

FINAL MAP OF  
**TRACT NO. 6299**

A PLANNED DEVELOPMENT, BEING A PORTION OF THE  
WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3,  
TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN  
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN FEBRUARY 2020  
BY PRECISION CIVIL ENGINEERING, INC.

CONSISTING OF 6 SHEETS  
SHEET 1 OF 6



**SURVEYOR'S STATEMENT:**

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 KB HOME SOUTH BAY IN JUNE, 2019. 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, THAT 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.

ILEY M. BALLINGER, L.S. 8768 EXP. 12/31/24 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 DATE  
CITY ENGINEER  
LICENSE EXPIRES 06/30/23

**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, PLS 8636 DATE  
LICENSE EXPIRES 12/31/23  
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 \_\_\_\_\_ 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. ANY PUBLIC STREETS OR ALLEYS NOT DEPICTED ON THIS FINAL MAP SHALL BE DEEMED ABANDONED PER SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT.

TODD STERNER, CMC  
CITY CLERK

BY: \_\_\_\_\_ DEPUTY DATE

**RECORDER'S CERTIFICATE:**

DOCUMENT NO. \_\_\_\_\_ FEE: \$ \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ OF  
PLATS, AT PAGES \_\_\_\_\_, AT THE REQUEST OF FIRST AMERICAN TITLE INSURANCE COMPANY,  
FRESNO COUNTY RECORDS

PAUL DICTOS, CPA, RECORDER

BY: \_\_\_\_\_ DEPUTY COUNTY RECORDER

PREPARED BY:  
**PRECISION**  
CIVIL ENGINEERING, INC.  
1234 O STREET, FRESNO, CA 93721  
PH(559)449-4500 FAX(559)449-4515  
SHEET 1 OF 6

**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.

KB HOME SOUTH BAY, INC., A CALIFORNIA CORPORATION

BY: \_\_\_\_\_ ZACH GOMES, VICE PRESIDENT, OPERATIONS - FRESNO 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 FRESNO }

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A 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 \_\_\_\_\_

COMMISSION NUMBER \_\_\_\_\_

**LEGAL DESCRIPTION:**

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

PARCEL 2 OF PARCEL MAP NO. 3648, RECORDED SEPTEMBER 2, 1977, IN BOOK 25 PAGE 50 OF PARCEL MAPS, RECORDS OF SAID COUNTY, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

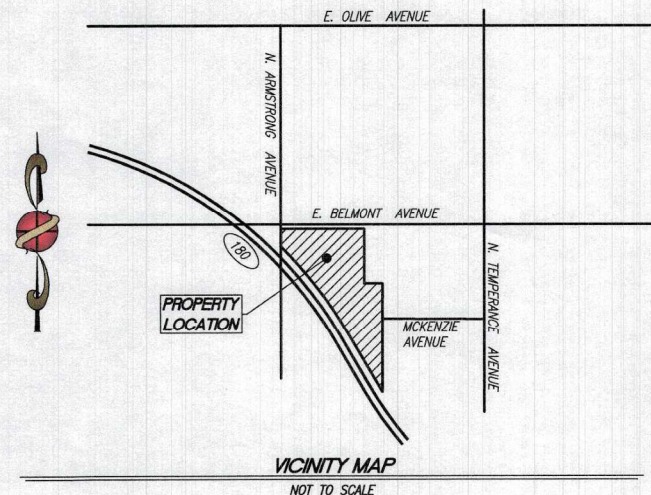
EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 1, 2004 AS INSTRUMENT NO. 2004-245321 OF OFFICIAL RECORDS.

**THIS PROPERTY IS SUBJECT TO THE FOLLOWING:**

1. 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", RECORDED JULY 31, 1995 AS INSTRUMENT NO. 95092128 OF OFFICIAL RECORDS.
2. ABUTTERS RIGHTS OF INGRESS AND EGRESS TO OR FROM FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED NOVEMBER 1, 2004 AS INSTRUMENT NO. 2004-0245321, OFFICIAL RECORDS FRESNO COUNTY.
3. AN EASEMENT FOR RIGHT OF WAY FOR PUBLIC STREET AND INCIDENTAL PURPOSES, GRANTED TO CITY OF FRESNO, RECORDED SEPTEMBER 26, 2008 AS INSTRUMENT NO. 2008-0138336, OFFICIAL RECORDS FRESNO COUNTY.
4. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6299, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
5. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6299, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
6. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6299, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
7. 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. 6299, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
8. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6299, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
9. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6299, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
10. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT 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. 6299, OF VESTING TENTATIVE MAP NO. 6299, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.

**FRESNO IRRIGATION DISTRICT CERTIFICATION:**

A SEPARATE CONSENT TO FINAL MAP PURSUANT TO GOVERNMENT CODE SECTION 66435.1 FOR TRACT NO. 6299, AS RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS. ALSO SUBJECT TO THE EASEMENTS AS SHOWN ON SHEETS 2 AND 3 OF THIS MAP.





# FINAL MAP OF TRACT NO. 6299

A PLANNED DEVELOPMENT, BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN FEBRUARY 2020 BY PRECISION CIVIL ENGINEERING, INC.

CONSISTING OF 6 SHEETS  
SHEET 2 OF 6

MONUMENT TABLE	
MON #	LOCATION
1	NORTHEAST CORNER OF SECTION 3, T14S, R21E, M.D.B.&M. FOUND FRESNO COUNTY BRASS MONUMENT, FLUSH WITH SURFACE, STAMPED "LS7828 2018". CORNER RECORD 4705
2	EAST 1/4 CORNER OF SECTION 3, T14S, R21E, M.D.B.&M. FOUND FRESNO COUNTY BRASS MONUMENT, DOWN 0.2', STAMPED "RCE 12769". CORNER RECORD 1377
3	CENTER 1/4 CORNER OF SECTION 3, T14S, R21E, M.D.B.&M. FOUND 1" IRON PIPE, DOWN 0.5', NOT TAGGED. CORNER RECORD 6938
4	NORTH 1/4 CORNER OF SECTION 3, T14S, R21E, M.D.B.&M. FOUND FRESNO COUNTY BRASS MONUMENT, FLUSH WITH SURFACE, DATED 2008. CORNER RECORD 4658
5	NORTHWEST CORNER OF PARCEL 1 OF PARCEL MAP NO. 3648, RECORDED IN BOOK 25 OF PARCEL MAPS, AT PAGE 50, F.C.R. FOUND 3/4" IRON PIPE, DOWN 0.5' TAGGED LS 7923

### LEGEND

- MONUMENTS FOUND AND ACCEPTED AS NOTED
- SET 3/4" IRON PIPE, 30" LONG, 4" UP IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6", TAGGED LS 5096
- DATA PER PARCEL MAP NO. 3648, RECORDED IN BOOK 25 OF PARCEL MAPS AT PAGE 50, F.C.R.
- DATA PER PARCEL MAP NO. 916, RECORDED IN BOOK 3 OF PARCEL MAPS AT PAGE 84, F.C.R.
- DATA PER PARCEL MAP NO. 1700, RECORDED IN BOOK 10 OF PARCEL MAPS AT PAGE 99, F.C.R.
- DATA PER PARCEL MAP NO. 5387, RECORDED IN BOOK 36 OF PARCEL MAPS AT PAGE 66, F.C.R.
- DATA PER PARCEL MAP NO. 2004-36, RECORDED IN BOOK 69 OF PARCEL MAPS AT PAGES 25 THRU 32, F.C.R.
- RECORD DATA AS SHOWN ON OR CALCULATED FROM STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY RECORD MAP, DIST. 6, COUNTY FRE, ROUTE 180, SHEETS 19 AND 20 OF 24, CONVERTED TO FEET
- PREVIOUSLY OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES PER PARCEL MAP NO. 2004-36, RECORDED IN BOOK 69 OF PARCEL MAPS, PAGES 25-32, F.C.R.
- A PORTION OF THE EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, GRANTED TO CITY OF FRESNO, IN DEED RECORDED SEPTEMBER 26, 2008, INSTRUMENT 2008-0138336, O.R.F.C., THE PORTION NOT SHOWN IS HENCEFORTH NOW ABANDONED PER THIS MAP
- GRANTED TO CITY OF FRESNO, RECORDED FEBRUARY 16, 2022, AS DOCUMENT NO. 2022-0021292, O.R.F.C.
- AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, GRANTED TO FRESNO IRRIGATION DISTRICT, IN DEED RECORDED SEPTEMBER 19, 1967, INSTRUMENT 63334, BOOK 5481, PAGE 462, O.R.F.C.
- IDENTIFIES THE AREAS DESCRIBED IN THE DOCUMENT ENTITLED "CONSENT TO COMMON USE AGREEMENT", EXECUTED BY FRESNO IRRIGATION DISTRICT, RECORDED JUNE 15, 2004, AS INSTRUMENT 2004-0131636, O.R.F.C.
- AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RESERVED BY FRESNO IRRIGATION DISTRICT, IN GRANT DEED RECORDED FEBRUARY 16, 2022, DOCUMENT NO. 2022-0021297 O.R.F.C.
- AN EASEMENT FOR PIPELINE AND SUBSTITUTION AGREEMENT, RESERVED BY FRESNO IRRIGATION DISTRICT, IN GRANT DEED RECORDED FEBRUARY 16, 2022, DOCUMENT NO. 2022-0021292 O.R.F.C.
- 15' WIDE STORM DRAIN PIPELINE EASEMENT GRANTED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT IN A DOCUMENT RECORDED \_\_\_\_\_, 20\_\_\_\_, DOCUMENT NO. \_\_\_\_\_ O.R.F.C.
- 5' WIDE STORM DRAINAGE CHANNEL EASEMENT GRANTED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT IN A DOCUMENT RECORDED \_\_\_\_\_, 20\_\_\_\_, DOCUMENT NO. \_\_\_\_\_ O.R.F.C.
- 10' WIDE STORM DRAINAGE CHANNEL EASEMENT GRANTED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT IN A DOCUMENT RECORDED \_\_\_\_\_, 20\_\_\_\_, DOCUMENT NO. \_\_\_\_\_ O.R.F.C.
- 30' WIDE STORM DRAIN PIPELINE AND CHANNEL EASEMENT THERETO GRANTED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT IN A DOCUMENT RECORDED \_\_\_\_\_, 20\_\_\_\_, DOCUMENT NO. \_\_\_\_\_ O.R.F.C.
- 20' WIDE STORM DRAIN PIPELINE AND CHANNEL EASEMENT THERETO GRANTED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT IN A DOCUMENT RECORDED \_\_\_\_\_, 20\_\_\_\_, DOCUMENT NO. \_\_\_\_\_ O.R.F.C.
- CALC CALCULATED
- F.C.R. FRESNO COUNTY RECORDS
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
- \_\_\_\_\_ INDICATES LIMITS OF THIS SUBDIVISION

### NOTE:

THE DATA SHOWN ON PARCEL MAP NO. 916 AND PARCEL MAP NO. 1700 INDICATES THE CENTERLINE OF EAST MCKENZIE AVENUE WAS ESTABLISHED BY A LINE CONNECTING THE MIDPOINTS OF THE WEST LINE AND THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 3, RATHER THAN BEING THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 3 PER THE TOWNSHIP PLAT.

### BASIS OF BEARINGS

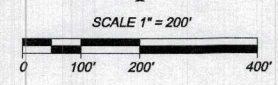
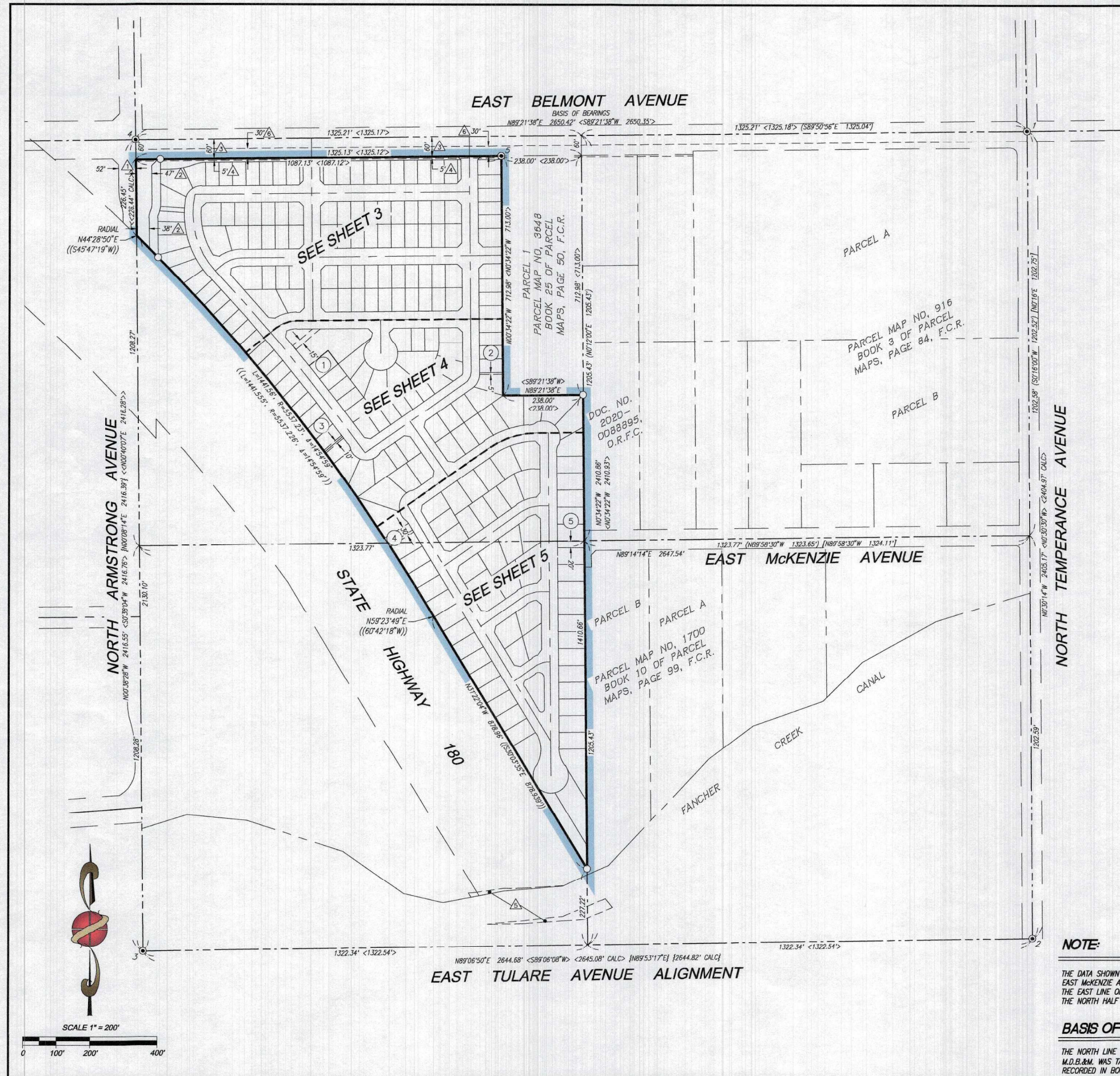
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 21 EAST, M.D.B.&M. WAS TAKEN TO BEAR SOUTH 88° 21' 38" WEST AS SHOWN ON PARCEL MAP NO. 3648, RECORDED IN BOOK 25 OF PARCEL MAPS AT PAGE 50, FRESNO COUNTY RECORDS.

PREPARED BY:



1234 O STREET, FRESNO, CA 93721  
PH(559)449-4500 FAX(559)449-4515

SHEET 2 OF 6





**THE REAL PROPERTY INTERESTS DESCRIBED BELOW ARE OFFERED FOR DEDICATION FOR THE INDICATED PUBLIC PURPOSES**

- ▲ INDICATES EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- SDE STORM DRAIN EASEMENT NOW OFFERED FOR DEDICATION

**LEGEND**

- MONUMENTS FOUND AND ACCEPTED AS NOTED (SEE MONUMENT TABLE ON SHEET 2)
- SET 3/4" IRON PIPE, 30" LONG, 4" UP IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6", TAGGED LS 5086
- △ SEE LEGEND ON SHEET TWO
- ① SEE LEGEND ON SHEET TWO
- SDE STORM DRAIN EASEMENT NOW OFFERED FOR DEDICATION TO FMFCD.
- NO0°00'00"E(R) INDICATES A RADIAL BEARING
- C1 SEE CURVE TABLE ON SHEET 6
- L1 SEE LINE TABLE ON SHEET 6
- R1 SEE RADIAL TABLE ON SHEET 6
- INDICATES RELINQUISHMENT OF DIRECT ACCESS
- INDICATES LIMITS OF THIS SUBDIVISION

**NOTES:**

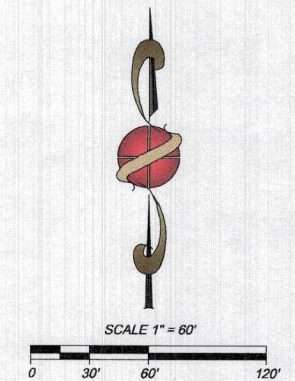
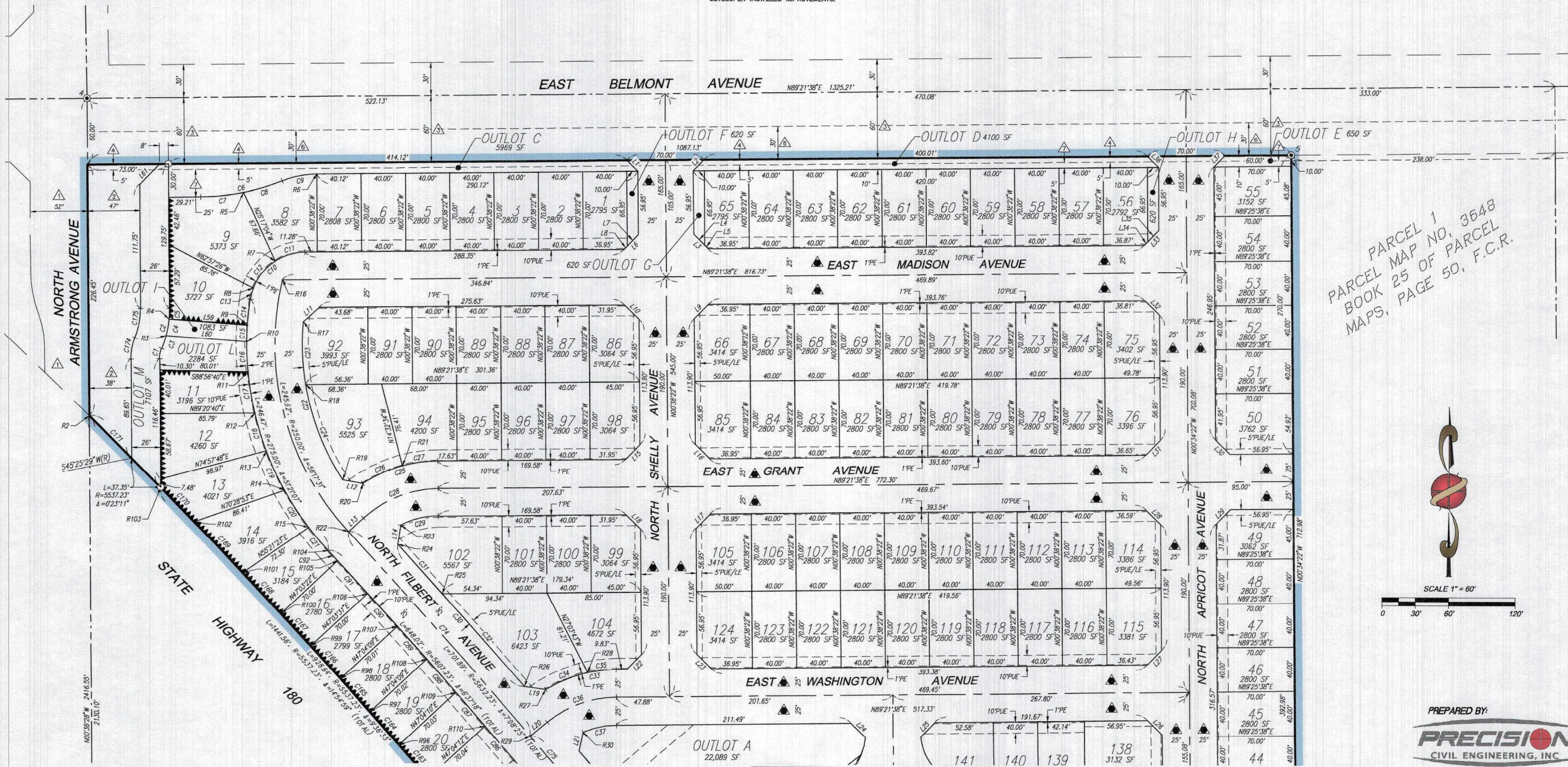
1. SET 3/4" X 30" IRON PIPE, TAGGED LS 5086, DOWN 6", AT ALL LOT CORNERS, ANGLE POINTS, AND ENDS OF CURVES, UNLESS NOTED OTHERWISE.
2. OUTLOT A IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR PUBLIC OPEN SPACE PURPOSES AND BASIN USE SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS.
3. OUTLOT B IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR OPEN SPACE, LANDSCAPING, AND PEDESTRIAN PURPOSES.
4. OUTLOTS "C", "D" AND "E" ARE DEDICATED IN FEE TO THE CITY OF FRESNO FOR LANDSCAPE PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS, AND FRESNO IRRIGATION DISTRICT USE.
5. OUTLOTS "F", "G", AND "H" ARE DEDICATED IN FEE TO THE CITY OF FRESNO FOR LANDSCAPE, PEDESTRIAN, AND PUBLIC UTILITY EASEMENT PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS.
6. OUTLOTS "I" AND "J" ARE DEDICATED IN FEE TO THE CITY OF FRESNO FOR OPEN SPACE AND PASSED PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS.
7. OUTLOT "K" IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR EMERGENCY ACCESS PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS.
8. OUTLOT "L" IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR SEWER LIFT STATION PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS.
9. OUTLOT "M" IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR BIKE, PEDESTRIAN, AND LANDSCAPE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS.

**FINAL MAP OF TRACT NO. 6299**

A PLANNED DEVELOPMENT, BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN FEBRUARY 2020 BY PRECISION CIVIL ENGINEERING, INC.

CONSISTING OF 6 SHEETS  
SHEET 3 OF 6

PARCEL 1  
PARCEL MAP NO. 3548  
BOOK 25 OF PARCEL  
MAPS, PAGE 50, F.C.R.



SEE SHEET 4

PREPARED BY:  
**PRECISION CIVIL ENGINEERING, INC.**  
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SHEET 3 OF 6











FINAL MAP OF  
**TRACT NO. 6299**

A PLANNED DEVELOPMENT, BEING A PORTION OF THE  
WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3,  
TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN  
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN FEBRUARY 2020  
BY PRECISION CIVIL ENGINEERING, INC.

CONSISTING OF 6 SHEETS  
SHEET 6 OF 6

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°38'22"W	14.14'
L2	N44°21'38"E	14.14'
L3	N45°38'22"W	18.46'
L4	N45°38'22"W	14.15'
L5	N45°38'22"W	4.31'
L6	N44°21'38"E	18.46'
L7	N44°21'38"E	14.14'
L8	N44°21'38"E	4.32'
L9	N44°21'38"E	18.46'
L10	N45°38'22"W	18.46'
L11	N47°48'09"E	19.16'
L12	N79°48'52"E	18.41'
L13	N46°55'43"E	18.34'
L14	N08°55'20"E	17.36'
L15	N44°21'38"E	18.46'
L16	N45°38'22"W	18.46'
L17	N44°21'38"E	18.46'
L18	N45°38'22"W	18.45'
L19	N82°17'27"W	19.43'
L20	N50°37'42"E	19.97'
L21	N11°38'15"E	17.34'
L22	N44°21'38"E	18.46'
L23	N45°38'22"W	18.46'
L24	N45°37'29"W	18.23'
L25	N44°20'45"E	18.24'
L26	N45°36'22"W	18.45'
L27	N44°23'38"E	18.46'
L28	N45°36'22"W	18.45'
L29	N44°23'38"E	18.46'
L30	N45°36'22"W	18.45'
L31	N44°23'38"E	18.46'
L32	N45°36'22"W	18.45'
L33	N44°23'38"E	18.46'
L34	N44°23'38"E	4.31'
L35	N44°23'38"E	14.15'
L36	N45°36'22"W	14.13'
L37	N44°23'38"E	14.15'
L38	N80°37'00"W	18.59'
L39	N79°57'53"W	18.46'
L40	N10°02'07"E	18.46'
L41	N10°02'07"E	18.46'
L42	N79°57'53"W	18.45'
L43	N11°50'01"E	18.84'
L44	N45°29'20"W	18.42'
L45	N89°25'38"E	15.53'
L46	N42°29'44"E	18.99'
L47	N89°25'38"E	24.97'
L48	N49°30'14"W	17.69'
L49	N42°29'44"E	18.99'
L50	N89°25'38"E	24.97'
L51	N49°30'14"W	17.69'
L52	N36°06'59"E	21.22'
L53	N89°25'38"E	9.97'
L54	N78°09'59"W	18.12'
L55	N11°50'01"E	18.84'
L56	N78°09'59"W	18.12'
L57	N11°50'01"E	18.84'
L58	N78°09'59"W	18.12'
L59	N85°50'18"W	71.44'
L60	N85°50'18"W	73.54'
L61	N44°21'35"E	25.46'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	
C1	24.00'	22°19'53"	9.35'	
C2	96.00'	22°19'53"	37.42'	
C3	96.00'	7°23'18"	12.38'	
C4	96.00'	9°00'19"	15.09'	
C5	96.00'	5°56'16"	9.95'	
C6	200.00'	21°36'42"	75.44'	
C7	200.00'	11°07'08"	38.81'	
C8	200.00'	10°29'54"	36.63'	
C9	84.50'	21°36'42"	31.87'	
C10	50.00'	81°04'46"	70.76'	
C11	50.00'	32°18'50"	28.20'	
C12	50.00'	36°57'43"	32.26'	
C13	50.00'	11°48'13"	10.30'	
C14	275.00'	4°54'35"	23.56'	
C15	275.00'	3°07'41"	15.01'	
C16	275.00'	5°42'21"	27.39'	
C17	275.00'	7°56'12"	38.09'	
C18	275.00'	7°24'35"	35.56'	
C19	275.00'	8°10'01"	39.20'	
C20	275.00'	8°20'29"	40.04'	
C21	275.00'	5°45'14"	27.82'	
C22	225.00'	38°22'05"	150.67'	
C23	225.00'	14°38'05"	57.47'	
C24	225.00'	23°44'00"	93.20'	
C25	125.00'	32°48'22"	71.57'	
C26	125.00'	17°58'08"	39.20'	
C27	125.00'	14°50'14"	32.37'	
C28	100.00'	42°25'55"	74.06'	
C29	75.00'	26°48'08"	35.08'	
C30	5657.23'	1°44'36"	172.14'	
C31	5657.23'	0°36'30"	60.07'	
C32	5657.23'	1°08'06"	112.07'	
C33	125.00'	30°44'53"	67.08'	
C34	125.00'	18°45'09"	40.91'	
C35	125.00'	11°59'44"	26.17'	
C36	100.00'	38°43'56"	61.60'	
C37	75.00'	27°55'04"	31.31'	
C38	50.00'	36°54'45"	32.21'	
C39	50.00'	18°08'42"	15.83'	
C40	50.00'	18°46'03"	16.38'	
C41	50.00'	262°49'10"	229.35'	
C42	50.00'	62°09'27"	54.24'	
C43	50.00'	44°41'26"	39.00'	
C44	50.00'	44°41'27"	39.00'	
C45	50.00'	36°47'25"	32.11'	
C46	50.00'	38°57'40"	34.00'	
C47	50.00'	35°31'45"	31.00'	
C48	50.00'	36°54'45"	32.21'	
C49	100.00'	55°36'29"	97.05'	
C50	100.00'	13°33'10"	23.65'	
C51	100.00'	23°05'25"	40.30'	
C52	100.00'	18°57'54"	33.10'	
C53	100.00'	43°58'18"	76.74'	
C54	100.00'	11°38'11"	20.31'	
C55	9.00'	55°36'29"	8.73'	
C56	43.00'	55°36'29"	41.73'	
C57	50.00'	55°36'29"	48.53'	
C58	50.00'	47°19'35"	41.30'	
C59	50.00'	81°16'54"	7.23'	
C60	50.00'	18°11'42"	15.88'	

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	
C61	50.00'	125°03'57"	109.14'	
C62	50.00'	28°57'52"	26.15'	
C63	50.00'	45°50'11"	40.00'	
C64	50.00'	45°50'12"	40.00'	
C65	50.00'	5°25'42"	2.99'	
C66	50.00'	18°21'19"	16.02'	
C67	5657.23'	3°51'09"	380.38'	
C68	5657.23'	0°34'39"	57.03'	
C69	5657.23'	0°24'19"	40.00'	
C70	5657.23'	0°24'18"	40.00'	
C71	5657.23'	0°24'19"	40.00'	
C72	5657.23'	0°26'08"	43.00'	
C73	5657.23'	1°37'26"	160.35'	
C74	5632.23'	2°30'46"	247.02'	
C75	5632.23'	4°37'38"	454.87'	
C76	5607.23'	0°16'36"	27.07'	
C77	5607.23'	0°29'43"	48.46'	
C78	5607.23'	0°24'31"	40.00'	
C79	5607.23'	0°24'31"	40.00'	
C80	5607.23'	0°24'35"	40.09'	
C81	5607.23'	0°24'31"	40.00'	
C82	5607.23'	0°24'31"	40.00'	
C83	5607.23'	0°24'31"	40.00'	
C84	5607.23'	0°24'31"	40.00'	
C85	5607.23'	0°24'31"	40.00'	
C86	5607.23'	0°24'31"	40.00'	
C87	5607.23'	0°24'31"	40.00'	
C88	5607.23'	0°24'31"	40.00'	
C89	5607.23'	0°24'31"	40.00'	
C90	5607.23'	0°24'31"	40.00'	
C91	5607.23'	0°24'31"	40.00'	
C92	5607.23'	0°07'36"	12.41'	
C93	50.00'	18°11'41"	15.88'	
C94	50.00'	122°47'34"	107.16'	
C95	50.00'	19°04'05"	16.64'	
C96	50.00'	69°54'03"	61.00'	
C97	50.00'	33°49'26"	29.52'	
C98	50.00'	18°11'42"	15.88'	
C99	225.00'	33°31'56"	131.88'	
C100	225.00'	14°06'55"	55.43'	
C101	225.00'	19°25'01"	76.25'	
C102	250.00'	34°19'31"	149.77'	
C103	275.00'	29°47'04"	142.95'	
C104	275.00'	6°38'26"	31.87'	
C105	275.00'	10°39'52"	51.19'	
C106	275.00'	9°17'57"	44.63'	
C107	275.00'	3°10'49"	15.28'	
C108	50.00'	22°36'41"	19.73'	
C109	50.00'	143°03'39"	124.84'	
C110	50.00'	19°16'23"	16.82'	
C111	50.00'	50°25'15"	44.00'	
C112	50.00'	56°09'00"	49.00'	
C113	50.00'	17°13'03"	15.02'	
C114	50.00'	25°50'31"	22.55'	
C115	140.00'	34°23'31"	84.04'	
C116	140.00'	8°17'38"	20.27'	
C117	140.00'	26°05'33"	63.77'	
C118	140.00'	18°17'16"	44.69'	
C119	140.00'	16°06'15"	39.35'	
C120	125.00'	28°25'22"	62.01'	

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	
C121	125.00'	17°55'18"	26.01'	
C122	125.00'	16°30'04"	36.00'	
C123	100.00'	34°23'31"	60.03'	
C124	75.00'	24°07'41"	31.58'	
C125	125.00'	28°25'22"	62.01'	
C126	125.00'	6°31'38"	14.24'	
C127	125.00'	21°53'44"	47.77'	
C128	100.00'	34°23'31"	60.03'	
C129	75.00'	24°07'41"	31.58'	
C130	75.00'	12°42'41"	16.64'	
C131	50.00'	34°23'31"	30.01'	
C132	16.00'	124°23'31"	34.74'	
C133	16.00'	86°24'11"	24.13'	
C134	8.00'	149°12'18"	20.83'	
C135	93.00'	35°31'54"	57.67'	
C136	93.00'	3°03'40"	4.97'	
C137	93.00'	32°28'14"	52.70'	
C138	52.00'	24°06'13"	225.17'	
C139	52.00'	12°40'56"	11.51'	
C140	52.00'	99°58'29"	90.73'	
C141	52.00'	72°04'47"	65.42'	
C142	52.00'	63°22'01"	57.51'	
C143	93.00'	63°22'01"	102.85'	
C144	5537.23'	0°29'38"	47.72'	
C145	5537.23'	0°31'03"	50.00'	
C146	5537.23'	0°31'02"	50.00'	
C147	5537.23'	0°31'03"	50.01'	
C148	5537.23'	0°34'47"	56.02'	
C149	5537.23'	1°44'07"	167.70'	
C150	5537.23'	0°28'01"	45.13'	
C151	5537.23'	0°47'07"	75.88'	
C152	5537.23'	0°28'00"	45.11'	
C153	5537.23'	0°28'00"	45.09'	
C154	5537.23'	0°24'50"	40.00'	
C155	5537.23'	0°24'50"	40.00'	
C156	5537.23'	0°24'50"	40.00'	
C157	5537.23'	0°24'50"	40.00'	
C158	5537.23'	0°24'50"	40.00'	
C159	5537.23'	0°24'50"	40.00'	
C160	5537.23'	0°24'50"	40.00'	
C161	5537.23'	0°24'50"	40.00'	
C162	5537.23'	0°24'50"	40.00'	
C163	5537.23'	0°24'50"	40.00'	
C164	5537.23'	0°24'50"	40.00'	
C165	5537.23'	0°24'50"	40.00'	
C166	5537.23'	0°24'50"	39.99'	
C167	5537.23'	0°24'50"	40.00'	
C168	5537.23'	0°31'18"	50.42'	
C169	5537.23'	0°39'19"	63.34'	
C170	5537.23'	0°27'07"	43.69'	
C171	5537.23'	0°56'47"	91.47'	
C172	5657.23'	1°07'47"	111.54'	
C173	5657.23'	0°09'07"	15.00'	
C174	50.00'	22°19'53"	18.49'	
C175	70.00'	22°19'53"	27.28'	

RADIAL TABLE	
RADIAL	BEARING
R1	N59°23'49"E
R2	N44°28'50"E
R3	S75°41'53"E
R4	S84°42'12"E
R5	S11°45'30"E
R6	N00°38'22"W
R7	N32°57'12"W
R8	N69°54'55"W
R9	N86°37'43"W
R10	N89°45'24"W
R11	S84°32'15"W
R12	S78°36'04"W
R13	S68°11'29"W
R14	S61°01'28"W
R15	S52°40'59"W
R16	N76°46'44"W
R17	N84°58'56"W
R18	S80°22'59"W
R19	S56°38'59"W
R20	N33°26'44"W
R21	N15°28'36"W
R22	N46°55'45"E
R23	N27°26'30"W
R24	N47°19'08"E
R25	N47°55'38"E
R26	N49°03'