

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.

GRANVILLE HOMES, INC., A CALIFORNIA CORPORATION

BY: _____
DARIUS ASSEMI PRESIDENT

WELLS FARGO BANK, A NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS BENEFICIARY

BY: _____
VAHAGN BZNOUNI V.P. SENIOR RELATIONSHIP MANAGER

TRACT NO. 6325

A PLANNED UNIT DEVELOPMENT

BEING A RE-SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JULY 2021, BY BRET A. GIANNETTA

*CONSISTING OF TWO SHEETS
SHEET ONE OF TWO SHEETS*



LEGAL DESCRIPTION:

OUTLOT A OF TRACT NO. 6210, RECORDED IN BOOK 89 OF PLATS, AT PAGES 85 AND 86, FRESNO COUNTY RECORDS.

TOGETHER WITH PARCEL B OF LOT LINE ADJUSTMENT 2007-53, RECORDED FEBRUARY 15, 2008 AS DOCUMENT NUMBER 2008-0023200, FRESNO COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN. EXCEPTING THEREFROM THE EAST 502.33 FEET THEREOF.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- 1. SAID LAND LIES WITHIN THE BOUNDARIES OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND IS SUBJECT TO THE POTENTIAL OF THE PAYMENT OF DRAINAGE FEES AND/OR THE REQUIREMENT OF CONSTRUCTION OF DRAINAGE FACILITIES AS A CONDITION OF DEVELOPMENT, RECONSTRUCTION, ADDITIONS OR ALTERATIONS ASSOCIATED WITH SAID LAND, DOCUMENT NO. 95092128, FRESNO COUNTY RECORDS.
- 2. SUBDIVISION AGREEMENT FINAL MAP OF TRACT NO. 6030, PHASE 2 OF VESTING TENTATIVE MAP NO. 5717, RECORDED JUNE 7, 2018 AS DOCUMENT NO. 2018-0067123, FRESNO COUNTY RECORDS.
- 3. AGREEMENT FOR PIPELINE AND WATER SHARING AND MAINTENANCE, RECORDED JANUARY 26, 1990, AS DOCUMENT NO. 90-10314, FRESNO COUNTY RECORDS.
- 4. NOTICE OF SPECIAL TAX LIEN, CITY OF FRESNO COMMUNITY FACILITIES DISTRICT NO. 11, ANNEXATION NO. 106 (FINAL TRACT MAP NO. 6210), RECORDED JANUARY 31, 2020 AS DOCUMENT NO. 2020-0013335, FRESNO COUNTY RECORDS.
- 5. SUBDIVISION AGREEMENT FINAL MAP OF TRACT NO. 6210, PHASE 3 OF VESTING TENTATIVE MAP NO. 5717 ADDENDUM TO SUBDIVISION AGREEMENT FOR RIGHTS OF WAY ACQUISITION, RECORDED JULY 27, 2020 AS DOCUMENT NO. 2020-0094396, FRESNO COUNTY RECORDS.
- 6. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6210, PHASE 3 OF VESTING TENTATIVE MAP NO. 5717, RECORDED JULY 27, 2020 AS DOCUMENT NO. 2020-0094399, FRESNO COUNTY RECORDS.
- 7. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR TEMPORARY STORM DRAINAGE FACILITIES FOR THE FINAL MAP OF TRACT NO. 6210, PHASE 3 OF VESTING TENTATIVE MAP NO. 5717, RECORDED JULY 27, 2020 AS DOCUMENT NO. 2020-0094402, FRESNO COUNTY RECORDS.
- 8. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6325, RECORDED _____, 2022, AS DOCUMENT NO. 2022-_____, FRESNO COUNTY RECORDS.
- 9. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING 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. 6325, RECORDED _____, 2022, AS DOCUMENT NO. 2022-_____, FRESNO COUNTY RECORDS.
- 10. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6325, RECORDED _____, 2022, AS DOCUMENT NO. 2022-_____, FRESNO COUNTY RECORDS.
- 11. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6325, RECORDED _____, 2022, AS DOCUMENT NO. 2022-_____, FRESNO COUNTY RECORDS.
- 12. 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. 6325, RECORDED _____, 2022, AS DOCUMENT NO. 2022-_____, FRESNO COUNTY RECORDS.
- 13. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6325, RECORDED _____, 2022, AS DOCUMENT NO. 2022-_____, FRESNO COUNTY RECORDS.
- 14. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR TEMPORARY STORM DRAINAGE FACILITIES FOR THE FINAL MAP OF TRACT NO. 6325, RECORDED _____, 2022, AS DOCUMENT NO. 2022-_____, FRESNO COUNTY RECORDS.
- 15. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, TRACT NO. 6325, RECORDED _____, 2022, AS DOCUMENT NO. 2022-_____, FRESNO COUNTY RECORDS.

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 _____

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 _____

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 DARIUS ASSEMI ON JULY 1, 2021. 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. 12-31-24 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 CITY ENGINEER DATE
LICENSE EXPIRES 6-30-2023

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: _____ DATE
JASON A. CAMIT, LS 8636
LICENSE EXPIRES 12-31-2023
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 SECRETARY OF THE FRESNO CITY PLANNING COMMISSION DATE

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION NO. _____ ADOPTED ON _____, 2022, 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 CERTIFICATE:

DOCUMENT NO. _____ FEE \$ _____
FILED THIS _____ DAY OF _____, 2022,
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

TRACT NO. 6325

A PLANNED UNIT DEVELOPMENT

BEING A RE-SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JULY 2021, BY BRET A. GIANNETTA

CONSISTING OF TWO SHEETS
SHEET TWO OF TWO SHEETS

BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN AS BEARING NORTH 89°38'26" EAST AS PER TRACT NO. 5717 RECORDED IN VOLUME 80 OF PLATS, AT PAGES 56 AND 57, FRESNO COUNTY RECORDS.

CURVE	DELTA	RADIUS	LENGTH
C1	13°38'33"	50.00'	11.91'
C2	117°14'15"	45.70'	93.51'
C3	27°10'45"	45.70'	21.68'
C4	46°35'22"	45.70'	37.16'
C5	43°28'08"	45.70'	34.67'
C6	13°38'33"	50.00'	11.91'
C7	89°57'09"	15.10'	23.71'
C8	13°38'32"	50.00'	11.91'
C9	117°19'56"	45.70'	93.59'
C10	38°13'49"	45.70'	30.49'
C11	49°08'02"	45.70'	39.19'
C12	29°58'05"	45.70'	23.90'
C13	13°38'33"	50.00'	11.91'
C14	90°02'51"	15.10'	23.73'
C15	42°01'31"	15.10'	11.08'
C16	89°57'18"	10.10'	15.86'
C17	90°00'09"	15.10'	23.72'
C18	14°30'41"	50.00'	12.66'
C19	119°01'23"	40.90'	84.96'
C20	18°03'18"	40.90'	12.89'
C21	45°49'45"	40.90'	32.71'
C22	48°30'27"	40.90'	34.63'
C23	06°37'53"	40.90'	4.73'
C24	14°30'42"	50.00'	12.66'
C25	13°38'33"	50.00'	11.91'
C26	117°42'42"	45.70'	93.89'
C27	45°04'22"	45.70'	35.95'
C28	42°39'43"	45.70'	34.03'
C29	29°58'37"	45.70'	23.91'
C30	14°04'00"	50.00'	12.28'

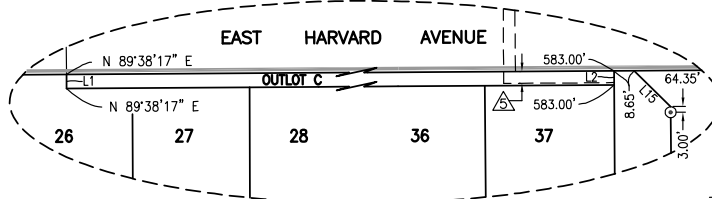
CURVE	DELTA	RADIUS	LENGTH
C31	90°00'00"	10.10'	15.87'
C32	90°00'11"	10.10'	15.87'
C33	41°58'38"	15.10'	11.06'
C34	13°38'33"	50.00'	11.91'
C35	117°19'48"	45.70'	93.58'
C36	15°33'13"	45.70'	12.41'
C37	48°08'40"	45.70'	38.40'
C38	51°54'23"	45.70'	41.40'
C39	01°43'32"	45.70'	1.38'
C40	13°38'33"	50.00'	11.91'
C41	90°02'42"	15.10'	23.73'
C42	89°57'18"	15.10'	23.71'
C43	90°02'42"	10.10'	15.87'
C44	08°07'56"	373.40'	53.00'
C45	08°07'56"	350.00'	49.68'
C46	08°07'56"	331.60'	47.07'
C47	05°53'06"	331.60'	34.06'
C48	02°14'50"	331.60'	13.01'
C49	39°20'30"	15.10'	10.37'
C50	40°12'51"	50.00'	35.09'
C51	26°23'23"	40.90'	187.30'
C52	37°51'30"	40.90'	27.02'
C53	47°13'45"	40.90'	33.71'
C54	50°39'55"	40.90'	36.17'
C55	50°39'55"	40.90'	36.17'
C56	50°33'33"	40.90'	36.09'
C57	25°24'45"	40.90'	18.14'
C58	39°04'59"	50.00'	34.11'
C59	41°01'59"	15.10'	10.81'
C60	04°44'13"	326.60'	27.00'

CURVE	DELTA	RADIUS	LENGTH
C61	08°07'56"	350.00'	49.68'
C62	08°07'56"	368.40'	52.29'
C63	04°54'21"	368.40'	31.54'
C64	03°13'35"	368.40'	20.75'
C65	89°59'58"	10.10'	15.86'
C66	16°50'39"	50.00'	14.70'
C67	123°41'16"	40.90'	88.29'
C68	31°33'08"	40.90'	22.52'
C69	46°30'46"	40.90'	33.20'
C70	45°37'22"	40.90'	32.57'
C71	16°50'39"	50.00'	14.70'
C72	09°53'51"	50.00'	8.64'
C73	06°56'48"	50.00'	6.06'

LINE	DIRECTION	DISTANCE
L1	N 00°21'32" W	6.00'
L2	N 00°21'32" W	6.00'
L3	N 82°13'38" W	32.18'
L4	N 82°13'38" W	56.28'
L5	N 82°13'38" W	53.84'
L6	N 24°13'34" E	2.43'
L7	N 82°13'38" W	56.28'
L8	N 82°13'38" W	37.47'
L9	N 82°13'38" W	18.81'
L10	S 44°38'26" W	12.02'
L11	S 89°38'26" W	28.50'
L12	S 89°38'26" W	33.50'
L13	N 45°21'34" W	12.02'
L14	N 44°38'42" E	21.21'
L15	N 45°32'06" W	21.64'
L16	N 00°18'52" W	10.00'
L17	N 00°21'34" W	10.00'

RADIAL	DIRECTION
R1	S 76°02'35" W
R2	N 76°46'40" W
R3	N 30°11'18" W
R4	N 13°16'50" E
R5	N 14°00'15" W
R6	N 24°13'34" E
R7	N 73°21'36" E
R8	S 76°40'19" E
R9	S 41°39'57" W
R10	S 75°07'36" E
R11	N 86°49'06" W
R12	N 40°59'21" W
R13	N 07°31'06" E
R14	N 14°08'59" E
R15	S 13°16'59" W
R16	S 31°47'23" E
R17	S 74°27'06" E
R18	N 75°34'17" E
R19	N 48°22'54" W
R20	N 76°40'19" W
R21	S 87°46'28" W
R22	S 39°37'48" W
R23	S 12°16'35" E
R24	N 14°00'07" W
R25	S 43°51'59" E

RADIAL	DIRECTION
R26	S 83°12'29" E
R27	S 56°34'40" W
R28	N 85°33'50" W
R29	N 38°20'05" W
R30	N 12°19'50" E
R31	N 62°59'45" E
R32	S 66°26'42" E
R33	S 41°01'57" E
R34	N 80°06'56" W
R35	S 58°51'05" W
R36	N 05°31'32" E
R37	S 02°52'01" W
R38	S 16°29'05" W
R39	S 15°04'03" E
R40	S 61°34'49" E
R41	N 72°47'49" E
R42	N 82°41'40" E
R43	S 04°22'39" E

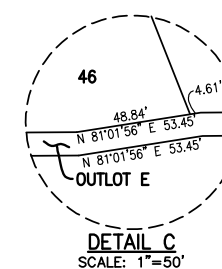
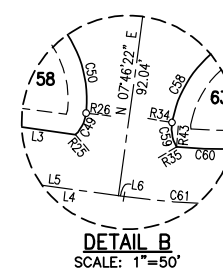


SCALE: 1" = 100'

POSITION FALLS ON SEWER MANHOLE, ESTABLISHED WITH TIES, AS BEING THE NORTH QUARTER CORNER OF SECTION 27, T 13 S, R 21 E, M.D.B. & M. C.R. 7570

LEGEND:

- MONUMENT FOUND AND ACCEPTED AS NOTED
- 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.
- () RECORD DATA AS PER THE MAP OF TRACT NO. 6210, RECORDED IN VOLUME 89 OF PLATS, AT PAGES 85 & 86, FRESNO COUNTY RECORDS.
- [] RECORD DATA AS PER THE MAP OF TRACT NO. 5717, RECORDED IN VOLUME 80 OF PLATS, AT PAGES 56 & 57, FRESNO COUNTY RECORDS.
- △ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER THE SUBDIVISION OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, RECORDED IN VOLUME 5 OF PLATS, AT PAGE 14, FRESNO COUNTY RECORDS.
- △ PACIFIC GAS AND ELECTRIC COMPANY EASEMENT, RECORDED MARCH 19, 2007 AS DOCUMENT NO. 2007-0055695, FRESNO COUNTY RECORDS.
- △ PACIFIC GAS AND ELECTRIC COMPANY EASEMENT, RECORDED MARCH 19, 2007 AS DOCUMENT NO. 2007-0055696, FRESNO COUNTY RECORDS.
- △ PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER DEED OF EASEMENT RECORDED OCTOBER 25, 2013 AS DOCUMENT NO. 2013-0149173, FRESNO COUNTY RECORDS.
- △ 5' WIDE PRIVATE IRRIGATION DITCH/PIPELINE RUNNING THROUGH A PORTION OF LOTS 3 AND 6 OF THE MAP RECORDED IN VOLUME 5 OF PLATS, AT PAGE 14, FRESNO COUNTY RECORDS, WAS RELOCATED AND SUBSTITUTED WITH A 12 INCH PIPELINE WITHIN A STRIP SHOWN HEREON AS SHOWN ON THE MAP OF TRACT NO. 6210.
- ▲ EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
- CALC CALCULATED FROM RECORD DATA
- F.C.R. FRESNO COUNTY RECORDS
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- (R) INDICATES RADIAL BEARING TO CURVE
- SDE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT CHANNEL EASEMENT RECORDED IN VOLUME 80 OF PLATS, AT PAGES 56 & 57, FRESNO COUNTY RECORDS.
- INDICATES THE LIMITS OF THIS SUBDIVISION



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 FOR EMERGENCY VEHICLE ACCESS, AND OFFERED FOR DEDICATION FOR PUBLIC UTILITY EASEMENT PURPOSES.
4. OUTLOT C, OUTLOT D AND OUTLOT E ARE DEDICATED IN FEE TO THE CITY OF FRESNO FOR LANDSCAPE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.
5. OUTLOT C, OUTLOT D AND OUTLOT E NOW OFFERED FOR DEDICATION FOR LANDSCAPE, PEDESTRIAN AND PUBLIC UTILITY EASEMENT PURPOSES.
6. OUTLOT F FOR PRIVATE LANDSCAPING AND OPEN SPACE.

TRACT NO. 6097
VOLUME 86 OF PLATS,
PAGES 48 & 50, F.C.R.

3/4" IRON PIPE, 13" DOWN, IN CONCRETE, TAGGED LS 8177, AS BEING THE SOUTHWEST CORNER OF TRACT NO. 6210.

TRACT NO. 6033
VOLUME 24 OF PLATS,
PAGES 76 & 77, F.C.R.

3/4" IRON PIPE, 11" DOWN, IN CONCRETE, TAGGED RCE 26996, AS BEING THE SOUTHEAST CORNER OF TRACT NO. 6033.

2" BRASS CAP MARKED W/ "+", 13" DOWN, IN MONUMENT WELL, PER TIES PER RECORD OF SURVEY RECORDED IN BOOK 44, PAGE 68, F.C.R. AS BEING THE CENTER QUARTER CORNER OF SECTION 27, T 13 S, R 21 E, M.D.B. & M. DESTROYED BY SEWER CONSTRUCTION BY OTHERS.