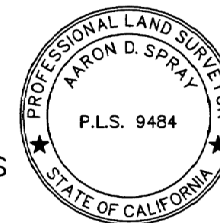


# FINAL MAP OF TRACT NO. 6201

BEING A MERGER AND RESUBDIVISION OF A PORTION  
OF LOTS 3 AND 4 IN BLOCK 1 OF THE MAP OF TEMPERANCE COLONY  
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN DECEMBER, 2019 BY HARBOUR & ASSOCIATES  
CONSISTING OF 2 SHEETS  
SHEET 1 OF 2



### 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.

WILSON PREMIER HOMES, INC., A CALIFORNIA CORPORATION

BY: [Signature]  
LEO A. WILSON  
PRESIDENT

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

BY: [Signature]  
CARL F. SWANSON  
VICE-PRESIDENT

FRESNO IRRIGATION DISTRICT, AS EASEMENT HOLDER  
A SEPARATE CONSENT TO FINAL MAP PURSUANT TO GOVERNMENT  
CODE SECTION 66435.1 FOR TRACT MAP NO. 6201 HAS BEEN EXECUTED  
BY THE FRESNO IRRIGATION DISTRICT, AS RECORDED  
\_\_\_\_\_, 2022, DOCUMENT NO. \_\_\_\_\_,  
FRESNO COUNTY RECORDS.

### 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 October 27, 2022, 2022, BEFORE ME WENDY MARIE SMITH, NOTARY  
PUBLIC, PERSONALLY APPEARED LEO A. WILSON, 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 WENDY MARIE SMITH SIGNATURE [Signature]  
MY COMMISSION EXPIRES 2387807 12-25-25 COUNTY OF FRESNO  
COMMISSION NUMBER 12-25-25 2387807 WMS

### 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 October 27, 2022, BEFORE ME Adrianna Altamirano, NOTARY  
PUBLIC, PERSONALLY APPEARED CARL F. SWANSON, 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 Adrianna Altamirano SIGNATURE [Signature]  
MY COMMISSION EXPIRES Jan 19 2025 COUNTY OF Fresno  
COMMISSION NUMBER 2342354

### LEGAL DESCRIPTION

THAT PORTION OF LOTS 3 AND 4 IN BLOCK 1 OF THE MAP OF TEMPERANCE COLONY, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 2 OF PLATS AT PAGE 7, FRESNO COUNTY RECORDS, LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4, SAID POINT BEING 20.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 00°12'33" WEST, ALONG THE WEST LINE OF SAID LOT 4, PARALLEL WITH AND 20.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 628.00 FEET TO A POINT BEING 661.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 89°53'22" EAST, PARALLEL WITH AND 651.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 965.89 FEET; THENCE SOUTH 00°13'21" WEST, A DISTANCE OF 628.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4, SAID POINT BEING 25.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 89°53'22" WEST, ALONG THE SOUTH LINE OF SAID LOT 4, PARALLEL WITH AND 25.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 966.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.882 ACRES, MORE OR LESS.

### THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. SAID LAND LIES WITHIN THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND IS SUBJECT TO DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES, AS DISCLOSED BY INSTRUMENT ENTITLED RESOLUTION NO. 1816 - THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT BY THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT RECORDED JULY 31, 1995 AS DOCUMENT NUMBER 95092123.
2. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING RESERVED BY M. J. CHURCH FOR RIGHT OF WAY OVER SPACE NECESSARY FOR DITCHES ON ALL THE BORDERS OF SAID LOTS 3 AND 4 AND OTHER LAND RECORDED IN BOOK R OF DEEDS, PAGE 170.
3. RIGHT OF THE GRANTOR, ITS SUCCESSORS, ASSIGNS, LESSEES AND LEGAL REPRESENTATIVES AT ALL TIME TO ENTER ON SAID PROPERTY AND TAKE ALL THE USUAL AND NECESSARY OF CONVENIENT MEANS TO BORE WELLS, MAKE EXCAVATIONS, AND TO REMOVE ALL THE OIL, GAS, AND/OR MINERALS THEREIN RESERVED AND FOUND THEREON, IT BEING UNDERSTOOD, HOWEVER, THAT ANY AND ALL LEASES MADE BY THE GRANTOR FOR THE REMOVAL OF SAID OIL, GAS AND/OR MINERALS SHALL BE SUBJECT TO APPROVAL OF GRANTEEES HEREIN, AS RESERVED IN DEED FROM CALIFORNIA LANDS, INC, A CORPORATION, TO O. H. LYKINS, ET UX, RECORDED DECEMBER 1, 1936 IN BOOK 1545, PAGE 79 OF OFFICIAL RECORDS.
4. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM FOR THE FINAL MAP OF TRACT NO. 6201, PHASE 1 OF VESTING TENTATIVE TRACT NO. 6201, RECORDED \_\_\_\_\_, AS DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
5. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6201, PHASE 1 OF VESTING TENTATIVE MAP NO. 6201, RECORDED \_\_\_\_\_, AS DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
6. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR TEMPORARY STORM DRAINAGE FACILITIES FOR THE FINAL MAP OF TRACT NO. 6201, PHASE 1 OF VESTING TENTATIVE TRACT NO. 6201, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
7. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6201, PHASE 1 OF VESTING TENTATIVE TRACT NO. 6201, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
8. 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. 6201, PHASE 1 OF VESTING TENTATIVE TRACT NO. 6201, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
9. 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. 6201, PHASE 1 OF VESTING TENTATIVE TRACT NO. 6201, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
10. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6201, PHASE 1 OF VESTING TENTATIVE TRACT NO. 6201, RECORDED \_\_\_\_\_, AS DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
11. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6201, PHASE 1 OF VESTING TENTATIVE TRACT NO. 6201, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
12. AN EASEMENT GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, RECORDED MARCH 1, 2022, IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2022-0027339. THE EXACT LOCATION IS NOT DISCLOSED OF RECORD.
13. AN EASEMENT GRANTED TO FRESNO CANAL AND IRRIGATION COMPANY (NOW FRESNO IRRIGATION DISTRICT) FOR CANALS AND DITCHES, RECORDED AUGUST 13, 1873 IN BOOK J OF DEEDS OF OFFICIAL RECORDS, PAGE 36. THE EXACT LOCATION IS NOT DISCLOSED OF RECORD.

### 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 WILSON PREMIER HOMES, INC. ON DECEMBER 1, 2019. 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.

[Signature] 10-28-22  
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, 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.

BY: Jason A. Camit, L.S. 8636 DATE  
LICENSE EXPIRES 12-31-2023  
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, 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.

Todd Stermer, CMC  
CITY CLERK

BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_ DATE

### RECORDER'S CERTIFICATE

DOCUMENT NO. \_\_\_\_\_ FEE \$ \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_  
OF PLATS, AT PAGES \_\_\_\_\_, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY  
FRESNO COUNTY RECORDS.  
PAUL DICTOS, C.P.A., RECORDER

BY: \_\_\_\_\_ DEPUTY

**Harbour & Associates**  
Civil Engineers  
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(559) 325-7676 • Fax (559) 325-7699

