

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.
COPPER RIVER RANCH VILLAGES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: GARY L. McDONALD PRESIDENT

TRACT NO. 6312

A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF A PORTION OF LOTS 3, 5 AND 7 OF PARCEL MAP NO. 3989, RECORDED IN BOOK 27 OF PARCEL MAPS, AT PAGES 95 & 96, FRESNO COUNTY RECORDS, AND A PORTION OF PARCEL 1 OF PARCEL MAP NO. 6208, RECORDED IN BOOK 40 OF PARCEL MAPS, AT PAGE 6, FRESNO COUNTY RECORDS.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JANUARY 2025, BY BRET A. GIANNETTA

*CONSISTING OF THREE SHEETS
SHEET ONE OF THREE SHEETS*

LEGAL DESCRIPTION:

PARCEL C OF LOT LINE ADJUSTMENT NO. 2018-41, AS DOCUMENT NUMBER 2019-57499, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 5 AND PARCEL 7 OF PARCEL MAP NO. 3989, RECORDED IN BOOK 27 OF PARCEL MAPS, AT PAGES 95 AND 96, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 5; THENCE NORTH 01°51'05" EAST, ALONG THE WEST LINE OF SAID PARCEL 5, A DISTANCE OF 472.12 FEET; THENCE SOUTH 34°46'07" EAST, A DISTANCE OF 580.98 FEET; THENCE SOUTH 12°12'07" EAST, A DISTANCE OF 353.78 FEET; THENCE SOUTH 74°43'46" EAST, A DISTANCE OF 30.17 FEET; THENCE SOUTH 10°08'55" WEST, A DISTANCE OF 161.56 FEET; THENCE SOUTH 02°17'12" EAST, A DISTANCE OF 85.83 FEET; THENCE NORTH 30°53'34" WEST, A DISTANCE OF 73.90 FEET; THENCE NORTH 62°46'58" WEST, A DISTANCE OF 82.38 FEET; THENCE NORTH 40°52'53" WEST, A DISTANCE OF 486.85 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID PARCEL 7; THENCE NORTH 01°51'05" EAST, A DISTANCE OF 134.80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 6208, RECORDED IN BOOK 40 OF PARCEL MAPS, AT PAGE 6, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE SOUTH 01°51'05" WEST, ALONG THE EAST LINE OF SAID PARCEL 1, A DISTANCE OF 134.80 FEET; THENCE SOUTH 40°52'53" WEST, A DISTANCE OF 14.83 FEET; THENCE NORTH 64°48'56" WEST, A DISTANCE OF 160.15 FEET; THENCE NORTH 54°46'21" WEST, A DISTANCE OF 87.42 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID PARCEL 1; THENCE NORTH 88°46'19" EAST, A DISTANCE OF 230.53 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 3989, RECORDED IN BOOK 27 OF PARCEL MAPS, AT PAGES 95 AND 96, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE NORTH 01°51'05" EAST, A DISTANCE OF 472.12 FEET; THENCE NORTH 34°46'07" WEST, A DISTANCE OF 46.39 FEET; THENCE SOUTH 51°36'38" WEST, A DISTANCE OF 277.28 FEET; THENCE WESTERLY ALONG A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 55.00 FEET, THROUGH A CENTRAL ANGLE OF 51°08'28"; A DISTANCE OF 49.09 FEET; THENCE NORTH 77°14'54" WEST, A DISTANCE OF 54.93 FEET; THENCE WESTERLY ALONG A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 59°24'05"; HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 59°24'05"; A DISTANCE OF 72.57 FEET; THENCE SOUTH 43°21'01" WEST, A DISTANCE OF 20.37 FEET; THENCE SOUTH 12°24'14" WEST, A DISTANCE OF 145.52; THENCE SOUTH 05°54'12" WEST, A DISTANCE OF 49.01 FEET; THENCE SOUTH 65°45'28" EAST, A DISTANCE OF 141.77 FEET; THENCE SOUTH 54°46'21" EAST, A DISTANCE OF 104.39 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL 3; THENCE NORTH 88°46'19" EAST, A DISTANCE OF 230.53 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF OF ALL OIL, GAS AND OR MINERALS IN AND UNDER SAID LAND TOGETHER WITH THE RIGHT AT ALL TIMES TO ENTER ON THE ABOVE DESCRIBED LANDS AND TAKE ALL THE USUAL, NECESSARY OF CONVENIENT MEANS TO BORE WELLS, MAKE EXCAVATIONS AND TO REMOVE ALL THE OIL GAS AND OR MINERALS HEREIN RESERVED AND FOUND THEREIN, AS RESERVED IN THE DEED FROM OCCIDENTAL LIFE INSURANCE COMPANY, A CORPORATION, RECORDED OCTOBER 6, 1937, IN BOOK 1611, PAGE 180, OF OFFICIAL RECORDS OF FRESNO COUNTY.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND MINERALS IN AND UNDER THE REAL PROPERTY, TOGETHER WITH THE RIGHT OF THE GRANTEE, ITS SUCCESSORS, ASSIGNS, LESSEES AND LEGAL REPRESENTATIVES AT ALL TIMES TO ENTER ON THE HEREINAFTER DESCRIBED LANDS AND TAKE ALL THE USUAL, NECESSARY OR CONVENIENT MEANS TO BORE WELLS, MAKE EXCAVATIONS AND REMOVE ONE-HALF OF ALL THE OIL, GAS AND MINERALS FOUND THEREON, AS GRANTED TO CALIFORNIA LANDS INC., A CORPORATION IN THE DEED RECORDED MARCH 31, 1936 IN OFFICIAL RECORDS IN BOOK 1479, PAGE 480.

A DRAWING FOR LOT LINE ADJUSTMENT NO. 2018-41, RECORDED IN BOOK 4 OF MISCELLANEOUS MAPS, AT PAGE 38, 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 GARY McDONALD ON JANUARY 2, 2025. 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. 12-31-26 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 12-31-2027

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 12-31-2027
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 _____, 2026, APPROVED THE WITHIN MAP.

TODD STERMER, MMC
CITY CLERK

BY: _____ DEPUTY DATE _____

RECORDER'S CERTIFICATE:

DOCUMENT NO. _____ FEE \$ _____
FILED THIS _____ DAY OF _____, 2026
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

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 _____

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND MAY BE SUBJECT TO ASSESSMENT FOR DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES, AS DISCLOSED BY FMFCD RESOLUTION NO. 1816 RECORDED JULY 31, 1995 AS DOCUMENT NO. 95092128, OF OFFICIAL RECORDS, FRESNO COUNTY.
2. NOTICE OF SPECIAL TAX LIEN RECORDED AUGUST 9, 2016 AS DOCUMENT NO. 2016-0103643, FRESNO COUNTY RECORDS.
3. OCCIDENTAL LIFE INSURANCE COMPANY EASEMENT, RECORDED OCTOBER 6, 1937 IN BOOK 1611 OF OFFICIAL RECORDS, AT PAGE 180.
4. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 5, 1978 IN BOOK 7025 OF OFFICIAL RECORDS OF FRESNO COUNTY, AT PAGE 531.
5. ROAD IMPROVEMENTS FINANCING AGREEMENT, RECORDED MAY 11, 1995 AS DOCUMENT NO. 95-57139, FRESNO COUNTY RECORDS.
6. INTERIM ROAD IMPROVEMENTS FINANCING AGREEMENT, RECORDED MARCH 14, 1995 AS DOCUMENT NO. 95031621, FRESNO COUNTY RECORDS.
7. MUTUAL BENEFIT AGREEMENT RECORDED MARCH 18, 1997 AS DOCUMENT NO. 97035554, FRESNO COUNTY RECORDS.
8. EASEMENT AGREEMENT FOR COPPER RIVER RANCH, RECORDED DECEMBER 30, 2004 AS DOCUMENT NO. 2004-0291147, FRESNO COUNTY RECORDS, AND FIRST ADDENDUM RECORDED AUGUST 22, 2006 AS DOCUMENT NO. 2006-0175086, FRESNO COUNTY RECORDS.
9. DEVELOPMENT AGREEMENT RECORDED DECEMBER 30, 2004 AS DOCUMENT NO. 2004-0291148, FRESNO COUNTY RECORDS.
10. DTR EASEMENT AGREEMENT RECORDED FEBRUARY 8, 2005 AS DOCUMENT NO. 2005-0029674, FRESNO COUNTY RECORDS.
11. RIGHT TO FARM COVENANT RECORDED JANUARY 4, 2012 AS DOCUMENT NO. 2012-0000989, FRESNO COUNTY RECORDS.
12. WILLOW-COPPER NO. 1 REORGANIZATION RECORDED APRIL 9, 2012 AS DOCUMENT NO. 2012-0049640, FRESNO COUNTY RECORDS.
13. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6312, RECORDED _____, 2026, AS DOCUMENT NO. 2026-_____, FRESNO COUNTY RECORDS.
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. 6312, RECORDED _____, 2026, AS DOCUMENT NO. 2026-_____, FRESNO COUNTY RECORDS.
15. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, TRACT NO. 6312, RECORDED _____, 2026 AS DOCUMENT NO. 2026-_____, FRESNO COUNTY RECORDS.
16. A STATEMENT OF COVENANT AFFECTING THE LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6312, RECORDED _____, 2026 AS DOCUMENT NO. 2026-_____, FRESNO COUNTY RECORDS.

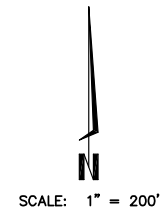
TRACT NO. 6312

A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF A PORTION OF LOTS 3, 5 AND 7 OF PARCEL MAP NO. 3989, RECORDED IN BOOK 27 OF PARCEL MAPS, AT PAGES 95 & 96, FRESNO COUNTY RECORDS, AND A PORTION OF PARCEL 1 OF PARCEL MAP NO. 6208, RECORDED IN BOOK 40 OF PARCEL MAPS, AT PAGE 6, FRESNO COUNTY RECORDS.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JANUARY 2025, BY BRET A. GIANNETTA

CONSISTING OF THREE SHEETS
SHEET TWO OF THREE SHEETS



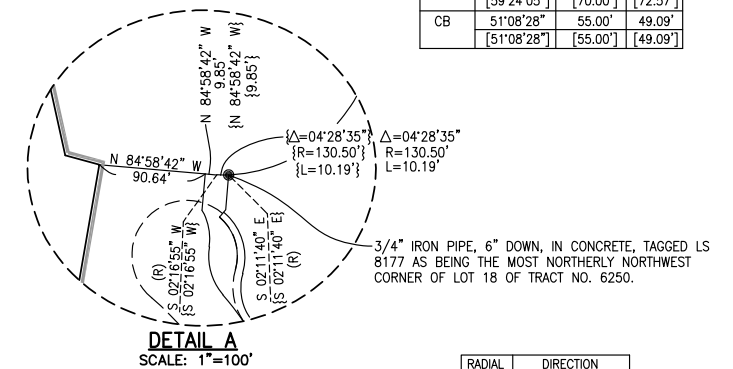
BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN AS BEARING SOUTH 88°35'30" WEST AS PER PARCEL MAP NO. 3989, RECORDED IN BOOK 27 OF PARCEL MAPS, AT PAGES 95 & 96, FRESNO COUNTY RECORDS.

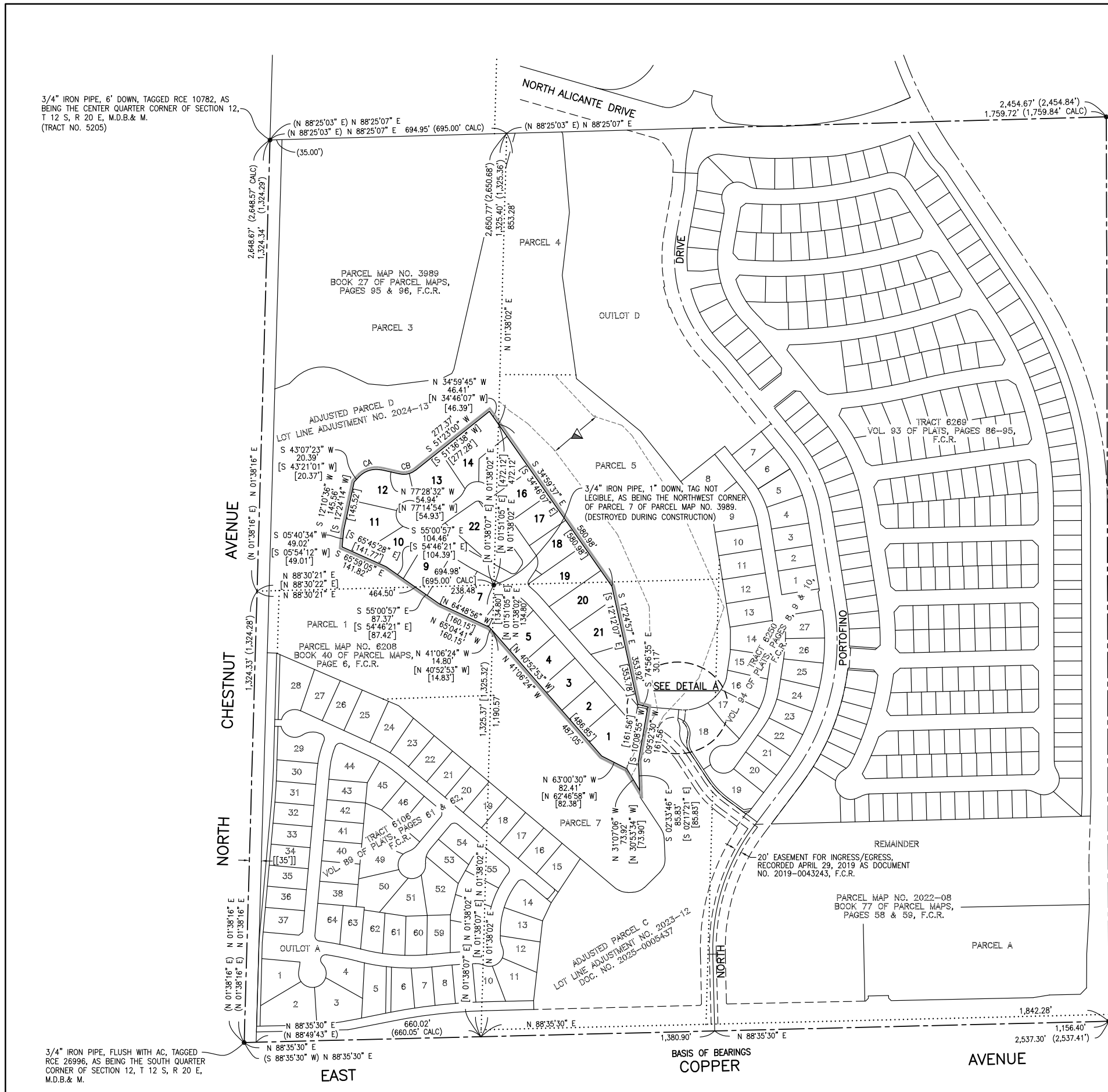
LEGEND:

- MONUMENT FOUND AND ACCEPTED AS NOTED.
- () RECORD DATA AS PER PARCEL MAP NO. 3989, RECORDED IN BOOK 27 OF PARCEL MAPS, AT PAGES 95 & 96, FRESNO COUNTY RECORDS.
- [] RECORD DATA AS PER THE GRANT DEED AS DOCUMENT NUMBER 2019-0057499 (LOT LINE ADJUSTMENT NO. 2018-41), FRESNO COUNTY RECORDS.
- { } RECORD DATA AS PER THE MAP OF TRACT 6250, RECORDED IN VOLUME 94 OF PLATS, AT PAGES 8, 9 & 10, FRESNO COUNTY RECORDS.
- ▲ FRESNO METROPOLITAN FLOOD CONTROL EASEMENT RECORDED APRIL 23, 1996 AS DOC. NO. 96051711, FRESNO COUNTY RECORDS.
- CALC CALCULATED FROM RECORD DATA
- F.C.R. FRESNO COUNTY RECORDS
- (R) INDICATES RADIAL BEARING TO CURVE
- INDICATES THE LIMITS OF THIS SUBDIVISION

CURVE	DELTA	RADIUS	LENGTH
CA	59°24'05"	70.00'	72.57'
	[59°24'05"]	[70.00']	[72.57']
CB	51°08'28"	55.00'	49.09'
	[51°08'28"]	[55.00']	[49.09']



RADIAL	DIRECTION
RA	N 59°05'04" E
	[(N 59°19'17" E)]



NORTH AVENUE
 CHESTNUT AVENUE
 WILLOW AVENUE
 NORTH AVENUE
 COPPER AVENUE

4" BRASS CAP, FLUSH WITH AC, STAMPED RCE 12769 "1981", AS BEING THE SOUTHEAST CORNER OF SECTION 12, T 12 S, R 20 E, M.D.B. & M.

3/4" IRON PIPE, 6" DOWN, TAGGED RCE 10782, AS BEING THE CENTER QUARTER CORNER OF SECTION 12, T 12 S, R 20 E, M.D.B. & M. (TRACT NO. 5205)

3/4" IRON PIPE, FLUSH WITH AC, TAGGED RCE 26996, AS BEING THE SOUTH QUARTER CORNER OF SECTION 12, T 12 S, R 20 E, M.D.B. & M.

EAST

BASIS OF BEARINGS
COPPER AVENUE

AVENUE

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BEING A SUBDIVISION OF A PORTION OF LOTS 3, 5 AND 7 OF PARCEL MAP NO. 3989, RECORDED IN BOOK 27 OF PARCEL MAPS, AT PAGES 95 & 96, FRESNO COUNTY RECORDS, AND A PORTION OF PARCEL 1 OF PARCEL MAP NO. 6208, RECORDED IN BOOK 40 OF PARCEL MAPS, AT PAGE 6, FRESNO COUNTY RECORDS.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN JANUARY 2025, BY BRET A. GIANNETTA

CONSISTING OF THREE SHEETS
SHEET THREE OF THREE SHEETS

NOTE:

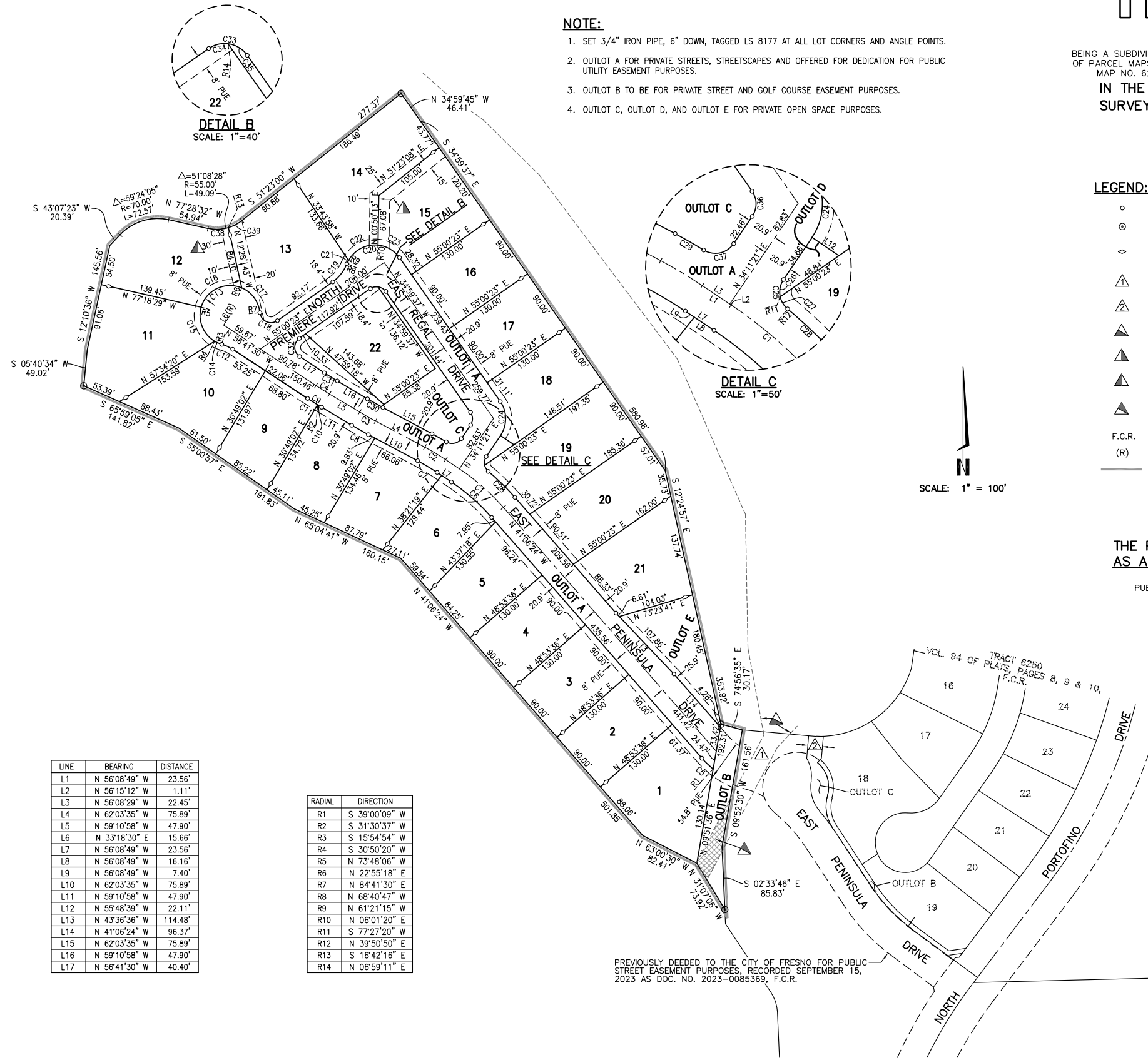
1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED LS 8177 AT ALL LOT CORNERS AND ANGLE POINTS.
2. OUTLOT A FOR PRIVATE STREETS, STREETSCAPES AND OFFERED FOR DEDICATION FOR PUBLIC UTILITY EASEMENT PURPOSES.
3. OUTLOT B TO BE FOR PRIVATE STREET AND GOLF COURSE EASEMENT PURPOSES.
4. OUTLOT C, OUTLOT D, AND OUTLOT E FOR PRIVATE OPEN SPACE PURPOSES.

LEGEND:

- 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.
- ◇ SET 3/4" IRON PIPE, 30" LONG, 6" BELOW GROUND, TAGGED LS 8177, 3.00' FROM LOT CORNER ON SIDE LOT LINE AS SHOWN (DISTANCES SHOWN ARE TO TRUE LOT CORNER)
- △ NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, RECORDED OCTOBER 21, 2024 AS DOCUMENT NO. 2024-0097048, FRESNO COUNTY RECORDS.
- △ NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, RECORDED OCTOBER 21, 2024 AS DOCUMENT NO. 2024-0097049, FRESNO COUNTY RECORDS.
- △ FRESNO METROPOLITAN FLOOD CONTROL DISTRICT DRAINAGE EASEMENT, RECORDED APRIL 23, 1996 AS DOCUMENT NO. 96051711, FRESNO COUNTY RECORDS.
- △ 25' WIDE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT STORM DRAIN PIPELINE EASEMENT, RECORDED 2026 AS DOCUMENT NO. 2026-_____, F.C.R.
- △ 30' WIDE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT STORM DRAIN PIPELINE EASEMENT, RECORDED 2026 AS DOCUMENT NO. 2026-_____, F.C.R.
- △ PORTION OF FRESNO METROPOLITAN FLOOD CONTROL DISTRICT DRAINAGE EASEMENT, RECORDED APRIL 23, 1996 AS DOCUMENT NO. 96051711, FRESNO COUNTY RECORDS, QUITCLAIMED AS PER DOCUMENT RECORDED 2026 AS DOCUMENT NO. 2026-_____, F.C.R.
- F.C.R. FRESNO COUNTY RECORDS
- (R) INDICATES RADIAL BEARING TO CURVE
- INDICATES THE LIMITS OF THIS SUBDIVISION

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

PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.



LINE	BEARING	DISTANCE
L1	N 56°08'49" W	23.56'
L2	N 56°15'12" W	1.11'
L3	N 56°08'29" W	22.45'
L4	N 62°03'35" W	75.89'
L5	N 59°10'58" W	47.90'
L6	N 33°18'30" E	15.66'
L7	N 56°08'49" W	23.56'
L8	N 56°08'49" W	16.16'
L9	N 56°08'49" W	7.40'
L10	N 62°03'35" W	75.89'
L11	N 59°10'58" W	47.90'
L12	N 55°48'39" W	22.11'
L13	N 43°36'36" W	114.48'
L14	N 41°06'24" W	96.37'
L15	N 62°03'35" W	75.89'
L16	N 59°10'58" W	47.90'
L17	N 56°41'30" W	40.40'

RADIAL	DIRECTION
R1	S 39°00'09" W
R2	S 31°30'37" W
R3	S 15°54'54" W
R4	S 30°50'20" W
R5	N 73°48'06" W
R6	N 22°55'18" E
R7	N 84°41'30" E
R8	N 68°40'47" W
R9	N 61°21'15" W
R10	N 06°01'20" E
R11	S 77°27'20" W
R12	N 39°50'50" E
R13	S 16°42'16" E
R14	N 06°59'11" E

CURVE	DELTA	RADIUS	LENGTH
C1	15°02'24"	300.00'	78.75'
C2	05°54'46"	320.90'	33.12'
C3	02°52'37"	497.50'	24.98'
C4	02°28'27"	497.50'	21.63'
C5	09°53'27"	123.40'	21.30'
C6	15°02'25"	279.10'	73.26'
C7	05°54'46"	300.00'	30.96'
C8	02°52'37"	518.40'	26.03'
C9	02°29'28"	518.40'	22.54'
C10	00°41'35"	518.40'	6.27'
C11	01°47'53"	518.40'	16.27'
C12	17°23'36"	54.10'	16.42'
C13	248°46'36"	40.90'	177.59'
C14	14°55'26"	40.90'	10.65'
C15	75°21'34"	40.90'	53.79'
C16	96°43'24"	40.90'	69.04'
C17	61°46'12"	40.90'	44.09'
C18	119°41'07"	15.10'	31.54'
C19	33°41'10"	54.10'	31.81'
C20	123°41'10"	40.90'	88.29'
C21	07°19'32"	40.90'	5.23'
C22	67°22'35"	40.90'	48.10'
C23	48°59'03"	40.90'	34.97'
C24	69°10'58"	40.90'	49.39'
C25	84°20'31"	15.10'	22.23'
C26	46°44'01"	15.10'	12.32'
C27	37°36'30"	15.10'	9.91'
C28	09°02'46"	320.90'	50.67'
C29	03°46'13"	341.80'	22.49'
C30	02°52'37"	476.60'	23.93'
C31	02°28'28"	476.60'	20.72'
C32	111°41'53"	15.10'	29.44'
C33	90°00'00"	15.10'	23.72'
C34	41°58'48"	15.10'	11.06'
C35	48°01'12"	15.10'	12.66'
C36	69°10'58"	15.10'	18.23'
C37	87°31'17"	15.10'	23.07'
C38	29°13'44"	55.00'	28.06'
C39	21°54'44"	55.00'	21.03'

PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET EASEMENT PURPOSES, RECORDED SEPTEMBER 15, 2023 AS DOC. NO. 2023-0085369, F.C.R.