

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

**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 PLOTTABLE)
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)

**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 BONADELLE HOMES, 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  
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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

### 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.
- △1 PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER INSTRUMENT NO. 0045564, RECORDED MARCH 28, 2008, O.R.F.C.
- △2 PREVIOUSLY DEDICATED FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 2018-0115136, RECORDED SEPTEMBER 20, 2018, O.R.F.C.
- △3 PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER TRACT NO. 5067, RECORDED IN VOLUME 69 OF PLATS, AT PAGES 79 THROUGH 81, F.C.R.
- △4 PREVIOUSLY DEDICATED FOR DITCHES AND ROADS PURPOSES PER DEED RECORDED MAY 25, 1904, BOOK 331 OF DEEDS, PAGE 118, O.R.F.C.
- △5 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

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"

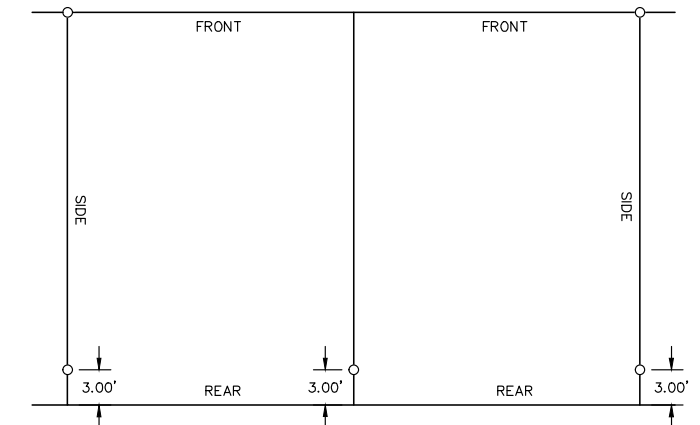
RADIAL TABLE	
LINE #	DIRECTION
(R)1	S12° 48' 38"W
(R)2	S70° 54' 04"W

### 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.

### OUTLOT DESIGNATIONS

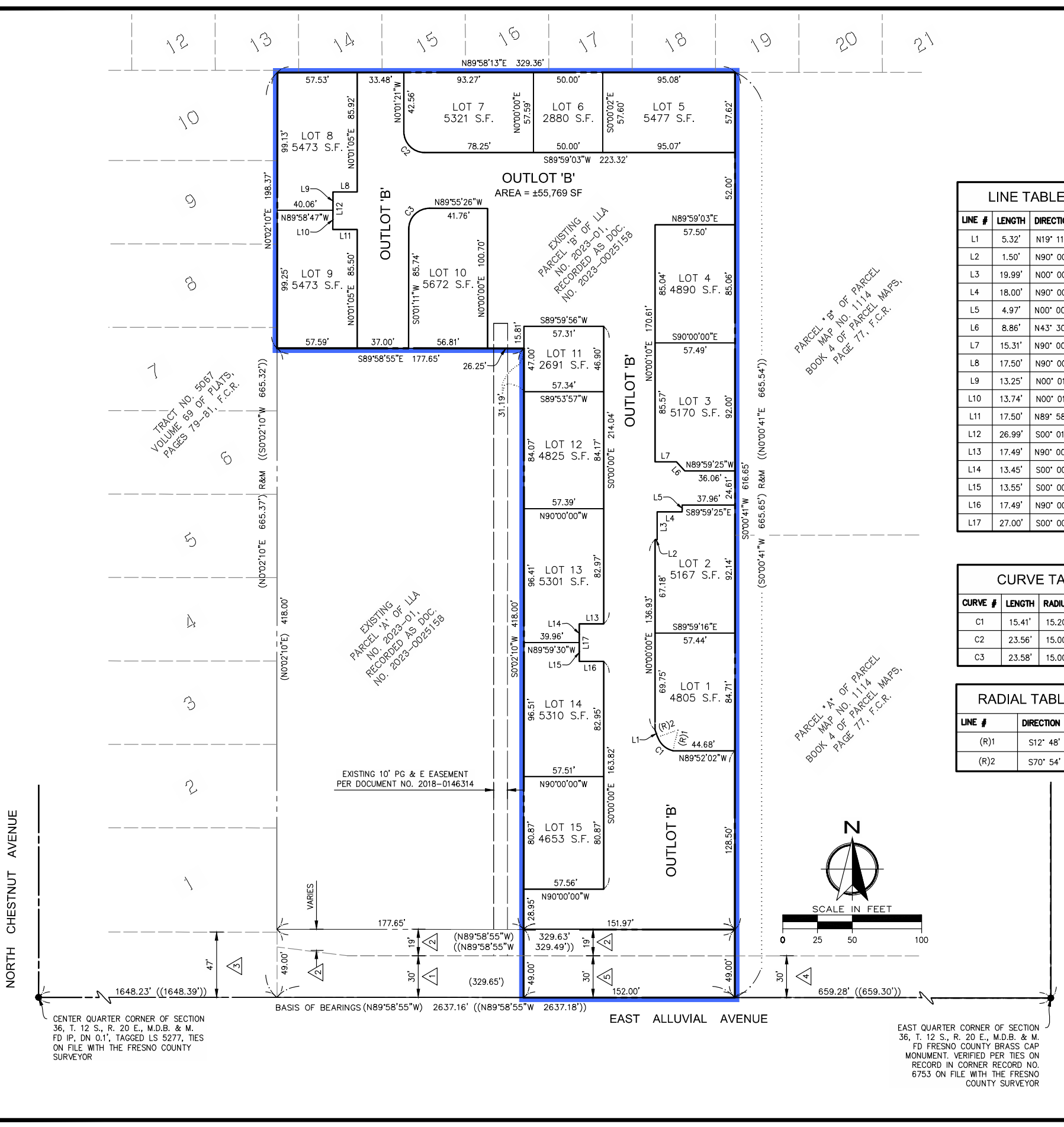
NAME	DESCRIPTION	AREA (S.F.)
OUTLOT "B"	FOR PRIVATE ROADWAY & COMMUNITY AREA	55,769



○ INDICATES SET 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "PLS 8154".

### WITNESS CORNER DETAIL FOR REAR YARDS

NO SCALE



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

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