

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.

GRANVILLE HOMES, INC., A CALIFORNIA CORPORATION

BY: _____
DARIUS ASSEMI PRESIDENT

TRACT NO. 6387

PHASE I OF VESTING TENTATIVE MAP NO. 6387

BEING A RE-SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN FEBRUARY 2024, BY BRET A. GIANNETTA

*CONSISTING OF FOUR SHEETS
SHEET ONE OF FOUR SHEETS*



LEGAL DESCRIPTION:

PARCEL A OF LOT LINE ADJUSTMENT NO. 2022-11, AS DOCUMENT NUMBER 2022-0093132, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 'C' OF LOT LINE ADJUSTMENT NO. 2022-06, RECORDED ON MAY 12, 2022, AS INSTRUMENT NO. 0062274, OFFICIAL RECORDS OF FRESNO COUNTY, AND THAT PORTION OF LOT 63 OF MUSCATEL ESTATES, RECORDED IN VOLUME 4 OF PLATS, AT PAGE 67, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, SOUTH 00°01'18" EAST, A DISTANCE OF 899.39 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 17; THENCE NORTH 89°33'25" EAST, A DISTANCE OF 387.52 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 40°27'56"; A DISTANCE OF 353.13 FEET; THENCE SOUTH 49°58'39" EAST, A DISTANCE OF 49.05 FEET; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 49°58'39" EAST, HAVING A RADIUS OF 606.00 FEET, THROUGH A CENTRAL ANGLE OF 40°03'00"; A DISTANCE OF 423.60 FEET; THENCE SOUTH 00°01'39" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 606.00 FEET, THROUGH A CENTRAL ANGLE OF 71°49'46"; A DISTANCE OF 759.72 FEET; THENCE SOUTH 18°08'35" WEST, A DISTANCE OF 42.50 FEET; THENCE SOUTH 21°27'29" WEST, A DISTANCE OF 152.61 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 18°46'28" EAST, HAVING A RADIUS OF 800.90 FEET, THROUGH A CENTRAL ANGLE OF 03°09'56"; A DISTANCE OF 44.25 FEET; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 55°16'53" WEST, HAVING A RADIUS OF 373.70 FEET, THROUGH A CENTRAL ANGLE OF 27°38'54"; A DISTANCE OF 180.33 FEET; THENCE SOUTHWESTERLY ALONG A COMPOUND CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 868.50 FEET, THROUGH A CENTRAL ANGLE OF 05°37'00"; A DISTANCE OF 85.14 FEET; THENCE SOUTH 60°00'34" WEST, A DISTANCE OF 18.87 FEET; THENCE SOUTH 00°27'57" EAST, A DISTANCE OF 343.40 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°32'03" WEST, A DISTANCE OF 691.76 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 17; THENCE NORTH 00°01'18" WEST, A DISTANCE OF 1,939.66 FEET TO THE POINT OF BEGINNING.

AND AS SHOWN ON THAT CERTAIN MAP ENTITLED "LOT LINE ADJUSTMENT NO. 2022-11" FILED FOR RECORD JULY 20, 2022 IN BOOK 4 OF MISCELLANEOUS MAPS, AT PAGE 55, FRESNO COUNTY RECORDS.

FRESNO IRRIGATION DISTRICT CERTIFICATION:

A SEPARATE CONSENT TO FINAL MAP PURSUANT TO GOVERNMENT CODE SECTION 66435.1 FOR THE MAP OF TRACT NO. 6387, AS RECORDED _____, 2025 AS DOCUMENT NO. 2025-_____, FRESNO COUNTY RECORDS. ALSO SUBJECT TO THE EASEMENTS AS SHOWN ON SHEETS 3 AND 4 OF THIS MAP.

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, _____, NOTARY PUBLIC
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 _____

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. FRESNO IRRIGATION DISTRICT PIPELINE SUBSTITUTION AGREEMENT, RECORDED FEBRUARY 22, 2019 AS DOCUMENT NO. 2019-0017974, FRESNO COUNTY RECORDS.
- 3. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6387, RECORDED _____, 2025, AS DOCUMENT NO. 2025-_____, FRESNO COUNTY RECORDS.
- 4. 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. 6387, RECORDED _____, 2025, AS DOCUMENT NO. 2025-_____, FRESNO COUNTY RECORDS.
- 5. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, TRACT NO. 6387, RECORDED _____, 2025, AS DOCUMENT NO. 2025-_____, FRESNO COUNTY RECORDS.
- 6. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6387, RECORDED _____, 2025, AS DOCUMENT NO. 2025-_____, FRESNO COUNTY RECORDS.
- 7. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6387, RECORDED _____, 2025, AS DOCUMENT NO. 2025-_____, FRESNO COUNTY RECORDS.
- 8. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR TEMPORARY STORM DRAINAGE FACILITIES FOR THE FINAL MAP OF TRACT NO. 6387, RECORDED _____, 2025, AS DOCUMENT NO. 2025-_____, FRESNO COUNTY RECORDS.
- 9. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6387, RECORDED _____, 2025, AS DOCUMENT NO. 2025-_____, FRESNO COUNTY RECORDS.
- 10. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6387, RECORDED _____, 2025, AS DOCUMENT NO. 2025-_____, FRESNO COUNTY 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 DARIUS ASSEMI ON FEBRUARY 1, 2024. 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. 12-31-26

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.

SCOTT L. MOZIER, PE 54417
LICENSE EXPIRES 12-31-2025

CITY ENGINEER

DATE

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, LS 8636
LICENSE EXPIRES 12-31-2025
CHIEF SURVEYOR

DATE

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
SECRETARY OF THE FRESNO CITY PLANNING COMMISSION

DATE

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION NO. _____ ADOPTED ON _____, 2025, 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.

TODD STERMER, CMC
CITY CLERK

BY: _____
DEPUTY

DATE

RECORDER'S CERTIFICATE:

DOCUMENT NO. _____ FEE \$ _____
FILED THIS ____ DAY OF _____, 2025
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. 6387

PHASE I OF VESTING TENTATIVE MAP NO. 6387

BEING A RE-SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN FEBRUARY 2024, BY BRET A. GIANNETTA

CONSISTING OF FOUR SHEETS
SHEET TWO OF FOUR SHEETS



BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN AS BEARING NORTH 00°02'15" EAST, AS PER THE RECORD OF SURVEY RECORDED IN BOOK 48 OF RECORD OF SURVEYS, AT PAGE 97, FRESNO COUNTY RECORDS.

LEGEND:

- MONUMENT FOUND AND ACCEPTED AS NOTED
- ⊙ SET 3/4" IRON PIPE, 30" LONG, 4" UP IN 6" DIAMETER x 30" P.C.C. MONUMENT, DOWN 6" BELOW GROUND, TAGGED LS 8177.
- () RECORD DATA AS PER THE RECORD OF SURVEY RECORDED IN BOOK 48 OF RECORD OF SURVEYS, AT PAGE 97, FRESNO COUNTY RECORDS.
- [] RECORD DATA AS PER THE RECORD OF SURVEY RECORDED IN BOOK 32 OF RECORD OF SURVEYS, AT PAGE 83, FRESNO COUNTY RECORDS.
- { } RECORD DATA AS PER LOT LINE ADJUSTMENT NO. 2022-11, RECORDED IN BOOK 4 OF MISCELLANEOUS MAPS, AT PAGE 55, FRESNO COUNTY RECORDS.
- △ PREVIOUSLY GRANTED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER THE DEED OF EASEMENT RECORDED JANUARY 25, 2024 AS DOCUMENT NO. 2024-0006821, FRESNO COUNTY RECORDS.
- △ FRESNO IRRIGATION DISTRICT PIPELINE EASEMENT, RECORDED DECEMBER 20, 2013 AS DOCUMENT NO. 2013-0170946, FRESNO COUNTY RECORDS.
- △ FRESNO IRRIGATION DISTRICT PIPELINE EASEMENT, RECORDED JANUARY 18, 2019 AS DOCUMENT NO. 2019-0005648, FRESNO COUNTY RECORDS.
- F.C.R. FRESNO COUNTY RECORDS
- (R) INDICATES RADIAL BEARING TO CURVE
- INDICATES THE LIMITS OF THIS SUBDIVISION

NOTE:

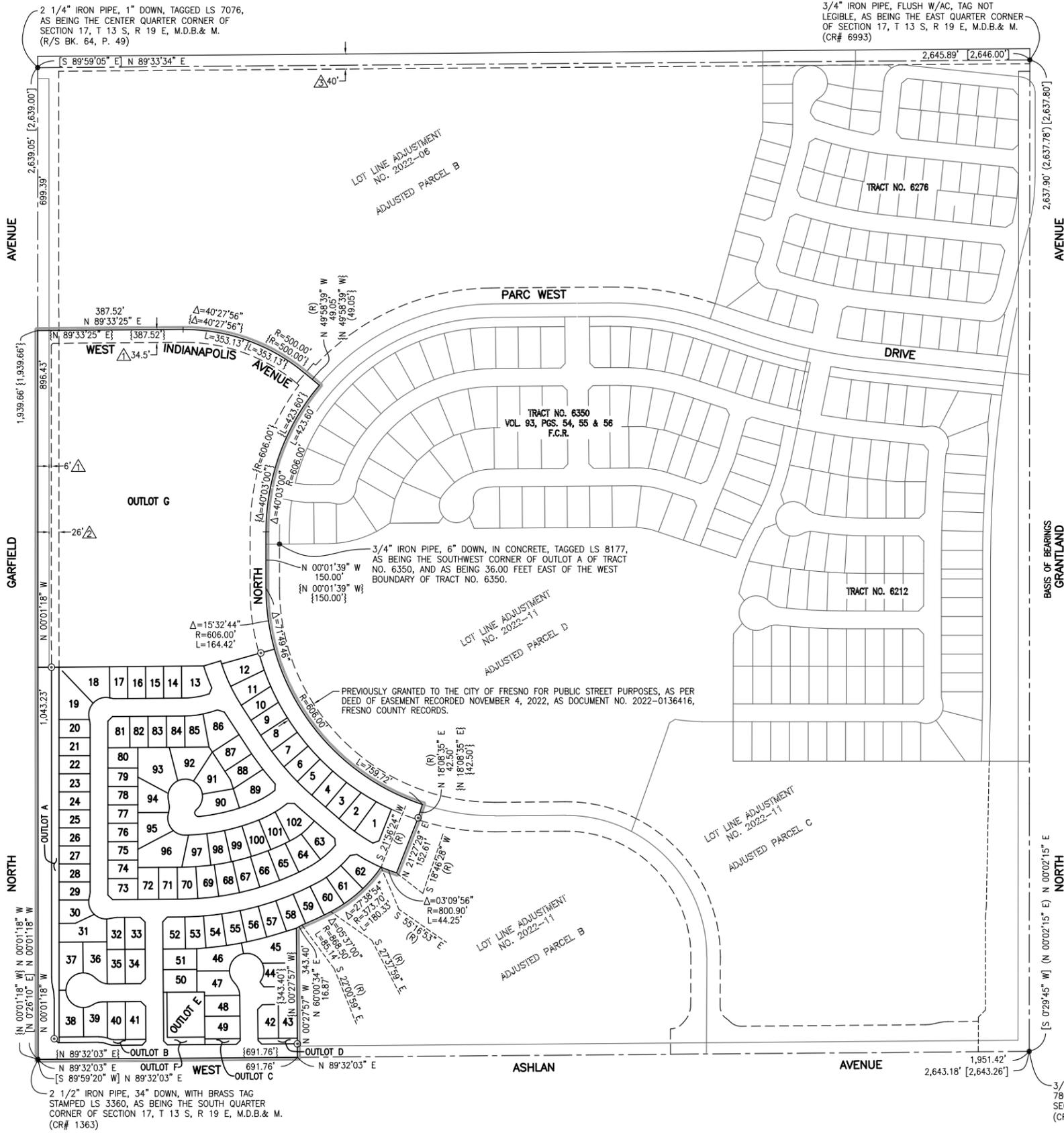
1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED LS 8177 AT ALL LOT CORNERS AND ANGLE POINTS.
2. OUTLOT G IS FOR FUTURE DEVELOPMENT.

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

- ▲ OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
- LE LANDSCAPE 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.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

- OUTLOT A IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR LANDSCAPE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.
- OUTLOT B, OUTLOT C, OUTLOT D AND OUTLOT F ARE DEDICATED IN FEE TO THE CITY OF FRESNO FOR LANDSCAPE AND UTILITY PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.
- OUTLOT E IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR CITY WATER WELL 376.



BASIS OF BEARINGS GRANTLAND

AVENUE

AVENUE

GARFIELD

NORTH

NORTH

NORTH

NORTH

2 1/4" IRON PIPE, 1" DOWN, TAGGED LS 7076, AS BEING THE CENTER QUARTER CORNER OF SECTION 17, T 13 S, R 19 E, M.D.B.& M. (R/S BK. 64, P. 49)

3/4" IRON PIPE, FLUSH W/AC, TAG NOT LEGIBLE, AS BEING THE EAST QUARTER CORNER OF SECTION 17, T 13 S, R 19 E, M.D.B.& M. (CR# 6993)

3/4" IRON PIPE, 6" DOWN, IN CONCRETE, TAGGED LS 8177, AS BEING THE SOUTHWEST CORNER OF OUTLOT A OF TRACT NO. 6350, AND AS BEING 36.00 FEET EAST OF THE WEST BOUNDARY OF TRACT NO. 6350.

PREVIOUSLY GRANTED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER DEED OF EASEMENT RECORDED NOVEMBER 4, 2022, AS DOCUMENT NO. 2022-0136416, FRESNO COUNTY RECORDS.

2 1/2" IRON PIPE, 34" DOWN, WITH BRASS TAG STAMPED LS 3360, AS BEING THE SOUTH QUARTER CORNER OF SECTION 17, T 13 S, R 19 E, M.D.B.& M. (CR# 1363)

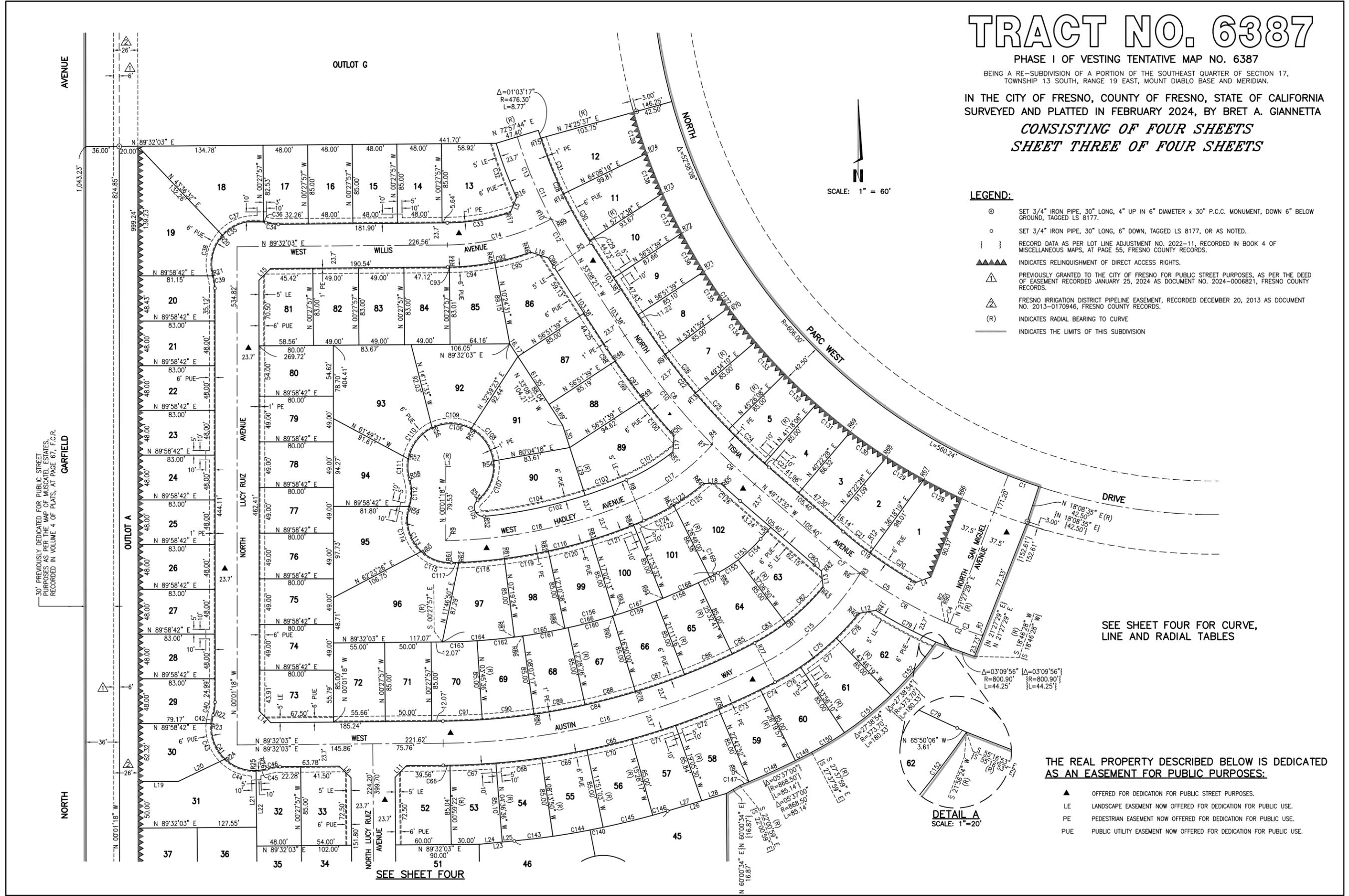
3/4" IRON PIPE, FLUSH W/AC, TAGGED LS 7800, AS BEING THE SOUTHEAST CORNER OF SECTION 17, T 13 S, R 19 E, M.D.B.& M. (CR# 8026)

TRACT NO. 6387

PHASE I OF VESTING TENTATIVE MAP NO. 6387
 BEING A RE-SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17,
 TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN.
 IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
 SURVEYED AND PLATTED IN FEBRUARY 2024, BY BRET A. GIANNETTA
CONSISTING OF FOUR SHEETS
SHEET THREE OF FOUR SHEETS

- LEGEND:**
- ⊙ SET 3/4" IRON PIPE, 30" LONG, 4" UP IN 6" DIAMETER x 30" P.C.C. MONUMENT, DOWN 6" BELOW GROUND, TAGGED LS 8177.
 - SET 3/4" IRON PIPE, 30" LONG, 6" DOWN, TAGGED LS 8177, OR AS NOTED.
 - { } RECORD DATA AS PER LOT LINE ADJUSTMENT NO. 2022-11, RECORDED IN BOOK 4 OF MISCELLANEOUS MAPS, AT PAGE 55, FRESNO COUNTY RECORDS.
 - ▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
 - ▲ PREVIOUSLY GRANTED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER THE DEED OF EASEMENT RECORDED JANUARY 25, 2024 AS DOCUMENT NO. 2024-006821, FRESNO COUNTY RECORDS.
 - ▲ FRESNO IRRIGATION DISTRICT PIPELINE EASEMENT, RECORDED DECEMBER 20, 2013 AS DOCUMENT NO. 2013-0170946, FRESNO COUNTY RECORDS.
 - (R) INDICATES RADIAL BEARING TO CURVE
 - INDICATES THE LIMITS OF THIS SUBDIVISION

SCALE: 1" = 60'



SEE SHEET FOUR FOR CURVE, LINE AND RADIAL TABLES

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

- ▲ OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
- LE LANDSCAPE 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.

DETAIL A
SCALE: 1" = 20'

SEE SHEET FOUR

30' PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER THE MAP OF MUSCATEL ESTATES, RECORDED IN VOLUME 4 OF PLATS, AT PAGE 67, F.C.R.

TRACT NO. 6387

PHASE I OF VESTING TENTATIVE MAP NO. 6387

BEING A RE-SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN FEBRUARY 2024, BY BRET A. GIANNETTA

CONSISTING OF FOUR SHEETS
SHEET FOUR OF FOUR SHEETS



CURVE	DELTA	RADIUS	LENGTH
C1	03°18'54"	606.00'	35.06'
C2	03°11'30"	777.20'	43.29'
C3	02°45'56"	777.20'	37.51'
C4	00°25'34"	777.20'	5.78'
C5	17°00'17"	500.00'	148.39'
C6	12°03'02"	500.00'	105.16'
C7	04°57'15"	500.00'	43.23'
C8	16°05'11"	757.20'	212.59'
C9	04°42'38"	757.20'	62.25'
C10	11°22'33"	757.20'	150.34'
C11	16°06'05"	500.00'	140.51'
C12	05°08'55"	500.00'	44.93'
C13	10°57'10"	500.00'	95.58'
C14	27°09'16"	245.00'	116.11'
C15	30°44'09"	265.00'	142.16'
C16	27°10'02"	759.80'	360.26'
C17	25°10'37"	235.00'	103.26'
C18	22°09'02"	542.40'	209.69'
C19	11°28'03"	476.30'	95.33'
C20	07°01'06"	476.30'	58.34'
C21	04°26'57"	476.30'	36.99'
C22	16°05'11"	733.50'	205.94'
C23	00°31'38"	733.50'	6.75'
C24	04°08'02"	733.50'	52.92'
C25	04°08'02"	733.50'	52.92'
C26	04°08'00"	733.50'	52.91'
C27	03°09'29"	733.50'	40.43'
C28	16°06'05"	476.30'	133.85'
C29	00°20'59"	476.30'	2.91'
C30	06°55'45"	476.30'	57.60'
C31	07°46'04"	476.30'	64.57'
C32	06°50'26"	523.70'	62.52'
C33	17°53'06"	221.30'	69.08'
C34	15°49'26"	48.80'	13.48'
C35	121°12'12"	46.20'	97.73'
C36	03°06'53"	46.20'	2.51'
C37	60°24'27"	46.20'	48.71'
C38	57°40'52"	46.20'	46.51'
C39	15°49'25"	48.80'	13.48'
C40	16°46'01"	48.80'	14.28'
C41	123°53'48"	46.20'	99.90'
C42	11°18'26"	46.20'	9.12'
C43	52°20'36"	46.20'	42.21'
C44	45°29'23"	46.20'	36.68'
C45	14°45'23"	46.20'	11.90'
C46	16°41'08"	48.80'	14.21'
C47	46°55'47"	48.80'	39.97'
C48	06°21'07"	48.80'	5.41'
C49	40°34'40"	48.80'	34.56'
C50	25°25'36"	46.20'	209.19'

CURVE	DELTA	RADIUS	LENGTH
C51	46°55'47"	46.20'	37.84'
C52	89°33'21"	46.20'	72.21'
C53	90°26'32"	46.20'	72.93'
C54	32°29'56"	46.20'	26.21'
C55	32°29'49"	48.80'	27.68'
C56	04°57'47"	48.80'	4.23'
C57	260°06'35"	46.20'	209.74'
C58	60°46'36"	46.20'	49.01'
C59	75°18'12"	46.20'	60.72'
C60	79°33'37"	46.20'	64.15'
C61	44°28'10"	46.20'	35.86'
C62	44°28'10"	48.80'	37.88'
C63	43°20'11"	48.80'	36.91'
C64	01°07'59"	48.80'	0.97'
C65	27°10'02"	783.50'	371.50'
C66	00°31'25"	783.50'	7.16'
C67	03°37'14"	783.50'	49.51'
C68	03°37'14"	783.50'	49.51'
C69	03°37'13"	783.50'	49.51'
C70	03°37'14"	783.50'	49.51'
C71	03°37'13"	783.50'	49.51'
C72	03°37'13"	783.50'	49.51'
C73	03°37'14"	783.50'	49.51'
C74	01°18'02"	783.50'	17.78'
C75	23°19'00"	288.70'	117.49'
C76	06°18'11"	288.70'	31.76'
C77	09°50'09"	288.70'	49.56'
C78	07°10'40"	288.70'	36.17'
C79	07°18'09"	523.70'	66.75'
C80	01°04'01"	523.70'	9.75'
C81	22°40'02"	241.30'	95.46'
C82	13°11'11"	241.30'	55.53'
C83	09°28'51"	241.30'	39.93'
C84	27°10'02"	736.10'	349.03'
C85	02°05'18"	736.10'	26.83'
C86	04°21'25"	736.10'	55.98'
C87	04°21'24"	736.10'	55.97'
C88	04°21'26"	736.10'	55.98'
C89	04°21'24"	736.10'	55.97'
C90	04°21'26"	736.10'	55.98'
C91	03°17'39"	736.10'	42.32'
C92	19°26'26"	268.70'	91.17'
C93	00°24'04"	268.70'	1.88'
C94	10°27'46"	268.70'	49.07'
C95	08°34'36"	268.70'	40.22'
C96	01°18'17"	523.70'	11.93'
C97	08°44'44"	780.90'	119.20'
C98	01°15'17"	780.90'	17.10'
C99	03°44'54"	780.90'	51.09'
C100	03°44'33"	780.90'	51.01'

CURVE	DELTA	RADIUS	LENGTH
C101	15°52'22"	211.30'	58.54'
C102	17°31'45"	518.70'	158.69'
C103	05°14'14"	518.70'	47.41'
C104	12°17'31"	518.70'	111.28'
C105	146°51'58"	9.80'	25.12'
C106	248°19'01"	46.20'	200.23'
C107	58°49'51"	46.20'	47.44'
C108	54°04'17"	46.20'	43.60'
C109	54°04'17"	46.20'	43.60'
C110	54°04'17"	46.20'	43.60'
C111	27°16'19"	46.20'	21.99'
C112	34°51'49"	48.80'	29.69'
C113	109°22'57"	46.20'	88.20'
C114	65°28'17"	46.20'	52.79'
C115	43°54'40"	46.20'	35.41'
C116	21°33'34"	566.10'	213.01'
C117	00°48'13"	566.10'	7.94'
C118	04°58'22"	566.10'	49.13'
C119	04°51'37"	566.10'	48.02'
C120	04°51'36"	566.10'	48.02'
C121	04°51'37"	566.10'	48.02'
C122	01°12'09"	566.10'	11.88'
C123	16°53'40"	258.70'	76.28'
C124	08°02'03"	258.70'	36.28'
C125	08°51'37"	258.70'	40.01'
C126	02°01'34"	780.90'	27.61'
C127	49°39'14"	648.50'	562.01'
C128	04°00'44"	648.50'	45.41'
C129	04°08'05"	648.50'	46.80'
C130	04°11'54"	648.50'	47.52'
C131	04°11'00"	648.50'	47.35'
C132	04°08'02"	648.50'	46.79'
C133	04°08'02"	648.50'	46.79'
C134	04°08'01"	648.50'	46.79'
C135	04°08'57"	648.50'	46.96'
C136	04°11'52"	648.50'	47.51'
C137	04°11'35"	648.50'	47.46'
C138	04°05'24"	648.50'	46.29'
C139	04°05'38"	648.50'	46.34'
C140	11°06'23"	868.50'	168.35'
C141	05°40'09"	868.50'	85.93'
C142	05°26'14"	868.50'	82.42'
C143	02°45'44"	868.50'	41.87'
C144	03°37'13"	868.50'	54.88'
C145	03°37'14"	868.50'	54.88'
C146	01°06'12"	868.50'	16.72'
C147	00°41'45"	868.50'	10.55'
C148	03°37'13"	868.50'	54.88'
C149	01°18'02"	868.50'	19.71'
C150	06°18'11"	373.70'	41.11'

CURVE	DELTA	RADIUS	LENGTH
C151	09°50'09"	373.70'	64.15'
C152	11°30'34"	373.70'	75.07'
C153	21°35'33"	156.30'	58.90'
C154	12°06'42"	156.30'	33.04'
C155	09°28'51"	156.30'	25.86'
C156	27°10'02"	651.10'	308.72'
C157	02°05'18"	651.10'	23.73'
C158	04°21'25"	651.10'	49.51'
C159	04°21'25"	651.10'	49.51'
C160	04°21'25"	651.10'	49.51'
C161	04°21'26"	651.10'	49.51'
C162	04°21'24"	651.10'	49.51'
C163	03°17'39"	651.10'	37.43'
C164	06°50'54"	651.10'	77.82'
C165	04°51'34"	651.10'	55.22'
C166	04°51'36"	651.10'	55.23'
C167	04°51'34"	651.10'	55.22'
C168	04°52'25"	651.10'	55.38'
C169	00°51'59"	651.10'	9.85'
C170	23°04'26"	77.00'	31.01'
C171	17°30'27"	77.00'	23.53'
C172	05°33'59"	77.00'	7.48'
C173	23°04'26"	23.00'	9.26'
C174	23°04'26"	62.00'	24.97'
C175	23°04'26"	38.00'	15.30'

LINE	BEARING	DISTANCE
L1	N 89°58'42" E	5.43'
L2	N 00°27'57" W	7.62'
L3	N 90°00'00" E	4.71'
L4	N 69°57'47" E	17.56'
L5	N 22°44'03" E	16.96'
L6	N 45°27'57" W	17.68'
L7	N 44°32'03" E	17.68'
L8	N 45°27'57" W	17.68'
L9	N 44°32'03" E	17.68'
L10	N 38°17'57" W	16.36'
L11	N 44°32'03" E	17.68'
L12	N 80°08'20" E	18.48'
L13	N 06°22'50" W	17.80'
L14	N 45°14'37" W	17.61'
L15	N 44°45'23" E	17.75'
L16	N 72°11'21" W	19.63'
L17	N 03°29'47" E	17.42'
L18	N 89°03'28" W	18.49'
L19	N 89°32'03" E	43.44'
L20	N 64°31'59" E	55.54'
L21	N 00°27'57" W	60.78'
L22	N 00°27'57" W	81.03'
L23	N 84°31'54" E	37.94'
L24	N 84°31'54" E	24.93'
L25	N 84°31'54" E	13.01'
L26	N 73°25'31" E	65.95'
L27	N 73°25'31" E	38.18'
L28	N 73°25'31" E	27.77'
L29	N 17°51'31" W	53.98'
L30	N 17°51'31" W	25.20'
L31	N 45°14'37" W	14.99'
L32	N 44°32'03" E	14.14'
L33	N 45°27'57" W	14.14'
L34	N 44°32'03" E	14.14'
L35	N 45°27'57" W	14.14'
L36	N 40°46'28" E	16.54'
L37	N 89°58'42" E	18.34'
L38	N 10°54'20" W	28.64'

LEGEND:

- ⊙ SET 3/4" IRON PIPE, 30" LONG, 4" UP IN 6" DIAMETER x 30" P.C.C. MONUMENT, DOWN 6" BELOW GROUND, TAGGED LS 8177.
- SET 3/4" IRON PIPE, 30" LONG, 6" DOWN, TAGGED LS 8177, OR AS NOTED.
- ▲▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- △ PREVIOUSLY GRANTED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER THE DEED OF EASEMENT RECORDED JANUARY 25, 2024 AS DOCUMENT NO. 2024-0006821, FRESNO COUNTY RECORDS.
- △ FRESNO IRRIGATION DISTRICT PIPELINE EASEMENT, RECORDED DECEMBER 20, 2013 AS DOCUMENT NO. 2013-0170946, FRESNO COUNTY RECORDS.
- △ PREVIOUSLY GRANTED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER THE DEED OF EASEMENT RECORDED MARCH 28, 2025 AS DOCUMENT NO. 2025-0030239, FRESNO COUNTY RECORDS.
- (R) INDICATES RADIAL BEARING TO CURVE
- INDICATES THE LIMITS OF THIS SUBDIVISION

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

- ▲ OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
- LE LANDSCAPE 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.

RADIAL	DIRECTION
R1	S 18°41'33" W
R2	S 23°46'11" W
R3	S 35°49'13" W
R4	S 45°29'06" W
R5	S 56°51'39" W
R6	S 58°22'08" E
R7	S 48°16'21" E
R8	S 23°05'45" E
R9	S 00°56'43" E
R10	S 27°37'16" E
R11	S 29°18'25" W
R12	S 36°19'31" W
R13	S 49°34'10" W
R14	S 64°08'23" W
R15	S 71°54'27" W
R16	S 66°07'18" W
R17	S 18°21'03" E
R18	S 15°21'29" W
R19	N 12°14'36" E
R20	N 48°09'51" W
R21	S 74°09'17" W
R22	N 73°15'17" W
R23	N 84°33'43" W
R24	S 43°05'41" W
R25	S 02°23'42" E
R26	S 17°09'05" E
R27	S 05°53'10" W
R28	N 46°27'50" E
R29	N 00°27'57" W
R30	S 89°58'42" W
R31	S 00°27'50" E
R32	S 32°57'46" E
R33	N 59°47'19" W
R34	S 54°49'32" E
R35	N 64°23'52" E
R36	N 10°54'20" W

RADIAL	DIRECTION
R37	S 89°32'03" W
R38	S 45°03'53" W
R39	N 88°24'04" E
R40	N 50°56'59" W
R41	S 31°47'03" W
R42	S 39°42'27" W
R43	S 50°18'01" E
R44	S