

TRACT NO. 6212

BEING 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 2021 BY YAMABE & HORN ENGINEERING, INC. CONSISTING OF FOUR SHEETS, SHEET 1 OF 4

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.

AG EHC II (LEN) CA 1, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: STEVEN S. BENSON, MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
AUTHORIZED AGENT OF AG EHC II (LEN) CA 1, L.P., A DELAWARE LIMITED PARTNERSHIP

NOTARY ACKNOWLEDGMENTS:

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 ARIZONA
COUNTY OF MARICOPA

ON _____, 2023 BEFORE ME _____, NOTARY PUBLIC, PERSONALLY APPEARED STEVEN S. BENSON, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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.

PRINT NAME _____ SIGNATURE _____

MY COMMISSION EXPIRES: _____ COUNTY OF: _____

COMMISSION NUMBER: _____

RECORDER'S CERTIFICATE:

DOCUMENT NO. _____ FEE \$ _____

FILED THIS _____ DAY OF _____, 2023 AT _____ M.

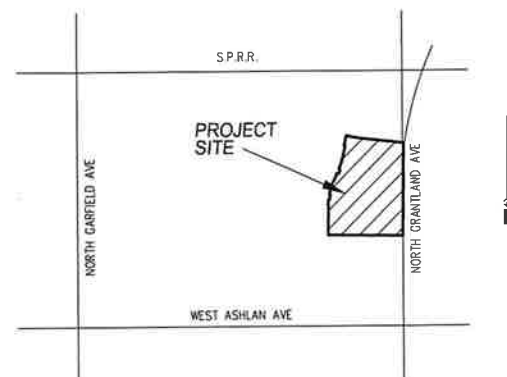
IN VOLUME _____ OF PLATS, AT PAGES _____, FRESNO COUNTY RECORDS

AT THE REQUEST OF AG EHC II (LEN) CA 1, L.P.

PAUL DICTOS, C.P.A., RECORDER

BY: _____
DEPUTY

VICINITY MAP:



LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL B OF LOT LINE ADJUSTMENT NO. 2021-20 AS DOCUMENT NUMBER 2021-0194471, OF OFFICIAL RECORDS OF FRESNO COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER, SOUTH 00°02'15" WEST, A DISTANCE OF 837.72 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE NORTH 84°10'15" WEST, A DISTANCE OF 419.88 FEET; THENCE NORTHWESTERLY ALONG A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,500.00 FEET, THROUGH A CENTRAL ANGLE OF 6°32'00" A DISTANCE OF 171.04 FEET; THENCE SOUTH 12°21'45" WEST, A DISTANCE OF 62.00 FEET; THENCE SOUTH 11°34'10" WEST, A DISTANCE OF 105.01 FEET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 12°18'45" EAST, HAVING A RADIUS OF 1,667.00 FEET, THROUGH A CENTRAL ANGLE OF 00°24'06", A DISTANCE OF 11.68 FEET; THENCE SOUTH 11°54'40" WEST, A DISTANCE OF 134.16 FEET; THENCE SOUTHWESTERLY ALONG A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 08°59'28", A DISTANCE OF 94.16 FEET; THENCE SOUTH 17°50'51" EAST, A DISTANCE OF 27.85 FEET; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 31°49'28" EAST, HAVING A RADIUS OF 46.10 FEET; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 59°28'44" EAST, HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 17°46'16" A DISTANCE OF 186.10 FEET; THENCE SOUTH 36°23'33" EAST, A DISTANCE OF 25.28 FEET; THENCE SOUTHERLY, ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 43°52'41" EAST, HAVING A RADIUS OF 46.10 FEET, THROUGH A CENTRAL ANGLE OF 81°38'44", A DISTANCE OF 65.69 FEET; THENCE SOUTH 39°53'07" WEST, A DISTANCE OF 37.05 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 87°44'35" EAST, HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 02°13'10" A DISTANCE OF 23.24 FEET; THENCE SOUTH 00°02'15" WEST, A DISTANCE OF 315.00 FEET; THENCE SOUTH 89°57'45" EAST, A DISTANCE OF 790.00 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°02'15" EAST, A DISTANCE OF 1,026.21 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE DESCRIPTION BEING THE SAME AS THAT DESCRIBED IN EXHIBIT B, CITED AS "ADJUSTED PARCEL B" IN GRANT DEED RECORDED, PURSUANT TO LOT LINE ADJUSTMENT NO. 2021-20 ON NOVEMBER 24, 2021 AS DOCUMENT NO. 2021-0194471 OF OFFICIAL RECORDS FRESNO COUNTY, CALIFORNIA.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- 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 SERIES NUMBER 95092128
RETURNED TO ADDRESS: 5469 E. OLIVE AVENUE, FRESNO, CA 92727
- EASEMENTS, REGULATIONS, LEVES, LIENS, AND ASSESSMENTS, IF ANY, OF FRESNO IRRIGATION DISTRICT.
- RIGHTS OF THE PUBLIC, COUNTY AND/OR CITY, IN AND TO THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF NORTH GRANTLAND AVENUE.
- ANY RIGHT, TITLE, CLAIMS, OR OTHER INTEREST, AND SUCH RIGHTS AS MAY BE INCIDENTAL THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS TO THE WATERS OF THE DITCH AS SHOWN ON THE FILED MAP.
- THE FACT THAT A PORTION OF SAID PROPERTY LIES WITHIN THE PRECISE PLAN LINES, AFFECTS: NORTH GRANTLAND AVENUE AND WEST HERNDON AVENUE
RECORDED: MAY 4, 1998, IN BOOK 8 OF OFFICIAL RECORDS, PAGE 34, UNDER RECORDER'S SERIAL NUMBER 98061515
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OPTION AGREEMENT", EXECUTED BY AND BETWEEN AG EHC II (LEN) CA 1, L.P., A DELAWARE LIMITED PARTNERSHIP AND LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION, RECORDED DECEMBER 29, 2021, AS INSTRUMENT NO. 2021-0212455 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED GRANT OF EASEMENT AND RIGHT-OF-WAY, EXECUTED BY AND BETWEEN AG EHC II (LEN) CA 1, L.P., A DELAWARE LIMITED PARTNERSHIP AND FRESNO METROPOLITAN FLOOD CONTROL DISTRICT, A CALIFORNIA PUBLIC CORPORATION, RECORDED AUGUST 12, 2022, AS INSTRUMENT NO. 2022-0102225 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED BILL NO. B-20, ORDINANCE NO. 2022-018, EXECUTED BY AND BETWEEN THE CITY OF FRESNO AND PARC WEST DEVELOPMENT, INC., RECORDED SEPTEMBER 14, 2022, AS INSTRUMENT NO. 2022-0114728 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DEVELOPMENT AGREEMENT, EXECUTED BY AND BETWEEN CITY OF FRESNO, A MUNICIPAL CORPORATION AND PARC WEST DEVELOPMENT, INC., A CALIFORNIA CORPORATION, RECORDED SEPTEMBER 14, 2022, AS INSTRUMENT NO. 2022-0114729 OF OFFICIAL RECORDS.
- A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT 6212, RECORDED _____, 2023 AS DOCUMENT NO. 2023-_____, OFFICIAL RECORDS FRESNO COUNTY
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6212, RECORDED _____, DOCUMENT NO. _____, OFFICIAL RECORDS FRESNO COUNTY.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6212, RECORDED _____, DOCUMENT NO. _____, OFFICIAL RECORDS FRESNO COUNTY.
- 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. 6212, RECORDED _____, DOCUMENT NO. _____, OFFICIAL RECORDS FRESNO COUNTY.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6212, OF VESTING TENTATIVE MAP NO. 6212, RECORDED _____, DOCUMENT NO. _____, OFFICIAL RECORDS FRESNO COUNTY.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR A TEMPORARY PONDING BASIN FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6212, OF VESTING TENTATIVE MAP NO. 6212, RECORDED _____, DOCUMENT NO. _____, OFFICIAL RECORDS FRESNO COUNTY.

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 AG EHC II (LEN) CA 1, L.P. 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.



DAVID C. HORN, PLS 8204 _____ 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.

JASON A. CAMIT, PLS 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 AS SHOWN ON SHEET 3 ON THE MAP AND NOTED AS ABANDONED BY THE FILING OF THE MAP.

TODD STERMER CMC
CITY CLERK

BY: _____ DEPUTY _____ DATE _____



**Yamabe & Horn
Engineering, Inc.**
CIVIL ENGINEERS • LAND SURVEYORS
2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727
TEL: (559) 244-3123 WEBSITE: YANDHENG.COM

CENTER QUARTER CORNER SECTION 17, T.13S, R.19E, 2.5" IRON PIPE DOWN 3" TAGGED L.S. 7076, POSITION MATCHES CR 5487

WEST GETTYSBURG AVENUE (ALIGNMENT)
 N89°59'50"W 2645.96' R2(N89°59'12"W 2645.69')

EAST QUARTER CORNER SECTION 17, T.13S, R.19E, 3/4" IRON PIPE DOWN 6" TAGGED L.S. 5096 PER R1() POSITION MATCHES CR 6993

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BOUNDARY ANALYSIS

LEGEND:

- MONUMENT FOUND & ACCEPTED AS NOTED
- SET 3/4" X 30" IRON PIPE UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6" TAGGED LS 8204
- R1() RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 48 OF RECORD OF SURVEYS AT PAGE 97, F.C.R.
- R2() RECORD DATA PER PARCEL MAP NO. 2692 RECORDED IN BOOK 20 OF PARCEL MAPS AT PAGE 49, F.C.R.
- R3() RECORD DATA PER DEED RECORDED AS DOCUMENT NO. 2021-194471 ON NOVEMBER 24, 2021, O.R.F.C.
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
- F.C.R. FRESNO COUNTY RECORDS
- △ PREVIOUSLY ACCEPTED FOR PUBLIC ROAD PURPOSES PER FRESNO COUNTY BOARD OF SUPERVISORS RESOLUTION ENDORSED FEBRUARY 7, 1913 AND FILED IN VOL. 29 OF MISCELLANEOUS AT PG. 9, F.C.R.
- ▲ PREVIOUSLY GRANTED TO THE CITY OF FRESNO PER PUBLIC STREET PURPOSES PER THE DEED OF EASEMENT RECORDED AUGUST 10, 2006 AS DOCUMENT NO. 2006-0166358, O.R.F.C.
- ▼ EASEMENT PREVIOUSLY GRANTED TO THE CITY OF FRESNO FOR SANITARY SEWER MAIN PURPOSES PER DOCUMENT RECORDED SEPTEMBER 4, 1998 AS DOCUMENT NO. 98126878, O.R.F.C.
- ▽ EASEMENT PREVIOUSLY GRANTED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT FOR PIPELINE PURPOSES PER DOCUMENT RECORDED SEPTEMBER 7, 2006 AS DOCUMENT NO. 2006-0189290, O.R.F.C.
- ▲ EASEMENT AND RIGHT-OF-WAY PREVIOUSLY GRANTED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES PER DOCUMENT RECORDED NOVEMBER 4, 2022 AS DOCUMENT NO. 2022-0136416, O.R.F.C.
- SECTION LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- BLUE BORDER INDICATES LIMITS OF SUBDIVISION

BASIS OF BEARINGS:

GPS (GLOBAL POSITION SYSTEM) BASED WGS 84 (WORLD GEODETIC SYSTEM OF 1984) GEODETIC (SEE SURVEYORS NOTE), THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN.

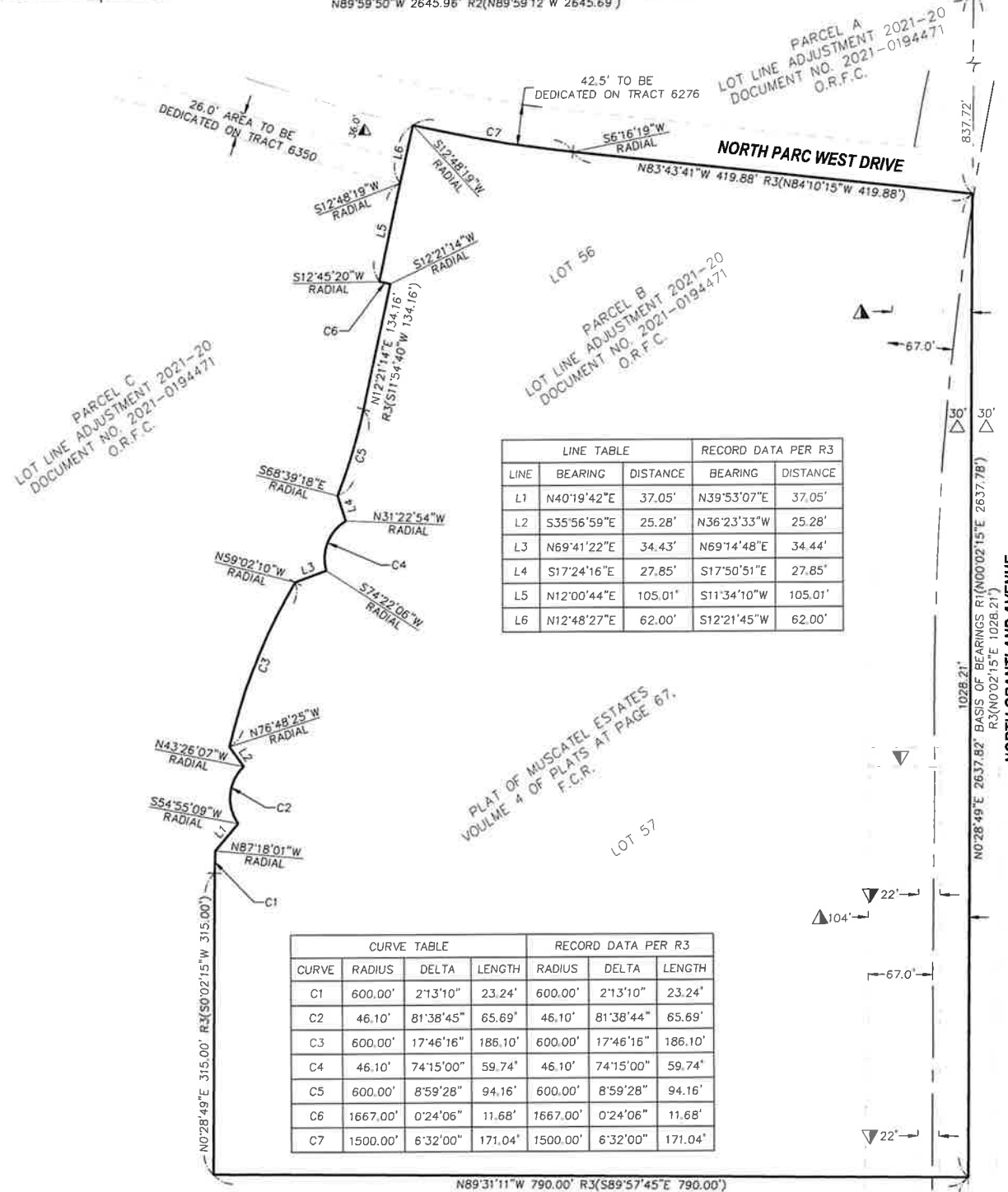
TAKEN TO BE NORTH 00°28'49" EAST.

SURVEYOR'S NOTE:

THE WORLD GEODETIC SYSTEM OF 1984 (WGS 84) IS AN EARTH CENTERED-EARTH FIXED COORDINATE SYSTEM. DIRECTION IN THIS SYSTEM IS EQUIVALENT TO ASTRONOMIC DIRECTION, BUT IS NOT SUBJECT TO LOCAL GRAVITATIONAL ANOMALIES (DEFLECTION OF THE VERTICAL). IT IS THEREFORE A BETTER REPRESENTATION OF THE TRUE DIRECTION. THIS SURVEY WAS MADE USING THE GLOBAL POSITIONING SYSTEM (GPS) WHICH GATHERS DATA IN WGS 84. SINCE ALL MONUMENTS ON THIS SURVEY WERE LOCATED IN WGS 84, DIRECTION BETWEEN THESE MONUMENTS ARE GEODETIC. DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES. THIS MAP WAS NOT MADE USING THE CALIFORNIA STATE PLANE COORDINATE SYSTEM.

LINE TABLE			RECORD DATA PER R3	
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N40°19'42"E	37.05'	N39°53'07"E	37.05'
L2	S35°56'59"E	25.28'	N36°23'33"W	25.28'
L3	N69°41'22"E	34.43'	N69°14'48"E	34.44'
L4	S17°24'16"E	27.85'	S17°50'51"E	27.85'
L5	N12°00'44"E	105.01'	S11°34'10"W	105.01'
L6	N12°48'27"E	62.00'	S12°21'45"W	62.00'

CURVE TABLE			RECORD DATA PER R3			
CURVE	RADIUS	DELTA	LENGTH	RADIUS	DELTA	LENGTH
C1	600.00'	2°13'10"	23.24'	600.00'	2°13'10"	23.24'
C2	46.10'	81°38'45"	65.69'	46.10'	81°38'44"	65.69'
C3	600.00'	17°46'16"	186.10'	600.00'	17°46'16"	186.10'
C4	46.10'	74°15'00"	59.74'	46.10'	74°15'00"	59.74'
C5	600.00'	8°59'28"	94.16'	600.00'	8°59'28"	94.16'
C6	1667.00'	0°24'06"	11.68'	1667.00'	0°24'06"	11.68'
C7	1500.00'	6°32'00"	171.04'	1500.00'	6°32'00"	171.04'



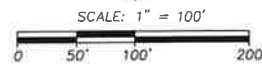
N0°22'49"E 2639.40'

N0°28'49"E 2637.82' BASIS OF BEARINGS R1(N00°02'15"E 2637.78') R3(N00°02'15"E 1028.21')

N89°31'11"W 790.00' R3(S89°57'45"E 790.00')

SOUTH QUARTER CORNER SECTION 17, T.13S, R.19E, SEARCHED AND FOUND NOTHING

SOUTHEAST CORNER SECTION 17, T.13S, R.19E, 2" BRASS CAP MONUMENT FLUSH STAMPED "PG&E LS 6173", POSITION MATCHES CR 6994



SOUTHWEST CORNER SECTION 17, T.13S, R.19E, 3/4" IRON PIPE DOWN 9" TAGGED LS 7058, POSITION MATCHES CR 00318

2641.37'
 N89°58'04"E 5282.74'
 WEST ASHLAN AVENUE

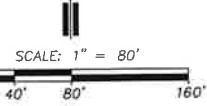
Yamabe & Horn Engineering, Inc.
 CIVIL ENGINEERS • LAND SURVEYORS
 2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727
 TEL: (559) 244-3123 WEBSITE: YANDHENG.COM

Plot By: Jennifer Proctor Plot Date: 2/24/2023 File Location: F:\002102\135000\Map04\135_16212_T13-S19E-24wp

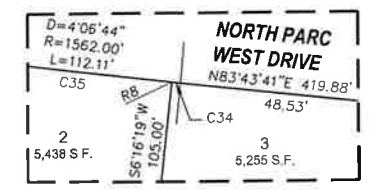
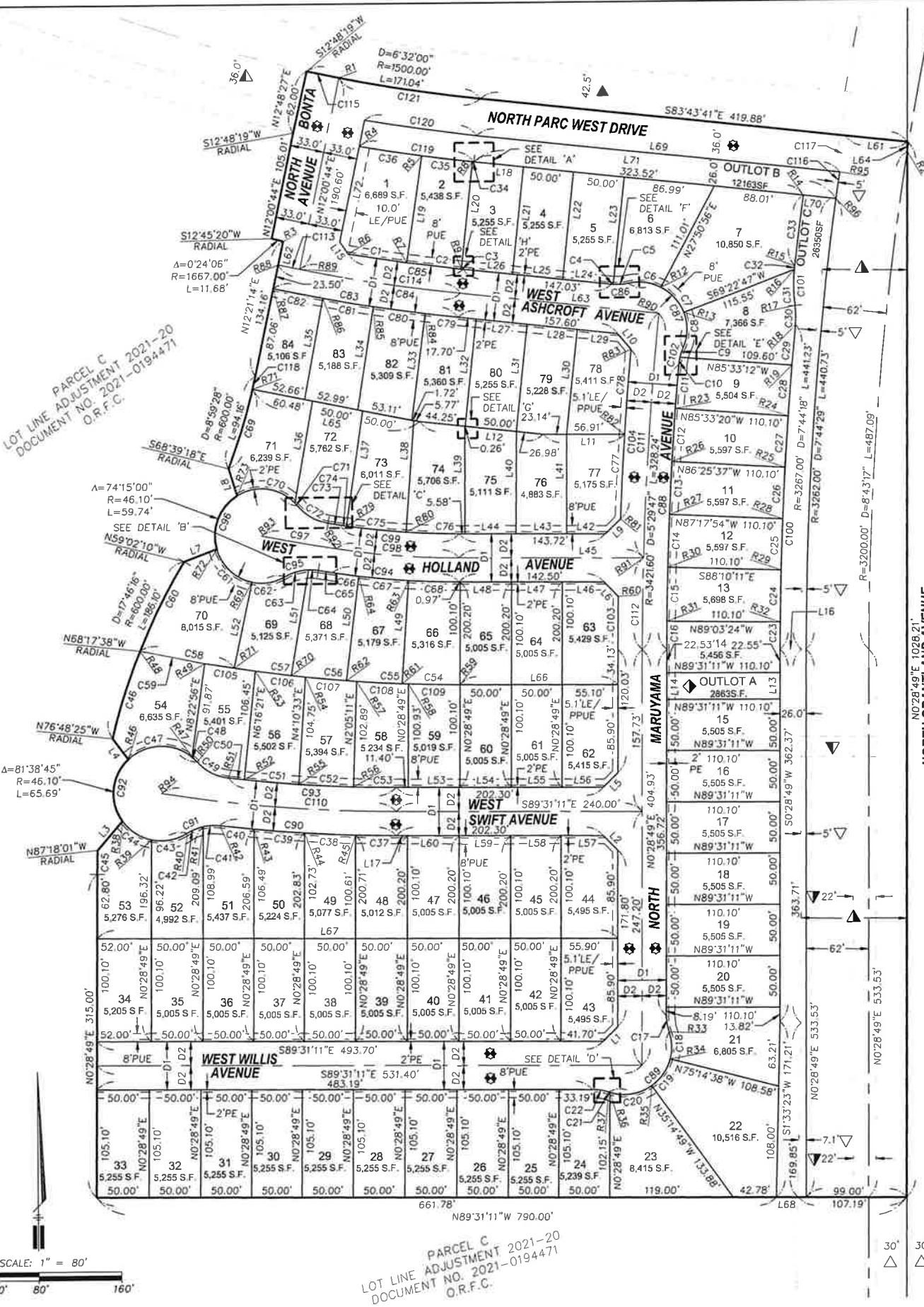
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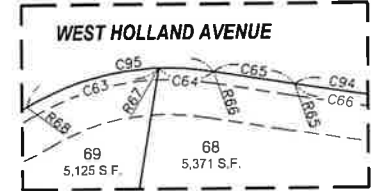
LOT LINE ADJUSTMENT 2021-20
DOCUMENT NO. 2021-0194471
O.R.F.C.



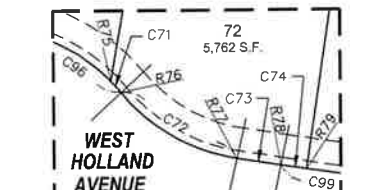
PARCEL C
LOT LINE ADJUSTMENT 2021-20
DOCUMENT NO. 2021-0194471
O.R.F.C.



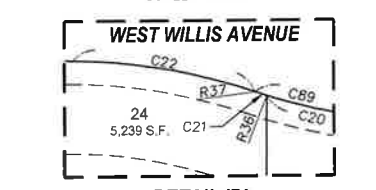
DETAIL 'A'
SCALE: 1"=20'



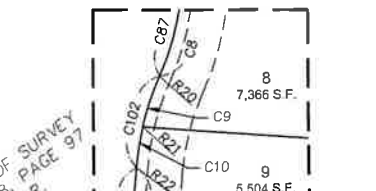
DETAIL 'B'
SCALE: 1"=20'



DETAIL 'C'
SCALE: 1"=30'



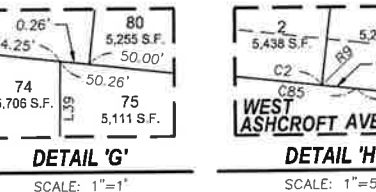
DETAIL 'D'
SCALE: 1"=10'



DETAIL 'E'
SCALE: 1"=20'



DETAIL 'F'
SCALE: 1"=20'



DETAIL 'G' SCALE: 1"=1'
DETAIL 'H' SCALE: 1"=5'

LEGEND:

- SET 3/4" X 30" IRON PIPE UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6" TAGGED LS B204
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
- F.C.R. FRESNO COUNTY RECORDS
- R1 RADIAL LINE
- D1 CROSS SECTION RIGHT-OF-WAY OF 47.00 FEET
- D2 CROSS SECTION RIGHT-OF-WAY OF 23.50 FEET
- △ PREVIOUSLY ACCEPTED FOR PUBLIC ROAD PURPOSES PER FRESNO COUNTY BOARD OF SUPERVISORS RESOLUTION ENDORSED FEBRUARY 7, 1913 AND FILED IN VOL. 29 OF MISCELLANEOUS AT PG. 9, F.C.R.
- ▲ PREVIOUSLY GRANTED TO THE CITY OF FRESNO PER PUBLIC STREET PURPOSES PER THE DEED OF EASEMENT RECORDED AS DOCUMENT NO. 2023- O.R.F.C.
- ▲ PREVIOUSLY GRANTED TO THE CITY OF FRESNO PER PUBLIC STREET PURPOSES PER THE DEED OF EASEMENT RECORDED AUGUST 10, 2006 AS DOCUMENT NO. 2006-0166358, O.R.F.C.
- ▼ EASEMENT PREVIOUSLY GRANTED TO THE CITY OF FRESNO FOR SANITARY SEWER MAIN PURPOSES PER DOCUMENT RECORDED SEPTEMBER 4, 1998 AS DOCUMENT NO. 98126878, O.R.F.C.
- ▼ EASEMENT PREVIOUSLY GRANTED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT FOR PIPELINE PURPOSES PER DOCUMENT RECORDED SEPTEMBER 7, 2006 AS DOCUMENT NO. 2006-0189290, O.R.F.C.
- ▲ EASEMENT AND RIGHT-OF-WAY PREVIOUSLY GRANTED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES PER DOCUMENT RECORDED NOVEMBER 4, 2022 AS DOCUMENT NO. 2022-0136416, O.R.F.C.
- ◆ EASEMENT FOR STORM DRAIN PIPELINE PURPOSES PER DOCUMENT RECORDED AUGUST 12, 2022 AS DOCUMENT NO. 2022-0102225, O.R.F.C.
- SECTION LINE
- - - EXISTING PROPERTY LINE
- - - EASEMENT LINE
- BLUE BORDER INDICATES LIMITS OF SUBDIVISION

PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP CONSTITUTES THE ABANDONMENT OF THE FOLLOWING EASEMENTS LYING WITHIN THE LIMITS OF THIS SUBDIVISION:

- ▼ PREVIOUSLY GRANTED TO THE CITY OF FRESNO PER PUBLIC STREET PURPOSES PER THE DEED OF EASEMENT RECORDED AUGUST 10, 2006 AS DOCUMENT NO. 2006-0166358, O.R.F.C.

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

- ★ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET EASEMENT PURPOSES
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PPUE PUBLIC PEDESTRIAN UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE

NOTES:

1. SET 3/4" X 30" IRON PIPE DOWN 6" TAGGED LS B204 OR BRASS TAG STAMPED LS B204 FLUSH WITH CONCRETE SURFACE AT ALL LOT CORNERS, ANGLE POINT OR POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
2. SEE SHEET 2 FOR FULL BOUNDARY ANALYSIS AND MONUMENT DESCRIPTIONS.
3. OUTLOT A, B AND C ARE DEDICATED IN FEE TO THE CITY OF FRESNO FOR OPEN SPACE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS.
4. SEE SHEET 4 FOR FULL LINE, CURVE AND RADIAL CHARTS.

Yamabe & Horn Engineering, Inc.
CIVIL ENGINEERS • LAND SURVEYORS
2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727
TEL: (559) 244-3123 WEBSITE: YANDHENG.COM

TRACT NO. 6212

BEING 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 2021
 BY YAMABE & HORN ENGINEERING, INC.
 CONSISTING OF FOUR SHEETS, SHEET 4 OF 4

RADIAL TABLE	
RADIAL LINE	DIRECTION
R1	S11°34'39"W
R2	S80°47'54"E
R3	S12°21'14"W
R4	S10°23'03"W
R5	S8°09'37"W
R6	N10°07'29"E
R7	N8°09'38"E
R8	S6°19'34"W
R9	N6°19'22"E
R10	N4°30'56"E
R11	N12°35'14"W
R12	S27°50'56"W
R13	S69°23'10"W
R14	N81°47'54"W
R15	S83°00'23"E
R16	S84°21'08"E
R17	N82°17'14"E
R18	S83°59'45"E
R19	S84°41'06"E
R20	S65°42'42"E

RADIAL TABLE	
RADIAL LINE	DIRECTION
R21	S76°31'03"E
R22	S84°49'54"E
R23	S85°33'20"E
R24	N85°33'22"W
R25	N86°25'39"W
R26	S86°25'37"E
R27	S87°17'54"E
R28	N87°17'56"W
R29	N88°10'12"W
R30	S88°10'11"E
R31	S89°03'24"E
R32	S89°03'25"E
R33	N71°37'16"E
R34	N75°16'29"W
R35	N35°15'30"W
R36	N18°01'45"E
R37	S19°20'22"W
R38	N54°55'09"E
R39	N12°37'02"E
R40	N32°13'18"W

RADIAL TABLE	
RADIAL LINE	DIRECTION
R41	S12°32'29"E
R42	S6°59'39"W
R43	N5°43'49"E
R44	N3°50'40"E
R45	N1°57'44"E
R46	S43°26'07"E
R47	S39°32'11"W
R48	N12°29'21"E
R49	N10°03'08"E
R50	N48°26'59"E
R51	N6°52'50"E
R52	N6°16'20"E
R53	N8°07'46"E
R54	N6°12'44"E
R55	N4°10'33"E
R56	N2°05'11"E
R57	N4°17'57"E
R58	N2°23'26"E
R59	N0°28'49"E
R60	S88°39'31"E

RADIAL TABLE	
RADIAL LINE	DIRECTION
R61	N2°37'10"E
R62	N4°40'58"E
R63	N3°53'36"E
R64	N7°14'14"E
R65	N9°03'04"E
R66	N9°27'26"E
R67	S1°37'33"E
R68	N30°00'53"W
R69	N12°19'55"E
R70	N6°44'51"E
R71	N8°55'45"E
R72	N74°22'06"E
R73	S31°22'54"W
R74	S45°43'16"W
R75	N50°40'06"E
R76	N9°23'25"E
R77	N9°03'04"E
R78	N8°33'27"E
R79	N4°16'08"E
R80	S87°24'16"E

RADIAL TABLE	
RADIAL LINE	DIRECTION
R82	S86°01'34"E
R83	S84°38'54"E
R84	N7°21'06"E
R85	N9°01'24"E
R86	N10°41'43"E
R87	N12°21'14"E
R88	N12°21'14"E
R89	S11°37'36"W
R90	S84°01'24"E
R91	S88°01'17"E
R92	N9°03'04"E
R93	N11°13'46"E
R94	N9°17'21"E
R95	S81°19'17"E
R96	S81°46'43"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°28'48"W	20.08'
L2	N44°31'11"W	20.08'
L3	S40°19'42"W	37.05'
L4	N35°56'59"W	25.28'
L5	N45°28'49"E	20.08'
L6	N44°01'49"W	19.91'
L7	S69°41'22"W	34.43'
L8	N17°24'16"W	27.85'
L9	N46°28'44"E	20.43'
L10	S39°07'45"E	20.22'
L11	S89°31'13"E	80.05'
L12	S83°43'41"E	121.49'
L13	S0°28'49"W	26.00'
L14	S0°28'49"W	26.00'
L15	N35°00'00"W	14.40'
L16	N89°28'06"W	21.00'
L17	N89°31'11"W	10.60'
L18	N83°43'41"W	48.52'
L19	S8°09'38"W	105.10'
L20	S6°16'19"W	105.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N6°16'19"E	105.10'
L22	N6°16'19"E	105.10'
L23	S6°16'19"W	105.08'
L24	S83°43'41"E	48.50'
L25	S83°43'41"E	50.00'
L26	S83°43'41"E	48.52'
L27	N83°43'41"W	50.00'
L28	N83°43'41"W	50.00'
L29	S83°43'41"E	39.90'
L30	N6°16'19"E	102.77'
L31	N6°16'19"E	105.10'
L32	S6°16'19"W	105.10'
L33	N7°21'06"E	104.74'
L34	N9°01'23"E	101.64'
L35	N10°41'44"E	100.10'
L36	N10°26'51"E	100.65'
L37	N8°33'27"E	113.32'
L38	N4°16'09"E	108.86'
L39	N0°28'49"E	104.75'
L40	S0°28'49"W	99.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S0°28'49"W	96.96'
L42	S89°31'11"E	38.16'
L43	N89°31'11"W	49.98'
L44	N89°31'11"W	50.00'
L45	S89°31'11"E	180.74'
L46	N89°31'11"W	41.53'
L47	N89°31'11"W	50.00'
L48	N89°31'11"W	50.00'
L49	N3°53'32"E	100.69'
L50	N7°14'15"E	102.50'
L51	N9°43'47"E	104.39'
L52	N12°19'55"E	85.42'
L53	N89°31'11"W	50.00'
L54	N89°31'11"W	50.00'
L55	N89°31'11"W	50.00'
L56	S89°31'11"E	40.90'
L57	N89°31'11"W	41.70'
L58	N89°31'11"W	50.00'
L59	N89°31'11"W	50.00'
L60	N89°31'11"W	50.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	S83°43'41"E	60.64'
L62	N12°21'14"E	23.60'
L63	N83°43'41"W	195.10'
L64	N0°28'49"E	9.47'
L65	N78°28'23"W	166.25'
L66	N89°31'11"W	155.10'
L67	S89°31'11"E	507.90'
L68	S89°31'11"E	21.03'
L69	S83°43'41"E	357.53'
L70	S83°43'41"E	33.02'
L71	N83°43'41"W	356.54'
L72	N12°00'44"E	95.01'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	1667.10'	1°57'51"	57.15'
C2	1667.10'	1°50'16"	53.47'
C3	1667.10'	0°03'03"	1.48'
C4	48.90'	1°45'23"	1.50'
C5	48.90'	17°06'10"	14.60'
C6	46.10'	40°26'10"	32.53'
C7	46.10'	41°32'14"	33.42'
C8	46.10'	44°54'08"	36.13'
C9	48.90'	10°48'21"	9.22'
C10	48.90'	8°18'51"	7.10'
C11	3398.10'	0°43'26"	42.94'
C12	3398.10'	0°52'17"	51.68'
C13	3398.10'	0°52'17"	51.68'
C14	3398.10'	0°52'17"	51.67'
C15	3398.10'	0°53'13"	52.60'
C16	3398.10'	0°27'47"	27.47'
C17	48.90'	18°51'33"	16.10'
C18	46.10'	33°06'15"	26.64'
C19	46.10'	40°01'00"	32.20'
C20	46.10'	53°17'14"	42.87'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C21	46.10'	1°18'37"	1.05'
C22	48.90'	18°51'33"	16.10'
C23	3288.00'	0°27'46"	26.56'
C24	3288.00'	0°53'13"	50.90'
C25	3288.00'	0°52'17"	50.00'
C26	3288.00'	0°52'17"	50.00'
C27	3288.00'	0°52'17"	50.00'
C28	3288.00'	0°52'16"	50.00'
C29	3288.00'	0°41'20"	39.54'
C30	78.50'	13°43'00"	18.79'
C31	150.50'	13°21'37"	35.09'
C32	150.50'	1°20'45"	3.54'
C33	3295.00'	1°12'29"	69.47'
C34	1562.00'	4°06'44"	112.11'
C35	1562.00'	1°50'03"	50.01'
C36	1562.00'	2°13'26"	60.62'
C37	1523.50'	1°28'55"	39.40'
C38	1523.50'	1°52'56"	50.05'
C39	1523.50'	1°53'09"	50.15'
C40	1523.50'	1°15'50"	33.61'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C41	48.90'	19°32'08"	16.67'
C42	48.90'	19°40'49"	16.80'
C43	46.10'	44°50'20"	36.08'
C44	46.10'	42°18'06"	34.04'
C45	600.00'	2°13'10"	23.24'
C46	600.00'	8°30'47"	89.15'
C47	46.10'	82°58'18"	66.76'
C48	46.10'	8°54'48"	7.17'
C49	48.90'	41°34'08"	35.48'
C50	1476.50'	0°36'30"	15.68'
C51	1476.50'	2°05'48"	54.03'
C52	1476.50'	2°05'21"	53.84'
C53	1476.50'	1°36'22"	41.39'
C54	1500.00'	2°08'21"	56.00'
C55	1500.00'	2°03'48"	54.02'
C56	1500.00'	2°03'54"	54.06'
C57	1500.00'	2°10'54"	57.12'
C58	1500.00'	3°33'36"	93.20'
C59	1500.00'	2°26'13"	63.80'
C60	600.00'	9°15'29"	96.95'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C61	46.10'	62°02'11"	49.91'
C62	46.10'	42°20'48"	34.07'
C63	48.90'	28°23'19"	24.23'
C64	48.90'	11°05'00"	9.46'
C65	1976.30'	0°24'23"	14.01'
C66	823.50'	1°48'50"	26.07'
C67	823.50'	3°20'38"	48.06'
C68	823.50'	3°24'47"	49.06'
C69	600.00'	7°44'46"	81.12'
C70	46.10'	77°06'10"	62.04'
C71	46.10'	4°56'50"	3.98'
C72	48.90'	41°16'41"	35.23'
C73	1929.30'	0°20'21"	11.42'
C74	776.50'	0°29'36"	6.69'
C75	776.50'	4°17'20"	58.12'
C76	776.50'	3°47'19"	51.34'
C77	3445.10'	1°22'41"	82.87'
C78	3445.10'	1°22'41"	82.86'
C79	1714.10'	1°04'46"	32.30'
C80	1714.10'	1°40'18"	50.01'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C81	1714.10'	1°40'20"	50.02'
C82	1714.10'	1°39'31"	49.62'
C83	1714.10'	6°04'55"	181.95'
C84	1690.60'	6°04'55"	179.46'
C85	1667.10'	3°51'10"	112.10'
C86	48.90'	18°51'33"	16.10'
C87	46.10'	126°52'32"	102.08'
C88	3398.10'	4°41'17"	278.04'
C89	46.10'	127°43'06"	102.76'
C90	1523.50'	6°30'50"	173.21'
C91	48.90'	39°12'57"	33.47'
C92	46.10'	260°40'17"	209.74'
C93	1476.50'	6°24'01"	164.94'
C94	823.50'	8°34'15"	123.19'
C95	48.90'	39°28'19"	33.69'
C96	46.10'	260°40'59"	209.74'
C97	1952.80'	2°10'42"	74.25'
C98	800.00'	8°34'15"	119.67'
C99	776.50'	8°34'15"	116.15'
C100	3288.00'	5°31'26"	317.00'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C101	150.50'	14°42'22"	38.63'
C102	48.90'	19°07'12"	16.32'
C103	3445.10'	0°51'40"	51.77'
C104	3445.10'	2°45'22"	165.73'
C105	1500.00'	1°55'22"	50.34'
C106	1500.00'	1°55'02"	50.19'
C107	1500.00'	1°54'48"	50.09'
C108	1500.00'	1°54'31"	49.97'
C109	1500.00'	1°54'37"	50.01'
C110	1500.00'	8°48'32"	230.61'
C111	3421.60'	3°59'53"	238.76'
C112	3421.60'	1°29'54"	89.48'
C113	1690.60'	0°43'38"	21.46'
C114	1690.60'	5°21'17"	158.00'
C115	1500.00'	1°13'40"	32.14'
C116	3262.00'	0°27'25"	26.02'
C117	3262.00'	0°37'59"	36.04'
C118	600.00'	1°14'42"	13.04'
C119	1562.00'	4°06'44"	112.11'
C120	1536.00'	4°05'04"	109.50'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH