

FINAL MAP OF  
**TRACT NO. 6235**

PHASE I OF TENTATIVE TRACT NO. 6235  
BEING IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13  
SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN  
THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN MAY 2020 BY HARBOUR & ASSOCIATES  
CONSISTING OF 3 SHEETS  
SHEET 1 OF 3



**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 MAY 1, 2020. 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.

Aaron D. Spray 1-14-21  
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 50022 DATE  
LICENSE EXPIRES 6-30-2021  
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 DATE  
JASON A. CAMIT, L.S. 8636  
LICENSE EXPIRES 12-31-2021  
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 \_\_\_\_\_ 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 \_\_\_\_\_, 2021, 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  
389 Clovis Avenue, Suite 300 • Clovis, California 93612  
(559) 325-7676 • Fax (559) 325-7699

W.O. #17-048

**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 RECORDED 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: Leo A. Wilson  
LEO A. WILSON  
PRESIDENT

U.S. BANK NATIONAL ASSOCIATION  
d/b/a/ HOUSING CAPITAL COMPANY  
AS BENEFICIARY

BY: Carl F. Swanson  
CARL F. SWANSON  
VICE-PRESIDENT

**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 1-14-2021, 2021, BEFORE ME Melanie Ing Yeg Poh, 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 Melanie Ing Yeg Poh SIGNATURE Melanie Ing Yeg Poh  
MY COMMISSION EXPIRES 07-16-2022 COUNTY OF Fresno  
COMMISSION NUMBER 2250257

**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 January 14th, 2021, BEFORE ME LOUI BECKMAN, 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 Lou Beckman SIGNATURE Lou Beckman  
MY COMMISSION EXPIRES 3/24/2021 COUNTY OF Fresno  
COMMISSION NUMBER 2187963

**LEGAL DESCRIPTION**

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF LOT 5 IN BLOCK 1 OF TEMPERENCE COLONY, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2 OF PLATS AT PAGE 7, FRESNO COUNTY RECORDS, SAID POINT BEING 25.00 FEET NORTH OF THE SOUTH LINE SAID NORTHEAST QUARTER; THENCE SOUTH 89°47'01" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, PARALLEL WITH AND 25.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 575.65 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL OF LAND GRANTED TO THE COUNTY OF FRESNO PER GRANT DEED RECORDED AUGUST 25, 1979 AS DOCUMENT NO. 98647 IN BOOK 7355 AT PAGE 920, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 00°12'59" WEST, ALONG SAID EAST LINE, A DISTANCE OF 5.00 FEET TO A POINT BEING 30.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°47'01" WEST, ALONG THE MOST SOUTHERLY NORTH LINE OF SAID PARCEL OF LAND, PARALLEL WITH AND 30.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 55.00 FEET; THENCE NORTH 45°12'35" WEST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 21.21 FEET TO A POINT BEING 30.00 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00°12'40" WEST, ALONG THE MOST WESTERLY EAST LINE OF SAID PARCEL OF LAND, PARALLEL WITH AND 30.00 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 55.00 FEET TO THE MOST WESTERLY NORTHEAST CORNER OF SAID PARCEL OF LAND; THENCE SOUTH 89°47'01" WEST, ALONG THE NORTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 6.00 FEET TO A POINT BEING 24.00 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00°12'40" WEST, PARALLEL WITH AND 24.00 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 90.99 FEET TO THE BEGINNING OF A 126.50 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE WEST; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°22'50" AN ARC DISTANCE OF 31.75 FEET, TO THE BEGINNING OF A 102.50 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE EAST, A RADIAL TO SAID BEGINNING BEARS SOUTH 75°24'30" WEST; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'03" AN ARC DISTANCE OF 21.74 FEET, TO THE BEGINNING OF A 1192.00 FOOT RADIUS COMPOUND CURVE, CONCAVE TO THE EAST, A RADIAL TO SAID BEGINNING BEARS SOUTH 87°33'33" WEST; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°23'21" AN ARC DISTANCE OF 153.73 FEET, TO THE BEGINNING OF A 1276.00 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE WEST, A RADIAL TO SAID BEGINNING BEARS SOUTH 85°03'06" EAST; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°53'29" AN ARC DISTANCE OF 64.39 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5, SAID POINT BEING 25.00 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NON-TANGENT TO SAID CURVE, NORTH 00°12'40" WEST, ALONG THE WEST LINE OF SAID LOT 5, PARALLEL WITH AND 25.00 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 274.20 FEET; THENCE NORTH 89°47'20" EAST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 45°12'40" EAST, A DISTANCE OF 14.14 FEET; THENCE NORTH 89°47'20" EAST, A DISTANCE OF 68.32 FEET; THENCE NORTH 44°47'20" EAST, A DISTANCE OF 14.14 FEET; THENCE NORTH 89°47'20" EAST, A DISTANCE OF 49.69 FEET; THENCE SOUTH 00°12'40" EAST, A DISTANCE OF 38.44 FEET; THENCE NORTH 89°53'33" EAST, A DISTANCE OF 374.58 FEET; THENCE NORTH 00°13'01" WEST, A DISTANCE OF 12.88 FEET; THENCE NORTH 89°46'59" EAST, A DISTANCE OF 135.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5; THENCE SOUTH 00°13'01" EAST, ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 684.61 FEET TO THE POINT OF BEGINNING.

**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 95092128.
2. THE FACT THAT A PORTION OF SAID PROPERTY LIES WITHIN THE PRECISE PLAN LINES, AFFECTING EAST OLIVE AVENUE, RECORDED IN BOOK 5 PAGES 14 AND 15, OF SPECIFIC PLAN LINES.
3. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM FOR THE FINAL MAP OF TRACT NO. 6235, PHASE 1 OF VESTING TENTATIVE TRACT NO. 6235, RECORDED \_\_\_\_\_, AS DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
4. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6235, PHASE 1 OF VESTING TENTATIVE MAP NO. 6235, RECORDED \_\_\_\_\_, AS DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
5. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6235, PHASE 1 OF VESTING TENTATIVE TRACT NO. 6235, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
6. 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. 6235, PHASE 1 OF VESTING TENTATIVE TRACT NO. 6235, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
7. 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. 6235, PHASE 1 OF VESTING TENTATIVE TRACT NO. 6235, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
8. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6235, PHASE 1 OF VESTING TENTATIVE TRACT NO. 6235, RECORDED \_\_\_\_\_, AS DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.

SUBDIVISION MAP OF  
**TRACT NO. 6235**

PHASE 1 OF TENTATIVE TRACT NO. 6235  
 BEING IN THE NORTHEAST QUARTER OF SECTION 34,  
 TOWNSHIP 13 SOUTH, RANGE 21 EAST,  
 MOUNT DIABLO BASE AND MERIDIAN,  
 IN THE CITY OF FRESNO,  
 COUNTY OF FRESNO, STATE OF CALIFORNIA

SURVEYED AND PLATTED IN MAY, 2020  
 BY HARBOUR & ASSOCIATES

CONSISTING OF 3 SHEETS  
 SHEET 2 OF 3 SHEETS

**BASIS OF BEARINGS**

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, WAS TAKEN TO BE SOUTH 89°59'56" EAST AS SHOWN ON PARCEL MAP NO. 8082 RECORDED IN BOOK 70 OF PARCEL MAPS, AT PAGE 92, FRESNO COUNTY RECORDS.

**NOTE**

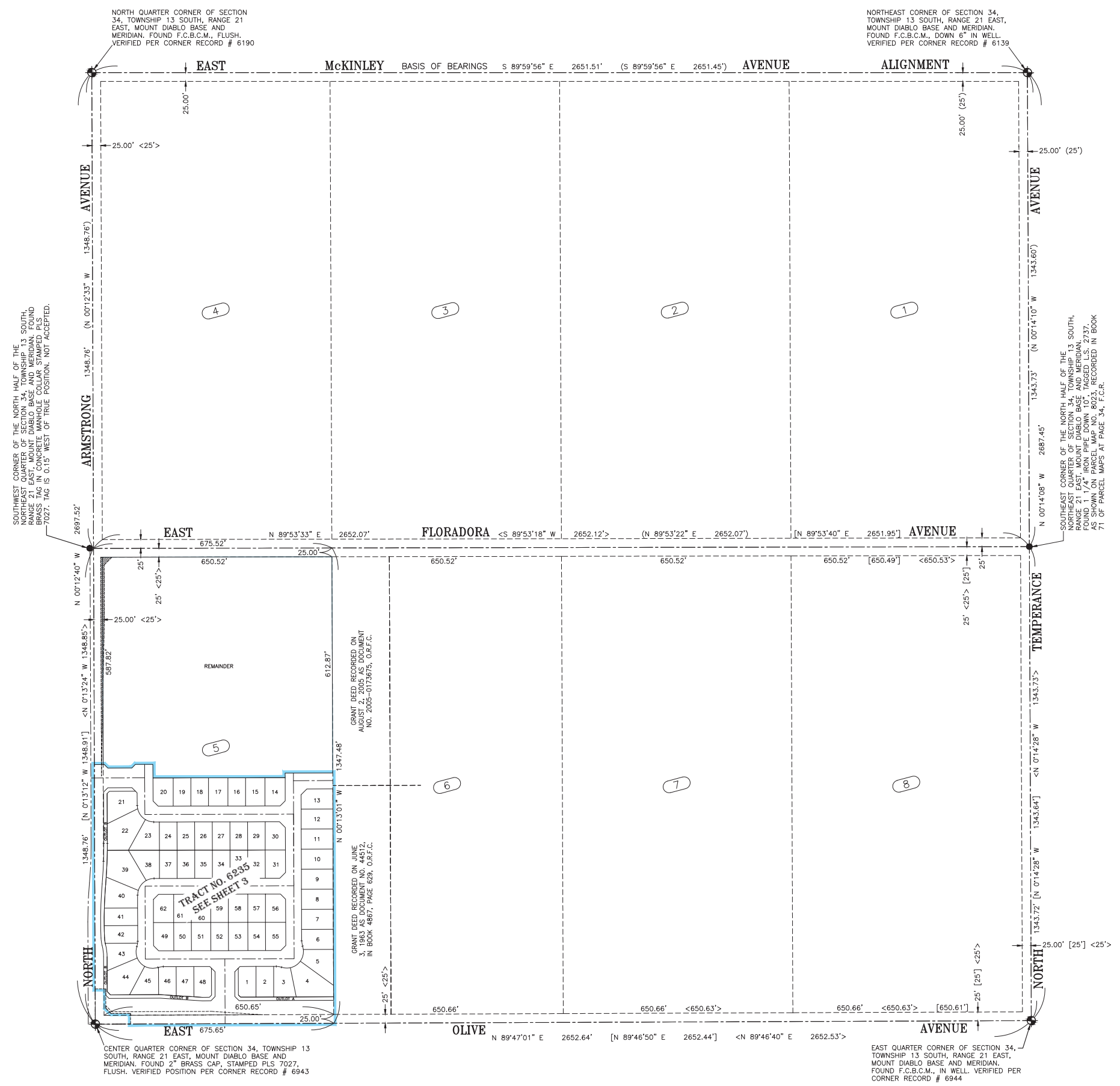
DISTANCES NOT MONUMENTED ARE CALCULATED.

**LEGEND**

- INDICATES FOUND AND ACCEPTED SECTION CORNER OR QUARTER CORNER AS DESCRIBED HEREON.
- INDICATES FOUND AND ACCEPTED MONUMENT AS DESCRIBED HEREON, UNLESS OTHERWISE NOTED.
- ( ) INDICATES RECORD DATA AS SHOWN ON PARCEL MAP NO. 8082 RECORDED IN BOOK 70 OF PARCEL MAPS AT PAGE 92, FRESNO COUNTY RECORDS.
- [ ] INDICATES RECORD DATA AS SHOWN ON, OR CALCULATED FROM, PARCEL MAP NO. 1356 RECORDED IN BOOK 6 OF PARCEL MAPS PAGE 47, FRESNO COUNTY RECORDS.
- < > INDICATES RECORD DATA AS SHOWN ON PARCEL MAP NO. 8023 RECORDED IN BOOK 71 OF PARCEL MAPS AT PAGE 34, FRESNO COUNTY RECORDS.
- 10 INDICATES LOT NUMBER PER THE MAP OF TEMPERANCE COLONY RECORDED IN VOLUME 2 OF PLATS AT PAGE 7, FRESNO COUNTY RECORDS.
- O.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY



SCALE: 1" = 200'



NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN. FOUND F.C.B.C.M., FLUSH, VERIFIED PER CORNER RECORD # 6190

NORTHEAST CORNER OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN. FOUND F.C.B.C.M., DOWN 6" IN WELL, VERIFIED PER CORNER RECORD # 6139

SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN. FOUND BRASS TAG IN CONCRETE MANHOLE COLLAR STAMPED PLS 7027. TAG IS 0.15' WEST OF TRUE POSITION. NOT ACCEPTED.

SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN. FOUND 1 1/4" IRON PIPE DOWN 10' TAGGED PLS: 2737. AS SHOWN ON PARCEL MAP NO. 8023, RECORDED IN BOOK 71 OF PARCEL MAPS AT PAGE 34, F.C.R.

CENTER QUARTER CORNER OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN. FOUND " BRASS CAP, STAMPED PLS: 7027, FLUSH, VERIFIED POSITION PER CORNER RECORD # 6943

EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN. FOUND F.C.B.C.M., IN WELL, VERIFIED PER CORNER RECORD # 6944

GRANT DEED RECORDED ON AUGUST 27, 2005 AS DOCUMENT NO. 2005-017595, O.R.F.C.

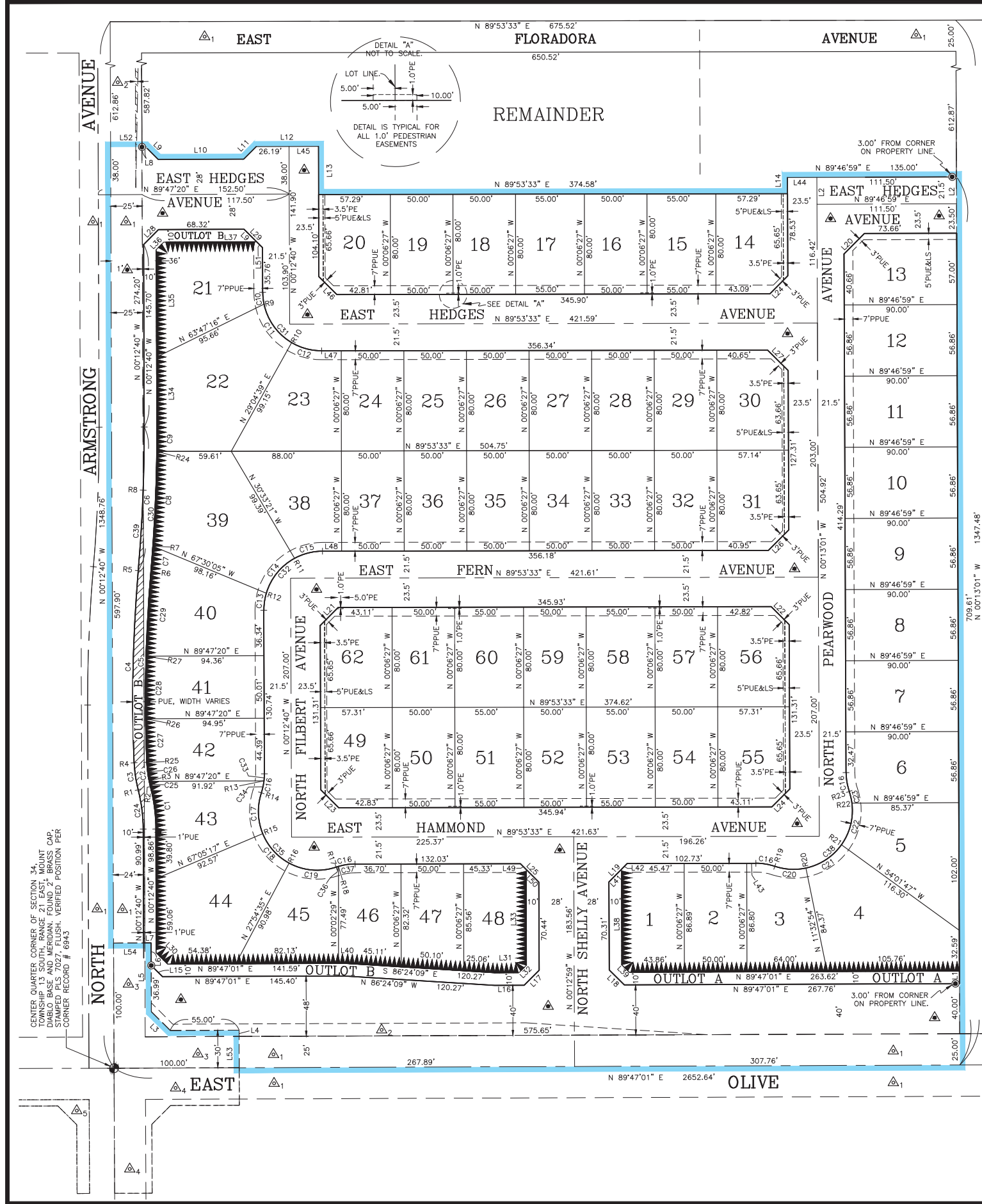
GRANT DEED RECORDED ON JUNE 3, 1963 AS DOCUMENT NO. 44512, IN BOOK 4607, PAGE 028, O.R.F.C.



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# SUBDIVISION MAP OF TRACT NO. 6235

PHASE 1 OF TENTATIVE TRACT NO. 6235  
BEING IN THE NORTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 13 SOUTH, RANGE 21 EAST,  
MOUNT DIABLO BASE AND MERIDIAN,  
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN MAY, 2020 BY HARBOUR & ASSOCIATES  
CONSISTING OF 3 SHEETS  
SHEET 3 OF 3 SHEETS



### LINE DATA:

| LINE NUMBER | BEARING       | DISTANCE |
|-------------|---------------|----------|
| L 1         | N 00°13'01" W | 10.00'   |
| L 2         | N 00°13'01" W | 21.50'   |
| L 3         | N 45°12'35" W | 21.21'   |
| L 4         | N 00°12'59" W | 5.00'    |
| L 5         | N 00°12'40" W | 55.00'   |
| L 6         | N 00°12'40" W | 18.01'   |
| L 7         | N 89°47'01" E | 6.00'    |
| L 8         | N 89°47'20" E | 3.00'    |
| L 9         | N 45°12'40" W | 14.14'   |
| L 10        | N 89°47'20" E | 68.32'   |
| L 11        | N 44°47'20" E | 14.14'   |
| L 12        | N 89°47'20" E | 49.69'   |
| L 13        | N 00°12'40" W | 38.44'   |
| L 14        | N 00°13'01" W | 12.88'   |
| L 15        | N 45°12'31" W | 12.71'   |
| L 16        | N 89°47'01" E | 23.49'   |
| L 17        | N 44°47'01" E | 16.97'   |
| L 18        | N 45°12'59" W | 16.97'   |
| L 19        | N 44°50'17" E | 20.77'   |
| L 20        | N 44°46'59" E | 23.11'   |
| L 21        | N 44°50'26" E | 20.27'   |
| L 22        | S 45°09'44" E | 20.30'   |
| L 23        | S 45°09'34" E | 20.30'   |
| L 24        | N 44°50'16" E | 20.27'   |
| L 25        | S 45°09'43" E | 20.77'   |
| L 26        | N 44°50'16" E | 23.10'   |
| L 27        | S 45°09'44" E | 23.13'   |
| L 28        | N 44°47'20" E | 16.97'   |
| L 29        | S 45°12'40" E | 20.77'   |
| L 30        | S 45°12'31" E | 12.91'   |
| L 31        | N 89°47'01" E | 19.02'   |
| L 32        | N 44°47'01" E | 8.69'    |
| L 33        | N 00°12'59" W | 76.31'   |
| L 34        | N 00°12'40" W | 55.78'   |
| L 35        | N 00°12'40" W | 85.77'   |
| L 36        | N 44°47'20" E | 8.69'    |
| L 37        | N 89°47'20" E | 74.17'   |
| L 38        | N 00°12'59" W | 76.15'   |
| L 39        | N 45°12'59" W | 8.69'    |
| L 40        | N 89°47'01" E | 5.08'    |
| L 41        | N 44°50'17" E | 14.13'   |
| L 42        | N 44°50'17" E | 6.64'    |
| L 43        | N 89°53'33" E | 7.26'    |
| L 44        | N 89°46'59" E | 23.50'   |
| L 45        | N 89°47'20" E | 23.50'   |
| L 46        | N 45°09'34" W | 20.30'   |
| L 47        | N 89°53'33" E | 15.69'   |
| L 48        | N 89°53'33" E | 15.23'   |
| L 49        | N 45°09'43" W | 6.62'    |
| L 50        | N 45°09'43" W | 14.15'   |
| L 51        | N 45°12'40" W | 6.63'    |
| L 52        | N 89°47'20" E | 28.00'   |
| L 53        | N 00°12'59" W | 30.00'   |
| L 54        | N 89°47'01" E | 30.00'   |

### CURVE DATA:

| CURVE NUMBER | DELTA     | RADIUS   | ARC LENGTH | CHORD LENGTH |
|--------------|-----------|----------|------------|--------------|
| C 1          | 14°22'50" | 136.50'  | 34.26'     | 34.17'       |
| C 2          | 12°09'03" | 92.50'   | 19.62'     | 19.58'       |
| C 3          | 12°09'03" | 102.50'  | 21.74'     | 21.70'       |
| C 4          | 7°23'21"  | 1192.00' | 153.73'    | 153.62'      |
| C 5          | 7°23'21"  | 1182.00' | 152.44'    | 152.33'      |
| C 6          | 5°09'34"  | 1276.00' | 114.90'    | 114.86'      |
| C 7          | 0°54'45"  | 1286.00' | 20.48'     | 20.48'       |
| C 8          | 3°22'40"  | 1286.00' | 75.81'     | 75.80'       |
| C 9          | 0°52'09"  | 1286.00' | 19.51'     | 19.51'       |
| C 10         | 11°42'18" | 47.00'   | 9.60'      | 9.59'        |
| C 11         | 47°32'33" | 47.00'   | 39.00'     | 37.89'       |
| C 12         | 30°38'56" | 47.00'   | 25.14'     | 24.84'       |
| C 13         | 16°50'18" | 47.00'   | 13.81'     | 13.76'       |
| C 14         | 44°47'57" | 47.00'   | 36.75'     | 35.82'       |
| C 15         | 28°27'58" | 47.00'   | 23.35'     | 23.11'       |
| C 16         | 18°46'18" | 47.00'   | 15.40'     | 15.33'       |
| C 17         | 40°41'14" | 47.00'   | 33.38'     | 32.68'       |
| C 18         | 39°20'21" | 47.00'   | 32.27'     | 31.64'       |
| C 19         | 47°24'48" | 47.00'   | 38.89'     | 37.79'       |
| C 20         | 30°44'49" | 47.00'   | 25.22'     | 24.92'       |
| C 21         | 42°22'05" | 47.00'   | 34.75'     | 33.97'       |
| C 22         | 42°55'59" | 47.00'   | 35.22'     | 34.40'       |
| C 23         | 11°36'17" | 47.00'   | 9.52'      | 9.50'        |
| C 24         | 14°22'50" | 126.50'  | 31.75'     | 31.67'       |
| C 25         | 2°40'45"  | 92.50'   | 4.33'      | 4.32'        |
| C 26         | 9°28'18"  | 92.50'   | 15.29'     | 15.27'       |
| C 27         | 1°41'21"  | 1182.00' | 34.85'     | 34.85'       |
| C 28         | 2°25'28"  | 1182.00' | 50.02'     | 50.01'       |
| C 29         | 3°16'32"  | 1182.00' | 67.57'     | 67.56'       |
| C 30         | 5°09'34"  | 1286.00' | 115.80'    | 115.76'      |
| C 31         | 89°53'47" | 47.00'   | 73.74'     | 66.41'       |
| C 32         | 90°06'13" | 47.00'   | 73.91'     | 66.53'       |
| C 33         | 6°50'46"  | 47.00'   | 5.62'      | 5.61'        |
| C 34         | 11°55'32" | 47.00'   | 9.78'      | 9.76'        |
| C 35         | 12°26'23" | 47.00'   | 10.45'     | 84.28'       |
| C 36         | 2°20'11"  | 47.00'   | 1.92'      | 1.92'        |
| C 37         | 16°26'07" | 47.00'   | 13.48'     | 13.44'       |
| C 38         | 12°73'10" | 47.00'   | 104.71'    | 84.36'       |
| C 39         | 2°53'29"  | 1276.00' | 64.39'     | 64.39'       |

### RADIAL DATA:

| RADIAL NUMBER | RADIAL BEARING | RADIUS   |
|---------------|----------------|----------|
| R 1           | N 75°24'30" E  | 126.50'  |
| R 2           | N 75°24'30" E  | 136.50'  |
| R 3           | S 78°05'15" W  | 92.50'   |
| R 4           | S 87°33'33" W  | 102.50'  |
| R 5           | N 85°03'06" W  | 1192.00' |
| R 6           | N 85°03'06" W  | 1182.00' |
| R 7           | S 85°57'51" E  | 1286.00' |
| R 8           | S 87°56'35" E  | 1276.00' |
| R 9           | S 78°05'02" W  | 47.00'   |
| R 10          | S 30°32'29" W  | 47.00'   |
| R 11          | N 28°34'25" W  | 47.00'   |
| R 12          | N 73°22'22" W  | 47.00'   |
| R 13          | S 83°21'54" E  | 47.00'   |
| R 14          | N 71°26'22" W  | 47.00'   |
| R 15          | S 67°52'24" W  | 47.00'   |
| R 16          | S 28°32'03" W  | 47.00'   |
| R 17          | S 18°52'45" E  | 47.00'   |
| R 18          | N 16°32'34" W  | 47.00'   |
| R 19          | S 18°39'51" W  | 47.00'   |
| R 20          | S 12°04'58" E  | 47.00'   |
| R 21          | S 54°27'03" E  | 47.00'   |
| R 22          | N 82°36'58" E  | 47.00'   |
| R 23          | N 71°00'41" E  | 47.00'   |
| R 24          | S 89°20'31" E  | 1286.00' |
| R 25          | S 87°33'33" E  | 92.50'   |
| R 26          | S 89°14'54" W  | 1182.00' |
| R 27          | N 88°19'38" W  | 1182.00' |

### NOTES:

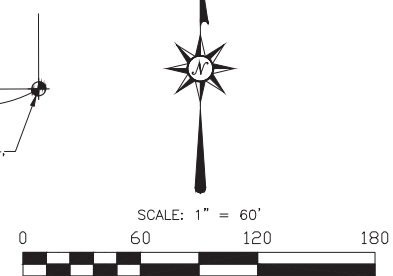
- 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED PLS 9484 SET AT ALL LOT CORNERS, BLOCK CORNERS AND BEGINNING AND ENDING OF ALL CURVES, OR WILL BE SET WITHIN ONE YEAR OR ANY APPROVED EXTENSION THEREOF.
- DISTANCES NOT MONUMENTED ARE CALCULATED.
- THAT PORTION OF NORTH ARMSTRONG AVENUE AS SHOWN HEREON, PREVIOUSLY DELINEATED AND SHOWN ON THE MAP OF TEMPERANCE COLONY RECORDED IN VOLUME 2 OF PLATS AT PAGE 7, FRESNO COUNTY RECORDS AND ACCEPTED AND DECLARED PUBLIC RIGHT OF WAY BY THE DECLARATION OF THE FRESNO COUNTY BOARD OF SUPERVISORS, RECORDED FEBRUARY 7, 1913 IN VOLUME 29 MISCELLANEOUS RECORDS, PAGE 9, FRESNO COUNTY RECORDS, WHICH IS NOW SHOWN TO BE ABANDONED ON THIS MAP, IS DEEMED ABANDONED PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT.

### LEGEND:

- FOUND AND ACCEPTED QUARTER CORNER AS DESCRIBED HEREON.
- SET 3/4" X 30" IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6", TAGGED PLS 9484 [DURABLE MONUMENTS]
- INDICATES EASEMENT NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC STREET AND UTILITY PURPOSES.
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PPUE PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- LS LANDSCAPE SETBACK.
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PREVIOUSLY DELINEATED AND SHOWN ON THE MAP OF TEMPERANCE COLONY RECORDED IN VOLUME 2 OF PLATS AT PAGE 7, FRESNO COUNTY RECORDS AND ACCEPTED AND DECLARED PUBLIC RIGHT OF WAY BY THE DECLARATION OF THE FRESNO COUNTY BOARD OF SUPERVISORS, RECORDED FEBRUARY 7, 1913 IN VOLUME 29 MISCELLANEOUS RECORDS, PAGE 9, F.C.R.
- EASEMENT AND RIGHT-OF-WAY FOR PUBLIC STREET PURPOSES GRANTED TO THE CITY OF FRESNO PER DOCUMENT NO. 2017-0014661, OFFICIAL RECORDS OF FRESNO COUNTY.
- AREA GRANTED TO THE COUNTY OF FRESNO PER DOCUMENT NO. 98647 RECORDED IN BOOK 7355 AT PAGE 920, OFFICIAL RECORDS OF FRESNO COUNTY.
- AREA GRANTED TO THE COUNTY OF FRESNO PER DOCUMENT NO. 128053 RECORDED IN BOOK 7161 AT PAGE 105, OFFICIAL RECORDS OF FRESNO COUNTY.
- AREA GRANTED TO THE COUNTY OF FRESNO PER DOCUMENT NO. 9200 RECORDED IN BOOK 7205 AT PAGE 565, OFFICIAL RECORDS OF FRESNO COUNTY.
- INDICATES LIMITS OF THIS SUBDIVISION.
- INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- INDICATES AREA OF NORTH ARMSTRONG AVENUE TO BE ABANDONED.

### OUTLOT SCHEDULE:

OUTLOTS A AND B ARE DEDICATED IN FEE TO THE CITY OF FRESNO FOR PUBLIC LANDSCAPING PURPOSES AND PUBLIC PEDESTRIAN PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.



18-099  
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