

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.

TPG AG EHC SD (LEN) CA 1, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: STEVEN S. BENSON, ITS MANAGER 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 _____ }
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

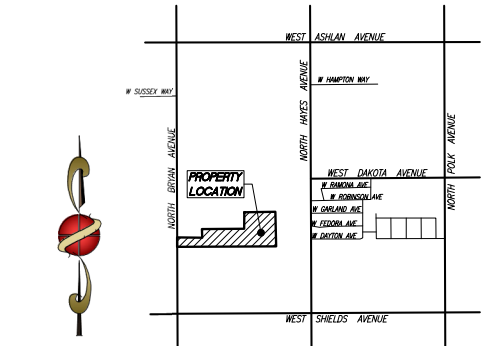
SIGNATURE _____

NAME _____

COUNTY OF _____

MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____



VICINITY MAP

NOT TO SCALE

FINAL MAP OF
TRACT NO. 6449

PHASE 2 OF VESTING TENTATIVE MAP NO. 6234
A PLANNED DEVELOPMENT, BEING A MERGER AND RESUBDIVISION OF
A PORTION OF THE SOUTHEAST 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 3 SHEETS
SHEET 1 OF 3

LEGAL DESCRIPTION:

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

PARCEL A:

PARCEL 3 OF PARCEL MAP NO. 3438, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 22 OF PARCEL MAPS AT PAGE 84, FRESNO COUNTY RECORDS, AND PARCEL 1 OF PARCEL MAP NO. 2846, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 18, AT PAGE 68 OF PARCEL MAPS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THE NORTH 171.10 FEET OF THE WEST 509.20 FEET OF SAID PARCEL 3.

SAID LEGAL DESCRIPTION IS PURSUANT TO CERTIFICATE OF COMPLIANCE NO. PLA 04-31 (B) RECORDED MARCH 4, 2005 AS INSTRUMENT NO. 2005-0049706 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL A-1

AN ACCESS EASEMENT OVER THE NORTH 60 FEET OF PARCEL 2 OF PARCEL MAP NO. 2846, ACCORDING TO THE MAP THEREFOR RECORDED IN BOOK 18, AT PAGE 68 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

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 RECORDATION 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, 1995 AS INSTRUMENT NO. 95092128 OF OFFICIAL RECORDS.
- AN EASEMENT FOR RIGHT OF WAY AND INSTALL, CONSTRUCT, OPERATE MAINTAIN, REPAIR, REMOVE AND REPLACE AN UNDERGROUND STORM DRAINAGE PIPELINE AND TO CONDUCT WATER THROUGH THE SAME INGRESS AND EGRESS, IN THE DOCUMENT RECORDED DECEMBER 7, 2023 AS INSTRUMENT NO. 2023-0111802 OF OFFICIAL RECORDS.
- AN EASEMENT FOR RIGHT OF WAY AND PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED OCTOBER 23, 2023 AS INSTRUMENT NO. 2023-0098231 OF OFFICIAL RECORDS.

IN FAVOR OF: CITY OF FRESNO, A MUNICIPAL CORPORATION
AFFECTS: SAID LAND
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT FOR TEMPORARY STORM WATER DETENTION BASIN, CROSS DRAINAGE EASEMENT, STORM DRAINAGE PIPELINE AND PRIVATE IRRIGATION PIPELINE, EXECUTED BY AND BETWEEN EDWARD L. FANUCCI AND LENNAR HOMES OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED DECEMBER 8, 2023, AS INSTRUMENT NO. 2023-0112244 OF OFFICIAL RECORDS.
- AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED AUGUST 30, 2024 AS INSTRUMENT NO. 2024-0079432 OF OFFICIAL RECORDS.

IN FAVOR OF: CITY OF FRESNO, A MUNICIPAL CORPORAION
AFFECTS: SAID LAND
AFFECTS: 512-141-44
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 31, 1981 AS INSTRUMENT NO. 114271 IN BOOK 7837, PAGE 603 OF OFFICIAL RECORDS IN FAVOR OF ROGER M. STORY, ETAL.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT AND ANNEXATION TO THE CITY OF FRESNO" RECORDED FEBRUARY 8, 1984 AS INSTRUMENT NO. 84-13171 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STIPULATION FOR JUDGMENT", RECORDED JANUARY 6, 2010 AS INSTRUMENT NO. 2010-1165 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED MEMORANDUM OF OPTION AGREEMENT, EXECUTED BY AND BETWEEN TPG AG EHC SD (LEN) CA 1, L.P., A DELAWARE LIMITED PARTNERSHIP AND LENNAR HOMES OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED MARCH 21, 2005 AS INSTRUMENT NO. 2025-0028784 OF OFFICIAL RECORDS.
- A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6449, RECORDED _____, DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6449, PHASE 2 OF VESTING TENTATIVE MAP NO. 6234, RECORDED _____, DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6449, PHASE 2 OF VESTING TENTATIVE MAP NO. 6234, RECORDED _____, DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
- 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. 6449, PHASE 2 OF VESTING TENTATIVE MAP NO. 6234, RECORDED _____, DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6449, PHASE 2 OF VESTING TENTATIVE MAP NO. 6234, RECORDED _____, DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6449, PHASE 2 OF VESTING TENTATIVE MAP NO. 6234, RECORDED _____, DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR TEMPORARY STORM DRAINAGE FACILITIES FOR THE FINAL MAP OF TRACT NO. 6449, PHASE 2 OF VESTING TENTATIVE MAP NO. 6234, RECORDED _____, DOCUMENT NO. _____, FRESNO COUNTY RECORDS.



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 CENTRAL VALLEY 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. COHRS, LS 5096 EXP. 6/30/2025 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 AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT

SCOTT L. MOZIER, PE 54417 DATE
CITY ENGINEER
LICENSE EXPIRES 12/31/2025

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
CITY ENGINEER
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 STERMER, 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 LENNAR TITLE.

FRESNO COUNTY RECORDS

PAUL DICTOS, CPA, RECORDER

BY: DEPUTY COUNTY RECORDER

PREPARED BY:



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

SHEET 1 OF 3

FINAL MAP OF
TRACT NO. 6449

PHASE 2 OF VESTING TENTATIVE MAP NO. 6234
A PLANNED DEVELOPMENT, BEING A MERGER AND RESUBDIVISION OF
A PORTION OF THE SOUTHEAST 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.

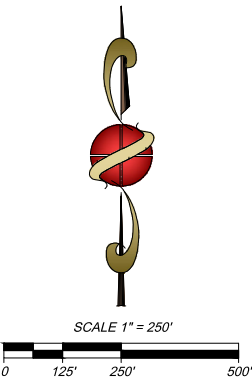
CONSISTING OF 3 SHEETS
SHEET 2 OF 3

MONUMENT TABLE

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 OF PARCEL MAPS, PG. 26, FRESNO COUNTY RECORDS.
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	SOUTHEAST 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. 7664 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 FRESNO COUNTY RECORDS.
8	FOUND 5/8" REBAR, BENT EASTERLY, N84°38'55"E 0.62' FROM CALCULATED POSITION PER RECORD OF SURVEY BK 45, PG. 78, FRESNO COUNTY RECORDS. DID NOT ACCEPT.
9	FOUND 3/4" IRON PIPE, DOWN 6", TAGGED LS 5277, PER RECORD OF SURVEY BOOK 45, PAGE 78 FRESNO COUNTY RECORDS.
10	NORTHWEST CORNER PARCEL 1 OF PARCEL MAP NO. 3438, BK. 22 OF PARCEL MAPS, PG. 84, FRESNO COUNTY RECORDS. FOUND 1" IRON PIPE, FLUSH, TAGGED RCE 19743.
11	NORTHWEST CORNER OF PARCEL 3 OF PARCEL MAP NO. 3438, BK. 22 OF PARCEL MAPS, PG. 84, FRESNO COUNTY RECORDS. FOUND 1" IRON PIPE, FLUSH, TAGGED RCE 19743.
12	NORTHWEST CORNER OF PARCEL A OF PARCEL MAP NO. 1468, BK. 7 OF PARCEL MAPS, PG. 85, FRESNO COUNTY RECORDS. FOUND 1" IRON PIPE, UP 2", TAGGED LS 2931.
13	NORTHEAST CORNER OF PARCEL 1 OF PARCEL MAP NO. 2846, BK. 18 OF PARCEL MAPS, PG. 68, FRESNO COUNTY RECORDS. FOUND 1" IRON PIPE DOWN 2", TAGGED LS 3261.
14	FOUND 1" IRON PIPE, DOWN 2", NOT TAGGED, PER PARCEL MAP 2846, BOOK 18 OF PARCEL MAPS, PAGE 68, FRESNO COUNTY RECORDS. SET TAG PLS 8768.
15	SOUTHEAST CORNER OF PARCEL OF PARCEL MAP NO. 2846, BK. 18 OF PARCEL MAPS, PG. 68, FRESNO COUNTY RECORDS. FOUND 1" IRON PIPE, DOWN 20", TAGGED LS 3261.
16	SOUTHEAST CORNER OF PARCEL 2 OF PARCEL MAP NO. 2846, BK. 18 OF PARCEL MAPS, PG. 68, FRESNO COUNTY RECORDS. FOUND 1" IRON PIPE, UP 2", TAGGED LS 3261.

LEGEND

- # MONUMENT FOUND AND ACCEPTED AS NOTED. SEE MONUMENT TABLE
- () DATA PER MAP OF TRACT NO. 6258, RECORDED IN VOL. 90 OF PLATS, AT PGS. 78 THRU 81, FRESNO COUNTY RECORDS.
- [] DATA PER RECORD OF SURVEY RECORDED IN BK. 57 OF RECORD OF SURVEYS AT PG. 36, FRESNO COUNTY RECORDS.
- < > DATA PER RECORD OF SURVEY RECORDED IN BK. 45 OF RECORD OF SURVEYS AT PG. 78, FRESNO COUNTY RECORDS.
- << >> DATA PER PARCEL MAP NO. 3438, RECORDED IN BK. 22 OF PARCEL MAPS, AT PG. 84, FRESNO COUNTY RECORDS.
- (()) DATA PER PARCEL MAP NO. 2846, RECORDED IN BK. 18 OF PARCEL MAPS, AT PG. 68, FRESNO COUNTY RECORDS.
- △ EASEMENT FOR INGRESS AND EGRESS PURPOSES RESERVED BY ROGER M. STORY, ET AL, RECORDED DECEMBER 31, 1981 IN BK. 7837, PG. 603, OFFICIAL RECORDS FRESNO COUNTY.
- △ STREET RIGHT-OF-WAY EASEMENT GRANTED TO CITY OF FRESNO IN DOCUMENT NO. 2023-0098231, RECORDED OCTOBER 23, 2023, O.R.F.C.
- △ STORM DRAIN PIPELINE EASEMENT GRANTED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT IN DOCUMENT NO. 2023-0111802, RECORDED DECEMBER 7TH, 2023, O.R.F.C.
- △ PREVIOUSLY DEDICATED FOR ROAD PURPOSES PER MAP OF DUNCAN TRACT, RECORDED IN BK. 3 OF RECORD OF SURVEYS, AT PG. 38, FRESNO COUNTY RECORDS.
- CALC CALCULATED FROM RECORD DATA
- F.C.R. FRESNO COUNTY RECORDS
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
- 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. IS TAKEN TO BEAR NORTH 89° 57' 59" EAST AS SHOWN ON MAP OF TRACT NO. 6258, RECORDED IN VOLUME 90 OF PLATS, AT PAGES 78 THRU 81, FRESNO COUNTY RECORDS.

PREPARED BY:

PRECISION
CIVIL ENGINEERING, INC.

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

SHEET 2 OF 3

FINAL MAP OF
TRACT NO. 6449

PHASE 2 OF VESTING TENTATIVE MAP NO. 6234
A PLANNED DEVELOPMENT, BEING A MERGER AND RESUBDIVISION OF
A PORTION OF THE SOUTHEAST 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 3 SHEETS
SHEET 3 OF 3

LEGEND

- MONUMENT FOUND AND ACCEPTED AS NOTED (SEE MONUMENT TABLE ON SHEET 3)
- SET 3/4" X 30" IRON PIPE, 4" UP IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6", TAGGED PLS 5096
- INDICATES EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
- PREVIOUSLY OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES PER FINAL MAP OF TRACT NO. 6234, RECORDED IN VOLUME ____ OF PLATS, AT PAGES ____ THRU ____, FRESNO COUNTY RECORDS.
- PREVIOUSLY DEDICATED FOR ROAD PURPOSES PER MAP OF DUNCAN TRACT, RECORDED IN BOOK 3 OF RECORD OF SURVEYS, AT PAGE 38, FRESNO COUNTY RECORDS
- EASEMENT FOR INGRESS AND EGRESS PURPOSES RESERVED BY ROGER M. STORY, ET AL, RECORDED DECEMBER 31, 1981 IN BOOK 7837, PAGE 603, O.R.F.C.
- STREET RIGHT-OF-WAY EASEMENT GRANTED TO CITY OF FRESNO IN DOCUMENT NO. 2023-0098231, RECORDED OCTOBER 23, 2023, O.R.F.C.
- STORM DRAIN PIPELINE EASEMENT GRANTED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT IN DOCUMENT NO. 2023-0111802, RECORDED DECEMBER 7TH, 2023, O.R.F.C.
- 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 NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- L1 SEE LINE TABLE ON THIS SHEET
- INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- INDICATES LIMITS OF THIS SUBDIVISION

**THE REAL PROPERTY DESCRIBED BELOW IS
DEDICATED IN FEE FOR PUBLIC PURPOSES:**

OUTLOT "A" IS DEDICATED, IN FEE, TO THE CITY FOR LANDSCAPE AND PUBLIC UTILITY PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

NOTES:

- SET 3/4" X 30" IRON PIPE, TAGGED LS 5096, DOWN 6", AT ALL LOT CORNERS, ANGLE POINTS, AND ENDS OF CURVES, UNLESS NOTED OTHERWISE

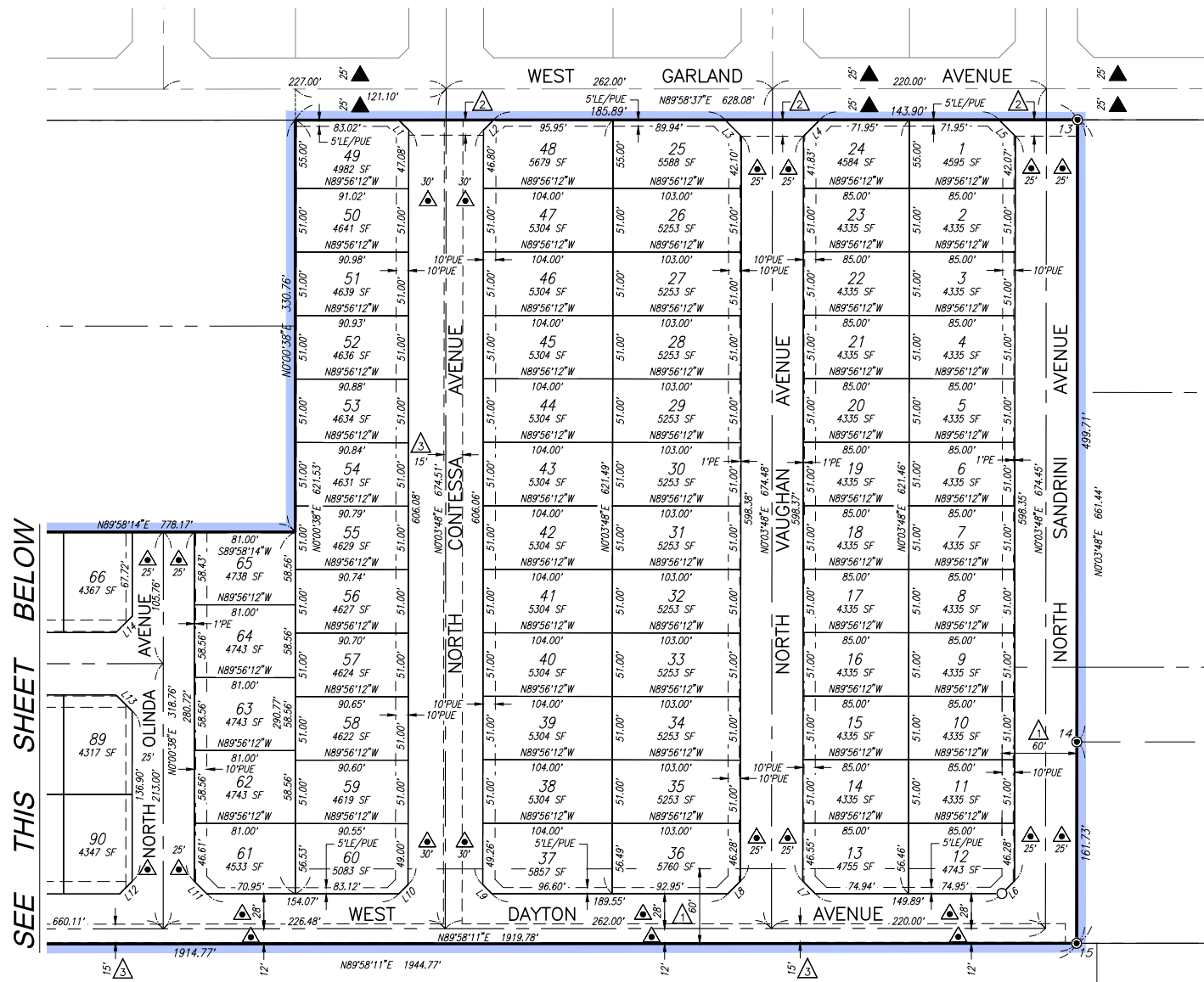
LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°58'47"W	11.38'
L2	N45°01'13"E	11.39'
L3	N44°58'47"W	18.45'
L4	N45°01'13"E	18.46'
L5	N44°58'47"W	18.45'
L6	N45°01'00"E	14.22'
L7	N44°59'00"W	14.21'
L8	N45°01'00"E	14.22'
L9	N44°59'00"W	10.46'
L10	N45°01'00"E	10.45'
L11	N45°00'35"W	14.21'
L12	N44°59'25"E	14.22'
L13	N45°00'35"W	18.45'
L14	N44°59'25"E	18.46'
L15	N45°01'49"W	18.45'
L16	N44°58'11"E	18.46'
L17	N45°01'49"W	14.21'
L18	N44°58'11"E	14.22'
L19	N45°00'55"W	10.46'
L20	N89°58'11"E	7.60'

PREPARED BY:

PRECISION
CIVIL ENGINEERING, INC.

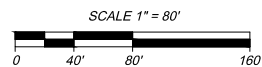
1234 O STREET, FRESNO, CA. 93721
PH(559)449-4500 FAX(559)449-4515

SHEET 3 OF 3



SEE THIS SHEET BELOW

SEE THIS SHEET ABOVE



OUTLOT A
1768 SF