

**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.

COPPER RIVER RANCH VILLAGES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: GARY MCDONALD PRESIDENT

**TRACT NO. 6238**

A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN NOVEMBER 2020, BY BRET A. GIANNETTA

CONSISTING OF THREE SHEETS SHEET ONE OF THREE SHEETS



**LEGAL DESCRIPTION:**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 12; THENCE SOUTH 88°24'32" WEST, A DISTANCE OF 517.48 FEET; THENCE NORTH 00°07'19" WEST, A DISTANCE OF 322.92 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF ADJUSTED PARCEL B OF LOT LINE ADJUSTMENT NO. 2019-15, DESCRIBED IN THE GRANT DEED RECORDED JULY 28, 2019 AS DOCUMENT NO. 2019-0082532, FRESNO COUNTY RECORDS, THE FOLLOWING COURSES:

- 1) SOUTH 89°37'30" WEST, A DISTANCE OF 454.20 FEET; THENCE
2) SOUTH 04°12'29" WEST, A DISTANCE OF 181.38 FEET; THENCE
3) SOUTH 89°02'20" WEST, A DISTANCE OF 297.82 FEET; THENCE
4) NORTH 43°34'38" WEST, A DISTANCE OF 17.68 FEET; THENCE
5) NORTH 05°45'18" EAST, A DISTANCE OF 508.25 FEET; THENCE
6) NORTH 15°44'51" EAST, A DISTANCE OF 501.24 FEET; THENCE

NORTH 35°42'19" EAST, A DISTANCE OF 151.90 FEET; THENCE SOUTH 53°17'41" EAST, A DISTANCE OF 452.35 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 800.00 FEET, THROUGH A CENTRAL ANGLE OF 51°42'13"; A DISTANCE OF 721.92 FEET; THENCE SOUTH 01°35'28" EAST, A DISTANCE OF 14.48 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF SAID ADJUSTED PARCEL B; THENCE SOUTH 43°10'29" WEST, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 47.73 FEET; THENCE SOUTHWESTERLY 89°37'30" WEST, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 158.05 FEET TO THE TRUE POINT OF BEGINNING.

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. NOTICE OF SPECIAL TAX LIEN, COMMUNITY FACILITIES DISTRICT NO. 15 FORMATION, RECORDED AUGUST 9, 2016 AS DOCUMENT NO. 2016-01073543, FRESNO COUNTY RECORDS.
3. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT ENCROACHMENT AGREEMENT, RECORDED FEBRUARY 8, 1995 AS DOCUMENT NO. 95017455 AND 95017457, FRESNO COUNTY RECORDS.
4. CONSENT AND AGREEMENT, RECORDED NOVEMBER 18, 1995 AS DOCUMENT NO. 95154204, FRESNO COUNTY RECORDS.
5. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT MEMORANDUM OF AGREEMENT, RECORDED APRIL 18, 1995 AS DOCUMENT NO. 95049991, FRESNO COUNTY RECORDS.
6. EASEMENT AGREEMENT FOR COPPER RIVER RANCH, RECORDED DECEMBER 30, 2004 AS DOCUMENT NO. 2004-0291147, FRESNO COUNTY RECORDS, AND RECORDED AUGUST 22, 2005 AS DOCUMENT NO. 2005-0175085, FRESNO COUNTY RECORDS.
7. DEVELOPMENT AGREEMENT, RECORDED DECEMBER 30, 2004 AS DOCUMENT NO. 2004-0291148, FRESNO COUNTY RECORDS.
8. MEMORANDUM OF BASIN "DE" RELOCATION AGREEMENT, RECORDED JANUARY 19, 2005 AS DOCUMENT NO. 2005-0012048, FRESNO COUNTY RECORDS.
9. DTE EASEMENT AGREEMENT, RECORDED FEBRUARY 8, 2005 AS DOCUMENT NO. 2005-0029674, FRESNO COUNTY RECORDS.
10. MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COPPER RIVER RANCH, RECORDED JUNE 2, 2005 AS DOCUMENT NO. 2005-0115459, FRESNO COUNTY RECORDS, AND RECORDED AUGUST 22, 2005 AS DOCUMENT NO. 2005-0175087, FRESNO COUNTY RECORDS.
11. RIGHT TO FARM COVENANT, RECORDED JANUARY 4, 2012 AS DOCUMENT NO. 2012-0000988, FRESNO COUNTY RECORDS.
12. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT EASEMENT, RECORDED APRIL 23, 1995 AS DOCUMENT NO. 95051718, FRESNO COUNTY RECORDS.
13. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT EASEMENT, RECORDED APRIL 23, 1995 AS DOCUMENT NO. 95051719, FRESNO COUNTY RECORDS.
14. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT EASEMENT, RECORDED APRIL 23, 1995 AS DOCUMENT NO. 95051720, FRESNO COUNTY RECORDS.
15. RIGHT TO FARM COVENANT, RECORDED JANUARY 4, 2012 AS DOCUMENT NO. 2012-0000989, FRESNO COUNTY RECORDS.
16. MEMORANDUM OF AGREEMENT FOR CONVEYANCE OF REAL ESTATE, RECORDED JUNE 22, 2020 AS DOCUMENT NO. 2020-0075754, FRESNO COUNTY RECORDS.
17. MEMORANDUM OF AGREEMENT FOR CONVEYANCE OF REAL ESTATE, RECORDED JUNE 14, 2021 AS DOCUMENT NO. 2021-0097010, FRESNO COUNTY RECORDS.
18. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6238, RECORDED 2022, AS DOCUMENT NO. 2022-\_\_\_\_\_, FRESNO COUNTY RECORDS.
19. 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. 6238, RECORDED \_\_\_\_\_, 2022, AS DOCUMENT NO. 2022-\_\_\_\_\_, FRESNO COUNTY RECORDS.
20. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, TRACT NO. 6238, RECORDED \_\_\_\_\_, 2022, AS DOCUMENT NO. 2022-\_\_\_\_\_, 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 GARY MCDONALD ON NOVEMBER 1, 2020. 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. 12-31-24 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 6-30-2023

**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 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 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 \_\_\_\_\_, 2022, APPROVED THE WITHIN MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMANCE 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, MMC
CITY CLERK

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

**RECORDER'S CERTIFICATE:**

DOCUMENT NO. \_\_\_\_\_ FEE \$ \_\_\_\_\_
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.
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

**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 \_\_\_\_\_

# TRACT NO. 6238

A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN NOVEMBER 2020, BY BRET A. GIANNETTA

**CONSISTING OF THREE SHEETS**  
**SHEET TWO OF THREE SHEETS**



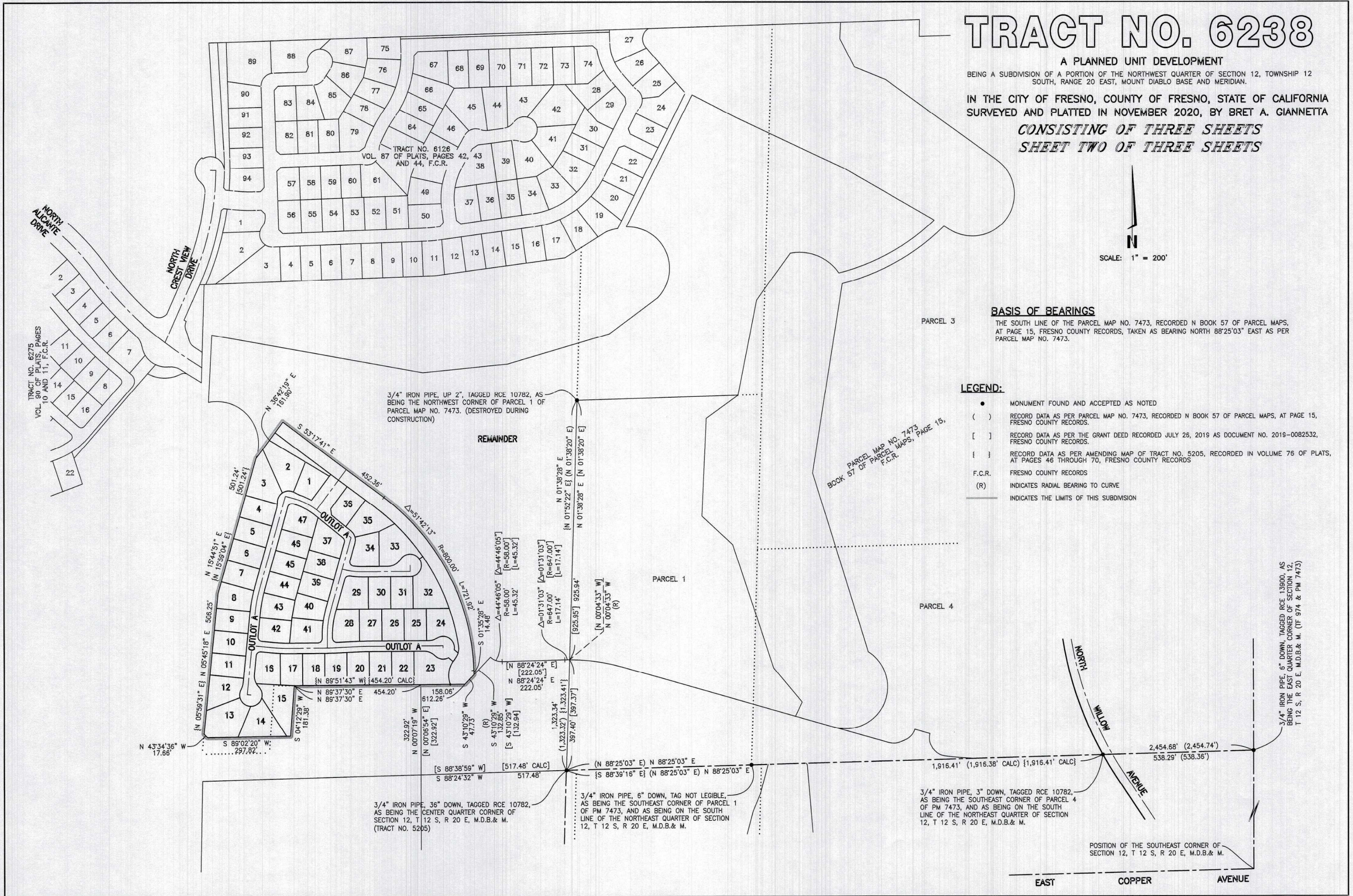
SCALE: 1" = 200'

### BASIS OF BEARINGS

THE SOUTH LINE OF THE PARCEL MAP NO. 7473, RECORDED IN BOOK 57 OF PARCEL MAPS, AT PAGE 15, FRESNO COUNTY RECORDS, TAKEN AS BEARING NORTH 88°25'03" EAST AS PER PARCEL MAP NO. 7473.

### LEGEND:

- MONUMENT FOUND AND ACCEPTED AS NOTED
- ( ) RECORD DATA AS PER PARCEL MAP NO. 7473, RECORDED IN BOOK 57 OF PARCEL MAPS, AT PAGE 15, FRESNO COUNTY RECORDS.
- [ ] RECORD DATA AS PER THE GRANT DEED RECORDED JULY 26, 2019 AS DOCUMENT NO. 2019-0082532, FRESNO COUNTY RECORDS.
- { } RECORD DATA AS PER AMENDING MAP OF TRACT NO. 5205, RECORDED IN VOLUME 76 OF PLATS, AT PAGES 46 THROUGH 70, FRESNO COUNTY RECORDS
- F.C.R. FRESNO COUNTY RECORDS
- (R) INDICATES RADIAL BEARING TO CURVE
- INDICATES THE LIMITS OF THIS SUBDIVISION



TRACT NO. 6275  
VOL. 80 OF PLATS, PAGES  
10 AND 11, F.C.R.

TRACT NO. 6126  
VOL. 87 OF PLATS, PAGES  
42, 43  
AND 44, F.C.R.

PARCEL MAP NO. 7473  
BOOK 57 OF PARCEL MAPS, PAGE 15,  
F.C.R.

3/4" IRON PIPE, 6" DOWN, TAGGED RCE 13900, AS  
BEING THE EAST QUARTER CORNER OF SECTION 12,  
T 12 S, R 20 E, M.D.B. & M. (TF 974 & PM 7473)

POSITION OF THE SOUTHEAST CORNER OF  
SECTION 12, T 12 S, R 20 E, M.D.B. & M.

EAST COPPER AVENUE

# TRACT NO. 6238

A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN NOVEMBER 2020, BY BRET A. GIANNETTA

CONSISTING OF THREE SHEETS  
SHEET THREE OF THREE SHEETS

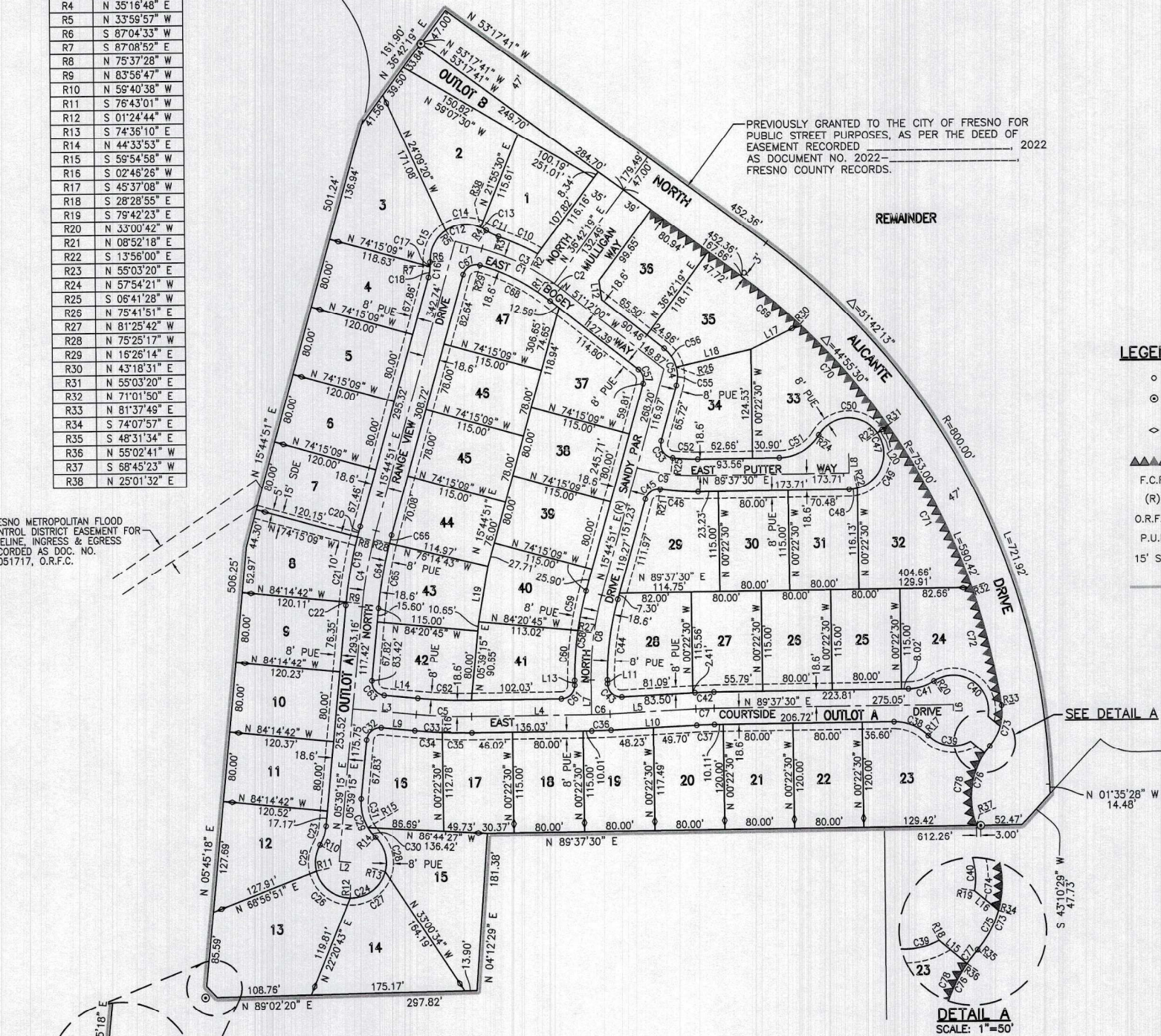
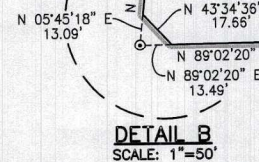
**NOTE:**

- SET 3/4" IRON PIPE, 6" DOWN, TAGGED LS 8177 AT ALL LOT CORNERS AND ANGLE POINTS.
- OUTLOT A FOR PRIVATE STREETS, STREETSCAPES AND IS A PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- OUTLOT B FOR COMMON AREA AND OPEN SPACE PURPOSES.

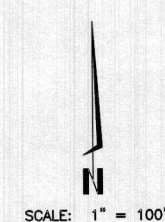
CURVE	DELTA	RADIUS	LENGTH
C1	23°03'09"	250.00'	100.59'
C2	02°03'21"	250.00'	8.97'
C3	20°55'47"	250.00'	91.61'
C4	10°05'36"	505.00'	88.95'
C5	06°01'45"	600.00'	63.14'
C6	02°24'32"	500.00'	21.02'
C7	02°24'32"	500.00'	21.02'
C8	16°07'21"	350.00'	98.49'
C9	16°07'21"	250.00'	70.35'
C10	10°25'32"	268.60'	48.87'
C11	16°27'04"	54.40'	15.62'
C12	128°12'15"	40.60'	90.85'
C13	10°15'16"	40.60'	7.27'
C14	59°01'29"	40.60'	41.83'
C15	58°55'30"	40.60'	41.75'
C16	18°40'18"	54.40'	17.73'
C17	05°46'35"	54.40'	5.46'
C18	12°53'43"	54.40'	12.24'
C19	10°05'36"	523.60'	92.24'
C20	01°22'19"	523.60'	12.54'
C21	08°19'19"	523.60'	76.05'
C22	00°23'58"	523.60'	3.65'
C23	24°40'07"	54.40'	23.42'
C24	255°45'29"	40.60'	181.23'
C25	43°36'21"	40.60'	30.90'
C26	75°18'17"	40.60'	53.38'
C27	76°00'54"	40.60'	53.86'
C28	60°49'57"	40.60'	43.11'
C29	51°05'22"	54.40'	48.51'
C30	15°21'05"	54.40'	14.58'
C31	35°44'17"	54.40'	33.93'
C32	90°00'00"	15.40'	24.19'
C33	06°01'45"	618.60'	65.09'
C34	02°52'49"	618.60'	31.10'
C35	03°08'56"	618.60'	34.00'
C36	02°24'32"	518.60'	21.80'
C37	02°24'32"	481.40'	20.24'
C38	45°56'38"	54.40'	43.57'
C39	74°06'03"	40.60'	52.51'
C40	133°18'19"	40.60'	94.46'
C41	32°38'12"	54.40'	30.99'
C42	02°24'32"	518.60'	21.80'
C43	92°24'32"	15.40'	24.84'
C44	16°07'21"	331.40'	93.25'
C45	83°07'27"	15.40'	22.34'
C46	09°14'48"	268.60'	43.35'
C47	237°31'51"	40.60'	168.32'
C48	13°33'30"	40.60'	9.61'
C49	111°00'40"	40.60'	78.65'
C50	112°57'41"	40.60'	80.04'
C51	57°31'51"	54.40'	54.62'
C52	07°03'58"	231.40'	28.54'
C53	99°03'23"	15.40'	26.62'
C54	66°56'51"	40.60'	47.44'
C55	30°03'00"	40.60'	21.29'
C56	36°53'51"	40.60'	26.15'
C57	66°56'51"	15.40'	17.99'
C58	16°07'21"	368.60'	103.72'
C59	07°10'33"	368.60'	46.16'
C60	08°56'48"	368.60'	57.56'
C61	90°00'00"	15.40'	24.19'
C62	06°01'45"	581.40'	61.18'
C63	90°00'00"	15.40'	24.19'
C64	10°05'36"	486.40'	85.69'
C65	08°55'28"	486.40'	75.76'
C66	01°10'08"	486.40'	9.92'
C67	90°41'23"	15.40'	24.38'
C68	22°21'46"	231.40'	90.32'
C69	06°36'12"	753.00'	86.78'
C70	11°44'49"	753.00'	154.38'
C71	15°58'30"	753.00'	209.95'
C72	10°35'59"	753.00'	139.31'
C73	49°50'37"	58.00'	50.46'
C74	24°14'14"	58.00'	24.54'
C75	25°36'23"	58.00'	10.04'
C76	62°43'03"	88.00'	25.92'
C77	06°31'07"	88.00'	10.01'
C78	56°11'56"	88.00'	86.32'

RADIAL	DIRECTION
R1	N 36°44'39" E
R2	N 29°15'16" E
R3	N 18°49'44" E
R4	N 35°16'48" W
R5	N 33°59'57" W
R6	S 87°04'33" W
R7	S 87°08'52" E
R8	N 75°37'28" W
R9	N 83°56'47" W
R10	N 59°40'38" W
R11	S 76°43'01" W
R12	S 01°24'44" W
R13	S 74°36'10" E
R14	N 44°33'53" E
R15	S 59°54'58" W
R16	S 02°46'26" W
R17	S 45°37'08" W
R18	S 28°28'55" E
R19	S 79°42'23" E
R20	N 33°00'42" W
R21	N 08°52'18" E
R22	S 13°56'00" E
R23	N 55°03'20" E
R24	N 57°54'21" W
R25	S 06°41'28" W
R26	N 75°41'51" E
R27	N 81°25'42" W
R28	N 75°25'17" W
R29	N 15°26'14" E
R30	N 43°18'31" E
R31	N 55°03'20" E
R32	N 71°01'50" E
R33	N 81°37'49" E
R34	S 74°07'57" E
R35	S 48°31'34" E
R36	N 55°02'41" W
R37	S 68°45'23" W
R38	N 25°01'32" E

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT EASEMENT FOR PIPELINE INGRESS & EGRESS RECORDED AS DOC. NO. 96051717, O.R.F.C.



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



**LEGEND:**

- SET 3/4" IRON PIPE, 30" LONG, 6" DOWN, TAGGED LS 8177, OR 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.
- ◇ SET 3/4" IRON PIPE, 30" LONG, 6" BELOW GROUND, TAGGED LS 8177, 3.00' FROM LOT CORNER ON SIDE LOT LINE AS SHOWN (DISTANCES SHOWN ARE TO TRUE LOT CORNER)
- ▲▲▲▲ INDICATES RELINQUISHED OF DIRECT ACCESS RIGHTS
- F.C.R. FRESNO COUNTY RECORDS
- (R) INDICATES RADIAL BEARING TO CURVE
- O.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY
- P.U.E. PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- 15' SDE 15-FOOT STORM DRAIN PIPELINE EASEMENT, RECORDED AS DOCUMENT NO. 2022- O.R.F.C.
- INDICATES THE LIMITS OF THIS SUBDIVISION

LINE	BEARING	DISTANCE
L1	N 74°15'09" W	31.40'
L2	N 84°20'45" W	13.33'
L3	N 84°20'45" W	72.53'
L4	N 89°37'30" E	136.03'
L5	N 87°12'58" E	97.93'
L6	N 00°22'30" W	7.00'
L7	N 00°22'30" W	39.56'
L8	N 00°22'30" W	22.00'
L9	N 84°20'45" W	38.53'
L10	N 87°12'58" E	97.93'
L11	S 00°22'30" E	4.54'
L12	N 07°14'50" W	22.32'
L13	N 00°22'30" W	5.56'
L14	N 84°20'45" W	38.53'
L15	N 49°44'43" W	20.81'
L16	N 50°19'37" W	17.95'
L17	N 63°39'10" E	63.25'
L18	N 77°03'32" E	87.47'
L19	N 09°50'59" E	64.38'
L20	N 55°03'20" E	15.00'

