

FINAL MAP OF TRACT NO. 5464

A PLANNED DEVELOPMENT
PHASE I OF VESTING TENTATIVE MAP NO. 5464
BEING A SUBDIVISION OF THE NORTH 860 FEET OF THE SOUTHEAST
QUARTER 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 ONE OF TWO SHEETS

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 NOVEMBER 17, 2016. I HEREBY STATE THAT ALL THE MONUMENTS ARE BEING SET IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE APPROVED BY THE CITY ENGINEER. THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

MAURO R. WEYANT PLS 7773 LC. 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 AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

ANDREW J. BENEILLI 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.

BY: JASON A. CAMT, PLS 8638 _____ DATE
CHIEF SURVEYOR _____

PLANNING COMMISSION CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN CONFORMS TO AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE APPROVED BY THE CITY PLANNING COMMISSION AS A CONDITION TO THE ACCEPTANCE OF THE FINAL MAP.

SENIOR CLERK _____ 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. _____, HAS ADOPTED THIS MAP AND HAS ORDERED THE CITY CLERK TO RECORD THIS MAP ON BEHALF OF THE PUBLIC. ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OFFICIAL AGREEMENT" RECORDED FEBRUARY 17, 2005 AS DOCUMENT NO. 2005-0031894, OF OFFICIAL RECORDS FRESNO COUNTY, ARE SHOWN ON THIS MAP AND INTENTED AS AUTHORIZED BY THE PLAN OF THE MAP.

YVONNE SPENCE, MMC
CITY CLERK

BY: _____ DEPUTY _____ DATE

RECORDER'S CERTIFICATE:

DOCUMENT NO. _____ FEE \$ _____
FILED THIS _____ DAY OF _____, 2016
AT _____ M. IN VOLUME _____ OF PLATS, AT PAGES _____
AND _____ AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY

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

BY: _____ DEPUTY _____

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 PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

HB HOME SACRAMENTO, INC., A CALIFORNIA CORPORATION

BY: ZACH GOMES, _____ VICE PRESIDENT

LEGAL DESCRIPTION:

THE NORTH 860.00 FEET (MEASURED ALONG THE EAST LINE) 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, ACCORDING TO THE OFFICIAL PART OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

EXCEPTING THEREFROM ONE-HALF IN ALL MINERALS RESERVED IN DEED DATED APRIL 28, 1956 FROM ELMER E. JACOBSEN AND VOLET M. JACOBSEN, HUSBAND AND WIFE TO MICHAEL S. PADOZANI, A SINGLE MAN, AND RECORDED MAY 15, 1956 IN BOOK 3769 PAGE 280, OF OFFICIAL RECORDS, DOCUMENT NO. 3855.

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE SIGNATURE OF THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY SO DOING, HE/SHE/IT/HEY INTEND TO BE BOUND BY THE TERMS OF 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 _____

THIS INSTRUMENT 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 CONTROL DISTRICT AND CITY OF FRESNO, RECORDED JULY 31, 1985 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 5, 1985, AS DOCUMENT NO. 85011412 OF OFFICIAL RECORDS FRESNO COUNTY.
3. SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 5464, PHASE I OF VESTING TENTATIVE MAP NO. 5464, RECORDED _____, 2018 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. 5464, PHASE I OF VESTING TENTATIVE MAP NO. 5464, RECORDED _____, 2018 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. 5464, PHASE I OF VESTING TENTATIVE MAP NO. 5464, RECORDED _____, 2018 DOCUMENT NO. _____ FRESNO COUNTY RECORDS.
6. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER CONNECTION CHARGES WATER CONNECTION CHARGES, DRAINAGE CHARGES, DRAINAGE FEE, OCCUPANCY AND CREATION OF LIEN FOR THE FINAL MAP OF TRACT NO. 5464, PHASE I OF VESTING TENTATIVE MAP NO. 5464, RECORDED _____, 2018 DOCUMENT NO. _____ FRESNO COUNTY RECORDS.
7. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR ACKNOWLEDGING IMPROVED PARCELS FOR THE FINAL MAP OF TRACT NO. 5464, RECORDED _____, 2018 DOCUMENT NO. _____ FRESNO COUNTY RECORDS.
8. THE EFFECTS OF PRECISE PLAIN 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 OFFICIAL AGREEMENT" RECORDED FEBRUARY 17, 2005 AS DOCUMENT NO. 2005-0031894, OF OFFICIAL RECORDS FRESNO COUNTY.

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