FINAL MAP OF

# TRACT NO. 6163

PHASE 2 OF VESTING TENTATIVE MAP NO. 5571

BEING A MERGER OF AND RESUBDIVISION OF OUTLOT A OF TRACT 5571, PARCEL B & THE UNSUBDIVIDED REMAINDER OF PARCEL A OF PARCEL MAP 2004-29
IN THE SOUTHEAST 1/4 OF SECTION 22, T.13S., R.21E., M.D.B.&M.
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JUNE 2016 BY YAMABE & HORN ENGINEERING, INC.
CONSISTING OF FIVE SHEETS, SHEET 1 OF 5

## 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.

LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION

BY: _____
MIKE MILLER, VICE PRESIDENT

THE PATRICK VINCENT RICCHIUTI FAMILY TRUST

BY: _____
PATRICK VINCENT RICCHIUTI, TRUSTEE

## NOTARY ACKNOWLEDGMENTS:

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 _____, 201_ BEFORE ME _____, NOTARY PUBLIC, PERSONALLY APPEARED MIKE MILLER AND PATRICK VINCENT RICCHIUTI, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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.

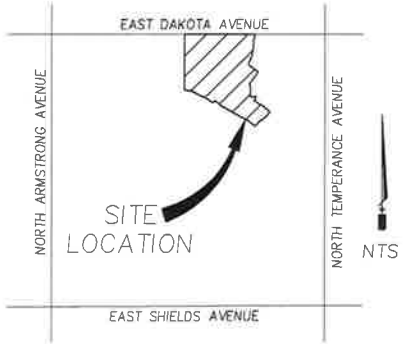
WITNESS MY HAND.

_____ _____
PRINT NAME SIGNATURE

MY COMMISSION EXPIRES: _____ COUNTY OF: _____

COMMISSION NUMBER: _____

## VICINITY MAP:




## LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

OUTLOT "A", OF TRACT NO. 5571, VOLUME 85 OF PLATS, PAGES 58 THROUGH 61, INCLUSIVE, FILED DECEMBER 22, 2015, FRESNO COUNTY RECORDS.

PARCEL TWO:

PARCEL B OF PARCEL MAP NO. 2004-29, BOOK 65 OF PARCEL MAPS, AT PAGES 63 & 64, FILED DECEMBER 28, 2005, FRESNO COUNTY RECORDS.

PARCEL THREE:

PARCEL A OF PARCEL MAP NO. 2004-29, BOOK 65 OF PARCEL MAPS, AT PAGES 63 & 64, FILED DECEMBER 28, 2005, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM ALL THE PROPERTIES LYING WITHIN THE BOUNDARIES OF TRACT NO. 5686, VOLUME 79 OF PLATS, PAGES 34 THROUGH 37, FRESNO COUNTY RECORDS AND TRACT NO. 5427, VOLUME 79 OF PLATS, PAGES 30 THROUGH 33, FRESNO COUNTY RECORDS.

## THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. SAID LAND LIES WITHIN THE BOUNDARIES OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICTS MAP IDENTIFYING "AREAS SUBJECT TO PAYMENT OF DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES" RECORDED JULY 31, 1995 AS DOCUMENT NO. 95092126, OFFICIAL RECORDS FRESNO COUNTY.
2. PROPERTY LIES WITHIN THE BOUNDARIES OF THE FRESNO IRRIGATION DISTRICT, AND IS SUBJECT TO ASSESSMENTS AND FEES APPLICABLE.
3. RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED NOVEMBER 1, 1872 IN BOOK E, PAGE 193 OF PATENTS.
4. EASEMENT FOR ROADS, CANALS AND INCIDENTAL PURPOSES AS RESERVED IN THE DEED RECORDED JANUARY 18, 1886 IN BOOK 46, PAGE 314 OF DEEDS, OFFICIAL RECORDS FRESNO COUNTY.
5. EASEMENT FOR ROADS, CANALS AND INCIDENTAL PURPOSES AS RESERVED IN THE DEED RECORDED JANUARY 11, 1883 IN BOOK 29, PAGE 553 OF DEEDS, OFFICIAL RECORDS FRESNO COUNTY.
6. STATEMENT OF COVENANTS RESTRICTING DEVELOPMENT OF NONCONFORMING LOTS RECORDED DECEMBER 28, 2005 AS DOCUMENT NO. 2005-0302179, OFFICIAL RECORDS FRESNO COUNTY.
7. MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CARRIAGE HOUSE, A MASTER PLANNED COMMUNITY, RECORDED MAY 16, 2007 AS DOCUMENT NO. 2007-0096387, OFFICIAL RECORDS FRESNO COUNTY, AND AS MODIFIED BY THE FIRST AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CARRIAGE HOUSE A PLANNED MASTER COMMUNITY, RECORDED APRIL 14, 2016 AS DOCUMENT NO. 2016-0045885, OFFICIAL RECORDS FRESNO COUNTY.
8. PROPERTY LIES WITHIN THE BOUNDARIES OF THE SIERRA NAVELENCIA RESOURCE CONSERVATION DISTRICT, AND IS SUBJECT TO THE TERMS CONTAINED IN THE INSTRUMENT ENTITLED SIERRA NAVELENCIA RESOURCE CONSERVATION DISTRICT CONSOLIDATION, RECORDED FEBRUARY 18, 2009 AS DOCUMENT NO. 2009-0023421, OFFICIAL RECORDS FRESNO COUNTY.
9. MINERAL RIGHTS AS STATED IN THE JOINT TENANCY GRANT DEED RECORDED FEBRUARY 7, 1952 IN BOOK 3120, PAGE 535, OFFICIAL RECORDS FRESNO COUNTY.
10. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6163, PHASE 2 OF VESTING TENTATIVE MAP NO. 5571 RECORDED _____, 201_ AS DOCUMENT NO. 201_-_____, OFFICIAL RECORDS FRESNO COUNTY.
11. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6163, PHASE 2 OF VESTING TENTATIVE MAP NO. 5571 RECORDED _____, 201_ AS DOCUMENT NO. 201_ -_____, OFFICIAL RECORDS FRESNO COUNTY.
12. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6163 PHASE 2 OF VESTING TENTATIVE MAP NO. 5571 RECORDED _____, 201_ AS DOCUMENT NO. 201_-_____, OFFICIAL RECORDS FRESNO COUNTY.
13. 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 TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN FOR THE FINAL MAP OF TRACT NO. 6163, PHASE 2 OF VESTING TENTATIVE MAP NO. 5571 RECORDED _____, 201_ AS DOCUMENT NO. 201_-_____, OFFICIAL RECORDS FRESNO COUNTY.
14. 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. 6163, PHASE 2 OF VESTING TENTATIVE MAP NO. 5571 RECORDED _____, 201_ AS DOCUMENT NO. 201_-_____, OFFICIAL RECORDS FRESNO COUNTY.
15. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT TO FARM LAW FOR THE FINAL MAP OF TRACT NO. 6163, PHASE 2 OF VESTING TENTATIVE MAP NO. 5571 RECORDED _____, 201_ AS DOCUMENT NO. 201_-_____, OFFICIAL RECORDS FRESNO COUNTY.
16. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6163, PHASE 2 OF VESTING TENTATIVE MAP NO. 5571, RECORDED _____, 201_ AS DOCUMENT NO. 201_-_____, OFFICIAL RECORDS FRESNO COUNTY.

PROFESSIONAL LAND SURVEYOR HARRY DAVID JAYNE Exp. 12/31/17 No. 7923 STATE OF CALIFORNIA

## 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 LENNAR HOMES OF CALIFORNIA, INC ON JUNE 16, 2016. 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.

_____ _____
HARRY DAVID JAYNE, PLS 7923 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.

_____ _____
ANDREW J. BENELLI, PE 50022 DATE
LICENSE EXPIRES 6/30/2017
CITY ENGINEER

## CITY SURVEYOR'S STATEMENT

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

_____ _____
JASON ALLEN CAMIT, PLS 8636 DATE
LICENSE EXPIRES 12/31/2017
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_____
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.

YVONNE SPENCE, CMC
CITY CLERK

BY: _____ _____
DEPUTY DATE

## RECORDER'S CERTIFICATE

DOCUMENT NO._____ FEE $ 14.00

FILED THIS _____DAY OF _____, 201_ AT_____ __M.

IN VOLUME ____ OF PLATS, AT PAGES _____ , AT THE REQUEST OF

NORTH AMERICAN TITLE COMPANY

FRESNO COUNTY RECORDS

PAUL DICTOS, C.P.A., RECORDER

BY: _____
DEPUTY

YAMABE & HORN ENGINEERING, INC.
2885 N. BURL AVE.
SUITE 101
FRESNO, CA 93727
TEL (559) 244-3123
FAX (559) 244-3120

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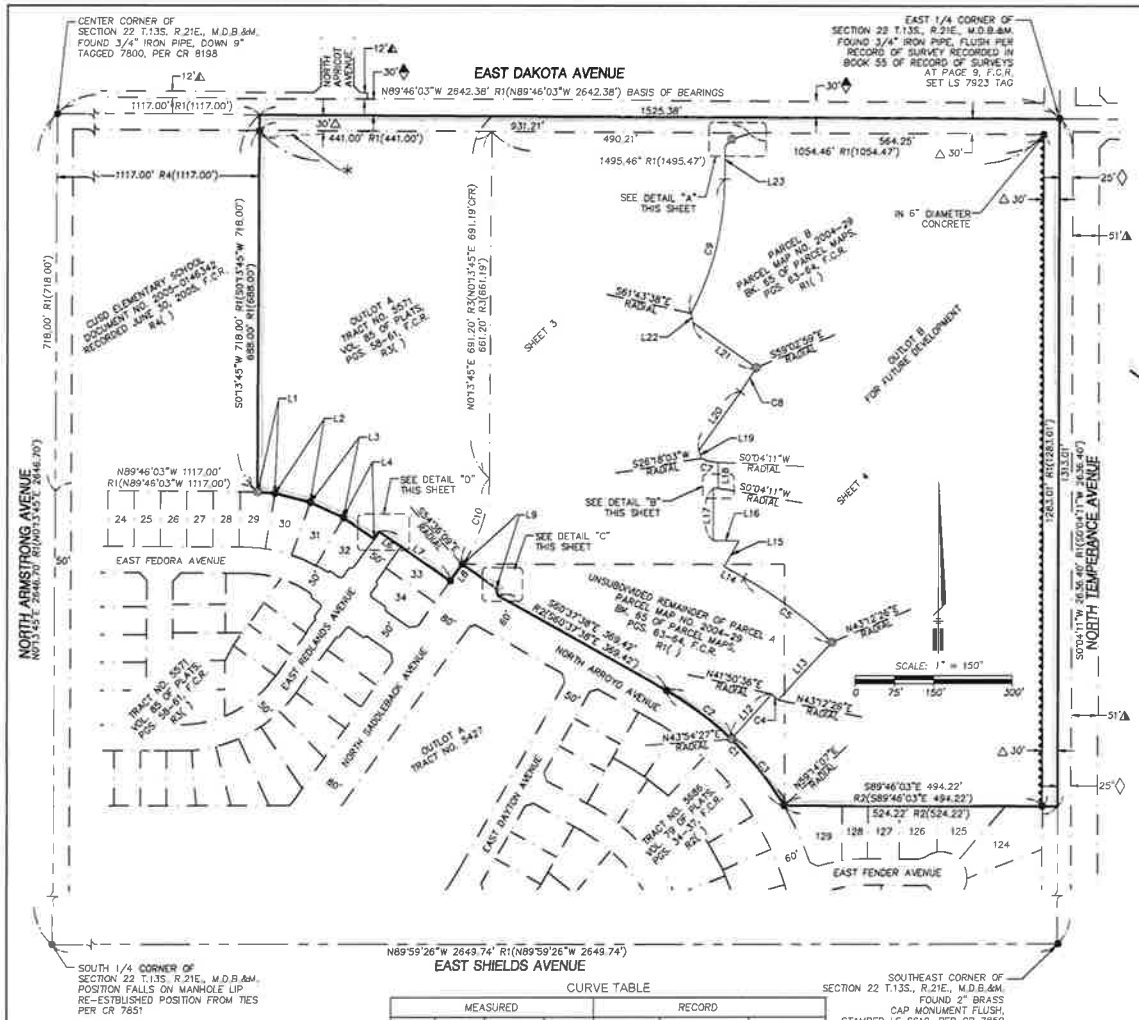
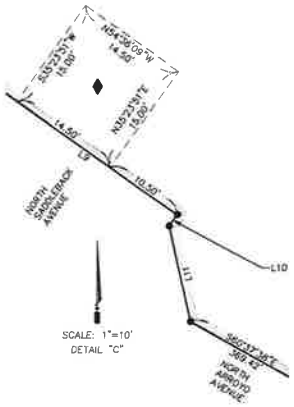
FINAL MAP OF

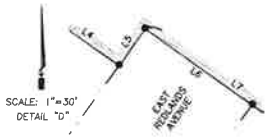
# TRACT NO. 6163

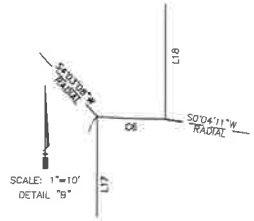
## PHASE 2 OF VESTING TENTATIVE MAP NO. 5571

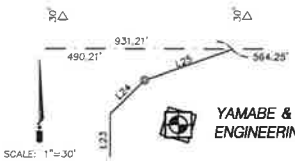
BEING A MERGER OF AND RESUBDIVISION OF OUTLOT A OF TRACT 5571, A PORTION OF PARCEL B & THE UNSUBDIVIDED REMAINDER OF PARCEL A OF PARCEL MAP 2004-29 IN THE SOUTHEAST 1/4 OF SECTION 22, T.13S., R.21E., M.D.B.&M. IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN JUNE 2016 BY YAMABE & HORN ENGINEERING, INC. CONSISTING OF FIVE SHEETS, SHEET 2 OF 5




## BASIS OF BEARINGS:

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON PARCEL MAP NO. 2004-29 RECORDED IN BOOK 65 OF PARCEL MAPS AT PAGES 63-64, F.C.R. TAKEN TO BE NORTH 89°46'03" WEST.

### CURVE TABLE

| MEASURED | | | | RECORD | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | RADIUS | DELTA | LENGTH |
| C1 | 610.00' | 29°51'45" | 317.93' | R2(610.00') | R2(29°51'45") | R2(317.93') |
| C2 | 610.00' | 14°32'05" | 154.74' | R2(610.00') | | |
| C3 | 610.00' | 15°19'40" | 163.19' | R2(610.00') | | |
| C4 | 720.00' | 1°21'50" | 17.14' | | | |
| C5 | 870.00' | 13°50'04" | 210.07' | | | |
| C6 | 125.00' | 3°58'57" | 8.69' | | | |
| C7 | 75.00' | 26°13'52" | 34.34' | | | |
| C8 | 700.00' | 4°26'50" | 54.33' | | | |
| C9 | 540.00' | 28°02'25" | 264.27' | | | |
| C10 | 283.97' | 35°10'05" | 174.30' | R3(283.97') | R3(35°10'06") | R3(174.30') |

### LINE TABLE

| MEASURED | | | RECORD | |
|---|---|---|---|---|
| LINE | BEARING | DISTANCE | BEARING | DISTANCE |
| L1 | N84°13'22"W | 32.82' | R3(N84°13'22"W) | R3(32.82') |
| L2 | N76°04'22"W | 69.18' | R3(N76°04'22"W) | R3(69.18') |
| L3 | N65°39'19"W | 69.18' | R3(N65°39'19"W) | R3(69.18') |
| L4 | N55°22'57"W | 71.12' | R3(N55°22'57"W) | R3(71.12') |
| L5 | N35°23'51"E | 17.01' | R3(N35°23'51"E) | R3(17.01') |
| L6 | N54°36'09"W | 50.00' | R3(N54°36'09"W) | R3(50.00') |
| L7 | N54°36'09"W | 165.00' | R3(N54°36'09"W) | R3(165.00'CFR) |
| L8 | N35°23'51"E | 39.55' | R3(N35°23'51"E) | R3(39.55') |
| L9 | N54°36'09"W | 80.00' | R2(S54°36'09"E) | R2(80.00') |
| L10 | N35°23'51"E | 1.76' | R2(S35°23'51"W) | R2(1.76') |
| L11 | N12°36'53"W | 12.51' | R2(S12°36'53"E) | R2(12.51') |
| L12 | S41°50'36"W | 115.26' | | |
| L13 | S43°12'26"W | 150.00' | | |
| L14 | S60°37'38"E | 43.12' | | |
| L15 | S29°22'22"W | 57.25' | | |
| L16 | S89°55'49"E | 48.85' | | |
| L17 | S0°04'11"W | 100.30' | | |
| L18 | S0°04'11"W | 50.00' | | |
| L19 | S13°32'26"E | 15.73' | | |
| L20 | S35°23'51"W | 137.58' | | |
| L21 | S54°36'09"E | 147.63' | | |
| L22 | S13°16'09"E | 19.22' | | |
| L23 | S0°13'57"W | 63.81' | | |
| L24 | S45°14'20"W | 18.39' | | |
| L25 | S70°21'53"W | 35.31' | | |

## BOUNDARY ANALYSIS

## LEGEND

| | |
|---|---|
| ● | MONUMENT FOUND & ACCEPTED 3/4" IRON PIPE DOWN 6" TAGGED LS 6919 UNLESS OTHERWISE NOTED |
| ◎ | SET 3/4" X 30" IRON PIPE UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6" TAGGED LS 7923 |
| R1 ( ) | RECORD DATA PER PARCEL MAP NO. 2004-29 RECORDED IN BOOK 65 OF PARCEL MAPS AT PAGES 63-64, F.C.R. |
| R2 ( ) | RECORD DATA PER TRACT NO. 5686 RECORDED IN VOLUME 79 OF PLATS, PAGES 34-37, F.C.R. |
| R3 ( ) | RECORD DATA PER TRACT NO. 5571 RECORDED IN VOLUME 85 OF PLATS, PAGES 58-61, F.C.R. |
| R4 ( ) | RECORD DATA PER DOCUMENT NO. 2005-0146342 RECORDED JUNE 30, 2005, F.C.R. |
| CR | CORNER RECORD ON FILE WITH THE FRESNO COUNTY SURVEYOR |
| O.R.F.C. | OFFICIAL RECORDS FRESNO COUNTY |
| F.C.R. | FRESNO COUNTY RECORDS |
| CFR | CALCULATED FROM RECORD DATA |
| M.D.B.&M. | MOUNT DIABLO BASE AND MERIDIAN |
| F.M.F.C.D. | FRESNO METROPOLITAN FLOOD CONTROL DISTRICT |
| — — — | SECTION LINE |
| — · — | EXISTING PROPERTY LINE/RIGHT OF WAY LINE |
| - - - - | EASEMENT LINE |
| | EXTENSION OF LINE TO DIMENSION POINT SHOWN |
| ——— | INDICATES LIMITS OF SUBDIVISION |
| ▲▲▲▲▲ | INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS PER R1( ) |
| △ | PUBLIC STREET EASEMENT PREVIOUSLY DEDICATED PER PARCEL MAP NO. 2004-29 RECORDED IN BOOK 65 OF PARCEL MAPS AT PAGES 63-64, F.C.R. |
| ◇ | PREVIOUSLY ACCEPTED FOR PUBLIC ROAD PURPOSES PER FRESNO COUNTY BOARD OF SUPERVISORS RESOLUTION ENDORSED FEBRUARY 7, 1913 AND FILED IN VOLUME 29 OF MISCELLANEOUS AT PAGE 9, F.C.R. |
| ▲ | PUBLIC STREET EASEMENT PREVIOUSLY DEDICATED PER TRACT NO. 5237 RECORDED IN VOLUME 74 OF PLATS, PAGES 25-32, F.C.R. |
| ◇ | RIGHT OF WAY PER FINCHER'S COLONY NO OFFER OF DEDICATION OR ACCEPTANCE BY LOCAL AGENCY EXISTING |
| △ | PUBLIC STREET EASEMENT PREVIOUSLY DEDICATED PER TRACT NO. 5461 RECORDED IN VOLUME 79 OF PLATS, PAGES 11-17, F.C.R. |
| * | PUBLIC STREET EASEMENT PREVIOUSLY GRANTED PER EASEMENT DEED RECORDED JUNE 22, 2010 AS DOC. NO. 2010-0079294, O.R.F.C. |
| ◆ | F.M.F.C.D. EASEMENT PREVIOUSLY GRANTED PER EASEMENT DEED RECORDED JUNE 11, 2007 AS DOC. NO. 2007-0114344, O.R.F.C. |

EAST DAKOTA AVENUE
N89°46'03"W 2642.38' R1(N89°46'03"W 2642.38')
BASIS OF BEARINGS
1525.38'


YAMABE & HORN ENGINEERING, INC.
2985 N. BURL AVE.
SUITE 101
FRESNO, CA 93727
TEL (559) 244-3123
FAX (559) 244-3120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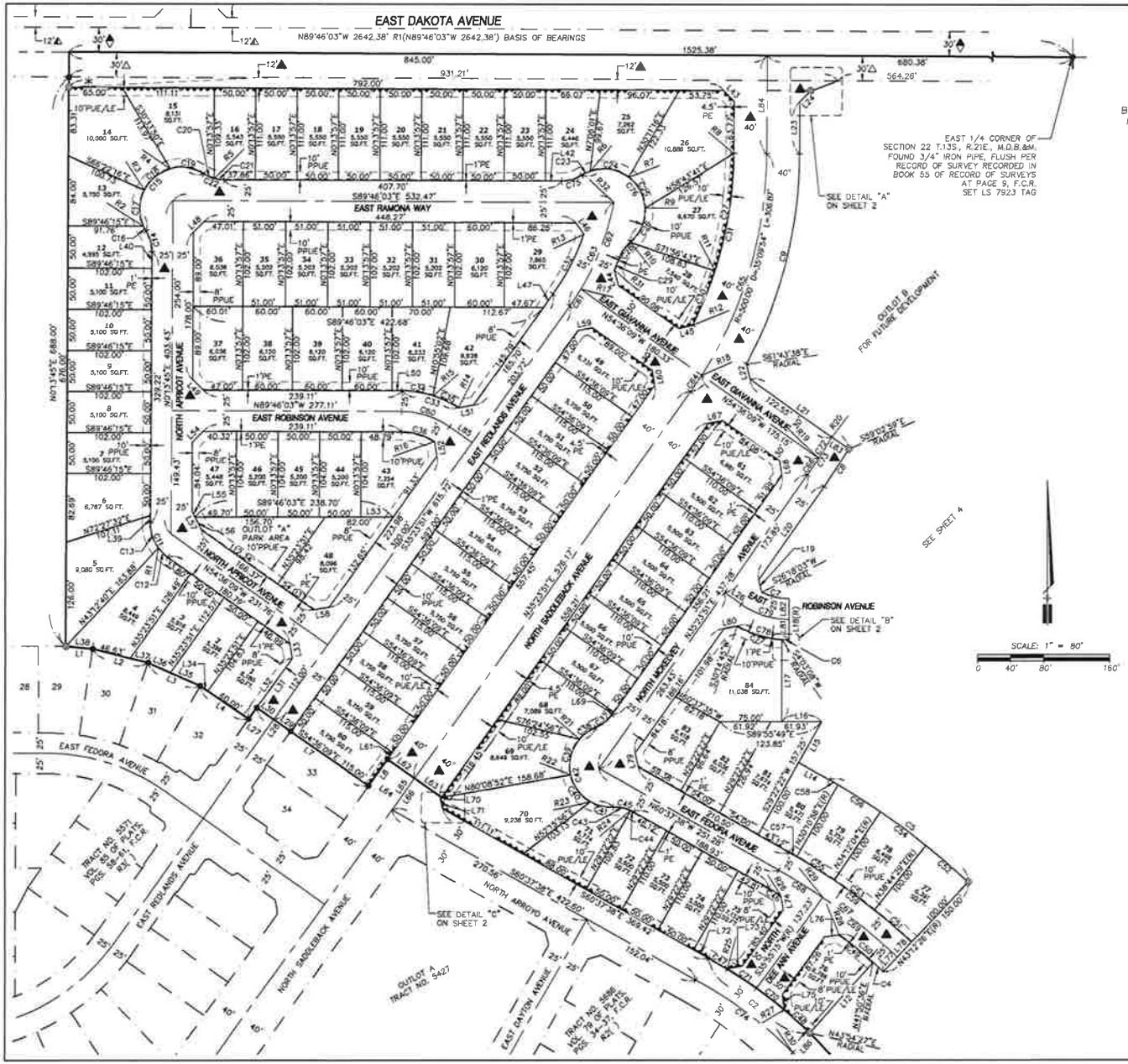


FINAL MAP OF

# TRACT NO. 6163

PHASE 2 OF VESTING TENTATIVE MAP NO. 5571

BEING A MERGER OF AND RESUBDIVISION OF OUTLOT A OF TRACT 5571, A PORTION OF PARCEL B & THE UNSUBDIVIDED REMAINDER OF PARCEL A OF PARCEL MAP 2004-29 IN THE SOUTHEAST 1/4 OF SECTION 22, T.13S., R.21E., M.D.B.&M. IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN JUNE 2016 BY YAMABE & HORN ENGINEERING, INC. CONSISTING OF FIVE SHEETS, SHEET 3 OF 5

## LEGEND

| | |
|---|---|
| ● | MONUMENT FOUND & ACCEPTED 3/4" IRON PIPE DOWN 6" TAGGED LS 6919 UNLESS OTHERWISE NOTED |
| ◎ | SET 3/4" X 30" IRON PIPE UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6" TAGGED LS 7923 |
| R1 ( ) | RECORD DATA PER PARCEL MAP NO. 2004-29 RECORDED IN BOOK 65 OF PARCEL MAPS AT PAGES 63-64, F.C.R. |
| R2 ( ) | RECORD DATA PER TRACT NO. 5686 RECORDED IN VOLUME 79 OF PLATS, PAGES 34-37, F.C.R. |
| R3 ( ) | RECORD DATA PER TRACT NO. 5571 RECORDED IN VOLUME 85 OF PLATS, PAGES 58-61, F.C.R. |
| R4 ( ) | RECORD DATA PER DOCUMENT NO. 2005-0146342 RECORDED JUNE 30, 2005, F.C.R. |
| CR | CORNER RECORD ON FILE WITH THE FRESNO COUNTY SURVEYOR |
| O.R.F.C. | OFFICIAL RECORDS FRESNO COUNTY |
| F.C.R. | FRESNO COUNTY RECORDS |
| CFR | CALCULATED FROM RECORD DATA |
| (R) | RADIAL |
| M.D.B.&M. | MOUNT DIABLO BASE AND MERIDIAN |
| — · — · — | SECTION LINE |
| — — — | EXISTING PROPERTY LINE/RIGHT OF WAY LINE |
| — — — — | EASEMENT LINE |
| | EXTENSION OF LINE TO DIMENSION POINT SHOWN |
| ——— | INDICATES LIMITS OF SUBDIVISION |
| ▲▲▲▲▲▲ | INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS |
| △ | PUBLIC STREET EASEMENT PREVIOUSLY DEDICATED PER PARCEL MAP NO. 2004-29 RECORDED IN BOOK 65 OF PARCEL MAPS AT PAGES 63-64, F.C.R. |
| ♦ | RIGHT OF WAY PER FINCHER'S COLONY NO OFFER OF DEDICATION OR ACCEPTANCE BY LOCAL AGENCY EXISTING |
| ▲ | PUBLIC STREET EASEMENT PREVIOUSLY DEDICATED PER TRACT NO. 5461 RECORDED IN VOLUME 79 OF PLATS, PAGES 11-17, F.C.R. |
| * | PUBLIC STREET EASEMENT PREVIOUSLY GRANTED PER EASEMENT DEED RECORDED JUNE 22, 2010 AS DOC. NO. 2010-0079294, O.R.F.C. |

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

| | |
|---|---|
| ▲ | NOW OFFERED FOR DEDICATION FOR PUBLIC STREET EASEMENT PURPOSES |
| PPUE | PLANTING & PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE. |
| PUE | PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE. |
| PE | PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE |
| LE | LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE MAINTENANCE OF LANDSCAPING TO BE THE RESPONSIBILITY OF THE MASTER HOMEOWNERS ASSOCIATION. |

## BASIS OF BEARINGS:

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON PARCEL MAP NO. 2004-29 RECORDED IN BOOK 65 OF PARCEL MAPS AT PAGES 63-64, F.C.R. TAKEN TO BE NORTH 89°46'03" WEST.

## NOTE:

SET 3/4" x 30" IRON PIPE DOWN 6" TAGGED LS 7923 OR BRASS TAG STAMPED LS 7923 FLUSH WITH CONCRETE SURFACE AT ALL LOT CORNERS, ANGLE POINT OR POINTS OF CURVATURE, UNLESS OTHERWISE NOTED.

SEE SHEET 5 FOR COMPLETE LINE, CURVE & RADIAL TABLES

OUTLOT A-USE WILL BE FOR PUBLIC PARK PURPOSES AND OWNERSHIP AND MAINTENANCE TO REMAIN AND BE THE RESPONSIBILITY OF THE MASTER HOMEOWNER'S ASSOCIATION.

OUTLOT B-USE WILL BE FOR FUTURE DEVELOPMENT

YAMABE & HORN ENGINEERING, INC.

2985 N. BURL AVE.
SUITE 101
FRESNO, CA 93727

TEL (559) 244-3123
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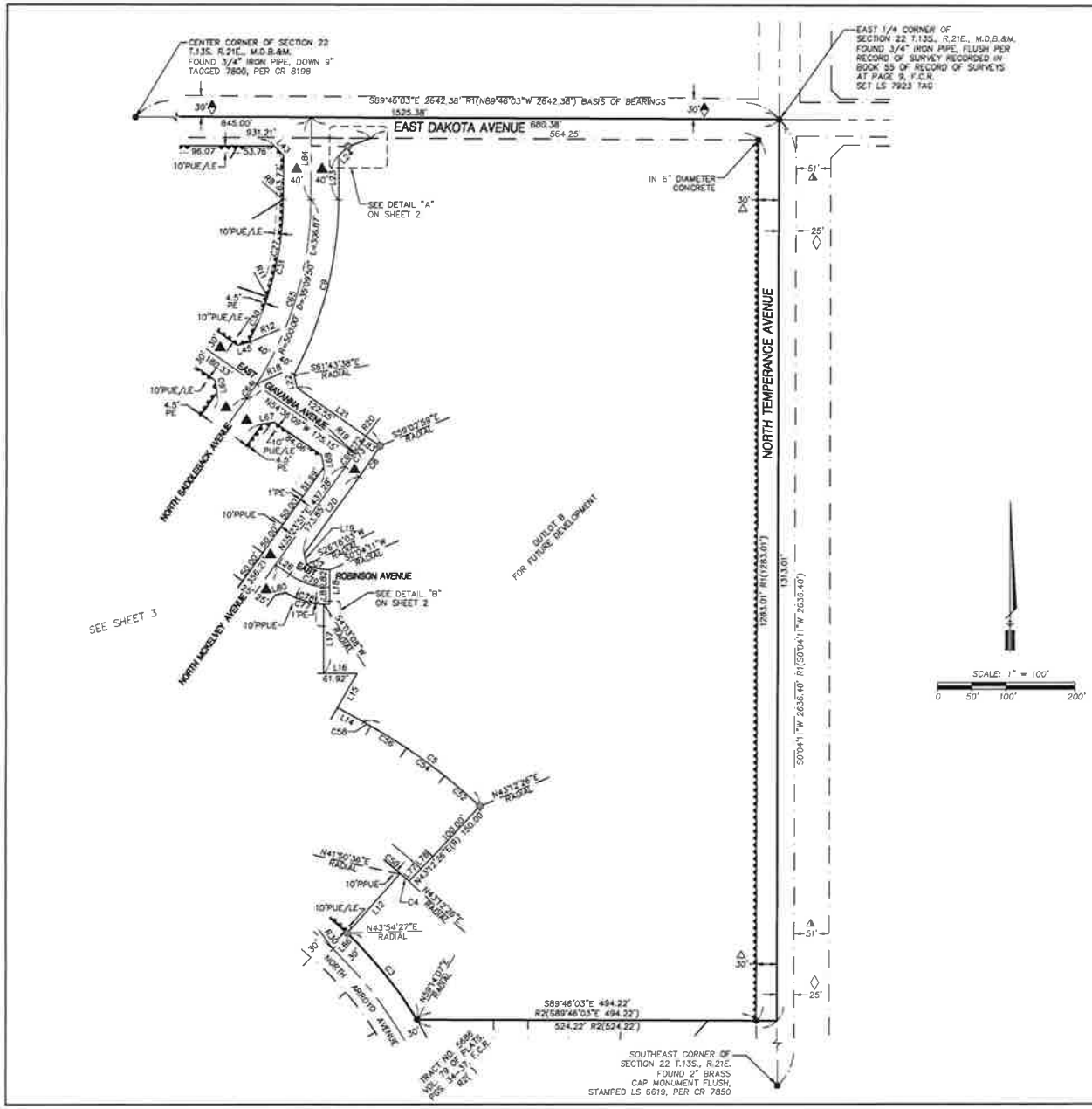


FINAL MAP OF

# TRACT NO. 6163

## PHASE 2 OF VESTING TENTATIVE MAP NO. 5571

BEING A MERGER OF AND RESUBDIVISION OF OUTLOT A OF TRACT 5571, A PORTION OF PARCEL B & THE UNSUBDIVIDED REMAINDER OF PARCEL A OF PARCEL MAP 2004-29 IN THE SOUTHEAST 1/4 OF SECTION 22, T.13S., R.21E., M.D.B.&M. IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN JUNE 2016 BY YAMABE & HORN ENGINEERING, INC. CONSISTING OF FIVE SHEETS, SHEET 4 OF 5

## LEGEND

| | |
|---|---|
| ● | MONUMENT FOUND & ACCEPTED 3/4" IRON PIPE DOWN 6" TAGGED LS 6919 UNLESS OTHERWISE NOTED |
| ◎ | SET 3/4" X 30" IRON PIPE UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6" TAGGED LS 7923 |
| R1 ( ) | RECORD DATA PER PARCEL MAP NO. 2004-29 RECORDED IN BOOK 65 OF PARCEL MAPS AT PAGES 63-64, F.C.R. |
| R2 ( ) | RECORD DATA PER TRACT NO. 5686 RECORDED IN VOLUME 79 OF PLATS, PAGES 34-37, F.C.R. |
| R3 ( ) | RECORD DATA PER TRACT NO. 5571 RECORDED IN VOLUME 85 OF PLATS, PAGES 58-61, F.C.R. |
| R4 ( ) | RECORD DATA PER DOCUMENT NO. 2005-0146342 RECORDED JUNE 30, 2005, F.C.R. |
| CR | CORNER RECORD ON FILE WITH THE FRESNO COUNTY SURVEYOR |
| O.R.F.C. | OFFICIAL RECORDS FRESNO COUNTY |
| F.C.R. | FRESNO COUNTY RECORDS |
| CFR | CALCULATED FROM RECORD DATA |
| (R) | RADIAL |
| — — — — | SECTION LINE |
| — — — — | EXISTING PROPERTY LINE/RIGHT OF WAY LINE |
| - - - - - - | EASEMENT LINE |
| | EXTENSION OF LINE TO DIMENSION POINT SHOWN |
| ——— | INDICATES LIMITS OF SUBDIVISION |
| ▲▲▲▲▲▲▲▲ | INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS |
| △ | PUBLIC STREET EASEMENT PREVIOUSLY DEDICATED PER PARCEL MAP NO. 2004-29 RECORDED IN BOOK 65 OF PARCEL MAPS AT PAGES 63-64, F.C.R. |
| ◇ | PREVIOUSLY ACCEPTED FOR PUBLIC ROAD PURPOSES PER FRESNO COUNTY BOARD OF SUPERVISORS RESOLUTION ENDORSED FEBRUARY 7, 1913 AND FILED IN VOLUME 29 OF MISCELLANEOUS AT PAGE 9, F.C.R. |
| ▲ | PUBLIC STREET EASEMENT PREVIOUSLY DEDICATED PER TRACT NO. 5237 RECORDED IN VOLUME 74 OF PLATS, PAGES 25-32, F.C.R. |
| ◆ | RIGHT OF WAY PER FINCHER'S COLONY NO OFFER OF DEDICATION OR ACCEPTANCE BY LOCAL AGENCY EXISTING |

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

| | |
|---|---|
| ▲ | NOW OFFERED FOR DEDICATION FOR PUBLIC STREET EASEMENT PURPOSES |
| PPUE | PLANTING & PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE. |
| PUE | PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE. |
| PE | PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE |
| LE | LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE MAINTENANCE OF LANDSCAPING TO BE THE RESPONSIBILITY OF THE MASTER HOMEOWNERS ASSOCIATION. |

### BASIS OF BEARINGS:

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON PARCEL MAP NO. 2004-29 RECORDED IN BOOK 65 OF PARCEL MAPS AT PAGES 63-64, F.C.R. TAKEN TO BE NORTH 89°46'03" WEST.

### NOTE:

SET 3/4" x 30" IRON PIPE DOWN 6" TAGGED LS 7923 OR BRASS TAG STAMPED LS 7923 FLUSH WITH CONCRETE SURFACE AT ALL LOT CORNERS, ANGLE POINT OR POINTS OF CURVATURE, UNLESS OTHERWISE NOTED.

SEE SHEET 5 FOR COMPLETE LINE, CURVE & RADIAL TABLES

OUTLOT A-USE WILL BE FOR PUBLIC PARK PURPOSES AND OWNERSHIP AND MAINTENANCE TO REMAIN AND BE THE RESPONSIBILITY OF THE MASTER HOMEOWNERS ASSOCIATION.

OUTLOT B-USE WILL BE FOR FUTURE DEVELOPMENT

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FINAL MAP OF

# TRACT NO. 6163

PHASE 2 OF VESTING TENTATIVE MAP NO. 5571

BEING A MERGER OF AND RESUBDIVISION OF OUTLOT A OF TRACT 5571, A PORTION OF PARCEL B & THE UNSUBDIVIDED REMAINDER OF PARCEL A OF PARCEL MAP 2004-29
IN THE SOUTHEAST 1/4 OF SECTION 22, T.13S., R.21E., M.D.B.&M.
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JUNE 2016 BY YAMABE & HORN ENGINEERING, INC.
CONSISTING OF FIVE SHEETS, SHEET 5 OF 5

CURVE TABLE

| MEASURED | | | | RECORD | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | RADIUS | DELTA | LENGTH |
| C1 | 610.00' | 29°51'45" | 317.93' | R2(610.00') | R2(29°51'45") | R2(317.93') |
| C2 | 610.00' | 14°32'05" | 154.74' | R2(610.00') | | |
| C3 | 610.00' | 15°19'40" | 163.19' | R2(610.00') | | |
| C4 | 720.00' | 8°21'50" | 17.14' | | | |
| C5 | 870.00' | 13°50'04" | 210.07' | | | |
| C6 | 125.00' | 3°58'57" | 8.69' | | | |
| C7 | 75.00' | 26°13'52" | 34.34' | | | |
| C8 | 700.00' | 4°26'50" | 54.33' | | | |
| C9 | 540.00' | 28°02'25" | 264.27' | | | |
| C10 | 283.97' | 35°10'05" | 174.30' | R3(283.97') | R3(35°10'06") | R3(174.30') |

LINE TABLE

| MEASURED | | | RECORD | |
|---|---|---|---|---|
| LINE | BEARING | DISTANCE | BEARING | DISTANCE |
| L1 | N84°13'22"W | 32.82' | R3(N84°13'22"W) | R3(32.82') |
| L2 | N76°04'22"W | 69.18' | R3(N76°04'22"W) | R3(69.18') |
| L3 | N65°39'19"W | 69.18' | R3(N65°39'19"W) | R3(69.18') |
| L4 | N55°22'57"W | 71.12' | R3(N55°22'57"W) | R3(71.12') |
| L5 | N35°23'51"E | 17.01' | R3(N35°23'51"E) | R3(17.01') |
| L6 | N54°36'09"W | 50.00' | R3(N54°36'09"W) | R3(50.00') |
| L7 | N54°36'09"W | 165.00' | R3(N54°36'09"W) | R3(165.00'CFR) |
| L8 | N35°23'51"E | 39.55' | R3(N35°23'51"E) | R3(39.55') |
| L9 | N54°36'09"W | 80.00' | R2(S54°36'09"E) | R2(80.00') |
| L10 | N35°23'51"E | 1.76' | R2(S35°23'51"W) | R2(1.76') |
| L11 | N12°36'53"W | 12.51' | R2(S12°36'53"E) | R2(12.51') |

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L12 | S41°50'36"W | 115.26' |
| L13 | S43°12'26"W | 150.00' |
| L14 | S60°37'38"E | 43.12' |
| L15 | S29°22'22"W | 57.25' |
| L16 | S89°55'49"E | 48.85' |
| L17 | S0°04'11"W | 100.30' |
| L18 | S0°04'11"W | 50.00' |
| L19 | S13°32'26"E | 15.73' |
| L20 | S35°23'51"W | 137.58' |
| L21 | S54°36'09"E | 147.63' |
| L22 | S13°16'09"E | 19.22' |
| L23 | S0°13'57"W | 63.81' |
| L24 | S45°14'20"W | 18.39' |
| L25 | S70°21'53"W | 35.31' |
| L26 | N54°36'09"W | 25.00' |
| L27 | N55°22'57"W | 25.00' |
| L28 | N35°23'51"E | 16.67' |
| L29 | S54°36'09"E | 25.00' |
| L30 | S54°36'09"E | 25.00' |
| L31 | S35°23'51"W | 74.00' |
| L32 | N35°23'51"E | 91.01' |
| L33 | N9°35'45"W | 18.39' |
| L34 | S55°22'57"E | 11.12' |
| L35 | S65°39'19"E | 39.62' |
| L36 | S65°39'19"E | 29.56' |
| L37 | S76°04'22"E | 22.55' |
| L38 | S84°13'22"E | 32.82' |
| L39 | N0°13'45"E | 9.16' |
| L40 | N0°13'45"E | 20.06' |
| L41 | N89°46'03"W | 24.27' |
| L42 | S89°46'03"E | 19.84' |
| L43 | N44°39'43"W | 18.42' |
| L44 | S15°19'14"E | 19.66' |
| L45 | N76°03'50"E | 17.27' |
| L46 | N35°15'37"W | 17.11' |
| L47 | N35°23'51"E | 19.91' |
| L48 | S45°13'51"W | 18.38' |
| L49 | S44°46'09"E | 18.39' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L50 | S89°46'03"E | 12.11' |
| L51 | N80°26'29"E | 18.53' |
| L52 | N9°44'06"W | 18.28' |
| L53 | S89°46'03"E | 39.00' |
| L54 | S45°13'51"W | 18.38' |
| L55 | S27°11'12"E | 7.84' |
| L56 | S27°11'12"E | 17.76' |
| L57 | S27°11'12"E | 25.60' |
| L58 | N80°23'51"E | 18.38' |
| L59 | S80°23'51"W | 18.38' |
| L60 | N9°36'09"W | 18.38' |
| L61 | N35°23'51"E | 10.45' |
| L62 | S54°36'09"E | 40.00' |
| L63 | S54°36'09"E | 40.00' |
| L64 | N54°36'09"W | 40.00' |
| L65 | N35°23'51"E | 39.55' |
| L66 | N35°23'51"E | 46.56' |
| L67 | S80°22'32"W | 18.38' |
| L68 | N9°28'58"W | 18.36' |
| L69 | N35°23'51"E | 4.22' |
| L70 | S35°23'51"W | 1.76' |
| L71 | S12°36'53"E | 12.51' |
| L72 | S80°37'38"E | 20.31' |
| L73 | N78°55'34"E | 18.83' |
| L74 | N11°45'31"W | 17.71' |
| L75 | S7°11'16"E | 18.86' |
| L76 | S81°47'19"W | 18.30' |
| L77 | N43°12'26"E | 25.00' |
| L78 | N43°12'26"E | 25.00' |
| L79 | S12°37'44"E | 17.39' |
| L80 | S78°28'19"W | 16.44' |
| L81 | N0°04'11"E | 25.00' |
| L82 | N0°04'11"E | 25.00' |
| L83 | S54°36'09"E | 25.08' |
| L84 | N0°13'57"E | 118.81' |
| L85 | N54°36'09"W | 33.69' |
| L86 | S41°50'36"W | 30.95' |

CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH |
|---|---|---|---|
| C11 | 50.00' | 54°49'54" | 47.85' |
| C12 | 50.00' | 18°26'48" | 16.13' |
| C13 | 50.00' | 36°21'06" | 31.72' |
| C14 | 45.00' | 32°38'13" | 25.63' |
| C15 | 50.00' | 155°16'38" | 135.50' |
| C16 | 50.00' | 7°25'33" | 6.48' |
| C17 | 50.00' | 52°12'28" | 45.56' |
| C18 | 50.00' | 47°09'23" | 41.15' |
| C19 | 50.00' | 48°29'14" | 42.31' |
| C20 | 45.00' | 16°59'35" | 13.35' |
| C21 | 45.00' | 15°38'38" | 12.29' |
| C22 | 45.00' | 32°38'13" | 25.64' |
| C23 | 50.00' | 12°51'13" | 11.22' |
| C24 | 50.00' | 56°37'34" | 49.42' |
| C25 | 50.00' | 49°40'09" | 43.34' |
| C26 | 50.00' | 53°29'14" | 46.68' |
| C27 | 460.00' | 17°49'20" | 143.09' |
| C28 | 45.00' | 28°39'14" | 22.50' |
| C29 | 345.00' | 2°40'01" | 16.06' |
| C30 | 460.00' | 8°55'11" | 71.61' |
| C31 | 460.00' | 26°44'31" | 214.70' |
| C32 | 295.00' | 15°44'24" | 81.04' |
| C33 | 125.00' | 33°08'22" | 72.30' |
| C34 | 125.00' | 17°28'57" | 38.14' |
| C35 | 125.00' | 15°39'25" | 34.16' |
| C36 | 75.00' | 31°54'20" | 41.76' |
| C37 | 45.00' | 32°38'13" | 25.63' |
| C38 | 50.00' | 27°24'25" | 23.92' |
| C39 | 50.00' | 53°29'14" | 46.68' |
| C40 | 50.00' | 47°09'23" | 41.15' |
| C41 | 50.00' | 33°14'53" | 29.01' |
| C42 | 50.00' | 161°17'55" | 140.76' |
| C43 | 45.00' | 27°41'04" | 21.74' |
| C44 | 45.00' | 4°57'09" | 3.89' |
| C45 | 45.00' | 32°38'13" | 25.63' |

CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH |
|---|---|---|---|
| C46 | 720.00' | 1°19'56" | 16.74' |
| C47 | 610.00' | 2°31'15" | 26.84' |
| C48 | 610.00' | 3°57'17" | 42.10' |
| C49 | 720.00' | 4°16'07" | 53.64' |
| C50 | 720.00' | 5°37'57" | 70.78' |
| C51 | 770.00' | 4°27'57" | 60.02' |
| C52 | 870.00' | 4°27'57" | 67.81' |
| C53 | 770.00' | 4°32'25" | 61.02' |
| C54 | 870.00' | 4°32'25" | 68.94' |
| C55 | 770.00' | 4°01'08" | 54.01' |
| C56 | 870.00' | 4°01'08" | 61.03' |
| C57 | 770.00' | 0°48'34" | 10.88' |
| C58 | 870.00' | 0°48'34" | 12.29' |
| C59 | 770.00' | 13°50'04" | 185.93' |
| C60 | 100.00' | 35°08'54" | 61.37' |
| C61 | 320.00' | 4°21'06" | 24.31' |
| C62 | 320.00' | 20°08'18" | 112.57' |
| C63 | 320.00' | 24°30'26" | 136.88' |
| C64 | 500.00' | 2°47'00" | 24.29' |
| C65 | 500.00' | 32°22'54" | 282.58' |
| C66 | 675.00' | 2°03'41" | 24.28' |
| C67 | 745.00' | 13°50'04" | 179.88' |
| C68 | 745.00' | 4°49'42" | 62.78' |
| C69 | 745.00' | 9°00'22" | 117.10' |
| C70 | 610.00' | 4°01'55" | 42.92' |
| C71 | 610.00' | 4°01'38" | 42.88' |
| C72 | 675.00' | 2°33'03" | 30.06' |
| C73 | 675.00' | 4°36'44" | 54.34' |
| C74 | 580.00' | 14°35'13" | 147.66' |
| C75 | 45.00' | 32°38'13" | 25.63' |
| C76 | 50.00' | 172°38'10" | 150.65' |
| C77 | 125.00' | 26°11'37" | 57.15' |
| C78 | 125.00' | 30°10'34" | 65.84' |
| C79 | 100.00' | 35°19'40" | 61.66' |

RADIAL TABLE

| LINE | BEARING |
|---|---|
| R1 | S53°52'39"W |
| R2 | N65°01'05"E |
| R3 | N62°46'27"W |
| R4 | N15°37'04"W |
| R5 | S15°52'35"W |
| R6 | N19°33'03"W |
| R7 | N37°04'31"E |
| R8 | S89°46'03"E |
| R9 | N86°44'40"E |
| R10 | N39°46'06"W |
| R11 | N71°56'43"W |
| R12 | S63°01'32"E |
| R13 | S70°20'33"E |
| R14 | N33°22'19"E |
| R15 | N17°42'54"E |
| R16 | N32°08'17"E |
| R17 | S58°57'17"E |
| R18 | S57°23'09"E |
| R19 | S56°39'50"E |
| R20 | S59°12'53"E |
| R21 | N49°22'21"W |
| R22 | S77°08'25"W |
| R23 | S29°59'02"W |
| R24 | N24°25'13"E |
| R25 | N31°53'37"E |
| R26 | N30°42'18"E |
| R27 | N39°57'10"E |
| R28 | N37°34'29"E |
| R29 | N34°12'04"E |
| R30 | N43°57'35"E |
| R31 | S85°45'19"E |
| R32 | S79°06'35"E |

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