

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
DISCLOSED BY: FMFCD RESOLUTION NO. 1816
RECORDING DATE: JULY 31, 1995
RECORDING NO.: 95092128, OF OFFICIAL RECORDS (EXCEPTION NOT PLOTTED)
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: FANNIE J. WALROND AND U.A. WALROND
PURPOSE: IRRIGATION DITCH
RECORDING DATE: MAY 25, 1904
RECORDING NO.: BOOK 331, PAGE 118, OF DEEDS
AFFECTS: SAID LAND (EXCEPTION PLOTTED)
3. RIGHT OF WAY ACROSS THE SOUTH 30 FEET OF SAID LAND FOR A PUBLIC ROAD AS RESERVED IN THE ABOVE-MENTIONED DEED AND ALSO AS DISCLOSED BY THE RECORDS IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY. (EXCEPTION NOT PLOTTED)
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; RESERVED BY: FRED W. BOHNA & BONNIE J. BOHNA
PURPOSE: IRRIGATION DITCH
RECORDING DATE: MAY 18, 1965
RECORDING NO.: 41559, BOOK 5170 PAGE 103, OF OFFICIAL RECORDS
AFFECTS: ALONG THE NORTHERLY BOUNDARY (EXCEPTION NOT PLOTTED; EASEMENT EXPIRED)
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; RESERVED BY: FRED W. BOHNA & BONNIE J. BOHNA
PURPOSE: IRRIGATION DITCH
RECORDING DATE: MAY 18, 1965
RECORDING NO.: 41561, BOOK 5170 PAGE 105, OF OFFICIAL RECORDS
AFFECTS: ALONG THE NORTHERLY BOUNDARY (EXCEPTION NOT PLOTTED; EASEMENT EXPIRED)
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; GRANTED TO: ARTHUR HOWARD RICHARDS & MARTHA B. RICHARDS, HUSBAND & WIFE, AS JOINT TENANTS
PURPOSE: IRRIGATION DITCH
RECORDING DATE: DECEMBER 1, 1972
RECORDING NO.: 108281, BOOK 6099, PAGE 506, OF OFFICIAL RECORDS
AFFECTS: NORTHERLY BOUNDARY OF SAID LAND (EXCEPTION NOT PLOTTABLE; EXACT EXTENT & LOCATION CANNOT BE DETERMINED)
7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: AGREEMENT AND COVENANT RUNNING WITH THE LAND
DATED: DECEMBER 9, 1986
EXECUTED BY: HAROLD SILVANI, ELIZABETH SILVANI AND THE COUNTY OF FRESNO
RECORDING DATE: DECEMBER 12, 1986
RECORDING NO.: 86144153, OF OFFICIAL RECORDS (EXCEPTION NOT PLOTTABLE)
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; GRANTED TO: CITY OF FRESNO, A MUNICIPAL CORPORATION
PURPOSE: RIGHT OF WAY FOR PUBLIC STREET PURPOSES
RECORDING DATE: AUGUST 31, 2004
RECORDING NO.: 2004-0195212, OF OFFICIAL RECORDS
AFFECTS: SOUTH 30.00 FEET (EXCEPTION PLOTTED)
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; GRANTED TO: CITY OF FRESNO, A MUNICIPAL CORPORATION
PURPOSE: RIGHT-OF-WAY FOR PUBLIC STREET
RECORDING DATE: MARCH 28, 2008
RECORDING NO.: 2008-0045564, OF OFFICIAL RECORDS
AFFECTS: AS MORE FULLY DESCRIBED IN SAID DOCUMENT (EXCEPTION PLOTTED)
8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: NOTICE OF IMPROVEMENT COSTS DUE TO PRIOR TO DEVELOPMENT OF PROPERTY
EXECUTED BY: CITY OF FRESNO, A MUNICIPAL CORPORATION
RECORDING DATE: APRIL 3, 2008
RECORDING NO.: 2008-0048453, OF OFFICIAL RECORDS (EXCEPTION NOT PLOTTABLE)
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; GRANTED TO: CITY OF FRESNO, A MUNICIPAL CORPORATION
PURPOSE: PUBLIC UTILITIES & INCIDENTAL PURPOSES
RECORDING DATE: SEPTEMBER 20, 2018
RECORDING NO.: 2018-0115136, OF OFFICIAL RECORDS
AFFECTS: PORTION OF SAID LAND, AS MORE FULLY DESCRIBED IN SAID DOCUMENT (EXCEPTION PLOTTED)
10. A LIEN IN FAVOR OF THE CITY OF FRESNO,
FOR: NOTICE OF SPECIAL TAX LIEN
NAME OF OWNER: HERITAGE CROSSING FRESNO, INC.
AMOUNT: \$419.00
RECORDING DATE: JANUARY 8, 2019
RECORDING NO.: 2019-0002122, OF OFFICIAL RECORDS (EXCEPTION NOT PLOTTED)
12. AN INSTRUMENT ENTITLED STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT TO CREATE MUTUAL EASEMENTS AND RECIPROCAL USES FOR DEVELOPMENT PERMIT APPLICATION NO. C-17-062 AND SUBORDINATION
RECORDING DATE: JULY 3, 2019
RECORDING NO.: 2019-0073342, OF OFFICIAL RECORDS (EXCEPTION NOT PLOTTED)

SUBDIVISION MAP OF **TRACT NO. 6402**

IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN DECEMBER 2022
BY GATEWAY ENGINEERING, INC.
FOR
STALLION DEVELOPMENT
CONSISTING OF THREE SHEETS

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ADJUSTED PARCEL "B"

PARCEL B OF LOT LINE ADJUSTMENT NO. 2023-01, PERFECTED BY GRANT DEED RECORDED ON MARCH 21, 2023 AS DOCUMENT NO. 2023-0025158, OF OFFICIAL RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 5.00 ACRES OF THE SAID SOUTHWEST QUARTER;

EXCEPTING THEREFROM, THE SOUTHERLY 467.00 FEET OF THE WESTERLY 177.50 FEET OF THE EAST 5.00 ACRES OF THE SOUTHWEST QUARTER.

TOGETHER WITH UNDERLYING FEE INTEREST, IF ANY, ADJACENT TO THE ABOVE-DESCRIBED PROPERTY IN AND TO THE ADJOINING PUBLIC RIGHT OF WAY.

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.

HERITAGE CROSSING FRESNO, INC., A CALIFORNIA CORPORATION

BY: HERITAGE CROSSING FRESNO, INC., A CALIFORNIA CORPORATION

BY: _____

MARI ZAKARYAN, PRESIDENT

DATE

BY: TRI COUNTIES BANK

BY: _____

SEAN RYAN, SVP

DATE

REGIONAL CREDIT ADMINISTRATOR

LIST OF COVENANTS

THAT WILL RECORD CONCURRENTLY WITH THIS MAP

1. STATEMENT OF COVENANTS, CONDITIONS, AND RESTRICTIONS, 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 ORDINANCES AT THE REQUEST OF BONADELL HOME, INC., A CALIFORNIA CORPORATION, ON DECEMBER 15, 2021. I HEREBY STATE THAT ALL 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.



CASEY W. LOWRY, LS 8154

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, P.E. 50022
LICENSE EXPIRES 6/30/2023
CITY ENGINEER

DATED: _____

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, L.S. 8636,
LICENSE EXPIRES 12/31/2023
CHIEF SURVEYOR

DATED: _____

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION NO. _____, ADOPTED ON _____, 2023, 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 STREET AND/OR PUBLIC EASEMENTS NOT SHOWN ON THE MAP AND NOTED AS ABANDONED BY THE FILING OF THE MAP.

TODD STERMER, CMC
CITY CLERK

BY: _____ DEPUTY DATED: _____

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND 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

DATED: _____

RECORDER'S STATEMENT

DOCUMENT NO. _____ FEE: \$ _____

FILED THIS _____ DAY OF _____, 202____

AT _____ M IN VOLUME _____ OF PLATS, AT PAGE(S) _____

FRESNO COUNTY RECORDS, AT THE REQUEST OF CHICAGO TITLE INSURANCE COMPANY.

PAUL DICTOS, C.P.A., FRESNO COUNTY RECORDER

BY: _____ DEPUTY COUNTY RECORDER

SUBDIVISION MAP OF
TRACT NO. 6402

IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN DECEMBER 2022

BY GATEWAY ENGINEERING, INC.

FOR

STALLION DEVELOPMENT

CONSISTING OF THREE SHEETS

NOTARY ACKNOWLEDGEMENT

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 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
NAME _____ SIGNATURE _____
MY COMMISSION EXPIRES _____ COMMISSION NUMBER _____
COUNTY OF _____

NOTARY ACKNOWLEDGEMENT

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 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
NAME _____ SIGNATURE _____
MY COMMISSION EXPIRES _____ COMMISSION NUMBER _____
COUNTY OF _____

SUBDIVISION MAP OF
TRACT NO. 6402
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA

IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA

LEGEND

- EXISTING MONUMENT FOUND & ACCEPTED AS NOTED
- (...) RECORD DATA PER LOT LINE ADJUSTMENT NO. 2023-01, RECORDED ON MARCH 21, 2023 AS DOCUMENT NO. 2023-0025158, O.R.F.C.
- ((...)) RECORD DATA PER MAP OF TRACT NO. 5067, RECORDED IN VOLUME 69 OF PLATS, AT PAGES 79 THROUGH 81, F.C.R.
- △ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER INSTRUMENT NO. 0045564, RECORDED MARCH 28, 2008, O.R.F.C.
- △ PREVIOUSLY DEDICATED FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 2018-0115136, RECORDED SEPTEMBER 20, 2018, O.R.F.C.
- △ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER TRACT NO. 5067, RECORDED IN VOLUME 69 OF PLATS, AT PAGES 79 THROUGH 81, F.C.R.
- △ PREVIOUSLY DEDICATED FOR DITCHES AND ROADS PURPOSES PER DEED RECORDED MAY 25, 1904, BOOK 331 OF DEEDS, PAGE 118, O.R.F.C.
- △ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER INSTRUMENT NO. 2004-0195212, RECORDED AUGUST 31, 2004, O.R.F.C.
- PG & E PACIFIC GAS & ELECTRIC
- R&M RECORD & MEASURED DATA
- DN DOWN
- F.C.R. FRESNO COUNTY RECORDS
- FD FOUND
- IP IRON PIPE
- O.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY

_____ DISTINCTIVE BORDER INDICATES LIMITS OF THIS SUBDIVISION

BASIS OF BEARINGS:

SOUTH LINE OF NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN TAKEN TO BE NORTH 89°58'55" WEST AS SHOWN ON MAP OF TRACT NO. 5067, RECORDED IN VOLUME 69 OF PLATS, AT PAGES 79 THROUGH 81, F.C.R.

OUTLET DESIGNATIONS

NAME	DESCRIPTION	AREA (S.F.)
OUTLET "D"	FOR PRIVATE ROADWAY & COMMUNITY AREA	55,760

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.32'	N19° 11' 07"W
L2	1.50'	N90° 00' 00"E
L3	19.99'	N00° 00' 00"E
L4	18.00'	N90° 00' 00"E
L5	4.97'	N00° 00' 43"W
L6	8.86'	N43° 30' 40"W
L7	15.31'	N90° 00' 00"W
L8	17.50'	N90° 00' 00"E
L9	13.25'	N00° 01' 05"E
L10	13.74'	N00° 01' 05"E
L11	17.50'	N89° 58' 55"W
L12	26.99'	S00° 01' 05"W
L13	17.49'	N90° 00' 00"W
L14	13.45'	S00° 00' 00"E
L15	13.55'	S00° 00' 00"E
L16	17.49'	N90° 00' 00"E
L17	27.00'	S00° 00' 00"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	15.41'	15.20'	58° 05' 26"
C2	23.56'	15.00'	89° 59' 35"
C3	23.58'	15.00'	90° 03' 22"

RADIAL TABLE	
LINE #	DIRECTION
(R)1	S12° 48' 38"W
(R)2	S70° 54' 04"W

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EAST QUARTER CORNER OF SECTION
36, T. 12 S., R. 20 E., M.D.B. & M.
FD FRESNO COUNTY BRASS CAP
MONUMENT. VERIFIED PER TIES ON
RECORD IN CORNER RECORD NO.
6753 ON FILE WITH THE FRESNO
COUNTY SURVEYOR

NORTH CHESTNUT AVENUE

CENTER QUARTER CORNER OF SECTION
36, T. 12 S., R. 20 E., M.D.B. & M.
FD IP, DN 0.1', TAGGED LS 5277, TIES
ON FILE WITH THE FRESNO COUNTY
SURVEYOR

DOWN 0.5, TAGGED PLS 8154 .

DETAILS

