

TRACT NO. 6310

BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22,
T.13S., R.19E., MOUNT DIABLO BASE AND MERIDIAN,
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA.

SURVEYED AND PLATTED IN JANUARY 2021

FOR: **DR HORTON - CENTRAL VALLEY DIVISION**
419 W MURRAY AVENUE
VISALIA, CA 93291



601 POLLASKY AVE., STE. 301 CLOVIS, CA 93612 TEL: (559) 449-2400 WWW.QKINC.COM

JANUARY 2021

LEGAL DESCRIPTION

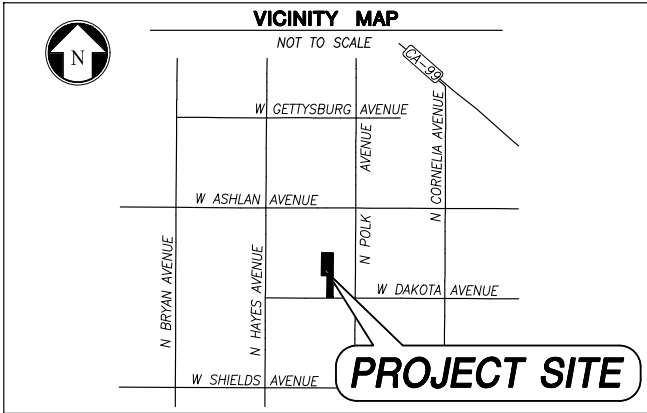
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 19 EAST, M.D.M., IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS.

EXCEPTING THEREFROM THE SOUTH 660.00 FEET OF THE WEST 165.00 FEET OF SAID LAND.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2022-2023.
2. TAXES AND ASSESSMENTS, IF ANY, OF THE FRESNO IRRIGATION DISTRICT.
3. THE EFFECT OF AN INSTRUMENT ENTITLED "BEFORE THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT RESOLUTION PROVIDING FOR THE RECORDATION OF A MAP IDENTIFYING AREAS SUBJECT TO PAYMENT OF DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES", EXECUTED BY FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND CITY OF FRESNO, RECORDED JULY 31, 1995 AS INSTRUMENT NO. 95092128 OF OFFICIAL RECORDS.
4. THE LAND LIES WITHIN THE BOUNDARIES OF PROPOSED COMMUNITY FACILITIES DISTRICT NO. 11, AS DISCLOSED BY A MAP FILED SEPTEMBER 09, 2022 IN BOOK 46, PAGE 78 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AND RECORDED SEPTEMBER 09, 2022 AS INSTRUMENT NO. 2022-0113154 OF OFFICIAL RECORDS.
5. THE LAND LIES WITHIN THE BOUNDARIES OF PROPOSED COMMUNITY FACILITIES DISTRICT NO. 18 (PUBLIC SAFETY SERVICES), AS DISCLOSED BY A MAP FILED OCTOBER 26, 2022 IN BOOK 46, PAGE 81 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS.
6. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
7. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
8. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.



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.

GEORGE J. BEAL & STERLENE JOY BEAL, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

BY: _____ DATE _____
GEORGE J. BEAL

STERLENE JOY BEAL _____ DATE _____

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 _____ }
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 AND OFFICIAL SEAL

SIGNATURE _____
PRINT NAME _____
MY COMMISSION EXPIRES _____
MY COMMISSION NO _____
PRINCIPAL PLACE OF BUSINESS _____ COUNTY

THE FOLLOWING DOCUMENTS WILL RECORD CONCURRENTLY WITH THIS MAP:

1. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6310, RECORDED _____, AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
2. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6310, RECORDED _____, AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
3. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6310, RECORDED _____, AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
4. 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. 6310, RECORDED _____, AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
5. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6310, RECORDED _____, AS DOCUMENT NO. _____, 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 D.R. HORTON, INC., IN NOVEMBER 2019. 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 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.



ANTONIO S WESTERLUND, P.L.S. 9399

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 6-30-2023
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 A. CAMIT, LS 8636 _____ DATE _____
LICENSE EXPIRES 12-31-2023
CHIEF SURVEYOR

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 _____ DATE _____
SECRETARY OF THE FRESNO CITY PLANNING COMMISSION

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 OF THE OFFER OF DEDICATION.

TODD STERMER, CMC
CITY CLERK

BY: _____ DEPUTY _____ DATE _____

RECORDER'S STATEMENT

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

BY: _____ DEPUTY _____

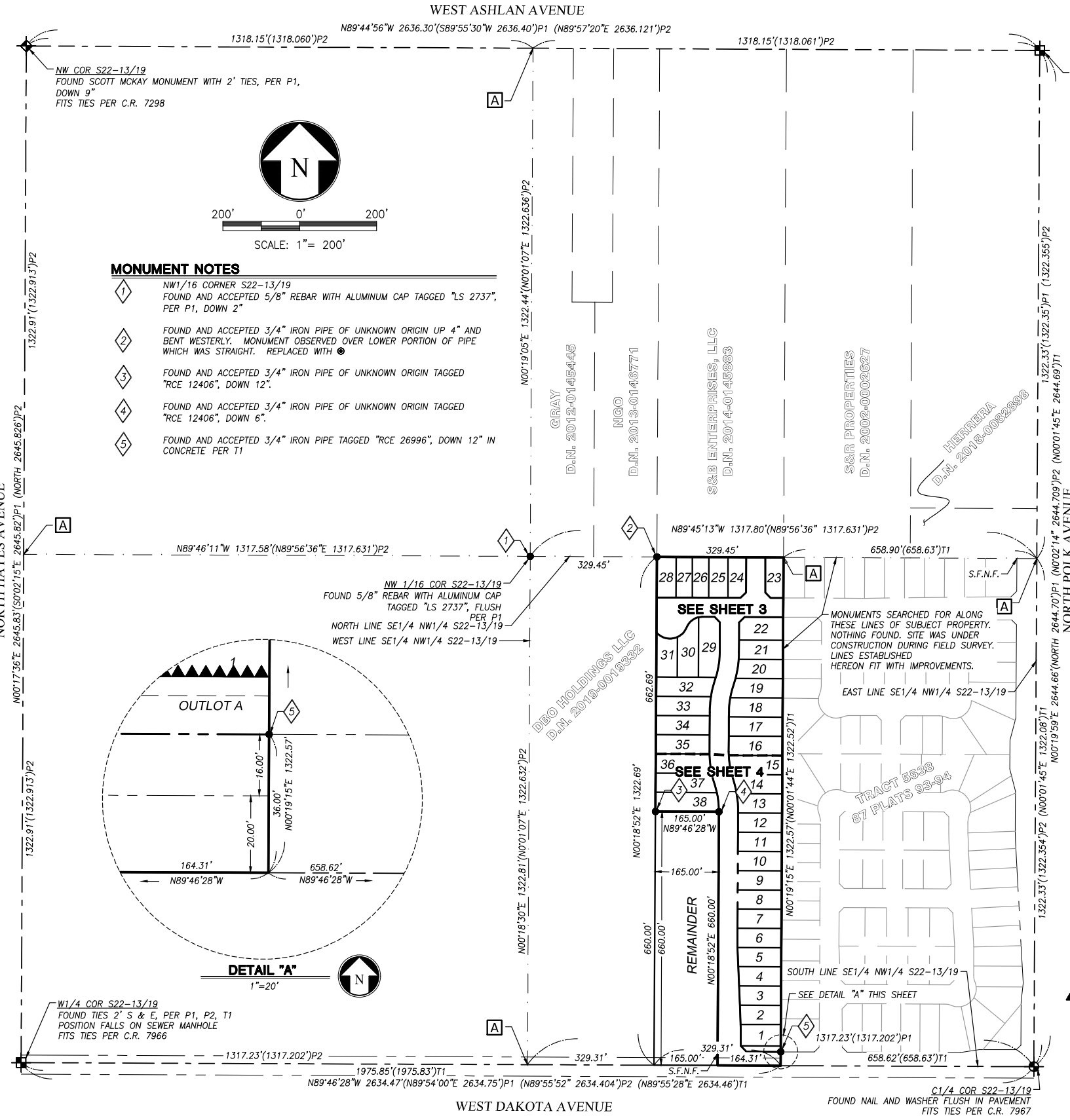
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OVERALL BOUNDARY

TRACT NO. 6310

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SURVEYED AND PLATTED IN JANUARY 2021



LEGEND

- ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- FOUND AND ACCEPTED EXISTING SECTION CORNER AS NOTED.
 - FOUND AND ACCEPTED EXISTING SECTION QUARTER CORNER AS NOTED.
 - FOUND AND ACCEPTED EXISTING CENTER QUARTER CORNER AS NOTED.
 - CORS STATION.
 - FOUND MONUMENT AS NOTED.
 - SET 3/4" IRON PIPE, TAGGED "PLS 9399", IN CONCRETE COLLAR PER CITY OF FRESNO STANDARD P-36
 - S.F.N.F., POSITION ESTABLISHED PER SUBDIVISION OF SECTIONS
 - 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
 - () RECORD BEARING AND DISTANCE
 - M/XX MEASURED AND RECORD DATA PER REFERENCE XX
 - CXX CALCULATED RECORD DATA PER REFERENCE XX
 - S.F.N.F. SEARCHED FOR, NOTHING FOUND
 - F.C.R. FRESNO COUNTY RECORDS
 - N.T.S. NOT TO SCALE
- SUBDIVISION BOUNDARY
 - SECTION LINES
 - CENTERLINE
 - EXISTING RIGHT OF WAY
 - PROPOSED RIGHT OF WAY
 - ADJACENT/UNDERLYING PARCEL LINES
 - RELINQUISHMENT OF DIRECT ACCESS RIGHTS

REFERENCES

- T1 TRACT NO. 5538, BK 87 OF PLATS, PG 93, F.C.R.
- P1 PARCEL MAP NO. 1066, BK 5 OF PARCEL MAPS, PG 47, F.C.R.
- P2 PARCEL MAP NO. 1248, BK 7 OF PARCEL MAPS, PG 99, F.C.R.

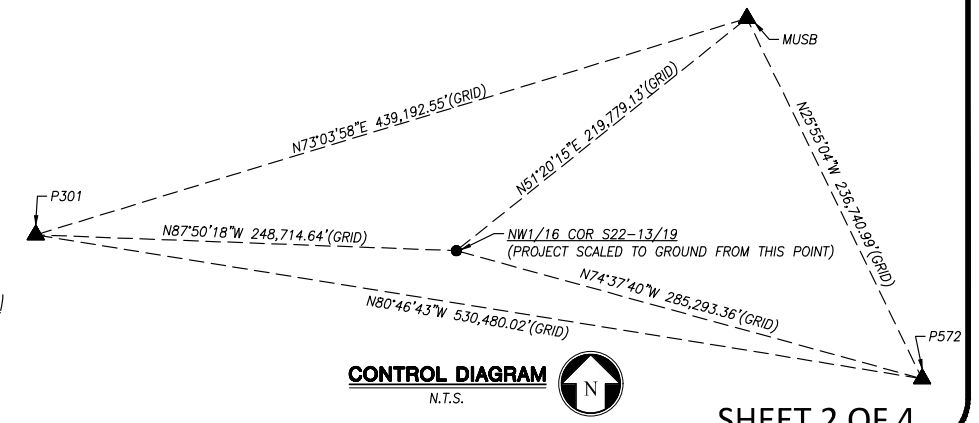
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS83(2011), ZONE 4, BEING CONSTRAINED HORIZONTALLY BY THE PUBLISHED COORDINATES FOR CORS STATIONS P301, MUSB, AND P572, - ALL HAVING PUBLISHED ACCURACIES OF LESS THAN 1 CM - AND CONSTRAINED VERTICALLY BY THE PUBLISHED ELLIPSOID HEIGHT OF CORS STATION MUSB, USING GEOID18.

DATUM INFORMATION:

PT NO. MUSB	P301	P572	NW 1/16 COR. SEC22
LATITUDE	N37°10'11.77392"	N36°48'22.635112"	N36°35'07.84355"
LONGITUDE	W119°18'33.61153"	W120°44'34.93914"	W118°57'16.49409"
NORTHING(GRID)	2309186.66 sFT	2181272.72 sFT	2096269.99 sFT
EASTING(GRID)	6471533.23 sFT	6051410.15 sFT	6575001.14 sFT
ELLIPSOID HEIGHT	2043.223 METERS	89.801 METERS	1167.952 METERS
ELEVATION			291.03(NVD88)
MAPPING ANGLE			-0°31'59.8"
COMBINED FACTOR (GRID)			0.999936

DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO DERIVE GRID DISTANCES, MULTIPLY THE GROUND DISTANCES BY THE PROJECT SPECIFIC COMBINATION FACTOR OF 0.999936



CONTROL DIAGRAM

N.T.S.

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NGO
D.N. 2013-0146771

S&B ENTERPRISES, LLC
D.N. 2014-0145883

S&R PROPERTIES
D.N. 2002-0002627

DBO HOLDINGS LLC
D.N. 2019-0019332

TRACT 5583
87 PLATS 93-94

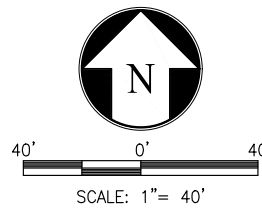
LEGEND

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

- SET 3/4" IRON PIPE TAGGED "PLS 9399".
 - ◇ SET 3/4" IRON PIPE, TAGGED "PLS 9399", AS WITNESS CORNERS, 3 FEET ALONG LOT LINE FROM TRUE CORNER POSITION PER CITY OF FRESNO STANDARD P-38
 - SET BRASS TAG STAMPED "PLS 9399" FLUSH IN SIDEWALK
 - SET 3/4" IRON PIPE, TAGGED "PLS 9399", IN CONCRETE COLLAR PER CITY OF FRESNO STANDARD P-36
 - SET 3/4" IRON PIPE, TAGGED "PLSS 9399", AT A 3 FOOT BY 3 FOOT OFFSET FROM TRUE CORNER.
 - ▲ DENOTES A PUBLIC STREET PREVIOUSLY DEDICATED
 - LOCATION OF DURABLE MONUMENT TO BE SET PER TRACT 5583
 - D.N. DOCUMENT NUMBER PER OFFICIAL RECORDS OF FRESNO COUNTY
 - N.T.S. NOT TO SCALE
 - (R) RADIAL BEARING
- SUBDIVISION BOUNDARY
 - - - SECTION LINES
 - - - CENTERLINE
 - - - EXISTING RIGHT OF WAY
 - - - PROPOSED LOT LINES
 - - - PROPOSED RIGHT OF WAY
 - - - ADJACENT/UNDERLYING PARCEL LINES
 - - - EASEMENT LINES
 - ▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS

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
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC USE
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC USE



SEE SHEET 4 (LEFT)

SEE SHEET 2 FOR BASIS OF BEARINGS, MONUMENT NOTES, OVERALL BOUNDARY, AND SHEET INDEX

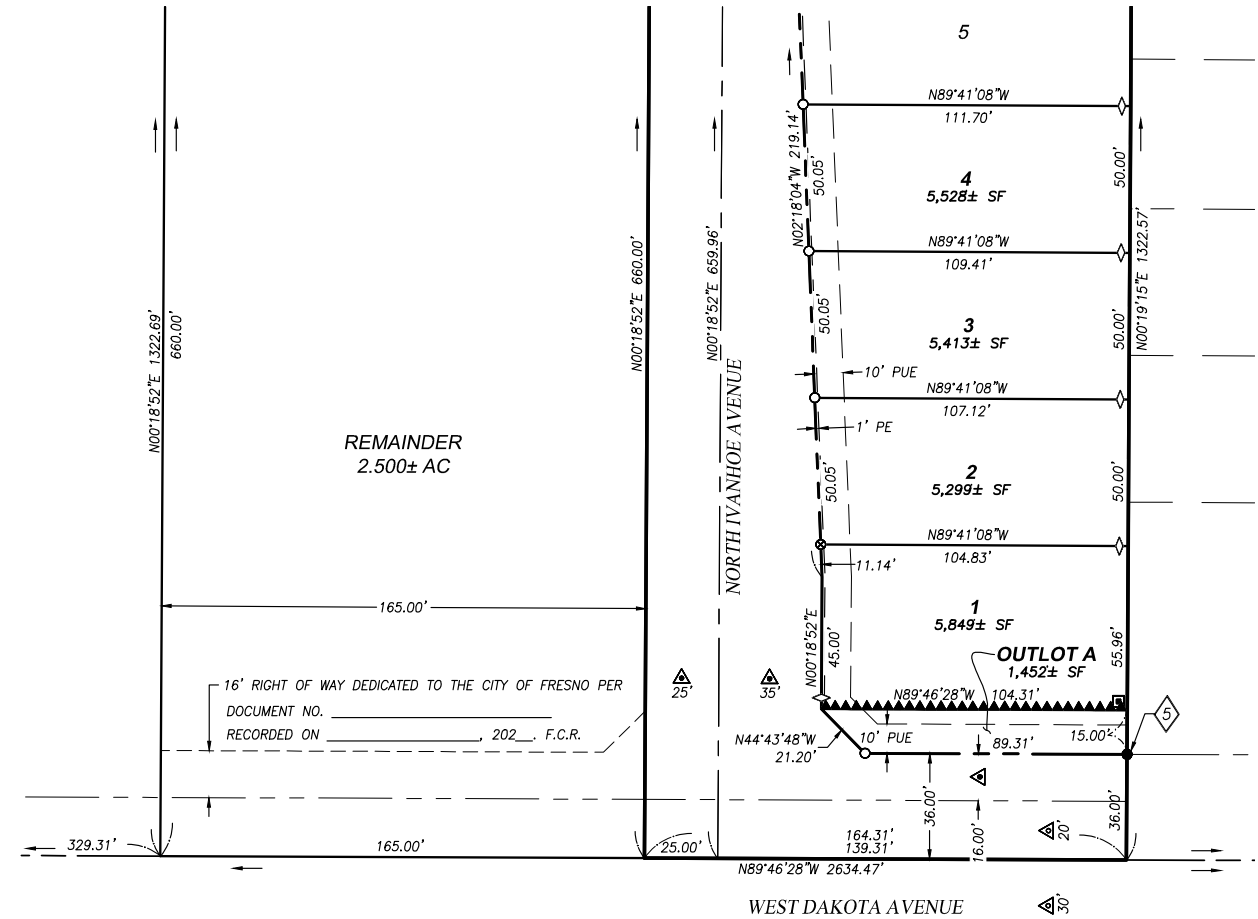
SHEET 3 OF 4

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IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA.
SURVEYED AND PLATTED IN JANUARY 2021

SEE THIS SHEET
(LEFT/BOTTOM)



SCALE: 1" = 40'

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

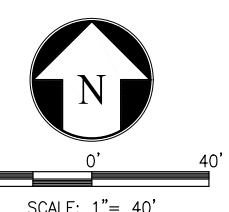
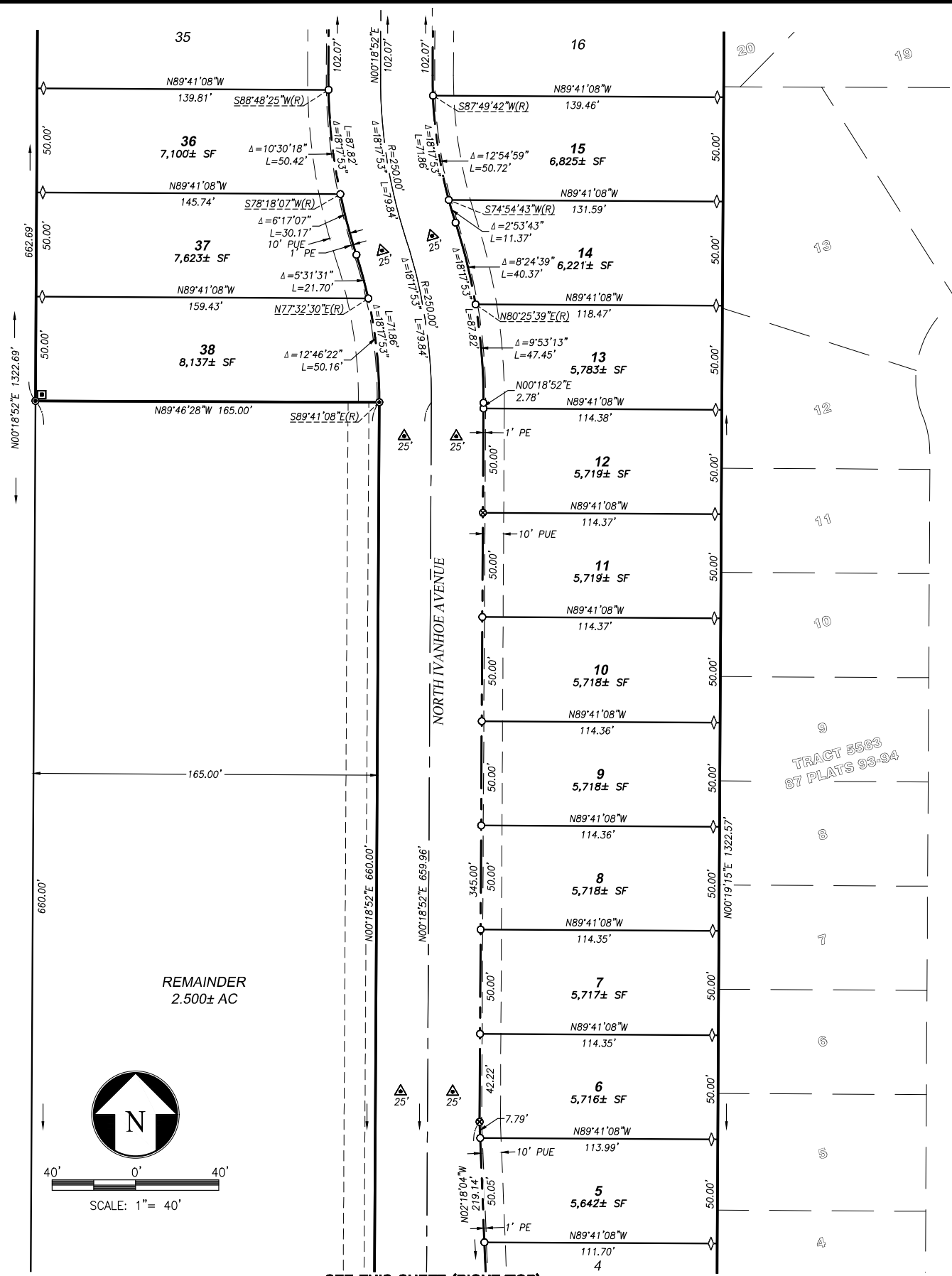
OUTLOT A NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR LANDSCAPE PURPOSES, SUBJECT TO DEVELOPER INSTALLED REQUIRED IMPROVEMENTS

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

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- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC USE
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC USE

OUTLOT SCHEDULE:

- A TO BE DEDICATED TO THE CITY OF FRESNO FOR LANDSCAPE PURPOSES PER THIS MAP, SUBJECT TO DEVELOPER INSTALLED REQUIRED IMPROVEMENTS



SCALE: 1" = 40'

SEE SHEET (RIGHT/TOP)
SEE SHEET 2 FOR BASIS OF BEARINGS, MONUMENT NOTES, OVERALL BOUNDARY, AND SHEET INDEX
SEE SHEET 3 FOR LEGEND

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 DBO HOLDINGS LLC
 D.N. 2019-001832