

# FINAL MAP OF TRACT NO. 6234

PHASE I OF TENTATIVE TRACT NO. 6234

**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.

MILROSE PROPERTIES CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: *Mike Miller* \_\_\_\_\_ DATE 10/10/24  
MIKE MILLER, VICE PRESIDENT

**NOTARY ACKNOWLEDGMENT:**

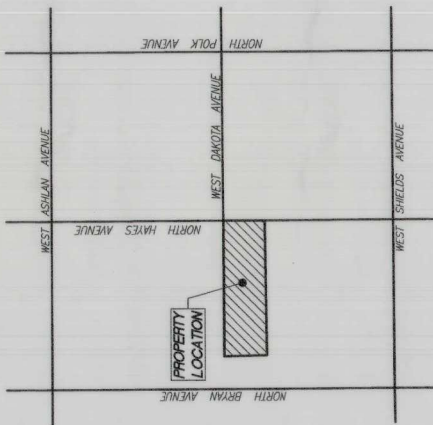
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA /  
COUNTY OF Fresno /  
ON 10/10/24 BEFORE ME, A. Blain, A NOTARY PUBLIC,  
PERSONALLY APPEARED Mike Miller, 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 *A. Blain* \_\_\_\_\_  
NAME A. Blain \_\_\_\_\_  
COUNTY OF Fresno \_\_\_\_\_  
MY COMMISSION EXPIRES Aug 8, 2028 \_\_\_\_\_  
COMMISSION NUMBER 2496983 \_\_\_\_\_



VICINITY MAP  
NOT TO SCALE



**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 LENNAR HOMES OF CALIFORNIA, INC. IN MARCH, 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. 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.

PETER D. COATES, LS 5096 EXP. 6/30/2025  
*Peter D. Coates* \_\_\_\_\_ DATE 10/19/24

**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. MOZER, PE 54417 \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER  
LICENSE EXPIRES 12/31/25

**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 12/31/25  
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.

TODD STERNER, CMC \_\_\_\_\_ DATE \_\_\_\_\_  
CITY CLERK  
BY: \_\_\_\_\_ DEPUTY

**RECORDER'S CERTIFICATE:**

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

PAUL DICTOS, C.P.A. \_\_\_\_\_  
FRESNO COUNTY ASSESSOR-RECORDER

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



**LEGAL DESCRIPTION:**

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

- TRACT I:  
PARCEL A:  
THE EAST 800 FEET OF LOT 12 OF DUNCAN TRACT, IN THE COUNTY OF FRESNO, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3, PAGE 38 OF RECORDS OF SURVEYS, FRESNO COUNTY RECORDS.
- PARCEL A-1:  
A RIGHT OF WAY FOR ROAD PURPOSES OVER THE NORTH 30 FEET AND THE SOUTH 30 FEET OF LOT 12 OF DUNCAN TRACT, IN THE COUNTY OF FRESNO, AS RESERVED IN THE DEED FROM M.R. STAMPER TO LOTTIE M. STAMPER, RECORDED SEPTEMBER 24, 1947 IN VOLUME 2559, PAGE 252 AS DOCUMENT NO. 49178 OF OFFICIAL RECORDS.

- TRACT II:  
LOT 5 OF DUNCAN TRACT, IN THE COUNTY OF FRESNO, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3, PAGE 38 OF RECORDS OF SURVEYS, FRESNO COUNTY RECORDS.
- APN: 512-141-13 AND 512-141-19

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

- THE EFFECT OF AN INSTRUMENT ENTITLED "BEFORE THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT RESOLUTION PROVIDING FOR THE REORDENING OF A MAP IDENTIFYING AREAS SUBJECT TO PAYMENT OF DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES", EXECUTED BY FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND CITY OF FRESNO, RECORDED JULY 31, 1985 AS INSTRUMENT NO. 95092128, OF OFFICIAL RECORDS.
- ANY EASEMENTS AND/OR SERVITUDES AFFECTING PARCEL A-1 HEREIN DESCRIBED.
- AN EASEMENT IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY FOR UNDERGROUND PIPES AND INCIDENTAL PURPOSES, RECORDED JANUARY 27, 1978 AS INSTRUMENT NO. 10013 IN BOOK 6980, PAGE 933, OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STIPULATION AND DECREE FOR PERMANENT INJUNCTION", RECORDED AUGUST 9, 1983 AS 83-71823 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT AND COVENANT RUNNING WITH THE LAND, EXECUTED BY AND BETWEEN COUNTY OF FRESNO AND REYES KIRO AND WINNIE L. KIRO, RECORDED SEPTEMBER 28, 1987, AS INSTRUMENT NO. 97-128127 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF CITY OF FRESNO FOR SANITARY SEWER MAIN AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 20, 2007 AS INSTRUMENT NO. 2007-175407 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY FOR WIRES AND CABLES, AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1985 AS BOOK 3577, PAGE 91 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF CITY OF FRESNO FOR RIGHT OF WAY FOR A SANITARY SEWER AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 20, 2007 AS INSTRUMENT NO. 2007-175404 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, ADOPTING THE OFFICIAL PLAT LINE FOR WEST MADON AVENUE FROM NORTH GRANLAND AVENUE TO NORTH HAYES AVENUE", RECORDED JULY 11, 2011 AS INSTRUMENT NO. 2011-00752 OF OFFICIAL RECORDS.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 3, PAGE 38 OF RECORD OF SURVEYS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED RESERVATION OF COST SHARING AGREEMENT, EXECUTED BY AND BETWEEN EDWARD D. FANUCCO, A MARRED MAN AS HIS SILE AND SEPARATE PROPERTY AND EDWARD L. FANUCCO, A SINGLE MAN, RECORDED DECEMBER 15, 2021, AS INSTRUMENT NO. 2021-026539 OF OFFICIAL RECORDS.
- THE TERMS, PROVISIONS AND EASEMENTS(S) CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR TEMPORARY STORM WATER DETENTION BASIN CROSS DRAINAGE EASEMENT STORM DRAINAGE PIPELINE AND PRIVATE IRRIGATION PIPELINE" RECORDED DECEMBER 8, 2023 AS INSTRUMENT NO. 2023-0112244 OF OFFICIAL RECORDS.
- A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6234, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_ OFFICIAL RECORDS FRESNO COUNTY.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6234, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_ OFFICIAL RECORDS FRESNO COUNTY.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6234, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_ OFFICIAL RECORDS FRESNO COUNTY.
- 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. 6234, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_ OFFICIAL RECORDS FRESNO COUNTY.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6234, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_ OFFICIAL RECORDS FRESNO COUNTY.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6234, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_ OFFICIAL RECORDS FRESNO COUNTY.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR TEMPORARY STORM DRAINAGE FACILITIES FOR THE FINAL MAP OF TRACT NO. 6234, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_ OFFICIAL RECORDS FRESNO COUNTY.

# FINAL MAP OF TRACT NO. 6234

A PLANNED DEVELOPMENT, BEING A MERGER AND RESUBDIVISION OF  
A PORTION OF THE SOUTH-EAST QUARTER OF SECTION 21,  
TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN  
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN MARCH 2021  
BY PRECISION CIVIL ENGINEERING, INC.

CONSISTING OF 4 SHEETS  
SHEET 2 OF 4

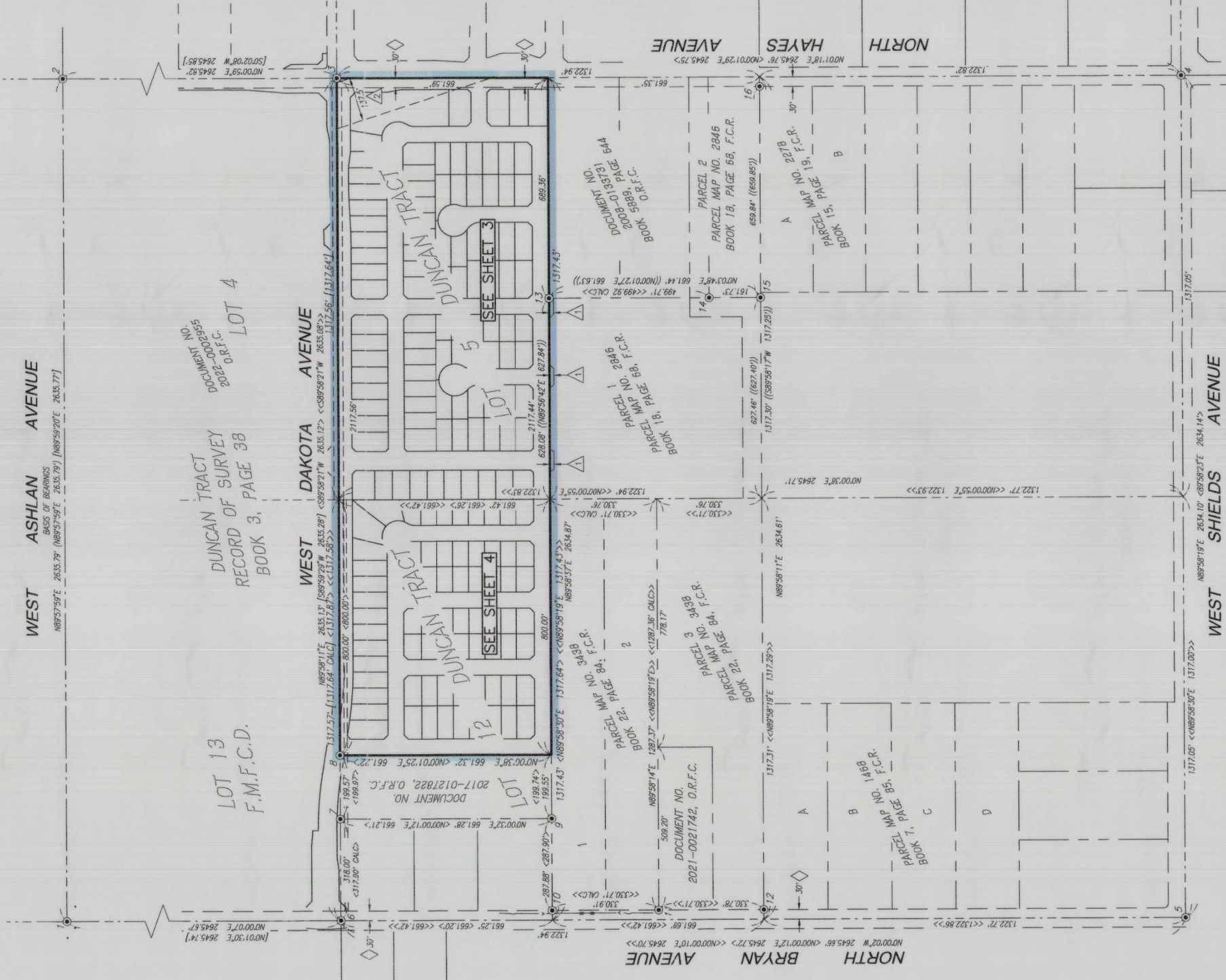
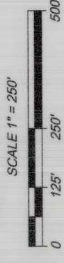
MON #	LOCATION
1	NORTH 1/4 CORNER OF SECTION 21, T13S, R19E, M.D.B.&M. REESTABLISHED POSITION PER CORNER RECORD NO. 8025 ON FILE WITH THE FRESNO COUNTY SURVEYOR
2	NORTHEAST CORNER OF SECTION 21, T13S, R19E, M.D.B.&M. FOUND 3/4" REBAR, DOWN 12". CONFIRMED POSITION PER TIES SHOWN ON PARCEL MAP NO. 4474, BK. 31, PG. 26, F.C.R.
3	EAST 1/4 CORNER OF SECTION 21, T13S, R19E, M.D.B.&M. REESTABLISHED POSITION PER CORNER RECORD NO. 7966 ON FILE WITH THE FRESNO COUNTY SURVEYOR
4	SOUTHWEST CORNER OF SECTION 21, T13S, R19E, M.D.B.&M. FOUND SCOTT MCKAY MONUMENT, DOWN 16", PER CORNER RECORD NO. 6266 ON FILE WITH THE FRESNO COUNTY SURVEYOR
5	SOUTH 1/4 CORNER OF SECTION 21, T13S, R19E, M.D.B.&M. FOUND FRESNO COUNTY BRASS CAP MONUMENT, DOWN 6", PER CORNER RECORD NO. 6629 ON FILE WITH THE FRESNO COUNTY SURVEYOR
6	CENTER 1/4 CORNER OF SECTION 21, T13S, R19E, M.D.B.&M. FOUND FRESNO COUNTY BRASS CAP MONUMENT, DOWN 6", PER CORNER RECORD NO. 7864 ON FILE WITH THE FRESNO COUNTY SURVEYOR
7	FOUND 3/4" IRON PIPE, DOWN 12", TAGGED LS 5277 PER RECORD OF SURVEY BOOK 45, PAGE 78 O.R.F.C.
8	FOUND 5/8" REBAR, BENT EASTERLY, N84°38'55"E 0.62' FROM CALCULATED POSITION. DID NOT ACCEPT O.R.F.C.
9	FOUND 3/4" IRON PIPE, DOWN 6", TAGGED LS 5277 PER RECORD OF SURVEY BOOK 45, PAGE 78 O.R.F.C.
10	FOUND 1" IRON PIPE, FLUSH, TAGGED ROE 19743. PIPE IS 30.06' EAST OF SECTION LINE ACCEPTED AS BEING ON THE SOUTH LINE OF LOT 12 OF DUNCAN TRACT. CONFIRMED POSITION PER MONUMENT AS NOTED ON RECORD OF SURVEY, BK. 45, PG. 78, F.C.R.
11	NORTHWEST CORNER OF PARCEL 3, PARCEL MAP NO. 3438, BK. 22, PG. 84, F.C.R. FOUND 1" IRON PIPE, FLUSH, TAGGED ROE 19743
12	SOUTHWEST CORNER OF PARCEL 3, PARCEL MAP NO. 3438, BK. 22, PG. 84, F.C.R. FOUND 1" IRON PIPE, UP 2", TAGGED LS 3261
13	NORTHEAST CORNER OF PARCEL 1, PARCEL MAP NO. 2846, BK. 18, PG. 88, F.C.R. FOUND 1" IRON PIPE, DOWN 2", TAGGED LS 3261
14	POINT ON WEST LINE PARCEL 2, PARCEL MAP NO. 2846, 60' SOUTH OF NORTHWEST CORNER, FOUND 1" IRON PIPE, DOWN 2", NOT TAGGED PER PARCEL MAP 2846 BOOK 18, PAGE 88 O.R.F.C. SET TAG PLS 8768.
15	SOUTHEAST CORNER OF PARCEL 1, PARCEL MAP NO. 2846, BK. 18, PG. 88, F.C.R. FOUND 1" IRON PIPE, DOWN 20", TAGGED LS 3261
16	SOUTHWEST CORNER OF PARCEL 2, PARCEL MAP NO. 2846, BK. 18, PG. 88, F.C.R. FOUND 1" IRON PIPE, UP 2", TAGGED LS 3261

## LEGEND

- ( ) MONUMENT FOUND AND ACCEPTED AS NOTED. SEE MONUMENT TABLE
- ( ) RECORD DATA PER FINAL MAP OF TRACT NO. 6234, RECORDED IN VOLUME 90 OF PLATS, AT PAGES 78 THRU 81, F.C.R.
- [ ] RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 57 OF RECORD OF SURVEYS AT PAGE 36, F.C.R.
- < > RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 45 OF RECORD OF SURVEYS AT PAGE 78, F.C.R.
- << >> RECORD DATA PER PARCEL MAP NO. 3438, RECORDED IN BOOK 22 OF PARCEL MAPS, AT PAGE 84, F.C.R.
- (( )) RECORD DATA PER PARCEL MAP NO. 2846, RECORDED IN BOOK 18 OF PARCEL MAPS, AT PAGE 88, F.C.R.
- △ STREET RIGHT-OF-WAY EASEMENT GRANTED TO CITY OF FRESNO IN DOCUMENT NO. 2023-0098231, RECORDED OCTOBER 23, 2023, O.R.F.C.
- △ EASEMENT FOR UTILITY PURPOSES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, RECORDED MARCH 21, 1955, BOOK 3577, PAGE 91, O.R.F.C.
- △ PREVIOUSLY DEDICATED FOR ROAD PURPOSES PER MAP OF DUNCAN TRACT, RECORDED IN BOOK 3 OF RECORD OF SURVEYS, AT PAGE 38, F.C.R.
- ◇ CALCULATED FROM RECORD DATA
- CALC FRESNO COUNTY RECORDS
- F.C.R. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
- F.M.F.C.D. OFFICIAL RECORDS FRESNO COUNTY
- O.R.F.C. INDICATES LIMITS OF THIS SUBDIVISION

## BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 19 EAST, M.D.B.&M. WAS TAKEN TO BEAR NORTH 89° 57' 59" EAST AS SHOWN ON FINAL MAP OF TRACT NO. 6234, RECORDED IN VOLUME 90 OF PLATS, AT PAGES 78 THRU 81, FRESNO COUNTY RECORDS.





**LEGEND**

- MONUMENT FOUND AND ACCEPTED AS NOTED (SEE MONUMENT TABLE ON SHEET 2)
- SET 3/4" X 30" IRON PIPE, 4" UP IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6", TAGGED PLS 8768
- △ PREVIOUSLY DEDICATED FOR ROAD PURPOSES PER DOCUMENT NO. \_\_\_\_\_, PAGE \_\_\_\_\_, O.R.F.C.
- ◇ PREVIOUSLY DEDICATED FOR ROAD PURPOSES PER MAP OF DUNCAN TRACT, RECORDED IN BOOK 3 OF RECORD OF SURVEYS, AT PAGE 38, FRESNO COUNTY RECORDS
- ① AN EASEMENT FOR SANITARY SEWER MAIN PURPOSES GRANTED TO THE CITY OF FRESNO, RECORDED SEPTEMBER 20, 2007, AS INSTRUMENT NO. 2007-0175407, O.R.F.C.
- ③ AN EASEMENT FOR SANITARY SEWER MAIN PURPOSES GRANTED TO THE CITY OF FRESNO, RECORDED SEPTEMBER 20, 2007, DOCUMENT NO. 2007-175404, OFFICIAL RECORDS FRESNO COUNTY.
- ⑤ STREET RIGHT-OF-WAY AND BIKE, PEDESTRIAN AND LANDSCAPE EASEMENT GRANTED TO CITY OF FRESNO IN DOCUMENT NO. \_\_\_\_\_, RECORDED \_\_\_\_\_, 20\_\_\_\_, O.R.F.C.
- ⑥ STREET RIGHT-OF-WAY EASEMENT GRANTED TO CITY OF FRESNO IN DOCUMENT NO. \_\_\_\_\_, RECORDED \_\_\_\_\_, 20\_\_\_\_, O.R.F.C.
- ⑦ STREET RIGHT-OF-WAY EASEMENT GRANTED TO CITY OF FRESNO IN DOCUMENT NO. \_\_\_\_\_, RECORDED \_\_\_\_\_, 20\_\_\_\_, O.R.F.C.
- ⑧ AN EASEMENT FOR UNDERGROUND PIPES AND INCIDENTAL PURPOSES GRANTED TO PACIFIC GAS ELECTRIC COMPANY, RECORDED JANUARY 27, 1978 AS INSTRUMENT NO. 10013 IN BOOK 6960, PAGE 933, O.R.F.C.
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT FOR PUBLIC USE PREVIOUSLY DEDICATED PER DOCUMENT NO. \_\_\_\_\_, RECORDED \_\_\_\_\_, 20\_\_\_\_, O.R.F.C.
- C1 SEE CURVE TABLE ON THIS SHEET
- L1 SEE LINE TABLE ON THIS SHEET
- RI SEE RADIAL TABLE ON THIS SHEET
- \*\*\*\*\* INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- ===== INDICATES LIMITS OF THIS SUBDIVISION

SEE CURVE TABLE ON THIS SHEET

SEE LINE TABLE ON THIS SHEET

SEE RADIAL TABLE ON THIS SHEET

\*\*\*\*\* INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS

===== INDICATES LIMITS OF THIS SUBDIVISION

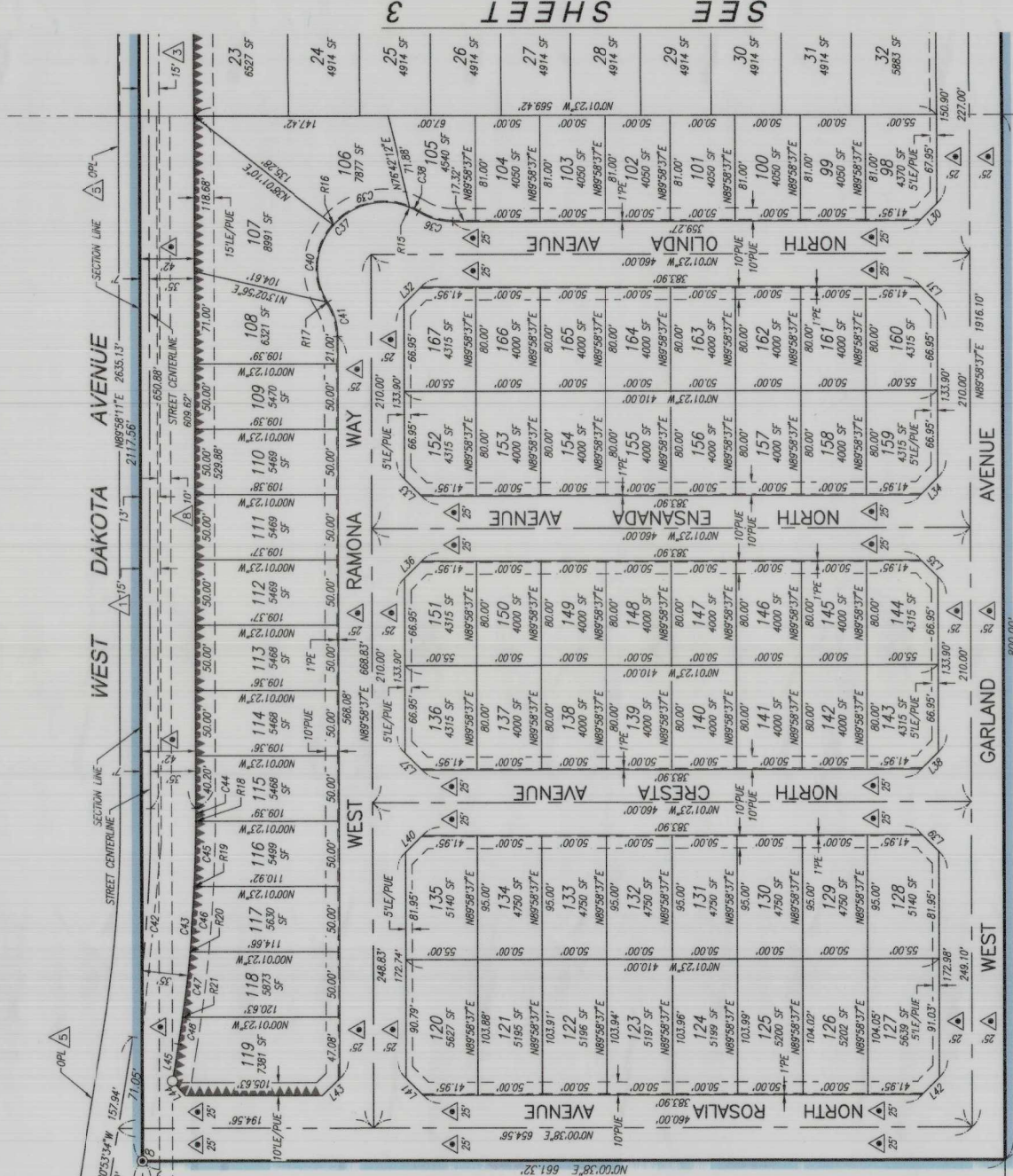
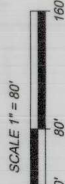
**NOTES:**

1. SET 3/4" X 30" IRON PIPE, TAGGED PLS 8768, DOWN 6", AT ALL LOT CORNERS, ANGLE POINTS, AND ENDS OF CURVES, UNLESS NOTED OTHERWISE.

**FINAL MAP OF TRACT NO. 6234**

A PLANNED DEVELOPMENT, BEING A MERGER AND RESUBDIVISION OF A PORTION OF THE SOUTH-EAST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT Diablo BASE AND MERIDIAN IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN MARCH 2021 BY PRECISION CIVIL ENGINEERING, INC.

CONSISTING OF 4 SHEETS  
SHEET 4 OF 4



LINE BEARING	LENGTH
L1	N44°58'37"E 18.46'
L2	N45°00'22"W 14.70'
L3	N44°59'58"E 14.89'
L4	N45°01'23"W 18.46'
L5	N44°59'38"W 23.35'
L6	N45°01'23"W 18.46'
L7	N44°58'37"E 18.46'
L8	N45°01'23"W 18.46'
L9	N44°58'24"E 14.70'
L10	N45°01'56"W 14.70'
L11	N44°58'37"E 18.46'
L12	N45°01'23"W 18.46'
L13	N44°58'37"E 18.46'
L14	N45°01'23"W 11.38'
L15	N44°58'24"E 15.91'
L16	N45°01'56"W 15.91'
L17	N44°58'37"E 11.38'
L18	N45°01'23"W 11.38'
L19	N45°01'23"W 10.00'
L20	N45°01'23"W 9.50'
L21	N44°58'37"E 18.46'
L22	N45°01'23"W 18.46'
L23	N44°58'37"E 18.46'
L24	N45°01'23"W 18.46'
L25	N45°01'23"W 10.00'

LINE BEARING	LENGTH
L26	N89°58'37"E 19.00'
L27	N44°58'37"E 18.46'
L28	N45°01'23"W 18.46'
L29	N44°58'37"E 18.46'
L30	N45°01'23"W 18.46'
L31	N44°58'37"E 18.46'
L32	N45°01'23"W 18.46'
L33	N44°58'37"E 18.46'
L34	N45°01'23"W 18.46'
L35	N44°58'37"E 18.46'
L36	N45°01'23"W 18.46'
L37	N44°58'37"E 18.46'
L38	N45°01'23"W 18.46'
L39	N44°58'37"E 18.46'
L40	N45°01'23"W 18.46'
L41	N44°58'37"E 18.46'
L42	N45°00'22"W 18.45'
L43	N45°00'22"W 18.45'
L44	N45°01'23"W 14.81'
L45	N45°01'23"W 28.71'

CURVE	RADIUS	DELTA	LENGTH
C1	50.00'	31°47'18"	27.74'
C2	50.00'	152°34'36"	134.02'
C3	50.00'	113°19'24"	98.88'
C4	50.00'	40°16'12"	35.14'
C5	50.00'	31°47'18"	27.74'
C6	50.00'	19°40'28"	17.17'
C7	50.00'	12°08'50"	10.37'
C8	1100.00'	3°01'39"	58.12'
C9	1065.00'	3°01'39"	56.27'
C10	1065.00'	0°09'37"	2.98'
C11	1065.00'	2°41'28"	50.02'
C12	1065.00'	0°10'34"	3.27'
C13	1100.00'	3°01'39"	58.12'
C14	1135.00'	3°01'39"	59.88'
C15	1135.00'	1°08'01"	22.46'
C16	1135.00'	1°53'38"	37.52'
C17	50.00'	19°56'55"	17.41'
C18	50.00'	295°53'34"	223.31'
C19	50.00'	31°29'08"	27.48'
C20	50.00'	78°27'47"	68.47'
C21	50.00'	78°27'47"	68.47'
C22	50.00'	64°40'01"	56.43'
C23	50.00'	2°46'51"	2.46'
C24	50.00'	55°56'39"	48.82'
C25	50.00'	32°19'41"	28.21'

RADIAL BEARING	LENGTH	
R1	N82°23'37"E 13.65'	
R2	S17°20'13"E 14.58'	
R3	N07°11'26"W 228.12'	
R4	N2°32'54"W 38.28'	
R5	S15°52'27"E 68.47'	
R6	N78°26'24"E 68.47'	
R7	N07°21'27"W 52.80'	
R8	N78°29'10"W 42.83'	
R9	S35°50'48"W 3.27'	
R10	N74°23'05"W 39.56'	
R11	N72°26'24"E 27.74'	
R12	N07°12'37"W 134.02'	
R13	N78°29'10"W 7.70'	
R14	M44°58'23"E 63.30'	
R15	S67°03'47"E 63.30'	
R16	M44°42'28"E 27.74'	
R17	M31°48'41"W 175.43'	
R18	S07°27'52"W 181.01'	
R19	S2°59'24"W 8.80'	
R20	S5°31'16"W 50.03'	
R21	S63°03'48"W 50.14'	
R22	S53°03'48"W 50.36'	
R23	S11°33'00"W 192.38'	
R24	N100.00' 9°08'15"	175.43'

CURVE	RADIUS	DELTA	LENGTH
C26	50.00'	15°38'17"	13.65'
C27	50.00'	16°41'24"	14.58'
C28	50.00'	26°24'30"	228.12'
C29	50.00'	4°35'15"	38.28'
C30	50.00'	78°27'47"	68.47'
C31	50.00'	78°27'47"	68.47'
C32	50.00'	67°37'02"	52.80'
C33	50.00'	49°04'48"	42.83'
C34	50.00'	3°44'35"	3.27'
C35	50.00'	45°20'14"	39.56'
C36	50.00'	31°47'18"	27.74'
C37	50.00'	15°34'36"	134.02'
C38	50.00'	8°49'42"	7.70'
C39	50.00'	72°32'07"	63.30'
C40	50.00'	72°32'07"	63.30'
C41	50.00'	31°47'18"	27.74'
C42	1100.00'	9°08'15"	175.43'
C43	1135.00'	9°08'15"	181.01'
C44	1135.00'	0°29'41"	8.80'
C45	1135.00'	2°31'32"	50.03'
C46	1135.00'	2°31'32"	50.14'
C47	1135.00'	2°32'32"	50.36'
C48	1135.00'	1°02'38"	20.68'
C49	1100.00'	9°08'15"	175.43'