

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

WELLS FARGO BANK, A NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS BENEFICIARY

BY: _____

TRACT NO. 6210

PHASE 3 OF VESTING TENTATIVE MAP NO. 5717

BEING A RE-SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN MAY 2018, BY BRET A. GIANNETTA

*CONSISTING OF TWO SHEETS
SHEET ONE OF TWO SHEETS*



LEGAL DESCRIPTION:

OUTLOT D, OF TRACT NO. 6030, ACCORDING TO THE MAP THEREOF FILED FOR RECORD JUNE 7, 2018 IN VOLUME 88 OF PLATS, AT PAGES 9 AND 10, FRESNO COUNTY RECORDS.

TOGETHER WITH ALL ACCESS AND ADDITIONAL RIGHTS ACCRUED UNDER THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND NOTICE OF CERTAIN MATTERS FOR BELTERRA & SUBORDINATION (TRACT 6030) RECORDED ON MAY 17, 2018, IN OFFICIAL RECORDS OF FRESNO COUNTY UNDER RECORDER'S SERIAL NUMBER 2018-0058413.

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 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.
- 2. RESTRICTIVE COVENANT AGREEMENT, RECORDED DECEMBER 15, 2005 AS DOCUMENT NO. 2005-0293800, FRESNO COUNTY RECORDS.
- 3. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND NOTICE OF CERTAIN MATTERS FOR BELTERRA & SUBORDINATION (TRACT 6030), RECORDED MAY 17, 2018 AS DOCUMENT NO. 2018-0058413, FRESNO COUNTY RECORDS.
- 4. SUBDIVISION AGREEMENT FINAL MAP OF TRACT NO. 6030, PHASE 2 OF VESTING TENTATIVE MAP NO. 5717, RECORDED JUNE 7, 2018 AS DOCUMENT NO. 2018-0067123, FRESNO COUNTY RECORDS.
- 5. NOTICE OF SPECIAL TAX LIEN, CITY OF FRESNO COMMUNITY FACILITIES DISTRICT NO. 11, ANNEXATION NO. 106 (FINAL TRACT MAP NO. 6210), RECORDED JANUARY 31, 2020 AS DOCUMENT NO. 2020-0013335, FRESNO COUNTY RECORDS.
- 6. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6210, PHASE 3 OF VESTING TENTATIVE MAP NO. 5717, RECORDED _____, 2020, AS DOCUMENT NO. 2020-_____, FRESNO COUNTY RECORDS.
- 7. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6210, PHASE 3 OF VESTING TENTATIVE MAP NO. 5717, RECORDED _____, 2020, AS DOCUMENT NO. 2020-_____, FRESNO COUNTY RECORDS.
- 8. 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. 6210, PHASE 3 OF VESTING TENTATIVE MAP NO. 5717, RECORDED _____, 2020, AS DOCUMENT NO. 2020-_____, FRESNO COUNTY RECORDS.
- 9. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6210, PHASE 3 OF VESTING TENTATIVE MAP NO. 5717, RECORDED _____, 2020, AS DOCUMENT NO. 2020-_____, FRESNO COUNTY RECORDS.
- 10. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6210, PHASE 3 OF VESTING TENTATIVE MAP NO. 5717, RECORDED _____, 2020, AS DOCUMENT NO. 2020-_____, FRESNO COUNTY RECORDS.
- 11. 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. 6210, PHASE 3 OF VESTING TENTATIVE MAP NO. 5717, RECORDED _____, 2020, AS DOCUMENT NO. 2020-_____, FRESNO COUNTY RECORDS.

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:

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 _____

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 APRIL 1, 2018. 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. 12-31-20

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
LICENSE EXPIRES 6-30-2021

CITY ENGINEER

DATE

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
LICENSE EXPIRES 12-31-2021
CHIEF SURVEYOR

DATE

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 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. _____ ADOPTED ON _____, 2020, 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 \$ _____
FILED THIS _____ DAY OF _____, 2020
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. 6210

PHASE 3 OF VESTING TENTATIVE MAP NO. 5717

BEING A RE-SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

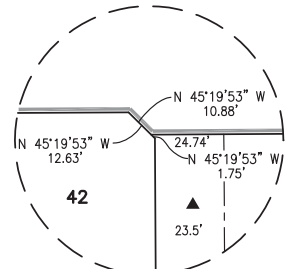
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

SURVEYED AND PLATTED IN MAY 2018, BY BRET A. GIANNETTA

CONSISTING OF TWO SHEETS
SHEET TWO OF TWO SHEETS

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| L1 | N 00°21'37" W | 6.50' |
| L2 | S 89°41'08" W | 12.89' |
| L3 | S 89°41'08" W | 6.89' |
| L4 | S 89°41'08" W | 6.00' |
| L5 | N 44°37'28" E | 7.93' |
| L6 | N 45°21'35" W | 7.94' |
| L7 | N 44°38'25" E | 16.48' |
| L8 | N 44°38'25" E | 7.94' |
| L9 | N 45°19'51" W | 7.68' |
| L10 | N 44°36'49" E | 7.95' |
| L11 | N 45°21'35" W | 7.95' |
| L12 | N 44°38'25" E | 13.36' |
| L13 | N 45°21'35" W | 7.94' |
| L14 | N 44°38'25" E | 7.93' |
| L15 | N 45°21'35" W | 16.50' |
| L16 | N 44°38'25" E | 16.48' |
| L17 | N 00°21'32" W | 21.50' |
| L18 | N 89°38'28" E | 14.50' |
| L19 | N 57°34'07" E | 10.00' |

SCALE: 1" = 100'



DETAIL A
SCALE: 1"=40'

TRACT NO. 6030
VOLUME 88 OF PLATS,
PAGES 9 & 10, F.C.R.

TRACT NO. 6097
VOLUME 46 OF PLATS,
PAGES 49 & 50, F.C.R.

TRACT NO. 6033
VOLUME 24 OF PLATS,
PAGES 76 & 77, F.C.R.

POSITION FALLS ON SEWER MANHOLE, TWO 5' SWING TIES, NORTH AND EAST, AS BEING THE WEST QUARTER CORNER OF SECTION 27, T 13 S, R 21 E, M.D.B. & M. C.R. 7865

MONUMENTS:

- Ⓐ 3/4" IRON PIPE, 9" DOWN IN CONCRETE, TAGGED LS 8177, AS BEING 3.00' EAST OF THE MOST WESTERLY NORTHWEST CORNER OF OUTLOT D OF TRACT NO. 6030.
- Ⓑ 3/4" IRON PIPE, 6" DOWN IN CONCRETE, TAGGED LS 8177, AS LYING ON THE NORTH BOUNDARY OF OUTLOT D OF TRACT NO. 6030, 115.00 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 27, T 13 S, R 21 E, M.D.B. & M.
- Ⓒ 3/4" IRON PIPE, 6" DOWN, TAGGED LS 8177, AS BEING THE POINT OF REVERSE CURVATURE ON THE SOUTHEAST BOUNDARY OF OUTLOT A OF TRACT NO. 6033.

| RADIAL | DIRECTION |
|--------|---------------|
| R1 | N 77°31'12" E |
| R2 | N 57°34'07" E |
| R3 | S 69°05'03" E |
| R4 | N 66°01'06" W |
| R5 | N 11°58'06" E |
| R6 | S 24°14'12" W |
| R7 | S 20°51'34" E |
| R8 | S 85°50'16" E |
| R9 | N 63°35'53" E |
| R10 | S 37°42'42" E |
| R11 | N 46°58'00" E |
| R12 | N 08°57'47" W |
| R13 | S 17°05'06" E |
| R14 | S 35°03'21" E |

BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN AS BEARING NORTH 89°38'26" EAST AS PER TRACT NO. 5717 RECORDED IN VOLUME 80 OF PLATS, AT PAGES 56 AND 57, FRESNO COUNTY RECORDS.

POSITION FALLS ON SEWER MANHOLE, ESTABLISHED WITH TIES, AS BEING THE NORTH QUARTER CORNER OF SECTION 27, T 13 S, R 21 E, M.D.B. & M. C.R. 7570

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 THE MAP OF TRACT NO. 6030, RECORDED IN VOLUME 88 OF PLATS, AT PAGES 9 & 10, FRESNO COUNTY RECORDS.
- [] RECORD DATA AS PER THE MAP OF TRACT NO. 5717, RECORDED IN VOLUME 80 OF PLATS, AT PAGES 56 & 57, FRESNO COUNTY RECORDS.
- { } RECORD DATA AS PER THE RECORD OF SURVEY, RECORDED IN BOOK 11 OF RECORD OF SURVEYS, AT PAGE 65, FRESNO COUNTY RECORDS.
- ⚠ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER THE SUBDIVISION OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, RECORDED IN VOLUME 5 OF PLATS, AT PAGE 14, FRESNO COUNTY RECORDS.
- ⚠ PACIFIC GAS AND ELECTRIC COMPANY EASEMENT, RECORDED MARCH 19, 2007 AS DOCUMENT NO. 2007-0055695, FRESNO COUNTY RECORDS.
- ⚠ PACIFIC GAS AND ELECTRIC COMPANY EASEMENT, RECORDED MARCH 19, 2007 AS DOCUMENT NO. 2007-0055696, FRESNO COUNTY RECORDS.
- ⚠ PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER DEED OF EASEMENT RECORDED OCTOBER 25, 2013 AS DOCUMENT NO. 2013-0149173, FRESNO COUNTY RECORDS.
- ▲ EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
- CALC CALCULATED FROM RECORD DATA
- F.C.R. FRESNO COUNTY RECORDS
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- (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 FUTURE DEVELOPMENT.
3. A PRIVATE IRRIGATION DITCH/PIPELINE RUNNING THROUGH A PORTION OF LOTS 3 AND 6 OF THE MAP RECORDED IN VOLUME 5 OF PLATS, AT PAGE 14, FRESNO COUNTY RECORDS, WAS RELOCATED AND SUBSTITUTED WITH A 12 INCH PIPELINE WITHIN A STRIP SHOWN HEREON.

| CURVE | DELTA | RADIUS | LENGTH |
|-------|------------|--------|---------|
| C1 | 258°15'44" | 50.00' | 255.38' |
| C2 | 41°00'24" | 50.00' | 35.79' |
| C3 | 53°20'50" | 50.00' | 46.55' |
| C4 | 03°03'57" | 50.00' | 2.68' |
| C5 | 24°20'26" | 40.00' | 16.99' |
| C6 | 53°55'18" | 40.00' | 27.53' |
| C7 | 12°07'16" | 40.00' | 8.46' |
| C8 | 26°02'35" | 51.00' | 23.18' |
| C9 | 140°38'19" | 44.00' | 108.00' |
| C10 | 30°33'51" | 44.00' | 23.47' |
| C11 | 64°58'42" | 44.00' | 49.90' |
| C12 | 45°09'46" | 44.00' | 34.63' |
| C13 | 24°35'55" | 51.00' | 21.90' |

| CURVE | DELTA | RADIUS | LENGTH |
|-------|------------|--------|---------|
| C14 | 12°16'06" | 51.00' | 10.92' |
| C15 | 12°19'49" | 51.00' | 10.98' |
| C16 | 47°19'43" | 40.00' | 33.04' |
| C17 | 37°20'59" | 40.00' | 26.08' |
| C18 | 09°15'18" | 40.00' | 6.46' |
| C19 | 137°16'52" | 50.00' | 119.80' |
| C20 | 55°55'47" | 50.00' | 48.81' |
| C21 | 81°21'05" | 50.00' | 70.99' |
| C22 | 124°44'29" | 44.00' | 95.79' |
| C23 | 106°46'14" | 44.00' | 81.99' |
| C24 | 17°58'15" | 44.00' | 13.80' |
| C25 | 34°41'38" | 46.00' | 27.85' |
| C26 | 90°00'11" | 12.00' | 18.85' |

2" BRASS CAP MARKED W/ "+", 13" DOWN, IN MONUMENT WELL, PER TIES PER RECORD OF SURVEY RECORDED IN BOOK 44, PAGE 68, F.C.R. AS BEING THE CENTER QUARTER CORNER OF SECTION 27, T 13 S, R 21 E, M.D.B. & M. DESTROYED BY SEWER CONSTRUCTION BY OTHERS.