

FINAL MAP OF  
**TRACT NO. 6281**

BEING A MERGER AND RESUBDIVISION OF A PARCELS 1 AND 2 OF PARCEL  
MAP NO. 2469 AND PARCEL A OF PARCEL MAP NO. 2140, IN THE CITY  
OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN FEBRUARY, 2020 BY HARBOUR & ASSOCIATES  
CONSISTING OF 4 SHEETS  
SHEET 1 OF 4

**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.

CENTURY COMMUNITIES OF CALIFORNIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: W. Allen Bennett  
W. ALLEN BENNETT, VICE-PRESIDENT

**NOTARY ACKNOWLEDGEMENTS**

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 SEPTEMBER 9, 2021, BEFORE ME Patricia L. Gavello, NOTARY  
PUBLIC, PERSONALLY APPEARED W. ALLEN BENNETT, 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.

NAME Patricia L. Gavello SIGNATURE Patricia L. Gavello  
MY COMMISSION EXPIRES 10-09-2021 COUNTY OF FRESNO  
COMMISSION NUMBER 2213938

**LEGAL DESCRIPTION**

PARCEL 1:

PARCELS 1 AND 2 OF PARCEL MAP NO. 2469, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 21 PAGE 76 OF  
PARCEL MAPS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 1, WHICH LIES 20.00 FEET NORTH OF THE SOUTH LINE OF  
THE NORTHEAST ONE QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND  
MERIDIAN: THENCE CONTINUING NORTH 00° 00' 07" WEST, ALONG THE WEST LINE OF PARCEL 1, A DISTANCE OF 288.00  
FEET; THENCE SOUTH 89° 59' 45" EAST, PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST ONE QUARTER, A DISTANCE  
OF 165.00 FEET, THENCE SOUTH 00° 00' 07" EAST, PARALLEL WITH SAID WEST LINE OF PARCEL 1, A DISTANCE OF 288.00  
FEET; THENCE NORTH 89° 59' 45" WEST, PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST ONE QUARTER, A DISTANCE  
OF 165.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THE UNDERLYING FEE INTEREST, IF ANY, ADJACENT TO THE ABOVE DESCRIBED PROPERTY, IN AND TO THE  
ADJOINING PUBLIC RIGHT OF WAY.

PARCEL 2:

PARCEL A OF PARCEL MAP NO. 2140, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 12 PAGE 100 OF PARCEL  
MAPS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES AND MINERALS OF ANY KIND OF CHARACTER,  
IN, ON, OR THEREUNDER, AS RESERVED IN DEEDS OF RECORD.

**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, O.R.F.C.
2. THE LIEN OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 53311 OF THE CALIFORNIA  
GOVERNMENT CODE FOR COMMUNITY FACILITIES DISTRICT 2, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED MARCH 8,  
2007 AS INSTRUMENT NO. 2007-0049210 OF OFFICIAL RECORDS.
3. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE  
CALIFORNIA REVENUE AND TAXATION CODE.
4. AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: DITCH AND INCIDENTAL  
PURPOSES. AFFECTS PARCEL 1.
5. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN CLINTON AVENUE. AFFECTS PARCEL 1.
6. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6281, RECORDED Nov 24, 2021, AS DOCUMENT  
NO. 2021-0193941 FRESNO COUNTY RECORDS.
7. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR TEMPORARY STORM DRAINAGE FACILITIES FOR THE FINAL  
MAP OF TRACT NO. 6281, RECORDED Nov 24, 2021, AS DOCUMENT NO. 2021-0193942, FRESNO COUNTY RECORDS.
8. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS  
FOR THE FINAL MAP OF TRACT NO. 6281, RECORDED Nov 24, 2021, AS DOCUMENT NO. 2021-0193943, 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. 6281, RECORDED Nov 24, 2021, AS DOCUMENT NO.  
2021-0193944, FRESNO COUNTY RECORDS.
10. 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. 6281, RECORDED Nov 24, 2021,  
AS DOCUMENT NO. 2021-0193945, FRESNO COUNTY RECORDS.
11. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE  
FINAL MAP OF TRACT NO. 6281, RECORDED Nov 24, 2021, AS DOCUMENT NO. 2021-0193946, FRESNO COUNTY RECORDS.
12. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING SPECIAL SOLID WASTE DISPOSAL SERVICES FOR  
CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6281, RECORDED Nov 24, 2021, AS DOCUMENT NO. 2021-0193947, FRESNO  
COUNTY RECORDS.
13. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF  
TRACT NO. 6281, RECORDED Nov 24, 2021, AS DOCUMENT NO. 2021-0193948, FRESNO COUNTY RECORDS.
14. THE LIEN OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 53311 OF THE CALIFORNIA  
GOVERNMENT CODE FOR COMMUNITY FACILITIES DISTRICT NO. 2, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED MARCH  
8, 2007 AS INSTRUMENT NO. 2007-0049210 OF OFFICIAL RECORDS.
15. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR  
CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6281, RECORDED Nov 24, 2021, AS DOCUMENT NO. 2021-0193949  
FRESNO COUNTY RECORDS.
16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED COVENANT AND AGREEMENT  
REGARDING RIGHT TO FARM ANNEXATION NO. 06-2A FOR TRACT NO 5424 IN FAVOR OF THE COUNTY  
OF FRESNO RECORDED NOVEMBER 17, 2006 AS INSTRUMENT NO. 2006-0243671 OF OFFICIAL RECORDS.

**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 BMC  
MEADOWOOD II, LLC. ON FEBRUARY 3, 2020, I HEREBY STATE THAT ALL  
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.



Aaron D. Spray 9-8-21  
AARON D. SPRAY, PLS 9484 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 10-07-21  
ANDREW J. BENELLI, P.E. 50022 DATE  
LICENSE EXPIRES 6-30-2023  
CITY ENGINEER

**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 10-06-2021  
JASON A. CAMIT, L.S. 8636 DATE  
LICENSE EXPIRES 12-31-2021  
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 10/2/2021  
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. 2021-072 ADOPTED ON 10/14/2021  
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.

BRIANA PARRA, CMC  
INTERIM CITY CLERK

BY: Brian Parra 10/19/2021  
DERUTY DATE

**RECORDER'S CERTIFICATE**

DOCUMENT NO. 2021-0193940 FEE \$ 14.-  
FILED THIS 24 DAY OF NOV, 2021, AT 8:00 A.M. IN VOLUME 91  
OF PLATS, AT PAGES 59 thru 62, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY  
FRESNO COUNTY RECORDS.  
PAUL DICTOS, C.P.A., RECORDER

BY: Paul Dictos  
DEPUTY



**Harbour & Associates**  
Civil Engineers  
389 Clovis Avenue, Suite 300 • Clovis, California 93612  
(559) 325-7676 • Fax (559) 325-7699

W.O. #15-050

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# TRACT NO. 6281

IN THE CITY OF FRESNO, FRESNO COUNTY,  
CALIFORNIA SURVEYED AND PLATTED IN  
FEBRUARY, 2020 BY  
HARBOUR AND ASSOCIATES  
CONSISTING OF 4 SHEETS  
SHEET 2 OF 4

EAST

SHIELDS

AVENUE

- LEGEND:**
- FOUND AND ACCEPTED SECTION CORNER OR QUARTER CORNER AS DESCRIBED HEREON.
  - MONUMENT FOUND AND ACCEPTED, AS DESCRIBED HEREON, UNLESS OTHERWISE NOTED.
  - SET 3/4" x 30" IRON, UP 4" IN 6" DIAMETER x 30" P.C.C. MONUMENT, DOWN 6", TAGGED LS 9484.
  - ( ) RECORD DATA PER TRACT No. 5233 RECORDED IN VOLUME 70 OF PLATS AT PAGES 89-91, F.C.R. AND TRACT No. 5343 RECORDED IN VOLUME 74 OF PLATS AT PAGES 59-62, F.C.R.
  - [ ] RECORD DATA PER PARCEL MAP No. 1275 RECORDED IN BOOK 6 OF PARCEL MAPS AT PAGE 10, F.C.R.
  - { } RECORD DATA PER PARCEL MAP No. 2140 RECORDED IN BOOK 12 OF PARCEL MAPS AT PAGE 100, F.C.R., OR CALCULATED THEREFROM.
  - < > RECORD DATA PER PARCEL MAP No. 2231 RECORDED IN BOOK 14 OF PARCEL MAPS AT PAGE 36, F.C.R.
  - (( )) RECORD DATA PER PARCEL MAP No. 2279 RECORDED IN BOOK 15 OF PARCEL MAPS AT PAGE 52, F.C.R., OR CALCULATED THEREFROM.
  - [ [ ] ] RECORD DATA PER PARCEL MAP No. 2469 RECORDED IN BOOK 21 OF PARCEL MAPS AT PAGE 76, F.C.R.
  - << >> RECORD DATA AS SHOWN ON OR CALCULATED FROM PARCEL MAP No. 1061 RECORDED IN BOOK 4 OF PARCEL MAPS AT PAGE 44, F.C.R.
  - INDICATES LIMITS OF THIS SUBDIVISION.
  - F.C.R. FRESNO COUNTY RECORDS.

NORTHEAST CORNER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, FOUND 2" BRASS CAP, FLUSH, STAMPED LS6619. VERIFIED PER COUNTY CORNER RECORD #7850

**THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:**

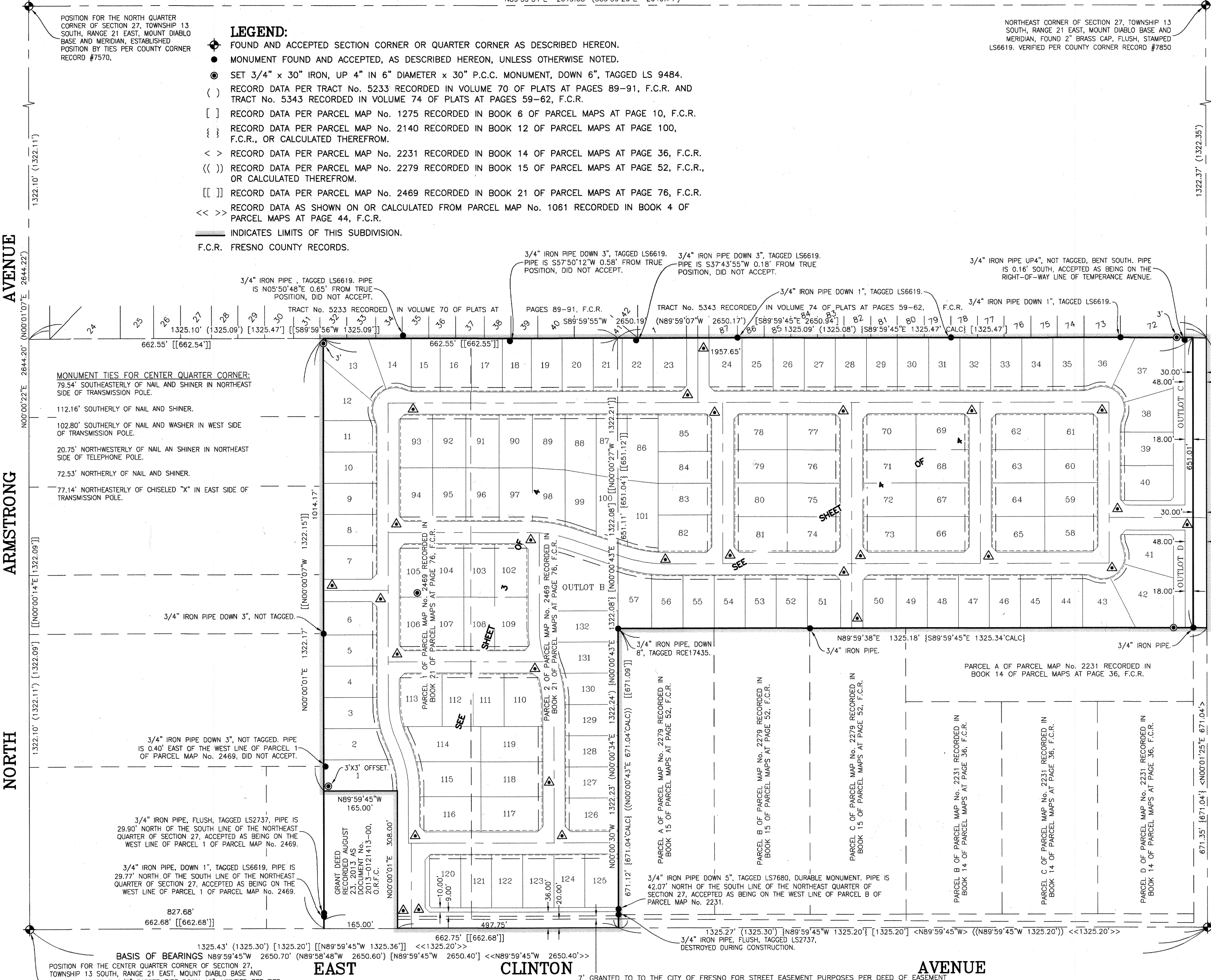
- PPUE PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PUE LS PUBLIC UTILITY AND LANDSCAPE SETBACK EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- △ EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES, NOW OFFERED FOR DEDICATION FOR PUBLIC USE.

**BASIS OF BEARINGS:**

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B.&M., WAS TAKEN TO BE NORTH 89°59'45" WEST, AS SHOWN ON PARCEL MAP No. 1061 RECORDED IN BOOK 4 OF PARCEL MAPS AT PAGE 44, F.C.R.

**NOTES:**

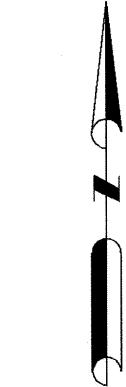
1. 3/4" x 30" IRON PIPE, DOWN 0.5', TAGGED LS 9484 SET AT ALL LOT CORNERS, BLOCK CORNERS AND BEGINNING AND ENDING OF ALL CURVES, OR WILL BE SET WITHIN ONE YEAR OR ANY APPROVED EXTENSION THEREOF.
2. DISTANCES NOT MONUMENTED ARE CALCULATED.



AVENUE

TEMPERANCE

NORTH



SCALE: 1" = 160'



EAST QUARTER CORNER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, FOUND 3/4" IRON PIPE, FLUSH IN PAVEMENT, TAGGED LS 5277, VERIFIED PER TRACT No. 5341 RECORDED IN VOLUME 86 OF PLATS AT PAGES 27 THROUGH 30, FRESNO COUNTY RECORDS.

**Harbour & Associates**  
Civil Engineers  
389 CLOVIS AVENUE # 300 • Clovis, California 93612  
(559) 325-7676 • Fax (559) 325-7699 • e-mail • ha\_ca@man.com

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# TRACT NO. 6281

IN THE CITY OF FRESNO, FRESNO COUNTY,  
CALIFORNIA SURVEYED AND PLATTED IN  
FEBRUARY, 2020 BY  
HARBOUR AND ASSOCIATES  
CONSISTING OF 4 SHEETS  
SHEET 3 OF 4

7. GRANTED TO THE CITY OF FRESNO FOR STREET EASEMENT  
PURPOSES PER DEED OF EASEMENT RECORDED AUGUST 2, 2016 AS  
DOCUMENT No. 2016-010826, OFFICIAL RECORDS OF FRESNO COUNTY.

## CURVE DATA:

| CURVE<br>NUMBER | DELTA      | RADIUS  | ARC<br>LENGTH | CHORD<br>LENGTH |
|-----------------|------------|---------|---------------|-----------------|
| C 1             | 25°50'31"  | 225.00' | 101.48'       | 100.62'         |
| C 2             | 25°50'31"  | 250.00' | 112.76'       | 111.80'         |
| C 3             | 12°04'40"  | 275.00' | 57.97'        | 57.86'          |
| C 4             | 13°45'51"  | 275.00' | 66.06'        | 65.90'          |
| C 5             | 11°23'37"  | 225.00' | 44.74'        | 44.67'          |
| C 6             | 14°26'54"  | 225.00' | 56.74'        | 56.59'          |
| C 7             | 25°50'31"  | 175.00' | 78.93'        | 78.26'          |
| C 8             | 25°50'31"  | 50.00'  | 22.55'        | 22.36'          |
| C 9             | 44°58'13"  | 50.00'  | 39.24'        | 38.24'          |
| C 10            | 47°57'28"  | 50.00'  | 41.85'        | 40.64'          |
| C 11            | 48°45'15"  | 50.00'  | 42.55'        | 41.27'          |
| C 12            | 50°23'56"  | 50.00'  | 43.98'        | 42.58'          |
| C 13            | 49°24'27"  | 50.00'  | 43.12'        | 41.79'          |
| C 14            | 41°51'46"  | 50.00'  | 36.53'        | 35.73'          |
| C 15            | 45°10'36"  | 50.00'  | 39.42'        | 38.41'          |
| C 16            | 50°56'04"  | 50.00'  | 44.45'        | 43.00'          |
| C 17            | 45°34'58"  | 50.00'  | 39.78'        | 38.74'          |
| C 18            | 18°43'13"  | 275.00' | 89.85'        | 89.45'          |
| C 19            | 5°17'44"   | 325.00' | 30.04'        | 30.03'          |
| C 20            | 13°25'29"  | 325.00' | 76.15'        | 75.98'          |
| C 21            | 1°45'53"   | 325.00' | 10.01'        | 10.01'          |
| C 22            | 13°09'33"  | 325.00' | 74.64'        | 74.48'          |
| C 23            | 3°47'30"   | 325.00' | 21.51'        | 21.50'          |
| C 24            | 18°42'56"  | 300.00' | 97.99'        | 97.56'          |
| C 25            | 5°28'18"   | 275.00' | 26.26'        | 26.25'          |
| C 26            | 20°49'39"  | 225.00' | 81.79'        | 81.34'          |
| C 27            | 2°25'01"   | 250.00' | 10.55'        | 10.55'          |
| C 28            | 18°24'38"  | 250.00' | 80.33'        | 79.99'          |
| C 29            | 16°04'33"  | 225.00' | 63.13'        | 62.92'          |
| C 30            | 20°49'08"  | 250.00' | 90.84'        | 90.34'          |
| C 31            | 5°31'10"   | 275.00' | 26.49'        | 26.48'          |
| C 32            | 14°45'56"  | 275.00' | 70.87'        | 70.67'          |
| C 33            | 0°32'02"   | 275.00' | 2.56'         | 2.56'           |
| C 34            | 7°42'46"   | 225.00' | 30.29'        | 30.27'          |
| C 35            | 18°07'45"  | 225.00' | 71.19'        | 70.90'          |
| C 36            | 25°50'31"  | 275.00' | 124.03'       | 122.98'         |
| C 37            | 25°50'31"  | 200.00' | 90.21'        | 89.44'          |
| C 38            | 8°34'02"   | 175.00' | 26.17'        | 26.14'          |
| C 39            | 17°16'29"  | 175.00' | 52.76'        | 52.56'          |
| C 40            | 22°51'11"  | 50.00'  | 19.94'        | 19.81'          |
| C 41            | 2°59'20"   | 50.00'  | 2.61'         | 2.61'           |
| C 42            | 141°40'56" | 50.00'  | 123.64'       | 94.46'          |
| C 43            | 18°47'12"  | 50.00'  | 16.39'        | 16.32'          |
| C 44            | 7°03'19"   | 50.00'  | 6.16'         | 6.15'           |
| C 45            | 2°42'52"   | 50.00'  | 2.37'         | 2.37'           |
| C 46            | 23°07'39"  | 50.00'  | 20.18'        | 20.05'          |
| C 47            | 141°40'09" | 50.00'  | 123.63'       | 94.46'          |
| C 48            | 141°41'38" | 50.00'  | 123.65'       | 94.46'          |
| C 49            | 3°07'40"   | 275.00' | 15.01'        | 15.01'          |
| C 50            | 14°53'42"  | 275.00' | 71.49'        | 71.29'          |
| C 51            | 0°41'51"   | 275.00' | 3.35'         | 3.35'           |
| C 52            | 18°43'13"  | 300.00' | 98.02'        | 97.58'          |
| C 53            | 18°43'13"  | 325.00' | 106.19'       | 105.72'         |
| C 54            | 18°42'56"  | 325.00' | 106.16'       | 105.69'         |
| C 55            | 4°46'49"   | 300.00' | 25.03'        | 25.02'          |
| C 56            | 13°56'07"  | 300.00' | 72.96'        | 72.79'          |
| C 57            | 8°59'43"   | 225.00' | 35.32'        | 35.29'          |
| C 58            | 11°49'56"  | 225.00' | 46.47'        | 46.38'          |
| C 59            | 20°49'08"  | 275.00' | 99.92'        | 99.37'          |
| C 60            | 20°49'39"  | 250.00' | 90.88'        | 90.38'          |
| C 61            | 8°36'11"   | 275.00' | 41.29'        | 41.25'          |

## RADIAL DATA:

| RADIAL<br>NUMBER | RADIAL<br>BEARING | RADIUS  |
|------------------|-------------------|---------|
| R 1              | N 71°52'16" E     | 225.00' |
| R 2              | N 64°09'30" E     | 225.00' |
| R 3              | S 75°33'07" W     | 225.00' |
| R 4              | S 64°09'30" W     | 200.00' |
| R 5              | S 72°43'32" W     | 175.00' |
| R 6              | S 64°09'30" W     | 175.00' |
| R 7              | N 76°14'10" E     | 275.00' |
| R 8              | N 73°54'57" E     | 225.00' |
| R 9              | S 69°10'22" W     | 250.00' |
| R 10             | S 71°52'23" W     | 250.00' |
| R 11             | S 81°23'50" W     | 275.00' |
| R 12             | S 81°00'18" W     | 225.00' |
| R 13             | S 69°10'22" W     | 225.00' |
| R 14             | N 74°41'32" E     | 275.00' |
| R 15             | N 89°27'28" E     | 275.00' |
| R 16             | N 13°14'33" E     | 275.00' |
| R 17             | N 04°46'44" E     | 300.00' |
| R 18             | N 01°45'48" E     | 325.00' |
| R 19             | N 14°55'21" E     | 325.00' |
| R 20             | S 18°01'00" W     | 275.00' |
| R 21             | S 03°07'18" W     | 275.00' |
| R 22             | S 05°17'22" W     | 325.00' |
| R 23             | N 67°08'50" E     | 50.00'  |
| R 24             | S 64°09'30" W     | 50.00'  |
| R 25             | N 70°52'17" W     | 50.00'  |
| R 26             | N 22°54'49" W     | 50.00'  |
| R 27             | N 25°50'26" E     | 50.00'  |
| R 28             | S 07°03'14" W     | 50.00'  |
| R 29             | S 02°42'57" E     | 50.00'  |
| R 30             | N 25°50'36" W     | 50.00'  |
| R 31             | N 24°33'20" E     | 50.00'  |
| R 32             | N 73°57'47" E     | 50.00'  |
| R 33             | S 64°10'27" E     | 50.00'  |
| R 34             | N 64°08'31" E     | 50.00'  |
| R 35             | S 70°40'53" E     | 50.00'  |
| R 36             | S 19°44'49" E     | 50.00'  |
| R 37             | S 25°50'09" W     | 50.00'  |

## LINE DATA:

| LINE<br>NUMBER | LINE<br>BEARING | LENGTH |
|----------------|-----------------|--------|
| L 1            | N 00°00'30" W   | 10.00' |
| L 2            | N 00°00'30" W   | 25.00' |
| L 3            | N 89°59'38" E   | 25.00' |
| L 4            | N 89°59'38" E   | 26.00' |
| L 5            | N 89°59'45" W   | 31.00' |
| L 6            | N 00°00'01" E   | 25.00' |
| L 7            | N 89°59'55" E   | 25.00' |
| L 8            | N 89°59'55" E   | 26.00' |
| L 9            | N 89°59'45" W   | 6.00'  |
| L 10           | N 44°59'59" W   | 17.45' |
| L 11           | N 45°00'01" E   | 17.45' |
| L 12           | N 45°00'58" E   | 17.45' |
| L 13           | N 44°59'52" W   | 17.45' |
| L 14           | N 45°00'58" W   | 17.46' |
| L 15           | N 44°59'02" E   | 17.46' |
| L 16           | N 44°59'20" E   | 17.45' |
| L 17           | N 45°00'40" W   | 17.45' |
| L 18           | N 51°24'25" E   | 16.64' |
| L 19           | N 45°00'08" W   | 17.45' |
| L 20           | N 44°59'53" E   | 17.45' |
| L 21           | N 44°59'58" E   | 17.45' |
| L 22           | N 53°43'56" W   | 18.41' |
| L 23           | N 45°00'02" W   | 17.45' |
| L 24           | N 40°26'43" E   | 16.85' |
| L 25           | N 45°00'31" W   | 17.45' |

## LINE DATA: CONTINUED

| LINE<br>NUMBER | LINE<br>BEARING | LENGTH |
|----------------|-----------------|--------|
| L 26           | N 44°59'28" E   | 17.45' |
| L 27           | N 45°00'32" W   | 17.45' |
| L 28           | N 44°59'28" E   | 17.45' |
| L 29           | N 45°00'08" E   | 17.46' |
| L 30           | N 44°59'52" W   | 13.70' |
| L 31           | N 44°59'52" W   | 5.41'  |
| L 32           | N 45°00'08" E   | 14.14' |
| L 33           | N 45°00'08" E   | 3.31'  |
| L 34           | N 00°00'01" E   | 13.86' |
| L 35           | N 45°00'58" W   | 14.14' |
| L 36           | N 45°00'58" W   | 3.32'  |
| L 37           | N 00°00'58" W   | 8.66'  |
| L 38           | N 44°59'02" E   | 10.00' |
| L 39           | N 45°00'58" W   | 10.00' |
| L 40           | N 44°59'02" E   | 3.32'  |
| L 41           | N 44°59'02" E   | 14.14' |
| L 42           | N 89°59'38" E   | 1.38'  |
| L 43           | N 71°17'09" W   | 1.96'  |
| L 44           | N 00°00'01" E   | 13.30' |
| L 45           | N 85°43'59" W   | 73.90' |
| L 46           | N 80°40'19" W   | 70.84' |
| L 47           | N 80°16'26" W   | 71.02' |
| L 48           | N 84°32'22" W   | 70.36' |

## THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

- PPUE PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PUE LS PUBLIC UTILITY AND LANDSCAPE SETBACK EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- ▲ EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES, NOW OFFERED FOR DEDICATION FOR PUBLIC USE.

## NOTES:

- 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED LS 9484 SET AT ALL LOT CORNERS, BLOCK CORNERS AND BEGINNING AND ENDING OF ALL CURVES, OR WILL BE SET WITHIN ONE YEAR OR ANY APPROVED EXTENSION THEREOF.
- DISTANCES NOT MONUMENTED ARE CALCULATED.



SCALE: 1" = 80'



## LEGEND:

- MONUMENT FOUND, SEE DESCRIPTIONS ON SHEET 2 OF 4.
- SET 3/4" X 30" IRON, UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6", TAGGED LS 9484.
- INDICATES LOT PER TRACT No. 5233 RECORDED IN VOLUME 70 OF PLATS AT PAGES 89-91, F.C.R.
- INDICATES LIMITS OF THIS SUBDIVISION.
- F.C.R. FRESNO COUNTY RECORDS.
- O.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY.

## OUTLOT SCHEDULE:

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

OUTLOT B: IS DEDICATED, IN FEE, TO THE CITY OF FRESNO FOR FUTURE PARK PURPOSES.

OUTLOTS C & D: ARE DEDICATED, IN FEE, TO THE CITY OF FRESNO FOR BIKE, PEDESTRIAN AND LANDSCAPE PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

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# TRACT NO. 6281

IN THE CITY OF FRESNO, FRESNO COUNTY,  
CALIFORNIA SURVEYED AND PLATTED IN  
FEBRUARY, 2020 BY  
HARBOUR AND ASSOCIATES  
CONSISTING OF 4 SHEETS  
SHEET 4 OF 4

### LEGEND:

- MONUMENT FOUND, SEE DESCRIPTIONS ON SHEET 2 OF 4.
- ⊙ SET 3/4" x 30" IRON, UP 4" IN 6" DIAMETER x 30" P.C.C. MONUMENT, DOWN 6", TAGGED LS 9484.
- ① INDICATES LOT PER TRACT No. 5233 RECORDED IN VOLUME 70 OF PLATS AT PAGES 89-91, F.C.R.
- ② INDICATES LOT PER TRACT No. 4343 RECORDED IN VOLUME 74 OF PLATS AT PAGES 59-62, F.C.R.
- INDICATES LIMITS OF THIS SUBDIVISION.
- F.C.R. FRESNO COUNTY RECORDS.

### OUTLOT SCHEDULE:

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

OUTLOT B: IS DEDICATED, IN FEE, TO THE CITY OF FRESNO FOR FUTURE PARK PURPOSES.

OUTLOTS C & D: ARE DEDICATED, IN FEE, TO THE CITY OF FRESNO FOR BIKE, PEDESTRIAN AND LANDSCAPE PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

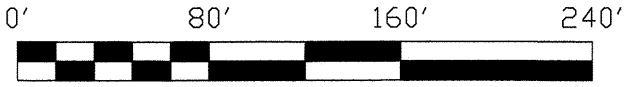
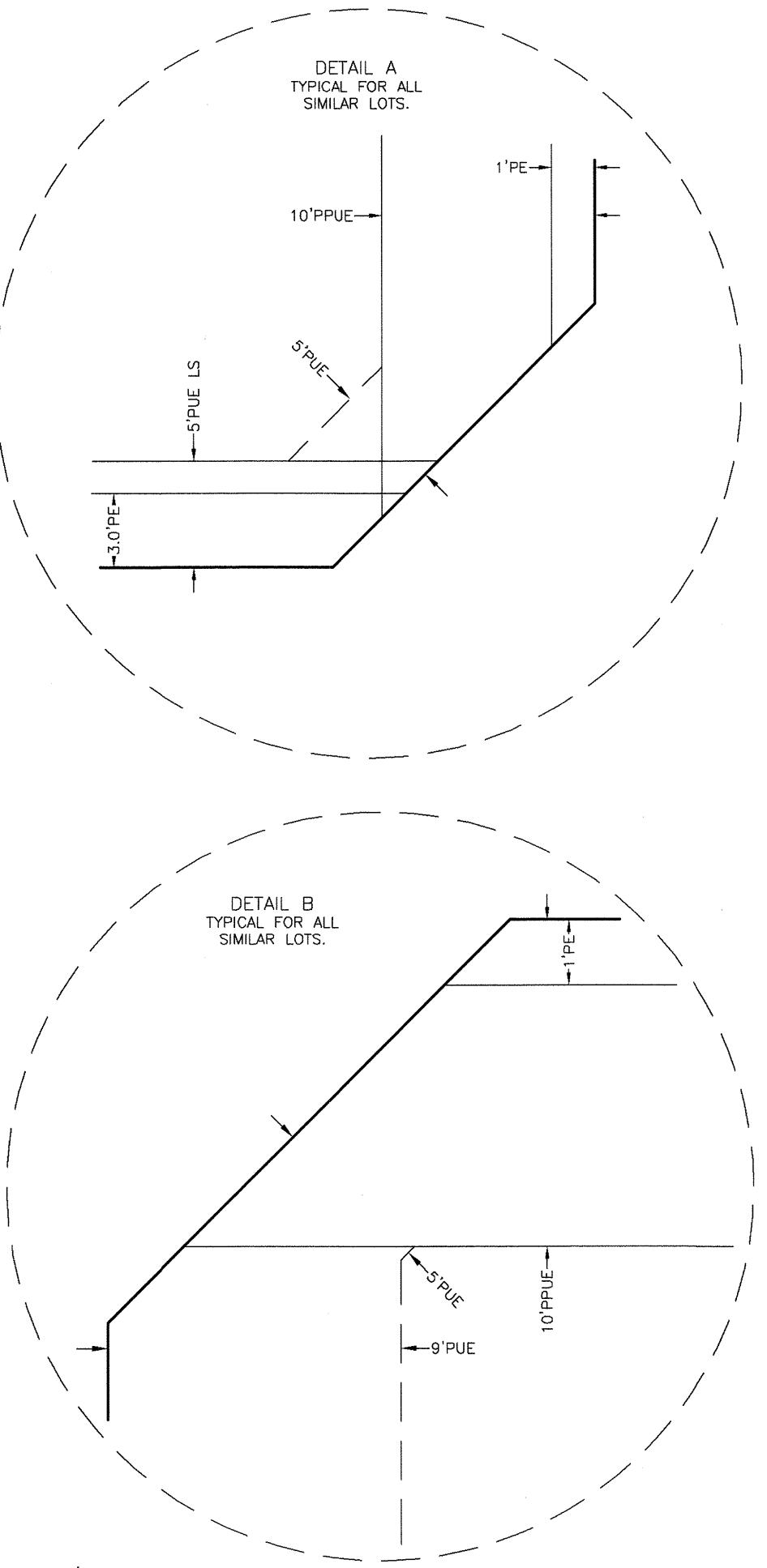
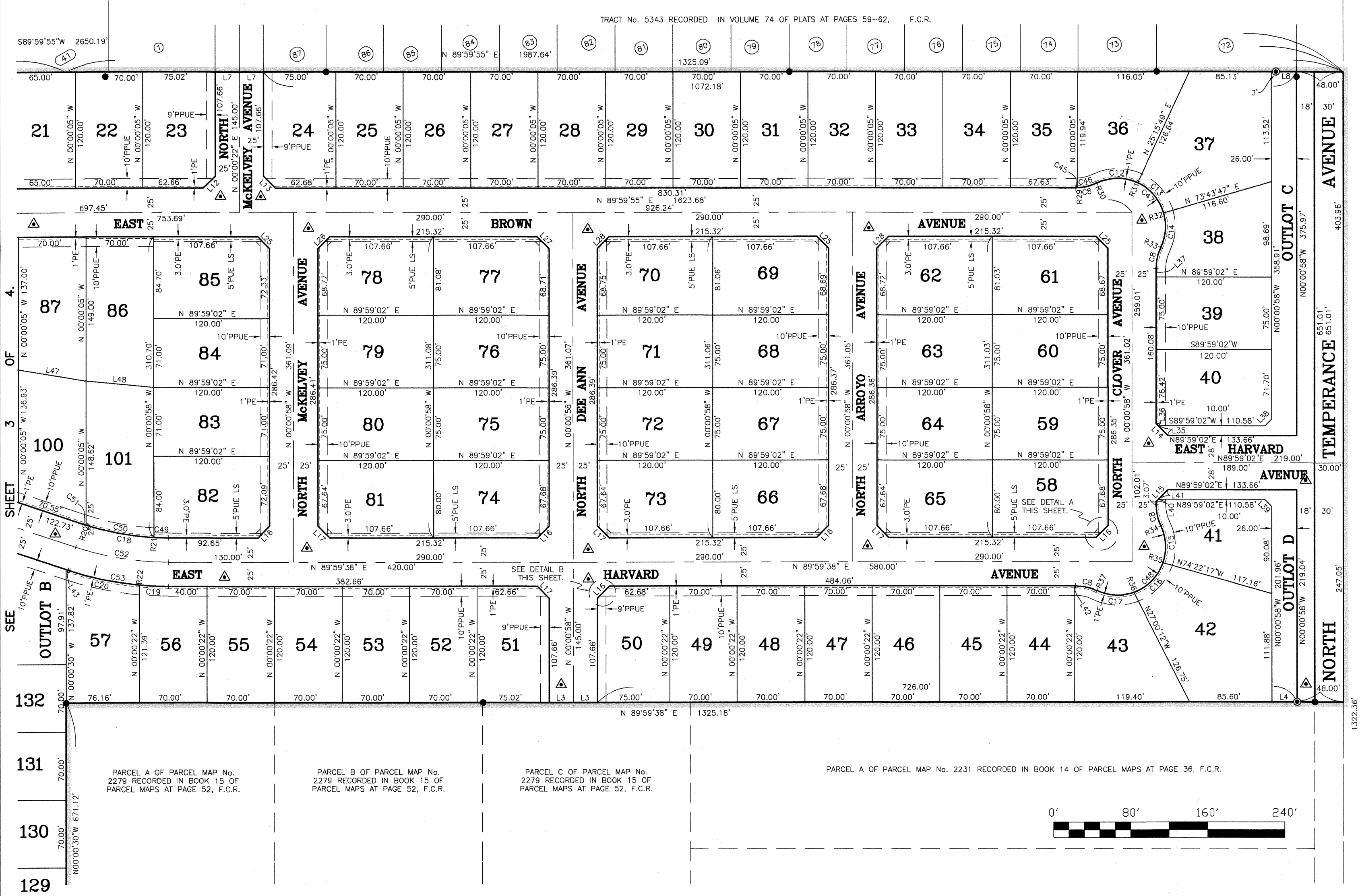
### THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

- PPUE PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- BTE BICYCLE TRAIL EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- △ EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES, NOW OFFERED FOR DEDICATION FOR PUBLIC USE.

### NOTES:

- 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED LS 9484 SET AT ALL LOT CORNERS, BLOCK CORNERS AND BEGINNING AND ENDING OF ALL CURVES, OR WILL BE SET WITHIN ONE YEAR OR ANY APPROVED EXTENSION THEREOF.
- DISTANCES NOT MONUMENTED ARE CALCULATED.

SEE SHEET 3 OF 4 FOR ALL LINE,  
CURVE AND RADIAL DATA TABLES.



SCALE: 1" = 80'

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