TRACT NO. 6103

A PLANNED UNIT DEVELOPMENT

BEING A MERGER AND RE-SUBDIVISION OF LOTS 211 THROUGH 218, INCLUSIVE, AND LOTS 233 THROUGH 239, INCLUSIVE, AND OUTLOT O OF TRACT NO. 5232, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 79 OF PLATS, AT PAGES 45 THROUGH 60, FRESNO COUNTY RECORDS.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JUNE 2015, BY BRET A. 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.

JPF FANCHER CREEK, LLC., A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
JOSHUA PETERSON, PRESIDENT

CENTRAL VALLEY COMMUNITY BANK, A CALIFORNIA CORPORATION, AS TRUSTEE

BY: _____

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 _____

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:

LOTS 211 THROUGH 218, INCLUSIVE, LOTS 233 THROUGH 239, INCLUSIVE AND OUTLOT O OF TRACT NO. 5232, RECORDED IN VOLUME 79 OF PLATS, AT PAGES 45 THROUGH 60, FRESNO COUNTY RECORDS, SAID MAP HAVING BEEN AMENDED BY CERTIFICATE OF CORRECTION RECORDED JUNE 11, 2014 AS DOCUMENT NO. 2014-0065346, FRESNO COUNTY RECORDS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. SAID LAND LIES WITHIN THE BOUNDARIES OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND IS SUBJECT TO THE POTENTIAL OF THE PAYMENT OF DRAINAGE FEES AND/OR THE REQUIREMENT OF CONSTRUCTION OF DRAINAGE FACILITIES AS A CONDITION OF DEVELOPMENT, RECONSTRUCTION, ADDITIONS OR ALTERATIONS ASSOCIATED WITH SAID LAND, DOCUMENT NO. 95092128, FRESNO COUNTY RECORDS.
2. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT AND ANNEXATION TO THE CITY OF FRESNO, RECORDED MAY 21, 1981 IN BOOK 7728, PAGE 444, FRESNO COUNTY RECORDS.
3. SUBDIVISION AGREEMENT INCLUDING ADDENDUM TO SUBDIVISION AGREEMENT FOR RIGHTS OF WAY ACQUISITION FOR THE FINAL MAP OF TRACT NO. 5232, PHASE 1 OF VESTING TENTATIVE MAP NO. 5232/UGM, RECORDED JUNE 6, 2007 AS DOCUMENT NO. 2007-0111559, FRESNO COUNTY RECORDS.
4. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 5232, PHASE 1 OF VESTING TENTATIVE MAP NO. 5232/UGM, RECORDED JUNE 6, 2007 AS DOCUMENT NO. 2007-0111580, FRESNO COUNTY RECORDS.
5. DEED OF AVIGATION AND HAZARD EASEMENT FOR FRESNO-YOSEMITE INTERNATIONAL AIRPORT FOR THE FINAL MAP OF TRACT NO. 5232, PHASE 1 OF VESTING TENTATIVE MAP NO. 5232/UGM, RECORDED JUNE 6, 2007 AS DOCUMENT NO. 2007-0111581, FRESNO COUNTY RECORDS.
6. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER CONNECTION CHARGES, WATER CONNECTION CHARGES, URBAN GROWTH MANAGEMENT FEES AND DEVELOPMENT FEES TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN FOR THE FINAL MAP OF TRACT NO. 5232, PHASE 1 OF VESTING TENTATIVE MAP NO. 5232/UGM, RECORDED JUNE 6, 2007 AS DOCUMENT NO. 2007-0111563, FRESNO COUNTY RECORDS.
7. STATEMENT OF COVENANTS LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 5232, PHASE 1 OF VESTING TENTATIVE MAP NO. 5232/UGM, RECORDED JUNE 6, 2007 AS DOCUMENT NO. 2007-0111564, FRESNO COUNTY RECORDS.
8. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING FRESNO-YOSEMITE INTERNATIONAL AIRPORT OPERATIONS FOR THE FINAL MAP OF TRACT NO. 5232, PHASE 1 OF VESTING TENTATIVE MAP NO. 5232/UGM, RECORDED JUNE 6, 2007 AS DOCUMENT NO. 2007-0111565, FRESNO COUNTY RECORDS.
9. AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR STONEBROOK, THE BRIDGES, RIVERS EDGE AND THE MASTERS AT FANCHER CREEK (FINAL TRACT MAP NO. 5232), RECORDED SEPTEMBER 25, 2007 AS DOCUMENT NO. 2007-0178295, FRESNO COUNTY RECORDS.
10. ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS, RECORDED JANUARY 30, 2015 AS DOCUMENT NO. 2015-0010279, FRESNO COUNTY RECORDS.
11. CREATION OF A LIEN AND SECURED AGREEMENT TO DEFER SCHOOL IMPACT FEES, RECORDED MAY 29, 2015 AS DOCUMENT NO. 2015-0066542, FRESNO COUNTY RECORDS.
12. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6103, RECORDED _____, ___ 2015, AS DOCUMENT NO. 2015-_____, FRESNO COUNTY RECORDS.
13. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPING IMPROVEMENTS FOR LOT 1 AND LOT 30 OF THE FINAL MAP OF TRACT NO. 6103, RECORDED _____, ___ 2015, AS DOCUMENT NO. 2015-_____, FRESNO COUNTY RECORDS.
14. 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. 6103, RECORDED _____, ___ 2015, AS DOCUMENT NO. 2015-_____, 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 JOSH PETERSON ON JUNE 1, 2015. 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.

_____ _____
BRET GIANNETTA, LS 8177 LIC. EXP. 12-31-16 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 6-30-2017

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 _____ 2015, 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 _____, 2015
AT _____ M. IN VOLUME ____OF PLATS, AT PAGES ____
AND ____, AT THE REQUEST OF BRET A. GIANNETTA

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

BY: _____
DEPUTY

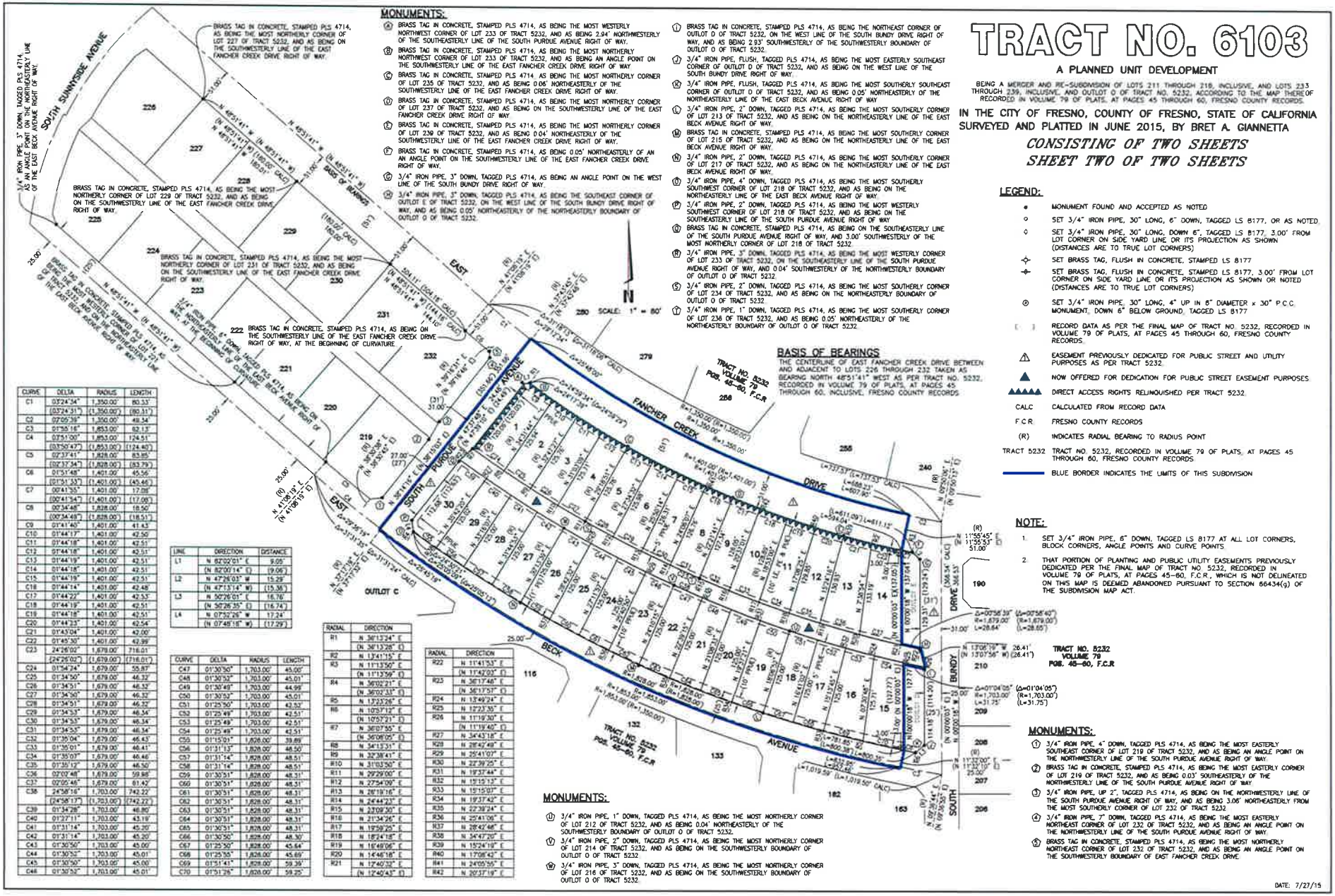
TRACT NO. 6103

A PLANNED UNIT DEVELOPMENT

BEING A MERGER AND RE-SUBDIVISION OF LOTS 211 THROUGH 218, INCLUSIVE, AND LOTS 233 THROUGH 239, INCLUSIVE, AND OUTLOT O OF TRACT NO. 5232, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 79 OF PLATS, AT PAGES 45 THROUGH 60, FRESNO COUNTY RECORDS.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JUNE 2015, BY BRET A. GIANNETTA

CONSISTING OF TWO SHEETS
SHEET TWO OF TWO SHEETS



MONUMENTS:

(A) BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING THE MOST WESTERLY NORTHWEST CORNER OF LOT 233 OF TRACT 5232, AND AS BEING 2.94' NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF THE SOUTH PURDUE AVENUE RIGHT OF WAY.

(B) BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING THE MOST NORTHERLY NORTHWEST CORNER OF LOT 233 OF TRACT 5232, AND AS BEING AN ANGLE POINT ON THE SOUTHWESTERLY LINE OF THE EAST FANCHER CREEK DRIVE RIGHT OF WAY.

(C) BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING THE MOST NORTHERLY CORNER OF LOT 235 OF TRACT 5232, AND AS BEING 0.06' NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF THE EAST FANCHER CREEK DRIVE RIGHT OF WAY.

(D) BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING THE MOST NORTHERLY CORNER OF LOT 237 OF TRACT 5232, AND AS BEING ON THE SOUTHWESTERLY LINE OF THE EAST FANCHER CREEK DRIVE RIGHT OF WAY.

(E) BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING THE MOST NORTHERLY CORNER OF LOT 239 OF TRACT 5232, AND AS BEING 0.04' NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF THE EAST FANCHER CREEK DRIVE RIGHT OF WAY.

(F) BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING 0.05' NORTHEASTERLY OF AN AN ANGLE POINT ON THE SOUTHWESTERLY LINE OF THE EAST FANCHER CREEK DRIVE RIGHT OF WAY.

(G) 3/4" IRON PIPE, 3" DOWN, TAGGED PLS 4714, AS BEING AN ANGLE POINT ON THE WEST LINE OF THE SOUTH BUNDY DRIVE RIGHT OF WAY.

(H) 3/4" IRON PIPE, 3" DOWN, TAGGED PLS 4714, AS BEING THE SOUTHEAST CORNER OF OUTLOT E OF TRACT 5232, ON THE WEST LINE OF THE SOUTH BUNDY DRIVE RIGHT OF WAY, AND AS BEING 0.05' NORTHEASTERLY OF THE NORTHEASTERLY BOUNDARY OF OUTLOT O OF TRACT 5232.

(I) BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING THE NORTHEAST CORNER OF OUTLOT D OF TRACT 5232, ON THE WEST LINE OF THE SOUTH BUNDY DRIVE RIGHT OF WAY, AND AS BEING 2.93' SOUTHWESTERLY OF THE SOUTHWESTERLY BOUNDARY OF OUTLOT O OF TRACT 5232.

(J) 3/4" IRON PIPE, FLUSH, TAGGED PLS 4714, AS BEING THE MOST EASTERLY SOUTHEAST CORNER OF OUTLOT D OF TRACT 5232, AND AS BEING ON THE WEST LINE OF THE SOUTH BUNDY DRIVE RIGHT OF WAY.

(K) 3/4" IRON PIPE, FLUSH, TAGGED PLS 4714, AS BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF OUTLOT D OF TRACT 5232, AND AS BEING 0.05' NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE EAST BECK AVENUE RIGHT OF WAY

(L) 3/4" IRON PIPE, 2" DOWN, TAGGED PLS 4714, AS BEING THE MOST SOUTHERLY CORNER OF LOT 213 OF TRACT 5232, AND AS BEING ON THE NORTHEASTERLY LINE OF THE EAST BECK AVENUE RIGHT OF WAY.

(M) BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING THE MOST SOUTHERLY CORNER OF LOT 215 OF TRACT 5232, AND AS BEING ON THE NORTHEASTERLY LINE OF THE EAST BECK AVENUE RIGHT OF WAY.

(N) 3/4" IRON PIPE, 2" DOWN, TAGGED PLS 4714, AS BEING THE MOST SOUTHERLY CORNER OF LOT 217 OF TRACT 5232, AND AS BEING ON THE NORTHEASTERLY LINE OF THE EAST BECK AVENUE RIGHT OF WAY.

(O) 3/4" IRON PIPE, 4" DOWN, TAGGED PLS 4714, AS BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 218 OF TRACT 5232, AND AS BEING ON THE NORTHEASTERLY LINE OF THE EAST BECK AVENUE RIGHT OF WAY.

(P) 3/4" IRON PIPE, 2" DOWN, TAGGED PLS 4714, AS BEING THE MOST WESTERLY SOUTHWEST CORNER OF LOT 218 OF TRACT 5232, AND AS BEING ON THE SOUTHEASTERLY LINE OF THE SOUTH PURDUE AVENUE RIGHT OF WAY.

(Q) BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING ON THE SOUTHEASTERLY LINE OF THE SOUTH PURDUE AVENUE RIGHT OF WAY, AND 3.00' SOUTHWESTERLY OF THE MOST NORTHERLY CORNER OF LOT 218 OF TRACT 5232.

(R) 3/4" IRON PIPE, 3" DOWN, TAGGED PLS 4714, AS BEING THE MOST WESTERLY CORNER OF LOT 233 OF TRACT 5232, ON THE SOUTHEASTERLY LINE OF THE SOUTH PURDUE AVENUE RIGHT OF WAY, AND 0.04' SOUTHWESTERLY OF THE NORTHWESTERLY BOUNDARY OF OUTLOT O OF TRACT 5232.

(S) 3/4" IRON PIPE, 2" DOWN, TAGGED PLS 4714, AS BEING THE MOST SOUTHERLY CORNER OF LOT 234 OF TRACT 5232, AND AS BEING ON THE NORTHEASTERLY BOUNDARY OF OUTLOT O OF TRACT 5232.

(T) 3/4" IRON PIPE, 1" DOWN, TAGGED PLS 4714, AS BEING THE MOST SOUTHERLY CORNER OF LOT 236 OF TRACT 5232, AND AS BEING 0.05' NORTHEASTERLY OF THE NORTHEASTERLY BOUNDARY OF OUTLOT O OF TRACT 5232.

BASIS OF BEARINGS

THE CENTERLINE OF EAST FANCHER CREEK DRIVE BETWEEN AND ADJACENT TO LOTS 226 THROUGH 232 TAKEN AS BEARING NORTH 48°51'41" WEST AS PER TRACT NO. 5232, RECORDED IN VOLUME 79 OF PLATS, AT PAGES 45 THROUGH 60, INCLUSIVE, FRESNO COUNTY RECORDS.

LEGEND:

•	MONUMENT FOUND AND ACCEPTED AS NOTED
○	SET 3/4" IRON PIPE, 30" LONG, 6" DOWN, TAGGED LS 8177, OR AS NOTED
◇	SET 3/4" IRON PIPE, 30" LONG, DOWN 6", TAGGED LS 8177, 3.00' FROM LOT CORNER ON SIDE YARD LINE OR ITS PROJECTION AS SHOWN (DISTANCES ARE TO TRUE LOT CORNERS)
⊹	SET BRASS TAG, FLUSH IN CONCRETE, STAMPED LS 8177
⊹	SET BRASS TAG, FLUSH IN CONCRETE, STAMPED LS 8177, 3.00' FROM LOT CORNER ON SIDE YARD LINE OR ITS PROJECTION AS SHOWN OR NOTED (DISTANCES ARE TO TRUE LOT CORNERS)
⊙	SET 3/4" IRON PIPE, 30" LONG, 4" UP IN 8" DIAMETER x 30" P.C.C. MONUMENT, DOWN 6" BELOW GROUND, TAGGED LS 8177
[ ]	RECORD DATA AS PER THE FINAL MAP OF TRACT NO. 5232, RECORDED IN VOLUME 79 OF PLATS, AT PAGES 45 THROUGH 60, FRESNO COUNTY RECORDS.
△	EASEMENT PREVIOUSLY DEDICATED FOR PUBLIC STREET AND UTILITY PURPOSES AS PER TRACT 5232.
▲	NOW OFFERED FOR DEDICATION FOR PUBLIC STREET EASEMENT PURPOSES.
▲▲▲▲▲	DIRECT ACCESS RIGHTS RELINQUISHED PER TRACT 5232.
CALC	CALCULATED FROM RECORD DATA
F.C.R.	FRESNO COUNTY RECORDS
(R)	INDICATES RADIAL BEARING TO RADIUS POINT
TRACT 5232	TRACT NO. 5232, RECORDED IN VOLUME 79 OF PLATS, AT PAGES 45 THROUGH 60, FRESNO COUNTY RECORDS.
———	BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION

NOTE:

1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED LS 8177 AT ALL LOT CORNERS, BLOCK CORNERS, ANGLE POINTS AND CURVE POINTS.
2. THAT PORTION OF PLANTING AND PUBLIC UTILITY EASEMENTS PREVIOUSLY DEDICATED PER THE FINAL MAP OF TRACT NO. 5232, RECORDED IN VOLUME 79 OF PLATS, AT PAGES 45–60, F.C.R., WHICH IS NOT DELINEATED ON THIS MAP IS DEEMED ABANDONED PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT.

MONUMENTS:

(1) 3/4" IRON PIPE, 4" DOWN, TAGGED PLS 4714, AS BEING THE MOST EASTERLY SOUTHEAST CORNER OF LOT 219 OF TRACT 5232, AND AS BEING AN ANGLE POINT ON THE NORTHWESTERLY LINE OF THE SOUTH PURDUE AVENUE RIGHT OF WAY.

(2) BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING THE MOST EASTERLY CORNER OF LOT 219 OF TRACT 5232, AND AS BEING 0.03' SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THE SOUTH PURDUE AVENUE RIGHT OF WAY.

(3) 3/4" IRON PIPE, UP 2", TAGGED PLS 4714, AS BEING ON THE NORTHWESTERLY LINE OF THE SOUTH PURDUE AVENUE RIGHT OF WAY, AND AS BEING 3.06' NORTHEASTERLY FROM THE MOST SOUTHERLY CORNER OF LOT 232 OF TRACT 5232.

(4) 3/4" IRON PIPE, 7" DOWN, TAGGED PLS 4714, AS BEING THE MOST EASTERLY NORTHEAST CORNER OF LOT 232 OF TRACT 5232, AND AS BEING AN ANGLE POINT ON THE NORTHWESTERLY LINE OF THE SOUTH PURDUE AVENUE RIGHT OF WAY.

(5) BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING THE MOST NORTHERLY NORTHEAST CORNER OF LOT 232 OF TRACT 5232, AND AS BEING AN ANGLE POINT ON THE SOUTHWESTERLY BOUNDARY OF EAST FANCHER CREEK DRIVE.

MONUMENTS:

(U) 3/4" IRON PIPE, 1" DOWN, TAGGED PLS 4714, AS BEING THE MOST NORTHERLY CORNER OF LOT 212 OF TRACT 5232, AND AS BEING 0.04' NORTHEASTERLY OF THE SOUTHWESTERLY BOUNDARY OF OUTLOT O OF TRACT 5232.

(V) 3/4" IRON PIPE, 2" DOWN, TAGGED PLS 4714, AS BEING THE MOST NORTHERLY CORNER OF LOT 214 OF TRACT 5232, AND AS BEING ON THE SOUTHWESTERLY BOUNDARY OF OUTLOT O OF TRACT 5232.

(W) 3/4" IRON PIPE, 3" DOWN, TAGGED PLS 4714, AS BEING THE MOST NORTHERLY CORNER OF LOT 216 OF TRACT 5232, AND AS BEING ON THE SOUTHWESTERLY BOUNDARY OF OUTLOT O OF TRACT 5232.

CURVE	DELTA	RADIUS	LENGTH
C1	03°24'34"	1,350.00'	80.33'
	(03°24'31")	(1,350.00')	(80.31')
C2	02°05'39"	1,350.00'	49.34'
C3	01°52'18"	1,853.00'	62.13'
C4	03°51'00"	1,853.00'	124.51'
	(03°50'47")	(1,853.00')	(124.40')
C5	02°37'41"	1,828.00'	83.95'
	(02°37'34")	(1,828.00')	(83.79')
C6	01°51'48"	1,401.00'	45.56'
	(01°51'33")	(1,401.00')	(45.46')
C7	00°41'55"	1,401.00'	17.08'
	(00°41'54")	(1,401.00')	(17.08')
C8	00°34'48"	1,828.00'	18.50'
	(00°34'48")	(1,828.00')	(18.51')
C9	01°41'40"	1,401.00'	41.63'
C10	01°44'17"	1,401.00'	42.50'
C11	01°44'18"	1,401.00'	42.51'
C12	01°44'18"	1,401.00'	42.51'
C13	01°44'19"	1,401.00'	42.51'
C14	01°44'18"	1,401.00'	42.51'
C15	01°44'19"	1,401.00'	42.51'
C16	01°44'14"	1,401.00'	42.48'
C17	01°44'22"	1,401.00'	42.51'
C18	01°44'19"	1,401.00'	42.51'
C19	01°44'18"	1,401.00'	42.51'
C20	01°44'23"	1,401.00'	42.54'
C21	01°43'04"	1,401.00'	42.00'
C22	01°49'30"	1,401.00'	42.99'
C23	24°26'02"	1,679.00'	716.01'
	(24°26'02")	(1,679.00')	(716.01')
C24	01°54'24"	1,679.00'	55.87'
C25	01°34'50"	1,679.00'	46.32'
C26	01°34'51"	1,679.00'	46.32'
C27	01°34'50"	1,679.00'	46.32'
C28	01°34'51"	1,679.00'	46.32'
C29	01°34'53"	1,679.00'	46.34'
C30	01°34'53"	1,679.00'	46.34'
C31	01°34'53"	1,679.00'	46.34'
C32	01°35'04"	1,679.00'	46.43'
C33	01°35'01"	1,679.00'	46.41'
C34	01°35'07"	1,679.00'	46.46'
C35	01°35'12"	1,679.00'	46.50'
C36	02°02'48"	1,679.00'	59.98'
C37	02°05'46"	1,679.00'	61.42'
C38	24°58'16"	1,703.00'	742.22'
	(24°58'17")	(1,703.00')	(742.22')
C39	01°34'28"	1,703.00'	46.80'
C40	01°27'11"	1,703.00'	43.19'
C41	01°31'14"	1,703.00'	45.20'
C42	01°31'14"	1,703.00'	45.20'
C43	01°30'50"	1,703.00'	45.00'
C44	01°30'52"	1,703.00'	45.01'
C45	01°30'50"	1,703.00'	45.00'
C46	01°30'52"	1,703.00'	45.01'

LINE	DIRECTION	DISTANCE
L1	N 82°02'01" E	9.05'
	(N 82°01'14" E)	(9.06')
L2	N 47°25'03" W	15.29'
	(N 47°53'14" W)	(15.36')
L3	N 50°26'05" E	16.76'
	(N 50°26'35" E)	(16.74')
L4	N 07°32'26" W	17.24'
	(N 07°48'18" W)	(17.29')

CURVE	DELTA	RADIUS	LENGTH
C47	01°30'50"	1,703.00'	45.00'
C48	01°30'52"	1,703.00'	45.01'
C49	01°30'49"	1,703.00'	44.99'
C50	01°30'52"	1,703.00'	45.01'
C51	01°25'50"	1,703.00'	42.52'
C52	01°25'49"	1,703.00'	42.51'
C53	01°25'49"	1,703.00'	42.51'
C54	01°25'49"	1,703.00'	42.51'
C55	01°15'01"	1,828.00'	39.89'
C56	01°31'13"	1,828.00'	48.50'
C57	01°31'14"	1,828.00'	48.51'
C58	01°31'14"	1,828.00'	48.51'
C59	01°30'51"	1,828.00'	48.31'
C60	01°30'51"	1,828.00'	48.31'
C61	01°30'51"	1,828.00'	48.31'
C62	01°30'51"	1,828.00'	48.31'
C63	01°30'51"	1,828.00'	48.31'
C64	01°30'51"	1,828.00'	48.31'
C65	01°30'51"	1,828.00'	48.31'
C66	01°30'50"	1,828.00'	48.30'
C67	01°29'50"	1,828.00'	45.64'
C68	01°25'50"	1,828.00'	45.69'
C69	01°51'45"	1,828.00'	59.39'
C70	01°51'28"	1,828.00'	59.25'

RADIAL	DIRECTION
R1	N 36°13'24" E
	(N 36°13'26" E)
R2	N 13°41'15" E
R3	N 11°13'50" E
	(N 11°13'59" E)
R4	N 36°02'21" E
	(N 36°02'33" E)
R5	N 13°23'26" E
R6	N 10°57'12" E
	(N 10°57'21" E)
R7	N 36°07'55" E
	(N 36°08'05" E)
R8	N 54°13'51" E
R9	N 32°38'41" E
R10	N 31°03'50" E
R11	N 29°29'00" E
R12	N 27°54'09" E
R13	N 26°19'16" E
R14	N 24°44'23" E
R15	N 23°09'30" E
R16	N 21°34'26" E
R17	N 19°58'20" E
R18	N 18°24'18" E
R19	N 16°49'06" E
R20	N 14°46'16" E
R21	N 12°40'32" E
	(N 12°40'43" E)

RADIAL	DIRECTION
R22	N 11°41'53" E
	(N 11°42'03" E)
R23	N 36°17'46" E
	(N 36°17'57" E)
R24	N 13°49'24" E
R25	N 12°23'35" E
R26	N 11°19'30" E
	(N 11°19'40" E)
R27	N 34°43'18" E
R28	N 28°47'49" E
R29	N 25°41'07" E
R30	N 22°39'25" E
R31	N 19°37'44" E
R32	N 15°15'13" E
R33	N 15°15'07" E
R34	N 19°37'40" E
R35	N 22°38'24" E
R36	N 25°41'06" E
R37	N 28°43'48" E
R38	N 34°47'20" E
R39	N 15°24'19" E
R40	N 17°08'42" E
R41	N 24°05'55" E
R42	N 20°37'19" E

DATE: 7/27/15