLIC, PERSONALLY APPEARED William Varbenet 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/HER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HER 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 Nancy LLC
PRINT NAME Nancy LLC

MY COMMISSION EXPIRES May 9, 2026
MY COMMISSION NO 2403705 COUNTY Fresno
PRINCIPAL PLACE OF BUSINESS Fresno

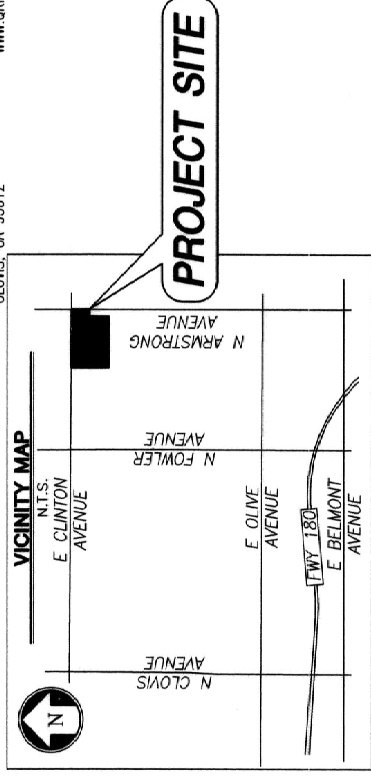
FINAL MAP OF TRACT NO. 6400

BEING A PORTION OF PARCEL 2 OF PARCEL MAP NO. 1329, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, T.13S., R.21E., MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, AUGUST 2022

FOR: DE YOUNG PROPERTIES
677 W. PALMDON DRIVE #208
FRESNO, CA 93704

AUGUST 2022

601 POLLASKY AVE., STE. 301
CLOVIS, CA 93612 TEL: (559) 449-7400
WWW.OKINC.COM



LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: ALL THAT PORTION OF LOT 11, OF THE SUBDIVISION OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 5, PAGE 14, OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JACK W. MARTIN, ET UX BY DEED RECORDED APRIL 20, 1973 IN BOOK 6154 PAGE 859 AS INSTRUMENT NO. 37246, SAID NORTHEAST CORNER BEING 331.54 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 11 THENCE SOUTH 00°01'01" WEST ALONG THE EAST LINE OF SAID ABOVE PARCEL OF LAND, A DISTANCE OF 630.98 FEET TO THE SOUTHEAST CORNER OF SAID ABOVE PARCEL OF LAND; THENCE NORTH 89°59'10" EAST, A DISTANCE OF 915 FEET MORE OR LESS TO THE EAST LINE OF SAID LOT 11; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 631.03 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 974.62 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

SAID LAND IS ALSO DESCRIBED AS PARCEL 2 OF PARCEL MAP 1329, ACCORDING TO THE MAP RECORDED IN BOOK 6, PAGE 95, OF OFFICIAL RECORDS. EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE CITY OF FRESNO BY GRANT DEED RECORDED JANUARY 23, 2019 AS DOCUMENT NO. 2019-0007008, FRESNO COUNTY OFFICIAL RECORDS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING

- 1. SAID LAND LIES WITHIN THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND IS SUBJECT TO DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES, AS DISCLOSED BY INSTRUMENT, ENTITLED "RESOLUTION NO. 1816 THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD DISTRICT", RECORDED JULY 31, 1995 AS DOCUMENT NUMBER 95092128, O.R.F.C.
- 2. AN EASEMENT FOR CANAL AND ENCROACHMENTS PER DEED RECORDED AUGUST 13, 1873 IN BOOK J OF DEEDS, AT PAGE 36, AND AN AGREEMENT FOR COMMON USE OF EASEMENTS BETWEEN DEBE AND FRESNO IRRIGATION DISTRICT PER DOCUMENT RECORDED APRIL 11, 2008 AS DOCUMENT NUMBER 2008-0053402, O.R.F.C. NOTE: J DEEDS 36 IS NOT PLOTTABLE, AND D.N. 2008-0053402 DOES NOT AFFECT THE SUBJECT PROPERTY.
- 3. AN EASEMENT FOR ELECTRIC FACILITIES AND APPURTENANCES, IN FAVOR OF PG&E, PER DOCUMENT RECORDED MAY 11, 2007, AS DOCUMENT NUMBER 2007-0094368, O.R.F.C.
- 4. AN EASEMENT FOR A PUBLIC WATER MAIN PURPOSES, IN FAVOR OF THE CITY OF FRESNO PER DOCUMENT RECORDED OCTOBER 24, 2007 AS DOCUMENT NUMBER 2007-0195180, O.R.F.C.
- 5. AN EASEMENT FOR PUBLIC STREET PURPOSES, IN FAVOR OF THE CITY OF FRESNO, PER DOCUMENT RECORDED FEBRUARY 6, 2018 AS DOCUMENT NUMBER 2018-0015949, O.R.F.C.
- 6. AN EASEMENT FOR PUBLIC STREET PURPOSES, IN FAVOR OF THE CITY OF FRESNO, PER DOCUMENT RECORDED OCTOBER 13, 2021 AS DOCUMENT NUMBER 2021-0171273, O.R.F.C.

THE FOLLOWING DOCUMENTS THAT WILL BE RECORDED CONCURRENTLY WITH THIS MAP:

- 1. A SUBDIVISION AGREEMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6400, OF VESTING TENTATIVE MAP NO. 6400, RECORDED _____ AS DOCUMENT NO. _____
- 2. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6400, OF VESTING TENTATIVE MAP NO. 6400, RECORDED _____ AS DOCUMENT NO. _____
- 3. 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. 6400, OF VESTING TENTATIVE MAP NO. 6400, RECORDED _____ AS DOCUMENT NO. _____
- 4. 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. 6400, OF VESTING TENTATIVE MAP NO. 6400, RECORDED _____ AS DOCUMENT NO. _____
- 5. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6400, OF VESTING TENTATIVE MAP NO. 6400, RECORDED _____ AS DOCUMENT NO. _____
- 6. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6400, OF VESTING TENTATIVE MAP NO. 6400, RECORDED _____ AS DOCUMENT NO. _____
- 7. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6400, RECORDED _____ AS DOCUMENT NO. _____

SURVEYORS 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 DE YOUNG PROPERTIES, TEAM 5 IN FEBRUARY 2022. I HEREBY STATE THAT ALL OF THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS 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.

BY: Antonio S. Westerland
ANTONIO S. WESTERLUND, P.L.S. 9399 DATE 1/25/2023

CITY ENGINEERS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE 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. BENEILLI, RES0022
LICENCE EXPIRES 6-30-2023
CITY ENGINEER

DATE

CITY SURVEYORS STATEMENT

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

JASON A. CAUTE, LS 8636
LICENCE EXPIRES 12-31-2023
CHIEF SURVEYOR

DATE

PLANNING COMMISSION CERTIFICATE

I HEREBY STATE 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

DATE

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION NO. _____ ADOPTED ON _____ 20 _____ 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 OFFER OF DEDICATION, AND APPROVED THE ABANDONMENT OF THOSE PUBLIC EASEMENTS NOT SHOWN ON THE MAP AND NOTED AS ABANDONED BY THE FILING OF THE MAP.

TODD STERMER, CMC
CITY CLERK

DATE

RECORDERS STATEMENT

DOCUMENT NUMBER: _____ FEE PAID _____
FILED THIS _____ DAY OF _____ 20 _____ AT _____ M.
IN VOLUME _____ OF PLATS AT PAGES _____ THRU _____ FRESNO COUNTY RECORDS,
AT THE REQUEST OF OK.

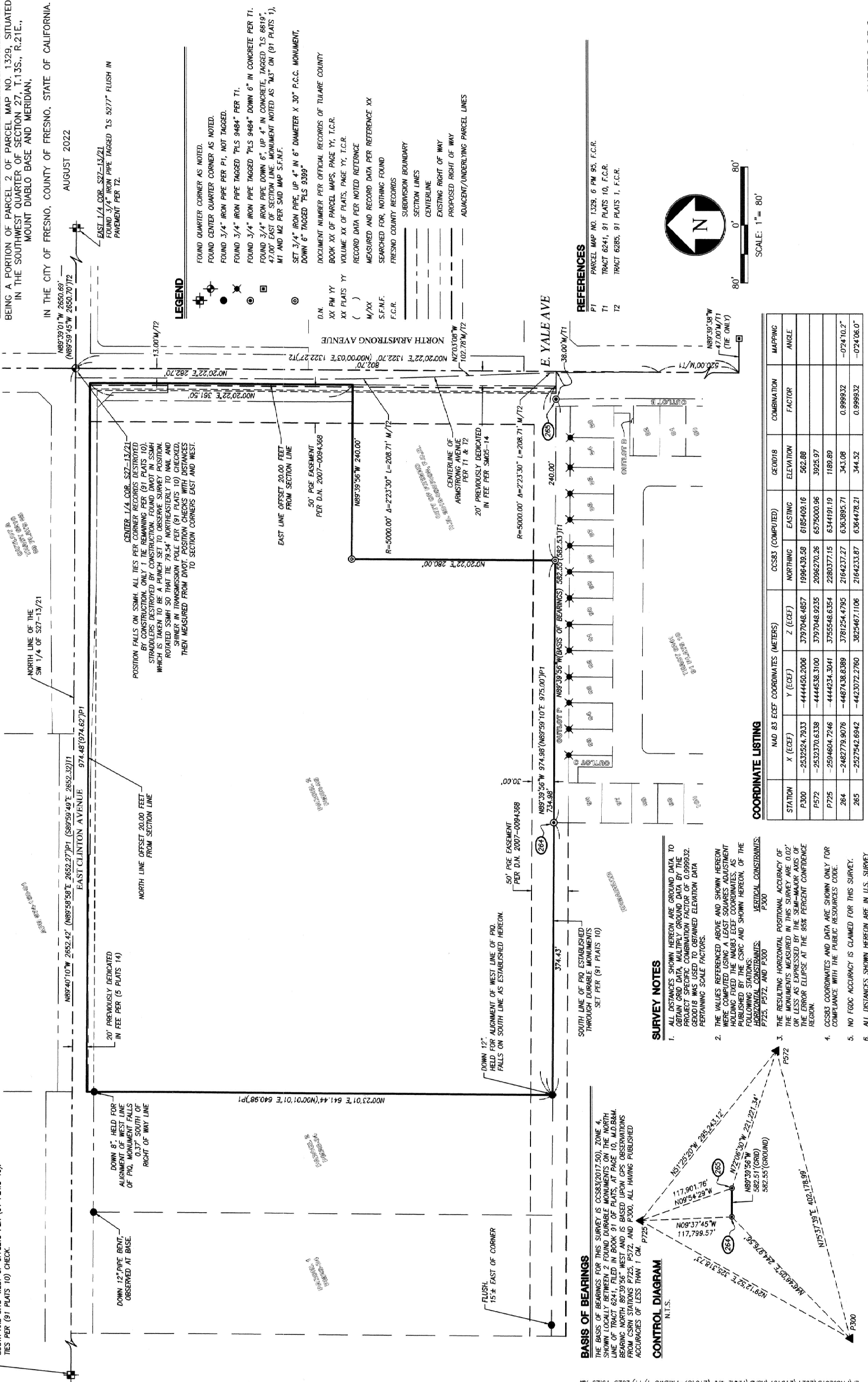
PAUL A. DICTOS, CPA
FRESNO COUNTY ASSESSOR-RECORDER

BY: _____

OVERALL BOUNDARY

FINAL MAP NO. 6400

BEING A PORTION OF PARCEL 2 OF PARCEL MAP NO. 1329, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, T.13S., R.21E., MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA.



WEST 1/4 COR. S27-13/21 POSITION FALLS ON SSMH. FOUND OFFSETS NORTH AND EAST PER (91 PLATS 10). POSITION ESTABLISHED 5.00' SOUTH AND 5.18' WEST OF OFFSETS PER (91 PLATS 10). TIES PER (91 PLATS 10) CHECK.

POSITION FALLS ON SSMH. ALL TIES PER CORNER RECORDS DESTROYED BY CONSTRUCTION ONLY 1 TIE REMAINING PER (91 PLATS 10). STRADDLERS DESTROYED BY CONSTRUCTION. FOUND DVIOT IN SSMH WHICH IS TAKEN TO BE A PUNCH SET TO OBSERVE SURVEY POSITION. ROTATED SSMH SO THAT TIE 79.54' NORTHEASTERLY TO NAIL AND SHINER IN TRANSMISSION POLE PER (91 PLATS 10) CHECKED. THEN MEASURED FROM DVIOT. POSITION CHECKS WITH DISTANCES TO SECTION CORNERS EAST AND WEST.

FOUND QUARTER CORNER AS NOTED.
 FOUND CENTER QUARTER CORNER AS NOTED.
 FOUND 3/4" IRON PIPE PER P1, NOT TAGGED.
 FOUND 3/4" IRON PIPE TAGGED "PLS 9484" PER T1.
 FOUND 3/4" IRON PIPE TAGGED "PLS 9484" DOWN 6" IN CONCRETE PER T1.
 FOUND 3/4" IRON PIPE DOWN 6", UP 4" IN CONCRETE, TAGGED "LS 8619", 47.00' EAST OF SECTION LINE. MONUMENT NOTED AS "M3" ON (91 PLATS 1), M1 AND M2 PER SAID MAP S.F.N.F.
 SET 3/4" IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6" TAGGED "PLS 9399"

D.N.
 XX PM YY
 XX PLATS YY
 ()
 M/XX
 S.F.N.F.
 F.C.R.

DOCUMENT NUMBER PER OFFICIAL RECORDS OF TULARE COUNTY
 BOOK XX OF PARCEL MAPS, PAGE YY, T.C.R.
 VOLUME XX OF PLATS, PAGE YY, T.C.R.
 RECORD DATA PER NOTED REFERENCE
 MEASURED AND RECORD DATA PER REFERENCE XX
 SEARCHED FOR, NOTHING FOUND
 FRESNO COUNTY RECORDS

ADJACENT/UNDERLYING PARCEL LINES

LEGEND

FOUND QUARTER CORNER AS NOTED.
 FOUND CENTER QUARTER CORNER AS NOTED.
 FOUND 3/4" IRON PIPE PER P1, NOT TAGGED.
 FOUND 3/4" IRON PIPE TAGGED "PLS 9484" PER T1.
 FOUND 3/4" IRON PIPE TAGGED "PLS 9484" DOWN 6" IN CONCRETE PER T1.
 FOUND 3/4" IRON PIPE DOWN 6", UP 4" IN CONCRETE, TAGGED "LS 8619", 47.00' EAST OF SECTION LINE. MONUMENT NOTED AS "M3" ON (91 PLATS 1), M1 AND M2 PER SAID MAP S.F.N.F.
 SET 3/4" IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6" TAGGED "PLS 9399"

D.N.
 XX PM YY
 XX PLATS YY
 ()
 M/XX
 S.F.N.F.
 F.C.R.

DOCUMENT NUMBER PER OFFICIAL RECORDS OF TULARE COUNTY
 BOOK XX OF PARCEL MAPS, PAGE YY, T.C.R.
 VOLUME XX OF PLATS, PAGE YY, T.C.R.
 RECORD DATA PER NOTED REFERENCE
 MEASURED AND RECORD DATA PER REFERENCE XX
 SEARCHED FOR, NOTHING FOUND
 FRESNO COUNTY RECORDS

ADJACENT/UNDERLYING PARCEL LINES

REFERENCES

P1 PARCEL MAP NO. 1329, 6 PM 95, F.C.R.
 T1 TRACT 6241, 91 PLATS 10, F.C.R.
 T2 TRACT 6285, 91 PLATS 1, F.C.R.

COORDINATE LISTING

STATION	NAD 83 ECEF COORDINATES (METERS)			CCS83 (COMPUTED)		MAPPING	
	X (ECEF)	Y (ECEF)	Z (ECEF)	NORTHING	EASTING	COMBINATION FACTOR	ANGLE
P300	-2532524.7933	-4444450.2006	3797048.4857	1996439.58	6185409.16	562.88	
P572	-2532370.6338	-4444538.3100	3797048.9235	2096270.26	6575000.96	3925.97	
P725	-2594604.7246	-4444234.3041	3755548.6354	2280377.15	6344191.19	1189.89	
264	-2482779.9076	-4487438.8389	3781254.4795	2164237.27	6363895.71	343.08	-0°24'10.2"
265	-2527542.6942	-4423072.2760	3829467.1106	2164233.87	6364478.21	344.52	-0°24'10.6"

SURVEY NOTES

- ALL DISTANCES SHOWN HEREON ARE GROUND DATA TO OBTAIN GRID DATA, MULTIPLY GROUND DATA BY THE PROJECT SPECIFIC COMBINATION FACTOR OF 0.999932. GEOD018 WAS USED TO OBTAIN ELEVATION DATA PERTAINING SCALE FACTORS.
- THE VALUES REFERENCED ABOVE AND SHOWN HEREON WERE COMPUTED USING A LEAST SQUARES ADJUSTMENT HOLDING FIXED THE NAD83 ECEF COORDINATES AS PUBLISHED BY THE CSRC AND SHOWN HEREON. OF THE FOLLOWING STATIONS:
 HORIZONTAL CONSTRAINTS: P225, P572, AND P300
 VERTICAL CONSTRAINTS: P300
- THE RESULTING HORIZONTAL POSITIONAL ACCURACY OF THE MONUMENTS MEASURED IN THIS SURVEY ARE 0.02' OR LESS AS EXPRESSED BY THE SEMI-MAJOR AXIS OF THE ERROR ELLIPSE AT THE 95% PERCENT CONFIDENCE REGION.
- CCS83 COORDINATES AND DATA ARE SHOWN ONLY FOR COMPLIANCE WITH THE PUBLIC RESOURCES CODE.
- NO FGDC ACCURACY IS CLAIMED FOR THIS SURVEY.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET, UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS83(2017.50), ZONE 4, SHOWN LOCALLY BETWEEN 2 FOUND DURABLE MONUMENTS ON THE NORTH LINE OF TRACT 6241, FILED IN BOOK 91 OF PLATS, AT PAGE 10, M.D.B.M. BEARING NORTH 89°39'56" WEST AND IS BASED UPON GPS OBSERVATIONS FROM CSRN STATIONS P725, P572, AND P300, ALL HAVING PUBLISHED ACCURACIES OF LESS THAN 1 CM.

CONTROL DIAGRAM



REFERENCES

P1 PARCEL MAP NO. 1329, 6 PM 95, F.C.R.
 T1 TRACT 6241, 91 PLATS 10, F.C.R.
 T2 TRACT 6285, 91 PLATS 1, F.C.R.

COORDINATE LISTING

STATION	NAD 83 ECEF COORDINATES (METERS)			CCS83 (COMPUTED)		MAPPING	
	X (ECEF)	Y (ECEF)	Z (ECEF)	NORTHING	EASTING	COMBINATION FACTOR	ANGLE
P300	-2532524.7933	-4444450.2006	3797048.4857	1996439.58	6185409.16	562.88	
P572	-2532370.6338	-4444538.3100	3797048.9235	2096270.26	6575000.96	3925.97	
P725	-2594604.7246	-4444234.3041	3755548.6354	2280377.15	6344191.19	1189.89	
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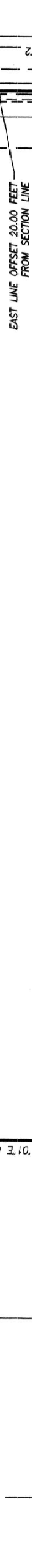
SURVEY NOTES

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 HORIZONTAL CONSTRAINTS: P225, P572, AND P300
 VERTICAL CONSTRAINTS: P300
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P572	-2532370.6338	-4444538.3100	3797048.9235	2096270.26	6575000.96	3925.97	
P725	-2594604.7246	-4444234.3041	3755548.6354	2280377.15	6344191.19	1189.89	
264	-2482779.9076	-4487438.8389	3781254.4795	2164237.27	6363895.71	343.08	-0°24'10.2"
265	-2527542.6942	-4423072.2760	3829467.1106	2164233.87	6364478.21	344.52	-0°24'10.6"

SURVEY NOTES

- ALL DISTANCES SHOWN HEREON ARE GROUND DATA TO OBTAIN GRID DATA, MULTIPLY GROUND DATA BY THE PROJECT SPECIFIC COMBINATION FACTOR OF 0.999932. GEOD018 WAS USED TO OBTAIN ELEVATION DATA PERTAINING SCALE FACTORS.
- THE VALUES REFERENCED ABOVE AND SHOWN HEREON WERE COMPUTED USING A LEAST SQUARES ADJUSTMENT HOLDING FIXED THE NAD83 ECEF COORDINATES AS PUBLISHED BY THE CSRC AND SHOWN HEREON. OF THE FOLLOWING STATIONS:
 HORIZONTAL CONSTRAINTS: P225, P572, AND P300
 VERTICAL CONSTRAINTS: P300
- THE RESULTING HORIZONTAL POSITIONAL ACCURACY OF THE MONUMENTS MEASURED IN THIS SURVEY ARE 0.02' OR LESS AS EXPRESSED BY THE SEMI-MAJOR AXIS OF THE ERROR ELLIPSE AT THE 95% PERCENT CONFIDENCE REGION.
- CCS83 COORDINATES AND DATA ARE SHOWN ONLY FOR COMPLIANCE WITH THE PUBLIC RESOURCES CODE.
- NO FGDC ACCURACY IS CLAIMED FOR THIS SURVEY.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET, UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS83(2017.50), ZONE 4, SHOWN LOCALLY BETWEEN 2 FOUND DURABLE MONUMENTS ON THE NORTH LINE OF TRACT 6241, FILED IN BOOK 91 OF PLATS, AT PAGE 10, M.D.B.M. BEARING NORTH 89°39'56" WEST AND IS BASED UPON GPS OBSERVATIONS FROM CSRN STATIONS P725, P572, AND P300, ALL HAVING PUBLISHED ACCURACIES OF LESS THAN 1 CM.

CONTROL DIAGRAM



REFERENCES

P1 PARCEL MAP NO. 1329, 6 PM 95, F.C.R.
 T1 TRACT 6241, 91 PLATS 10, F.C.R.
 T2 TRACT 6285, 91 PLATS 1, F.C.R.

COORDINATE LISTING

STATION	NAD 83 ECEF COORDINATES (METERS)			CCS83 (COMPUTED)		MAPPING	
	X (ECEF)	Y (ECEF)	Z (ECEF)	NORTHING	EASTING	COMBINATION FACTOR	ANGLE
P300	-2532524.7933	-4444450.2006	3797048.4857	1996439.58	6185409.16	562.88	
P572	-2532370.6338	-4444538.3100	3797048.9235	2096270.26	6575000.96	3925.97	
P725	-2594604.7246	-4444234.3041	3755548.6354	2280377.15	6344191.19	1189.89	
264	-2482779.9076	-4487438.8389	3781254.4795	2164237.27	6363895.71	343.08	-0°24'10.2"
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 HORIZONTAL CONSTRAINTS: P225, P572, AND P300
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	X (ECEF)	Y (ECEF)	Z (ECEF)	NORTHING	EASTING	COMBINATION FACTOR	ANGLE
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 HORIZONTAL CONSTRAINTS: P225, P572, AND P300
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CONTROL DIAGRAM



REFERENCES

FINAL MAP NO. 6400

BEING A PORTION OF PARCEL 2 OF PARCEL MAP NO. 1329, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, T.13S., R.21E., MOUNT DIABLO BASE AND MERIDIAN,

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

AUGUST 2022

LEGEND

ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

- FOUND MONUMENT AS NOTED ON SHEET 2
- ⊙ SET 3/4" IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENTS, DOWN 6", TAGGED "PLS 9399"
- △ PREVIOUSLY DEDICATED RIGHT OF WAY IN FEE PER SMO5-14R1 DOCUMENT NUMBER PER OFFICIAL RECORDS OF FRESNO COUNTY
- D.M. BOOK XX OF PARCEL MAPS, PAGE YY, F.C.R.
- XX PM YY VOLUME XX OF PLATS, PAGE YY, F.C.R.
- XX PLATS YY VOLUME XX, PAGE YY OF FRESNO COUNTY OFFICIAL RECORDS
- XX OR YY FRESNO COUNTY RECORDS
- F.C.R. FRESNO COUNTY RECORDS
- SUBDIVISION BOUNDARY
- SECTION LINES
- CENTERLINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- ADJACENT/UNDERLYING PARCEL LINES
- EASEMENT LINE
- SHEET INDEX LINE
- INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS

EASEMENT NOTES

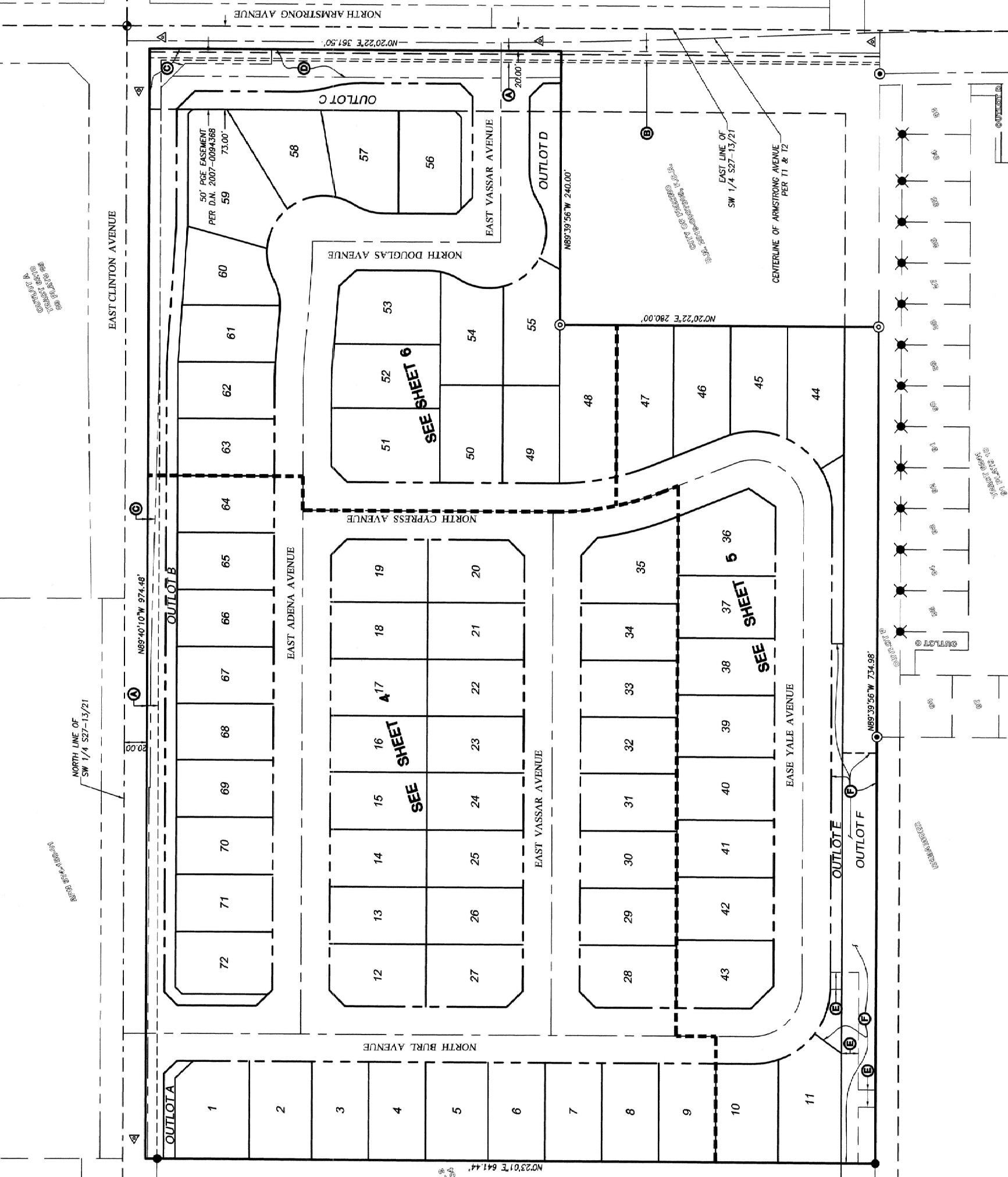
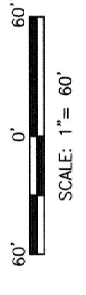
THE FOLLOWING EASEMENTS AFFECT THE SUBJECT PROPERTY AND AREA SHOWN ON THIS SHEET. THESE EASEMENTS LIE ENTIRELY WITHIN CLINTON AVENUE, AND ARMSTRONG AVENUE AS SHOWN HEREON, AND FOR CLARITY ARE NOT SHOWN ON SUBSEQUENT SHEETS.

- A 10' DITCH EASEMENT PER (5 PLATS 14)
- B 8' EASEMENT FOR A PUBLIC WATER MAIN IN FAVOR OF THE CITY OF FRESNO PER D.N. 2007-0195180.
- C EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES IN FAVOR OF THE CITY OF FRESNO PER D.N. 2018-0015950.
- D EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES IN FAVOR OF THE CITY OF FRESNO PER D.N. 2021-0171273.
- E A 15' WIDE STORM DRAINAGE PIPE EASEMENT RECORDED AS DOCUMENT NO. 2022- O.R.F.C.
- F DRAINAGE CHANNEL EASEMENT RECORDED AS DOCUMENT NO. 2022- O.R.F.C.

OUTLOT SCHEDULE

OUTLOTS A, B, C, AND D ARE TO BE DEDICATED TO THE CITY OF FRESNO FOR LANDSCAPING PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS.

OUTLOTS E AND F ARE TO BE DEDICATED TO THE CITY OF FRESNO FOR PEDESTRIAN PURPOSES AND LANDSCAPING PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS.



SEE SHEET 2 FOR BASIS OF BEARINGS, REFERENCES AND OVERALL BOUNDARY

L:\PROJECTS\2021\210457\ACAD\FINAL MAP\210457-FM.DWG 1/24/2023 2:33 PM

FINAL MAP NO.6400

BEING A PORTION OF PARCEL 2 OF PARCEL MAP NO. 1329, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, T.13S., R.21E., MOUNT DIABLO BASE AND MERIDIAN,

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

AUGUST 2022

LEGEND

ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

- FOUND MONUMENT AS NOTED ON SHEET 2
- △ PREVIOUSLY DEDICATED RIGHT OF WAY PER SM05-14R1
- D.N. DOCUMENT NUMBER PER OFFICIAL RECORDS OF FRESNO COUNTY
- XX PM YY BOOK XX OF PARCEL MAPS, PAGE YY, F.C.R.
- XX PLATS YY VOLUME XX OF PLATS, PAGE YY, F.C.R.
- XX OR YY VOLUME XX, PAGE YY OF FRESNO COUNTY OFFICIAL RECORDS
- F.C.R. FRESNO COUNTY RECORDS

- SUBDIVISION BOUNDARY
- SECTION LINES
- CENTERLINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- ADJACENT/UNDERLYING PARCEL LINES
- EASEMENT LINE
- SHEET INDEX LINE
- INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS

MONUMENT NOTE

SET 3/4" X 30" IRON PIPE WITH PLASTIC CAP STAMPED "PLS 9399", DOWN 6", AT ALL FRONT LOT CORNERS AND ALL RIGHT OF WAY ANGLE POINTS, BC'S, EC'S, AND PRC'S. SET 3/4" X 30" IRON PIPE WITH PLASTIC CAP STAMPED "PLS 9399", DOWN 6", AT ALL REAR LOT CORNERS OR, WHEN TRUE LOT CORNER FALLS WITHIN FOOTING OF A BLOCK WALLS, SET 3/4" X 30" IRON PIPE WITH PLASTIC CAP STAMPED "PLS 9399", DOWN 6", AT A 3 FOOT OFFSET FROM TRUE CORNER ALONG SIDE LOT OR AT 3 FOOT BY 3 FOOT OFFSETS FROM TRUE CORNER.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

- △ AREA NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES.
- PPUE PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC USE FOR ANY AND ALL MUNICIPAL PURPOSES, INCLUDING SIDEWALK
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC USE.
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC USE.



SEE SHEET 2 FOR BASIS OF BEARINGS, REFERENCES AND OVERALL BOUNDARY
SEE SHEET 3 FOR SUBDIVISION BOUNDARY AND SHEET INDEX

FINAL MAP NO.6400

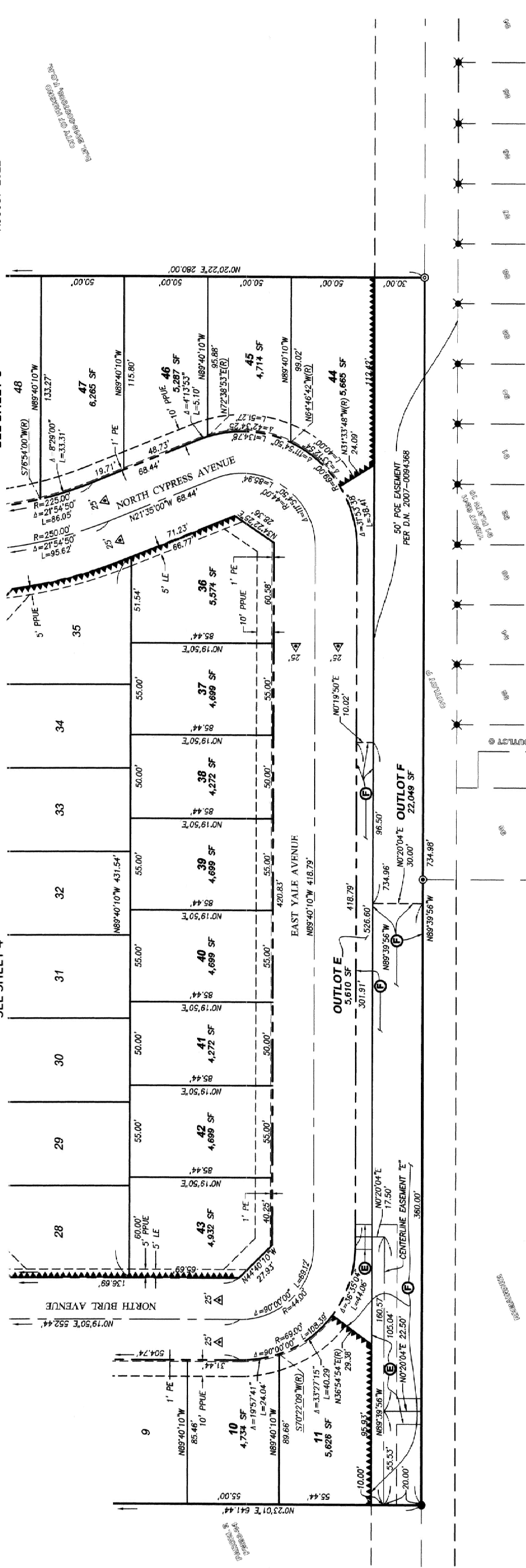
BEING A PORTION OF PARCEL 2 OF PARCEL MAP NO. 1329, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, T.13S., R.21E., MOUNT DIABLO BASE AND MERIDIAN,

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

AUGUST 2022

SEE SHEET 6

SEE SHEET 4



LEGEND

- FOUND MONUMENT AS NOTED ON SHEET 2
- SET 3/4" IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENTS, DOWN 6", TAGGED PLS 9389"
- △ PREVIOUSLY DEDICATED RIGHT OF WAY IN FEE PER SM05-14R1
- D.N. DOCUMENT NUMBER PER OFFICIAL RECORDS OF FRESNO COUNTY
- XX PM YY BOOK XX OF PARCEL MAPS, PAGE YY, F.C.R.
- XX PLATS YY VOLUME XX OF PLATS, PAGE YY, F.C.R.
- XX OR YY VOLUME XX, PAGE YY OF FRESNO COUNTY OFFICIAL RECORDS
- F.C.R. FRESNO COUNTY RECORDS
- SUBDIVISION BOUNDARY
- SECTION LINES
- CENTERLINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- ADJACENT/UNDERLYING PARCEL LINES
- EASEMENT LINE
- SHEET INDEX LINE
- INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- ⓔ A 15" WIDE STORM DRAIN PIPE EASEMENT RECORDED AS DOCUMENT NO. 2022- O.R.F.C.
- ⓕ DRAINAGE CHANNEL EASEMENT RECORDED AS DOCUMENT NO. 2022- O.R.F.C.

MONUMENT NOTE:

SET 3/4" X 30" IRON PIPE WITH PLASTIC CAP STAMPED "PLS 9389", DOWN 6" AT ALL FRONT LOT CORNERS AND ALL RIGHT OF WAY ANGLE POINTS, BC'S, EC'S, AND PRC'S. SET 3/4" X 30" IRON PIPE WITH PLASTIC CAP STAMPED "PLS 9389", DOWN 6" AT ALL REAR LOT CORNERS OR WHEN TRUE LOT CORNER FALLS WITHIN FOOTING OF A BLOCK WALLS. SET 3/4" X 30" IRON PIPE WITH PLASTIC CAP STAMPED "PLS 9389", DOWN 6" AT A 3 FOOT OFFSET FROM TRUE CORNER ALONG SIDE LOT OR AT 3 FOOT BY 3 FOOT OFFSETS FROM TRUE CORNER.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

- △ AREA NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES.
- PPUE PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC USE FOR ANY AND ALL MUNICIPAL PURPOSES, INCLUDING SIDEWALK
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC USE.
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC USE.

SEE SHEET 2 FOR BASIS OF BEARINGS, REFERENCES AND OVERALL BOUNDARY
SEE SHEET 3 FOR SUBDIVISION BOUNDARY AND SHEET INDEX

FINAL MAP NO. 6400

BEING A PORTION OF PARCEL 2 OF PARCEL MAP NO. 1329, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, T.13S., R.21E., MOUNT DIABLO BASE AND MERIDIAN,

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

AUGUST 2022

LEGEND

ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

- ⊕ FOUND MONUMENT AS NOTED ON SHEET 2
- ⊙ SET 3/4" IRON PIPE UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENTS, DOWN 6", TAGGED "PLS 9399"
- △ PREVIOUSLY DEDICATED RIGHT OF WAY IN FEE PER SM05-14R1
- D.N. DOCUMENT NUMBER PER OFFICIAL RECORDS OF FRESNO COUNTY
- XX PM YY BOOK XX OF PARCEL MAPS, PAGE YY, F.C.R.
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MONUMENT NOTE

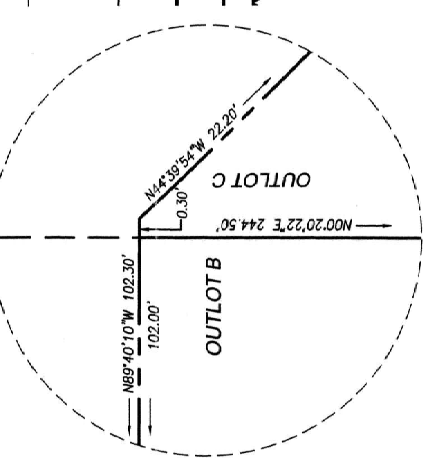
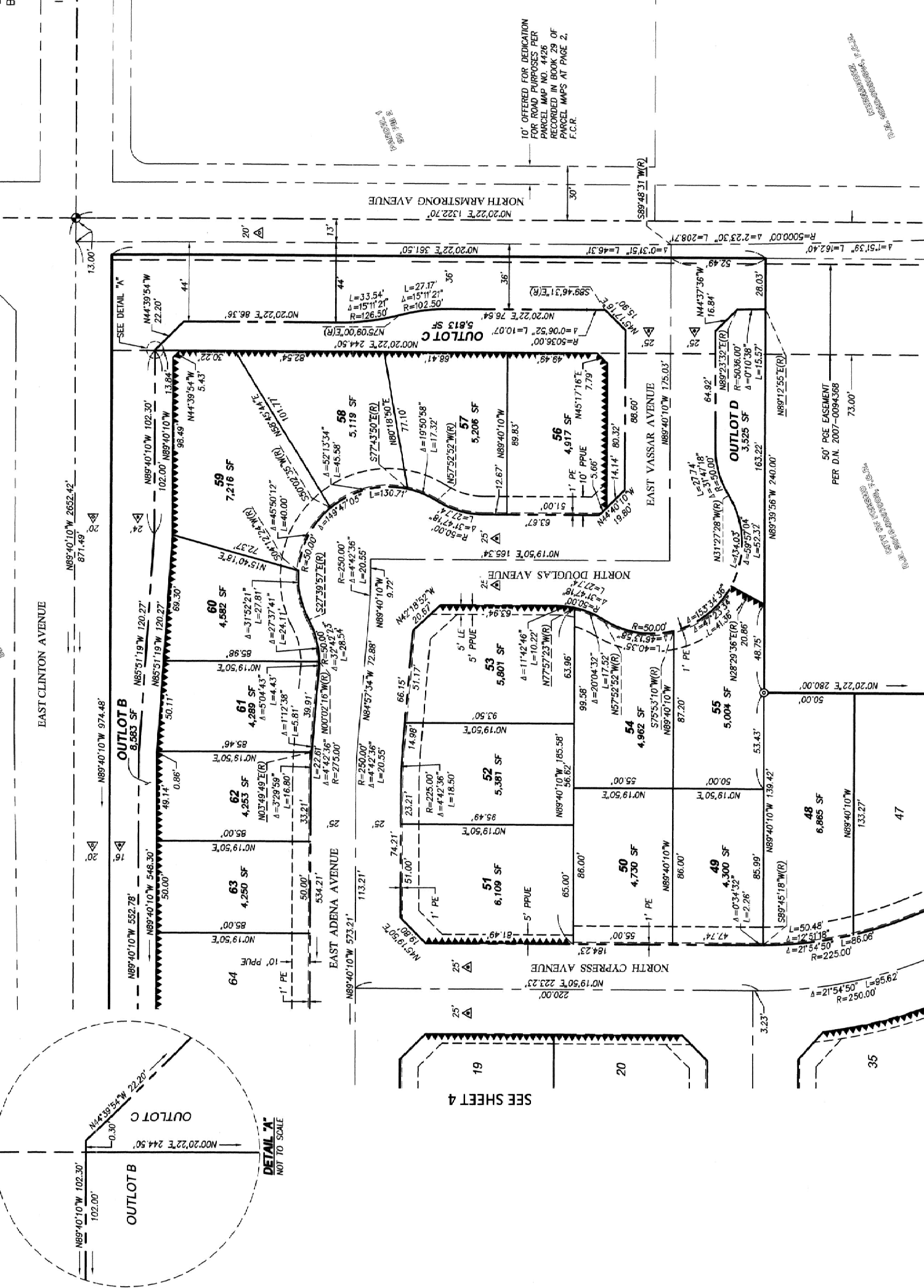
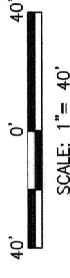
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THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

- * OUTLOTS A, B, C, D, E & F FOR LANDSCAPE PURPOSES



DETAIL 'A'
NOT TO SCALE

SEE DETAIL 'X'

SEE SHEET 4

SEE SHEET 5

SEE SHEET 2 FOR BASIS OF BEARINGS, REFERENCES AND OVERALL BOUNDARY
SEE SHEET 3 FOR SUBDIVISION BOUNDARY AND SHEET INDEX