FINAL MAP OF TRACT NO. 6222

A PLANNED DEVELOPMENT
PHASE II OF VESTING TENTATIVE MAP NO. 5464
BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, 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 APRIL 2018, BY MAURO R. WEYANT

CONSISTING OF TWO SHEETS
SHEET ONE OF TWO SHEETS

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 SACRAMENTO, INC., A CALIFORNIA CORPORATION

BY: _____
LEO PANTOJA, VICE PRESIDENT, LAND DEVELOPMENT AND FORWARD PLANNING

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, _____
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 _____

LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

EXCEPTING THEREFROM THAT PORTION OF LAND LYING WITHIN TRACT NO. 5464 LOTS 1 THROUGH 34, RECORDED IN VOLUME ____ PAGES ____ THROUGH ____ OF PLATS, FRESNO COUNTY 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" EXECUTED BY FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND CITY OF FRESNO, RECORDED JULY 31, 1995 AS DOCUMENT NO. 95092128, OFFICIAL RECORDS, FRESNO COUNTY.
2. A COVENANT AND AGREEMENT ENTITLED "STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT AND ANNEXATION TO THE CITY OF FRESNO" RECORDED FEBRUARY 15, 1985, AS DOCUMENT NO. 85015129 OF OFFICIAL RECORDS FRESNO COUNTY.
3. SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6222, PHASE II OF VESTING TENTATIVE MAP NO. 5464, RECORDED _____,2014 DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
4. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6222, PHASE II OF VESTING TENTATIVE MAP NO. 5464, RECORDED _____,2014 DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
5. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING SPECIAL SOLID WASTE DISPOSAL SERVICES FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6222, PHASE II OF VESTING TENTATIVE MAP NO. 5464, RECORDED _____,2014 DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
6. 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. 6222, PHASE II OF VESTING TENTATIVE MAP NO. 5464, RECORDED _____,2014 DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
7. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6222, PHASE II OF VESTING TENTATIVE MAP NO. 5464, RECORDED _____,2014 DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
8. THE EFFECTS OF PRECISE PLAN LINES TEMPERANCE AVENUE, RECORDED JULY 30, 1964 IN VOLUME 1 OF RECORD OF PRECISE PLANS AT PAGES 53-69 OFFICIAL RECORDS FRESNO COUNTY.
9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED FEBRUARY 17, 2005 AS INSTRUMENT NO. 2005-0038194.
10. THE TERMS, PROVISIONS AND EASEMENT (S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED JUNE 11, 2015 AS INSTRUMENT NO. 2015-0073538 OF OFFICIAL RECORDS.
11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT AND ANNEXATION TO THE CITY OF FRESNO" RECORDED FEBRUARY 05, 1985 AS INSTRUMENT NO. 85011412 OF OFFICIAL RECORDS.

ENGINEER'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 ZACH GOMES ON APRIL 1, 2018. 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.

_____ _____
MAURO R. WEYANT PLS 7773 LIC. EXP. 12-31-19 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 6-30-2019

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 12-31-2019
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 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 _____, 2018, 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 STREETS AND/OR PUBLIC EASEMENTS NOT SHOWN ON THE MAP AND NOTED AS ABANDONED BY THE FILING OF THE MAP.

YVONNE SPENCE, MMC
CITY CLERK

BY: _____ _____
DEPUTY DATE

RECORDER'S CERTIFICATE:

DOCUMENT NO. _____ FEE $ _____
FILED THIS ____DAY OF _____, 2018
AT _____ .M. IN VOLUME ____OF PLATS, AT PAGES ____, ____
AND ____, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY

FRESNO COUNTY RECORDS
PAUL DICTOS, C.P.A. RECORDER

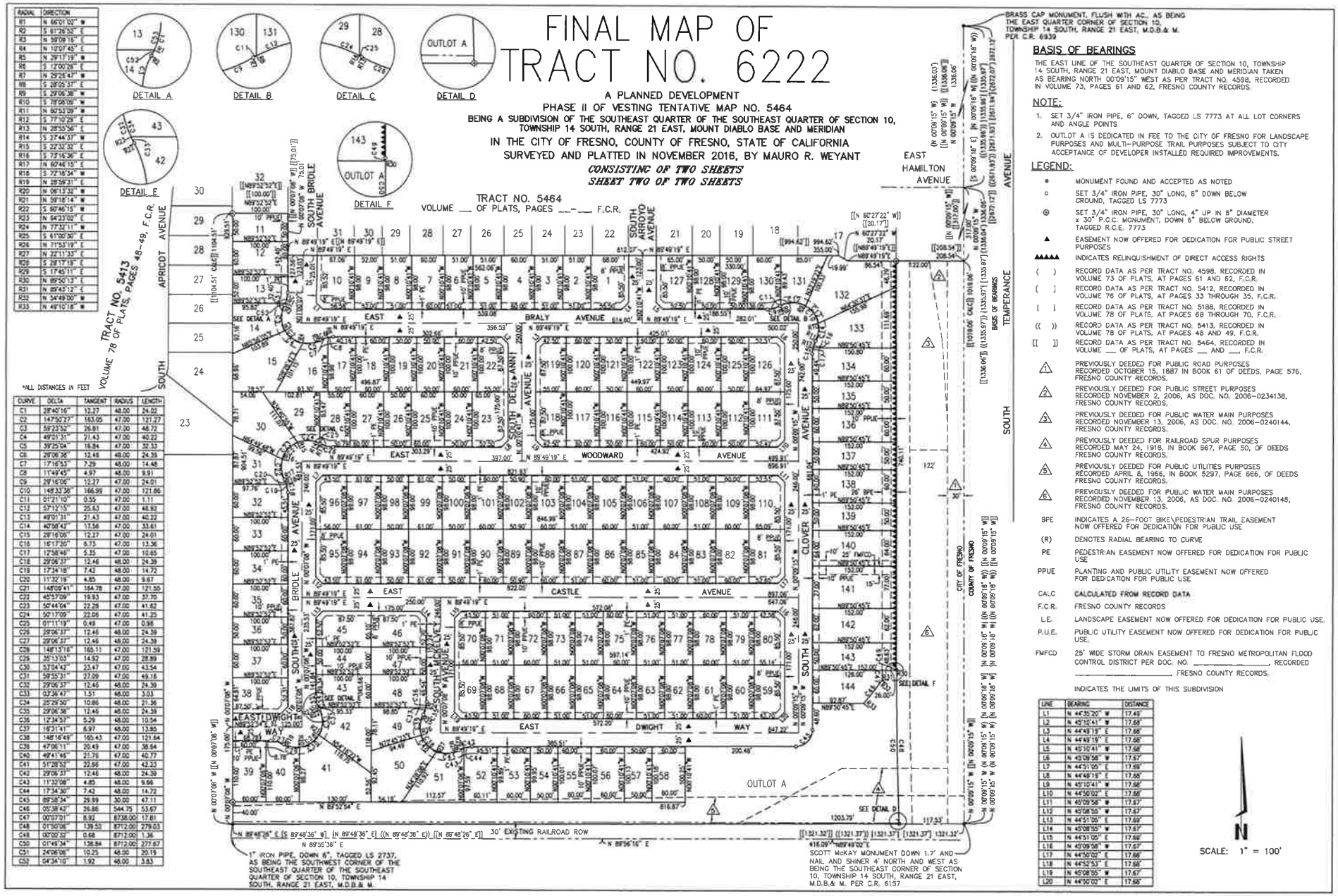
BY: _____
DEPUTY

LANDDESIGN CONSULTING
4950 E. TAUE AVE.
FRESNO, CA. 93727
559-920-0939

FINAL MAP OF TRACT NO. 6222

A PLANNED DEVELOPMENT
PHASE II OF VESTING TENTATIVE MAP NO. 5464
BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, 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 NOVEMBER 2016, BY MAURO R. WEYANT
CONSISTING OF TWO SHEETS
SHEET TWO OF TWO SHEETS

TRACT NO. 5464
VOLUME ___ OF PLATS, PAGES ___-___, F.C.R.



RADIAL	DIRECTION
R1	N 66°01'02" W
R2	S 61°26'52" E
R3	N 39°09'16" E
R4	N 12°07'45" E
R5	N 29°17'19" W
R6	S 12°00'26" E
R7	N 29°26'47" W
R8	S 29°05'37" E
R9	S 29°06'38" W
R10	S 79°06'09" W
R11	N 60°53'09" W
R12	S 77°10'29" E
R13	N 28°53'56" E
R14	S 27°44'37" W
R15	S 27°33'32" E
R16	S 73°16'36" E
R17	N 60°46'15" E
R18	S 72°16'34" W
R19	N 05°59'31" E
R20	N 06°13'32" W
R21	N 59°18'14" W
R22	S 60°46'15" W
R23	N 64°37'00" E
R24	N 77°32'11" W
R25	S 61°00'30" E
R26	N 71°51'19" E
R27	N 22°11'33" E
R28	S 29°17'19" E
R29	S 17°45'11" E
R30	N 89°50'13" E
R31	N 89°43'12" E
R32	N 54°49'00" W
R33	N 49°10'18" W

*ALL DISTANCES IN FEET

CURVE	DELTA	TANGENT	RADIUS	LENGTH
C1	28°40'16"	12.27	48.00	24.02
C2	147°50'27"	163.05	47.00	121.27
C3	59°23'52"	26.81	47.00	48.72
C4	49°01'31"	21.43	47.00	40.22
C5	39°25'04"	16.84	47.00	32.33
C6	29°06'38"	12.46	48.00	24.39
C7	17°16'53"	7.29	48.00	14.48
C8	11°49'45"	4.97	48.00	9.91
C9	28°16'06"	12.27	47.00	24.01
C10	148°33'38"	166.98	47.00	121.86
C11	01°21'10"	0.55	47.00	1.11
C12	57°12'15"	25.63	47.00	46.92
C13	49°01'31"	21.43	47.00	40.22
C14	40°08'42"	17.56	47.00	33.61
C15	28°16'06"	12.27	47.00	24.01
C16	16°17'30"	6.73	47.00	13.36
C17	173°56'46"	5.35	47.00	10.85
C18	29°06'37"	12.46	48.00	24.39
C19	17°34'18"	7.42	48.00	14.72
C20	11°32'19"	4.85	48.00	9.67
C21	148°09'41"	164.78	47.00	121.55
C22	45°57'09"	19.93	47.00	37.70
C23	50°44'04"	22.28	47.00	41.62
C24	50°17'09"	22.06	47.00	41.25
C25	01°11'13"	0.49	47.00	0.98
C26	29°06'37"	12.46	48.00	24.39
C27	29°06'37"	12.46	48.00	24.39
C28	148°13'16"	165.11	47.00	121.59
C29	35°13'03"	14.92	47.00	28.89
C30	53°04'42"	23.47	47.00	43.54
C31	59°55'31"	27.09	47.00	49.16
C32	29°06'37"	12.46	48.00	24.39
C33	03°36'47"	1.51	48.00	3.03
C34	25°29'50"	10.86	48.00	21.36
C35	29°06'38"	12.46	48.00	24.39
C36	12°34'57"	5.29	48.00	10.54
C37	16°31'41"	6.97	48.00	13.85
C38	148°16'49"	165.43	47.00	121.64
C39	47°06'11"	20.49	47.00	38.64
C40	49°41'46"	21.76	47.00	40.77
C41	51°28'52"	22.66	47.00	42.23
C42	29°06'37"	12.46	48.00	24.39
C43	11°32'08"	4.85	48.00	9.66
C44	17°34'30"	7.42	48.00	14.72
C45	89°58'34"	29.99	30.00	47.11
C46	05°38'42"	26.86	544.75	53.67
C47	00°07'01"	8.92	8738.00	17.81
C48	01°30'06"	139.52	8712.00	279.03
C49	00°02'32"	0.68	8712.00	1.36
C50	01°49'34"	138.84	8712.00	277.67
C51	24°06'08"	10.25	48.00	20.19
C52	04°34'10"	1.92	48.00	3.83

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN TAKEN AS BEARING NORTH 00°09'15" WEST AS PER TRACT NO. 4598, RECORDED IN VOLUME 73, PAGES 61 AND 62, FRESNO COUNTY RECORDS.

NOTE:

1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED LS 7773 AT ALL LOT CORNERS AND ANGLE POINTS
2. OUTLOT A IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR LANDSCAPE PURPOSES AND MULTI-PURPOSE TRAIL PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

LEGEND:

- • MONUMENT FOUND AND ACCEPTED AS NOTED
- ○ SET 3/4" IRON PIPE, 30" LONG, 6" DOWN BELOW GROUND, TAGGED LS 7773
- ⊙ SET 3/4" IRON PIPE, 30" LONG, 4" UP IN 8" DIAMETER x 30" P.C.C. MONUMENT, DOWN 6" BELOW GROUND, TAGGED R.C.E. 7773
- ▲ EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
- ▲▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- ( ) RECORD DATA AS PER TRACT NO. 4598, RECORDED IN VOLUME 73 OF PLATS, AT PAGES 61 AND 62, F.C.R.
- [ ] RECORD DATA AS PER TRACT NO. 5412, RECORDED IN VOLUME 76 OF PLATS, AT PAGES 33 THROUGH 35, F.C.R.
- | | RECORD DATA AS PER TRACT NO. 5188, RECORDED IN VOLUME 78 OF PLATS, AT PAGES 68 THROUGH 70, F.C.R.
- (( )) RECORD DATA AS PER TRACT NO. 5413, RECORDED IN VOLUME 78 OF PLATS, AT PAGES 48 AND 49, F.C.R.
- [[ ]] RECORD DATA AS PER TRACT NO. 5464, RECORDED IN VOLUME ___ OF PLATS, AT PAGES ___ AND ___, F.C.R.
- ⚠1 PREVIOUSLY DEEDED FOR PUBLIC ROAD PURPOSES RECORDED OCTOBER 15, 1887 IN BOOK 61 OF DEEDS, PAGE 576, FRESNO COUNTY RECORDS.
- ⚠2 PREVIOUSLY DEEDED FOR PUBLIC STREET PURPOSES RECORDED NOVEMBER 2, 2006, AS DOC. NO. 2006-0234138, FRESNO COUNTY RECORDS.
- ⚠3 PREVIOUSLY DEEDED FOR PUBLIC WATER MAIN PURPOSES RECORDED NOVEMBER 13, 2006, AS DOC. NO. 2006-0240144, FRESNO COUNTY RECORDS.
- ⚠4 PREVIOUSLY DEEDED FOR RAILROAD SPUR PURPOSES RECORDED MAY 24, 1918, IN BOOK 667, PAGE 50, OF DEEDS FRESNO COUNTY RECORDS.
- ⚠5 PREVIOUSLY DEEDED FOR PUBLIC UTILITIES PURPOSES RECORDED APRIL 8, 1966, IN BOOK 5297, PAGE 866, OF DEEDS FRESNO COUNTY RECORDS.
- ⚠6 PREVIOUSLY DEEDED FOR PUBLIC WATER MAIN PURPOSES RECORDED NOVEMBER 13, 2006, AS DOC. NO. 2006-0240145, FRESNO COUNTY RECORDS.
- BPE INDICATES A 26-FOOT BIKE\PEDESTRIAN TRAIL EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- (R) DENOTES RADIAL BEARING TO CURVE
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PPUE PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- CALC CALCULATED FROM RECORD DATA
- F.C.R. FRESNO COUNTY RECORDS
- L.E. LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- P.U.E. PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- FMFCD 25' WIDE STORM DRAIN EASEMENT TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT PER DOC. NO. _____, RECORDED _____, FRESNO COUNTY RECORDS.

INDICATES THE LIMITS OF THIS SUBDIVISION

LINE	BEARING	DISTANCE
L1	N 44°35'20" W	17.49'
L2	N 45°10'41" W	17.68'
L3	N 44°49'19" E	17.68'
L4	N 44°49'19" E	17.68'
L5	N 45°10'41" W	17.68'
L6	N 45°09'58" W	17.67'
L7	N 44°51'05" E	17.68'
L8	N 44°49'19" E	17.68'
L9	N 45°10'41" W	17.68'
L10	N 44°50'02" E	17.68'
L11	N 45°09'58" W	17.67'
L12	N 45°08'55" W	17.67'
L13	N 44°51'05" E	17.68'
L14	N 45°08'55" W	17.67'
L15	N 44°51'05" E	17.68'
L16	N 45°09'58" W	17.67'
L17	N 44°50'02" E	17.68'
L18	N 44°52'53" E	17.68'
L19	N 45°08'55" W	17.67'
L20	N 44°50'02" E	17.68'

N

SCALE: 1" = 100'