TRACT NO. 6033

PHASE I OF VESTING TENTATIVE MAP NO. 6033
A PLANNED DEVELOPMENT
BEING A SUBDIVISION OF A PORTION OF LOT 5 OF THE SUBDIVISION OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST MOUNT DIABLO BASE AND MERIDIAN, RECORDED IN BOOK 5, PAGE 14 OF PLATS, FRESNO COUNTY RECORDS.
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN MARCH 2014, BY GARY G. GIANNETTA

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.

FOWLER DEVELOPMENT COMPANY, INC, A CALIFORNIA CORPORATION

BY: _____
DARIUS ASSEMI SENIOR VICE-PRESIDENT

U.S. BANK NATIONAL ASSOCIATION
D/B/A HOUSING CAPITAL COMPANY, AS BENEFICIARY

BY: _____
THOMAS G. WALKER SENIOR VICE PRESIDENT

LOCANS INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS BENEFICIARY

BY: _____
DARIUS ASSEMI PRESIDENT

FRESNO IRRIGATION DISTRICT CERTIFICATION:

A SEPARATE CONSENT TO FINAL MAP PURSUANT TO GOVERNMENT CODE SECTION 66436.1 FOR TRACT MAP 6033, AS RECORDED _____ DOCUMENT NO. _____ FRESNO COUNTY RECORDS. ALSO SUBJECT TO THE EASEMENTS AS SHOWN ON PAGE 2 OF THIS MAP.

NOTARY ACKNOWLEDGMENT:

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 _____

NOTARY ACKNOWLEDGMENT:

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 _____

NOTARY ACKNOWLEDGMENT:

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:

PARCEL A OF LOT LINE ADJUSTMENT NO. 2013-11, RECORDED SEPTEMBER 27, 2013 AS DOCUMENT NUMBER 2013-0136809 OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 5 OF THE SUBDIVISION OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 5, PAGE 14 OF PLATS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 484.36 FEET; THENCE EAST PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 234.00 FEET; THENCE SOUTH, PARALLEL WITH AND 234.00 FEET EAST OF SAID WEST LINE, TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE WEST, ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND MAY BE SUBJECT TO ASSESSMENT FOR DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES, AS DISCLOSED BY FMFCD RESOLUTION NO. 1818 RECORDED JULY 31, 1995 AS DOCUMENT NO. 95092128, OF OFFICIAL RECORDS, FRESNO COUNTY.

2. THE EFFECT OF TERMS AND PROVISIONS AS CONTAINED IN DOCUMENT RECORDED JULY 24, 2014 AS DOCUMENT NO. 2014-0081506, FRESNO COUNTY RECORDS.

3. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6033, PHASE I OF VESTING TENTATIVE MAP NO. 6033, RECORDED _____, AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.

4. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6033, PHASE I OF VESTING TENTATIVE MAP NO. 6033, RECORDED _____, AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.

5. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6033, PHASE I OF VESTING TENTATIVE MAP NO. 6033, RECORDED _____, AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.

6. 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 TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN FOR THE FINAL MAP OF TRACT NO. 6033, PHASE I OF VESTING TENTATIVE MAP NO. 6033, RECORDED _____, AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.

7. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6033, PHASE I OF VESTING TENTATIVE MAP NO. 6033, RECORDED _____, AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.

8. 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. 6033, PHASE I OF VESTING TENTATIVE MAP NO. 6033, RECORDED _____, DOCUMENT NO. _____, FRESNO COUNTY 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 DARIUS ASSEMI ON MARCH 1, 2014. 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.

_____ _____
GARY GIANNETTA, R.C.E. 26996 LIC. EXP. 3-31-15 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 06-30-2015

CONSULTING LAND SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ACTING FOR THE CITY OF FRESNO:
BLAIR, CHURCH & FLYNN CONSULTING ENGINEERS
451 CLOVIS AVENUE, SUITE 200, CLOVIS, CA 93612

BY: _____ _____
RANDELL SCOTT WEST, LS 8663 DATE
LICENSE EXPIRES 12-31-2015

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 _____, 2014, 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, CMC
CITY CLERK

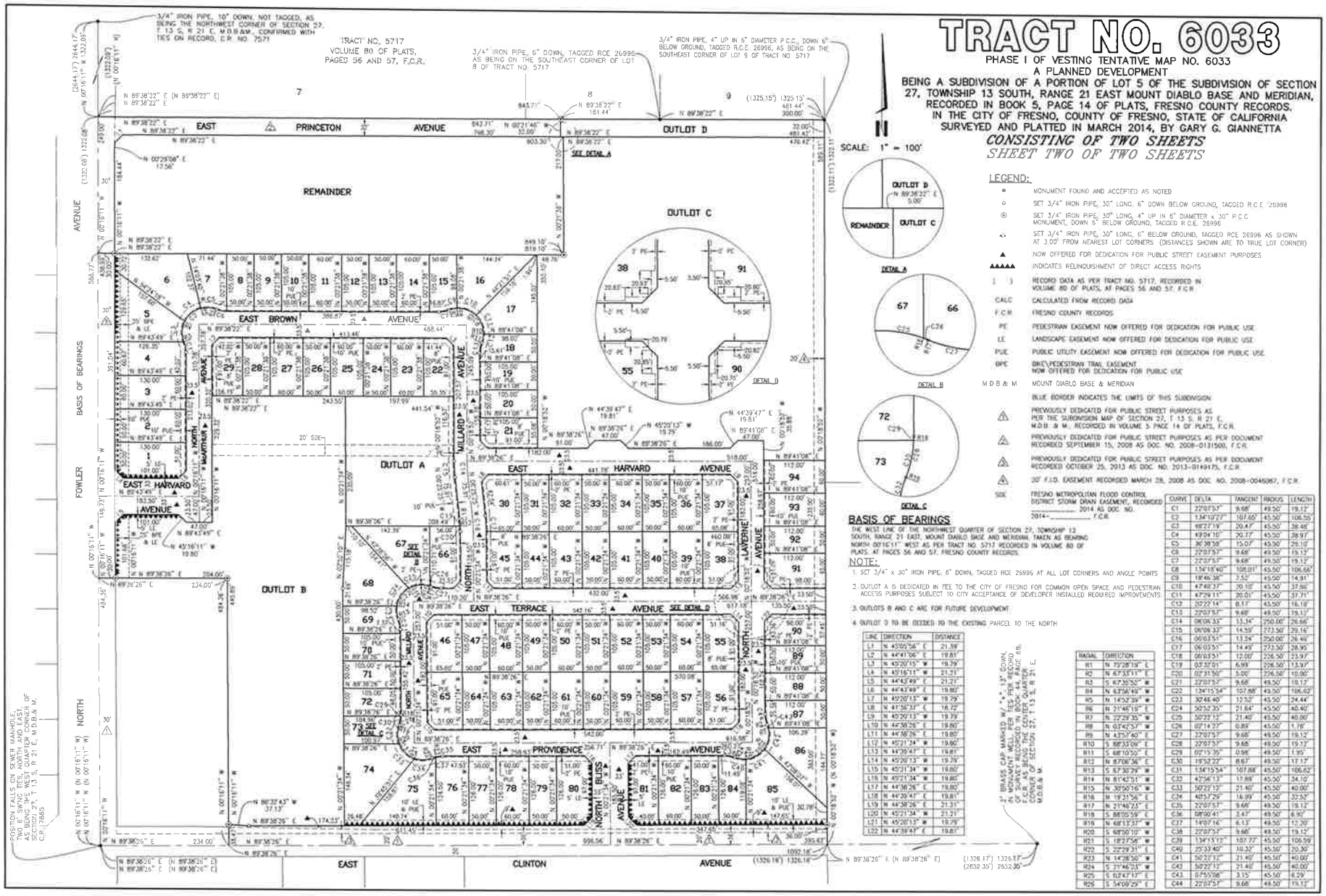
BY: _____ _____
DEPUTY DATE

RECORDER'S CERTIFICATE:

DOCUMENT NO. _____ FEE $ _____
FILED THIS ____DAY OF _____, 2014
AT _____ M. IN VOLUME ____OF PLATS, AT PAGES _____
AND _____, AT THE REQUEST OF GARY G. GIANNETTA

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

BY: _____
DEPUTY



TRACT NO. 6033

PHASE I OF VESTING TENTATIVE MAP NO. 6033
A PLANNED DEVELOPMENT
BEING A SUBDIVISION OF A PORTION OF LOT 5 OF THE SUBDIVISION OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST MOUNT DIABLO BASE AND MERIDIAN, RECORDED IN BOOK 5, PAGE 14 OF PLATS, FRESNO COUNTY RECORDS.
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN MARCH 2014, BY GARY G. GIANNETTA

CONSISTING OF TWO SHEETS
SHEET TWO OF TWO SHEETS

LEGEND:

- ● MONUMENT FOUND AND ACCEPTED AS NOTED
- ○ SET 3/4" IRON PIPE, 30" LONG, 6" DOWN BELOW GROUND, TAGGED R.C.E. 26996
- ⊙ SET 3/4" IRON PIPE, 30" LONG, 4" UP IN 6" DIAMETER x 30" P.C.C. MONUMENT, DOWN 6" BELOW GROUND, TAGGED R.C.E. 26996
- <· SET 3/4" IRON PIPE, 30" LONG, 6" BELOW GROUND, TAGGED RCE 26996 AS SHOWN AT 3.00' FROM NEAREST LOT CORNERS (DISTANCES SHOWN ARE TO TRUE LOT CORNER)
- ▲ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET EASEMENT PURPOSES
- ▲▲▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- ( ) RECORD DATA AS PER TRACT NO. 5717, RECORDED IN VOLUME 80 OF PLATS, AT PAGES 56 AND 57, F.C.R.
- CALC CALCULATED FROM RECORD DATA
- F.C.R. FRESNO COUNTY RECORDS
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- BPE BIKE\PEDESTRIAN TRAIL EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- M.D.B.& M. MOUNT DIABLO BASE & MERIDIAN
- BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION
- ⚠ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER THE SUBDIVISION MAP OF SECTION 27, T 13 S, R 21 E, M.D.B. & M., RECORDED IN VOLUME 5 PAGE 14 OF PLATS, F.C.R.
- ⚠ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER DOCUMENT RECORDED SEPTEMBER 15, 2008 AS DOC. NO. 2008-0131500, F.C.R.
- ⚠ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER DOCUMENT RECORDED OCTOBER 25, 2013 AS DOC. NO. 2013-0169175, F.C.R.
- ⚠ 20' F.I.D. EASEMENT RECORDED MARCH 28, 2008 AS DOC. NO. 2008-0045067, F.C.R.
- SDE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT STORM DRAIN EASEMENT, RECORDED _____ 2014 AS DOC. NO. 2014-_____, F.C.R.

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN AS BEARING NORTH 00°16'11" WEST AS PER TRACT NO. 5717 RECORDED IN VOLUME 80 OF PLATS, AT PAGES 56 AND 57, FRESNO COUNTY RECORDS.

NOTE:

1. SET 3/4" x 30" IRON PIPE, 6" DOWN, TAGGED RCE 26996 AT ALL LOT CORNERS AND ANGLE POINTS
2. OUTLOT A IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR COMMON OPEN SPACE AND PEDESTRIAN ACCESS PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS
3. OUTLOTS B AND C ARE FOR FUTURE DEVELOPMENT
4. OUTLOT D TO BE DEEDED TO THE EXISTING PARCEL TO THE NORTH

LINE	DIRECTION	DISTANCE
L1	N 45°05'56" E	21.39'
L2	N 44°41'06" E	19.81'
L3	N 45°20'15" W	19.79'
L4	N 45°16'11" W	21.21'
L5	N 44°43'49" E	21.21'
L6	N 44°43'49" E	19.80'
L7	N 45°20'13" W	19.79'
L8	N 41°36'33" E	16.72'
L9	N 45°20'13" W	19.79'
L10	N 44°38'26" E	19.80'
L11	N 44°38'26" E	19.80'
L12	N 45°21'34" W	19.80'
L13	N 44°39'47" E	19.81'
L14	N 45°20'13" W	19.79'
L15	N 45°21'34" W	19.80'
L16	N 45°21'34" W	19.80'
L17	N 44°38'26" E	19.80'
L18	N 44°39'47" E	19.81'
L19	N 44°38'26" E	21.21'
L20	N 45°21'34" W	21.21'
L21	N 45°20'13" W	19.79'
L22	N 44°39'47" E	19.81'

RADIAL	DIRECTION
R1	N 75°28'19" E
R2	N 67°35'11" E
R3	S 67°35'52" W
R4	N 67°36'49" W
R5	N 14°52'39" W
R6	N 21°46'19" E
R7	N 22°29'35" W
R8	N 67°42'57" W
R9	N 43°57'40" E
R10	S 88°33'08" E
R11	S 68°10'50" E
R12	N 87°06'36" E
R13	S 67°30'29" W
R14	N 81°47'51" W
R15	N 30°50'16" W
R16	N 19°31'56" E
R17	N 21°46'23" E
R18	S 88°05'59" E
R19	N 68°13'37" W
R20	S 68°50'10" W
R21	S 18°27'56" W
R22	S 22°29'31" E
R23	N 14°28'50" W
R24	S 21°46'23" W
R25	S 68°47'17" E
R26	S 54°09'29" E

CURVE	DELTA	TANGENT	RADIUS	LENGTH
C1	22°07'57"	9.68'	49.50'	19.12'
C2	134°10'22"	107.60'	45.50'	106.55'
C3	48°27'19"	20.47'	45.50'	38.48'
C4	49°04'10"	20.17'	45.50'	38.97'
C5	90°38'09"	15.03'	43.00'	29.10'
C6	22°07'57"	9.68'	49.50'	19.12'
C7	22°07'57"	9.68'	49.50'	19.12'
C8	134°18'40"	108.01'	45.50'	106.68'
C9	18°46'38"	7.52'	43.50'	14.91'
C10	47°48'37"	20.10'	45.50'	37.96'
C11	44°29'11"	20.01'	45.50'	37.71'
C12	20°22'14"	8.17'	45.50'	16.18'
C13	22°07'57"	9.68'	49.50'	19.12'
C14	06°06'33"	13.34'	250.00'	26.66'
C15	06°06'33"	14.59'	273.50'	29.16'
C16	06°03'51"	13.34'	250.00'	26.46'
C17	06°03'51"	14.49'	273.50'	28.95'
C18	06°03'51"	12.00'	226.50'	23.97'
C19	03°32'01"	6.99'	226.50'	13.97'
C20	02°31'50"	5.00'	226.50'	10.00'
C21	22°07'57"	9.68'	49.50'	19.12'
C22	134°15'34"	107.88'	45.50'	106.62'
C23	30°48'40"	12.52'	45.50'	24.46'
C24	50°52'35"	21.84'	45.50'	40.40'
C25	50°22'12"	21.40'	45.50'	40.00'
C26	07°14'23"	2.89'	45.50'	5.75'
C27	22°07'57"	9.68'	49.50'	19.12'
C28	22°07'57"	9.68'	49.50'	19.12'
C29	02°15'35"	0.98'	49.50'	1.95'
C30	19°52'22"	8.67'	49.50'	17.17'
C31	134°15'34"	107.88'	45.50'	106.62'
C32	42°56'13"	17.89'	45.50'	34.10'
C33	50°22'12"	21.40'	45.50'	40.00'
C34	40°57'29"	16.89'	45.50'	32.52'
C35	22°07'57"	9.68'	49.50'	19.12'
C36	08°00'41"	3.47'	49.50'	6.92'
C37	14°07'16"	6.13'	49.50'	12.20'
C38	22°07'57"	9.68'	49.50'	19.12'
C39	134°13'12"	107.77'	45.50'	106.59'
C40	25°33'40"	10.32'	45.50'	20.30'
C41	50°22'12"	21.40'	45.50'	40.00'
C42	50°22'12"	21.40'	45.50'	40.00'
C43	0°55'06"	3.15'	45.50'	6.29'
C44	22°07'57"	9.68'	49.50'	19.12'

3" BRASS CAP MARKED W/ "+" 3" DOWN, IN MONUMENT WELL PER TIES PER RECORD OF SURVEY RECORDED IN BOOK 44, PAGE 68, FOR C.L. BEING THE CENTER QUARTER CORNER OF SECTION 27, T 13 S, R 21 E, M.D.B.& M.