

Regular Council Meeting

April 23, 2026

FRESNO CITY COUNCIL



Supplement Packet

ITEM(S)

RECEIVED
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CITY CLERK'S OFFICE

2-Y (ID 26-443)

RESOLUTION - Approve the Final Map of Tract No. 6376, accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements - located on the southwest corner of Armstrong Avenue and California Avenue (Council District 5).

Contents of Supplement: Revised- Final Map of Tract No. 6376

Item(s)

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE PROPOSED BOUNDARIES OF A COMMUNITY FACILITIES DISTRICT, AS FOLLOWS:

DISTRICT NO 2014-01 FOR CLEAN ENERGY, DISCLOSED BY ASSESSMENT MAP, RECORDED AUGUST 24, 2015 IN BOOK 44 OF ASSESSMENT MAPS, PAGE 45.
- 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, RECORDED JULY 31, 1995 AS SERIES NUMBER 95092128 (BLANKET IN NATURE)
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
GRANTED TO : COUNTY OF FRESNO, A PUBLIC CORPORATION
FOR : PUBLIC ROAD
RECORDED : JANUARY 30, 1920 IN BOOK 596 OF DEEDS, PAGE 418
AFFECTS : THE EAST 20 FEET (PLOTTED HEREIN)
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
GRANTED TO : PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION FOR WIRES AND CABLES FOR THE TRANSMISSION OF ELECTRIC ENERGY AND FOR COMMUNICATION PURPOSES.
RECORDED : JULY 21, 1966 IN BOOK 5339 OF OFFICIAL RECORDS, PAGE 68 UNDER RECORDER'S SERIAL NUMBER 54345 (PLOTTED HEREIN)
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : JOINT TENANCY GRANT DEED
RESERVED BY : SAM A. SIMONIAN FOR THE RIGHT TO USE WATER FROM THAT CERTAIN EXISTING WELL
RECORDED : JULY 10, 1970 IN BOOK 5801 OF OFFICIAL RECORDS, PAGE 517 UNDER RECORDER'S SERIAL NUMBER 47507; AFFECTS : PARCEL 1
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : DEED OF EASEMENT
GRANTED TO : CITY OF FRESNO, A MUNICIPAL CORPORATION FOR PUBLIC STREET
RECORDED : DECEMBER 12, 2016 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2016-0170330; AFFECTS : PARCEL 3 (PLOTTED HEREIN)
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : DEED OF EASEMENT
GRANTED TO : CITY OF FRESNO, A MUNICIPAL CORPORATION FOR PUBLIC STREET
RECORDED : DECEMBER 12, 2016 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2016-0170331; AFFECTS : PARCEL 4 (PLOTTED HEREIN)
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : DEED OF EASEMENT
GRANTED TO : CITY OF FRESNO, A MUNICIPAL CORPORATION FOR PUBLIC STREET
RECORDED : DECEMBER 12, 2016 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2016-0170334; AFFECTS : PARCEL 2 (PLOTTED HEREIN)
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : DEED OF EASEMENT
GRANTED TO : CITY OF FRESNO, A MUNICIPAL CORPORATION FOR PUBLIC STREET
RECORDED : DECEMBER 12, 2016 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2016-0170336; AFFECTS : PARCEL 1 (PLOTTED HEREIN)
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6376, PHASE 1 OF VESTING TENTATIVE MAP NO. 6376, RECORDED _____, AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6376, PHASE 1 OF VESTING TENTATIVE MAP NO. 6376, RECORDED _____, AS DOCUMENT NO. _____, OF FRESNO COUNTY RECORDS.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR TEMPORARY STORM DRAINAGE FACILITIES FOR THE FINAL MAP OF TRACT NO. 6376, PHASE 1 OF VESTING TENTATIVE MAP NO. 6376, RECORDED _____, AS DOCUMENT NO. _____, OF FRESNO COUNTY RECORDS.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING SPECIAL SOLID WASTE DISPOSAL SERVICES FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6376, PHASE 1 OF VESTING TENTATIVE MAP NO. 6376, RECORDED _____, AS DOCUMENT NO. _____, OF FRESNO COUNTY RECORDS.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER CONNECTIONS CHARGES, URBAN GROWTH MANAGEMENT FEES, CITY WIDE FEES AND DEVELOPMENT FEES AT THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN FOR THE FINAL THE FINAL MAP OF TRACT NO. 6376, PHASE 1 OF VESTING TENTATIVE MAP NO. 6376, RECORDED _____, AS DOCUMENT NO. _____, OF FRESNO COUNTY RECORDS.
- A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. _____, PHASE 1 OF 2, RECORDED _____, AS DOCUMENT NO. _____, OFFICIAL RECORDS OF FRESNO COUNTY.
- A STATEMENT OF COVENANT AFFECTING THE LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. _____, RECORDED _____, AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
- A STATEMENT OF COVENANTS AFFECTING THE LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF _____, RECORDED _____, AS DOCUMENT NO. _____, OFFICIAL RECORDS FRESNO COUNTY.

FINAL MAP OF TRACT NO. 6376

PHASE 1 OF VESTING TENTATIVE TRACT NO. 6376
 IN THE CITY OF FRESNO, FRESNO COUNTY, STATE OF CALIFORNIA
 SURVEYED AND PLATTED IN JULY, 2025
 BY GATEWAY ENGINEERING, INC.
 FOR
 BONADELLE HOMES CONSISTING OF 5 SHEETS
 SHEET 1 OF 5 SHEETS

RECORD TITLE INTEREST STATEMENT

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR DEDICATION FOR PUBLIC USE THE PARCELS AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

BN 6376 LP,A CALIFORNIA LIMITED PARTNERSHIP
 BY: BONADELLE HOMES, INC.
 ITS GENERAL PARTNER

BY: _____ DATE _____
 JOHN A. BONADELLE, PRESIDENT

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION (AS TRUSTEE)

BY: _____ DATE _____
 LIZ SILVIA, SENIOR VICE PRESIDENT

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF FRESNO, CITY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
 THE EAST 220 FEET OF THE SOUTH 162 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE SOUTHERLY 52 FEET THEREOF.

ALSO EXCEPTING THEREFROM ONE-HALF OF ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AND MINERALS OF ANY KIND OR CHARACTER IN, ON, OR THEREUNDER SAID PARCEL, AS EXCEPTED IN THE DEED FROM HERBERT M. MILLER AND WIFE, TO SAM A. SIMONIAN AND WIFE, DATED FEBRUARY 18, 1950 AND RECORDED MAY 2, 1950 IN BOOK 2859, PAGE 471 OF OFFICIAL RECORDS, DOCUMENT NO. 24764.

PARCEL 2:
 THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM A STRIP OF LAND 60 FEET WIDE ACROSS THE NORTH SIDE OF SAID PROPERTY HERETOFORE CONVEYED TO PACIFIC IMPROVEMENT COMPANY, AND TO SOUTHERN PACIFIC RAILROAD COMPANY BY DEEDS RECORDED IN BOOKS 65 AND 92, PAGES 149 AND 4, RESPECTIVELY, OF DEEDS.

EXCEPTING THEREFROM THE NORTH 110 FEET OF THE SOUTH 162 FEET OF THE EAST 220 FEET OF SAID PROPERTY, AS GRANTED TO GARY SIMONIAN, ET UX, BY DEED DATED JULY 10, 1970 AND RECORDED JULY 10, 1970 IN BOOK 5801, PAGE 517 OF OFFICIAL RECORDS, DOCUMENT NO. 47507.

ALSO EXCEPTING THEREFROM ONE-HALF OF ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AND MINERALS OF ANY KIND OR CHARACTER IN, ON, OR THEREUNDER SAID PARCEL, AS EXCEPTED IN THE DEED FROM HERBERT M. MILLER AND WIFE, TO SAM A. SIMONIAN AND WIFE, DATED FEBRUARY 18, 1950 AND RECORDED MAY 2, 1950 IN BOOK 2859, PAGE 471 OF OFFICIAL RECORDS, DOCUMENT NO. 24764.

PARCEL 3:
 THE EASTERLY 200 FEET OF THE SOUTHERLY 255 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS SITUATE THEREIN AND THEREUNDER, AS RESERVED IN THE DEED FROM JACK REITZ AND WIFE, TO ERVOND HAGOPIAN AND WIFE, DATED OCTOBER 15, 1938, IN BOOK 1700, PAGE 15 OF OFFICIAL RECORDS, DOCUMENT NO. 3562.

PARCEL 4:
 THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE EASTERLY 200 FEET OF THE SOUTHERLY 255 FEET, AS GRANTED TO GARY CHARLES SIMONIAN, ET, UX BY DEED DATED MAY 14, 1975 AND RECORDED DECEMBER 2, 1975 AS INSTRUMENT 92299 IN BOOK 6518, PAGE 35 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS SITUATE THEREIN AND THEREUNDER, AS RESERVED IN THE DEED FROM JACK REITZ AND WIFE, TO ERVOND HAGOPIAN AND WIFE, DATED OCTOBER 15, 1938, IN BOOK 1700, PAGE 15 OF OFFICIAL RECORDS, DOCUMENT NO. 3562.

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 ORDINANCES AT THE REQUEST OF BONADELLE HOMES IN JUNE, 2025. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND IN THE LOCATIONS SHOWN HEREON, OR WILL BE SET IN THE LOCATIONS SHOWN HEREON PRIOR TO THE EXPIRATION OF ONE YEAR OF FILING THIS MAP OR ANY APPROVED EXTENSION BY THE CITY ENGINEER AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

 CASEY W. LOWRY, LS 8154

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, P.E. 54417
 CITY ENGINEER

DATED: _____

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, L.S. 8636
 CHIEF SURVEYOR

DATED: _____

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION NO. _____, ADOPTED ON _____, 2026, 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.

 AMY K. ALLER
 INTERIM CITY CLERK

BY: _____ DATED: _____
 DEPUTY

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND 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
 SECRETARY OF THE FRESNO
 CITY PLANNING COMMISSION

DATED: _____

RECORDER'S STATEMENT

DOCUMENT NO. _____ FEE: \$ 14.00

FILED THIS _____ DAY OF _____, 2026,

AT _____ M IN VOLUME _____ OF PLATS, AT PAGE(S) _____

FRESNO COUNTY RECORDS, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

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

BY: _____
 DEPUTY COUNTY RECORDER

FINAL MAP OF
TRACT NO. 6376

PHASE 1 OF VESTING TENTATIVE TRACT NO. 6376
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
CONSISTING OF FIVE SHEETS
SHEET TWO OF FIVE

NOTARY ACKNOWLEDGEMENT

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 _____ } SS.

ON _____ BEFORE ME, _____, NOTARY PUBLIC,

PERSONALLY APPEARED _____, 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

NAME _____ SIGNATURE _____

MY COMMISSION EXPIRES _____ COMMISSION NUMBER _____

PRINCIPLE PLACE OF BUSSINESS: _____ COUNTY

NOTARY ACKNOWLEDGEMENT

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 _____ } SS.

ON _____ BEFORE ME, _____, NOTARY PUBLIC,

PERSONALLY APPEARED _____, 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

NAME _____ SIGNATURE _____

MY COMMISSION EXPIRES _____ COMMISSION NUMBER _____

PRINCIPLE PLACE OF BUSSINESS: _____ COUNTY

FINAL MAP OF TRACT NO. 6376

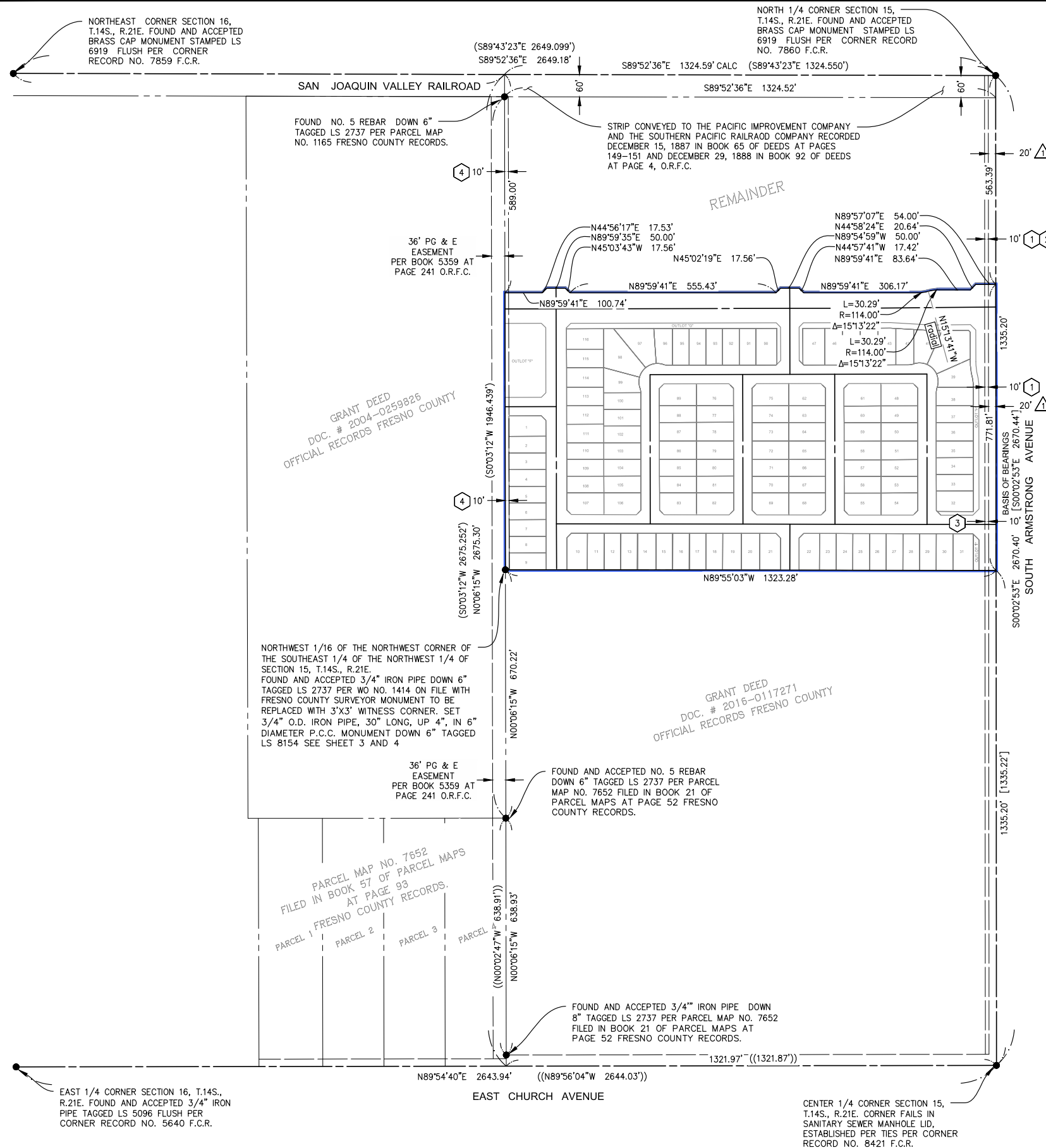
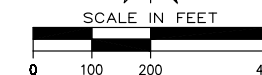
PHASE 1 OF VESTING TENTATIVE TRACT NO. 6376
 IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
 CONSISTING OF FIVE SHEETS
 SHEET THREE OF FIVE

LEGEND

- FOUND MONUMENT & ACCEPTED AS NOTED
- △ PREVIOUSLY DEDICATED FOR PUBLIC ROAD PURPOSES RECORDED ON JANUARY 30, 1920 IN BOOK 596 OF DEEDS, PAGE 418, O.R.F.C
- [...] RECORD DATA PER PER TRACT MAP NO. 5531, RECORDED IN VOLUME 84 OF OF PLATS, AT PAGES 67-69, FRESNO COUNTY RECORDS.
- (....) RECORD DATA PER PARCEL MAP NO. 1166, RECORDED SEPTEMBER 19, 1972, IN BOOK 4 OF PARCEL MAPS AT PAGE 48 FRESNO COUNTY RECORDS.
- (.....) RECORD DATA PER PARCEL MAP NO. 7652, RECORDED MAY 20, 1997, IN BOOK 57 OF PARCEL MAPS AT PAGE 93 FRESNO COUNTY RECORDS.
- ① 10' EASEMENT FOR PUBLIC STREET PURPOSES RECORDED ON DECEMBER 12, 2016 AS DOCUMENT NO. 2016-0170330 O.R.F.C
- ② 10' EASEMENT FOR PUBLIC STREET PURPOSES RECORDED ON DECEMBER 12, 2016 AS DOCUMENT NO. 2016-0170331 O.R.F.C
- ③ 10' EASEMENT FOR PUBLIC STREET PURPOSES RECORDED ON DECEMBER 12, 2016 AS DOCUMENT NO. 2016-0170334 O.R.F.C
- ④ EASEMENT PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION RECORDED JULY 21, 1966 IN BOOK 5339 OF OFFICIAL RECORDS, PAGE 68 UNDER RECORDER'S SERIAL NUMBER 54345
- ⑤ 20' CITY OF FRESNO PER INSTRUMENT NO. 97214, BOOK 7108, PAGE 890, F.C.R.
- DISTINCTIVE BORDER INDICATES LIMITS OF THIS SUBDIVISION
- R&M RECORD & MEASURED DATA
- F.C.R. FRESNO COUNTY RECORDS
- O.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY

BASIS OF BEARINGS:

THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 15, T.14S., R.21E., M.D.B.&M. TAKEN TO BE SOUTH 00°02'53" EAST PER TRACT MAP NO. 5531, RECORDED IN VOLUME 84 OF OF PLATS, AT PAGES 67-69, FRESNO COUNTY RECORDS.



CENTER 1/4 CORNER SECTION 15, T.14S., R.21E. CORNER FAILS IN SANITARY SEWER MANHOLE LID, ESTABLISHED PER TIES PER CORNER RECORD NO. 8421 F.C.R.

FINAL MAP OF TRACT NO. 6376

PHASE 1 OF VESTING TENTATIVE TRACT NO. 6376
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
CONSISTING OF FIVE SHEETS
SHEET FOUR OF FIVE

NORTH 1/4 CORNER SECTION 15,
T.14S., R.21E., BRASS CAP MONUMENT
STAMPED LS 6919 FLUSH PER
CORNER RECORD NO. 7860 F.C.R.

LEGEND

- DISTINCTIVE BORDER INDICATES LIMITS OF THIS SUBDIVISION
- INDICATED RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- R&M RECORD & MEASURED DATA
- F.C.R. FRESNO COUNTY RECORDS
- O.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY
- INDICATES 3'X3' WITNESS CORNER, SET 3/4" O.D. IRON PIPE, 30" LONG, UP 4", IN 6" DIAMETER X 30" P.C.C. MONUMENT DOWN 6" TAGGED "PLS 8154"
- 10' EASEMENT PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION RECORDED JULY 21, 1966 IN BOOK 5339 OF OFFICIAL RECORDS, PAGE 68 UNDER RECORDER'S SERIAL NUMBER 54345
- THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES
- P.U.E. PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- LE PUBLIC LANDSCAPE EASEMENT
- INDICATES AREA TO BE OFFERED FOR DEDICATION TO THE CITY OF FRESNO AS AN EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES

OUTLOT DESIGNATIONS

- OUTLOT "K" DEDICATED TO THE CITY OF FRESNO AS AN IRREVOCABLE OFFER OF DEDICATION FOR FUTURE OPEN SPACE AND TRAIL PURPOSES.
- THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:
- OUTLOTS "G", "H", & "I" - DEDICATED TO THE CITY OF FRESNO FOR PUBLIC LANDSCAPE AND UTILITY PURPOSES SUBJECT TO ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS
- OUTLOT "F" - DEDICATED TO THE CITY OF FRESNO FOR OPEN SPACE PURPOSES SUBJECT TO ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS

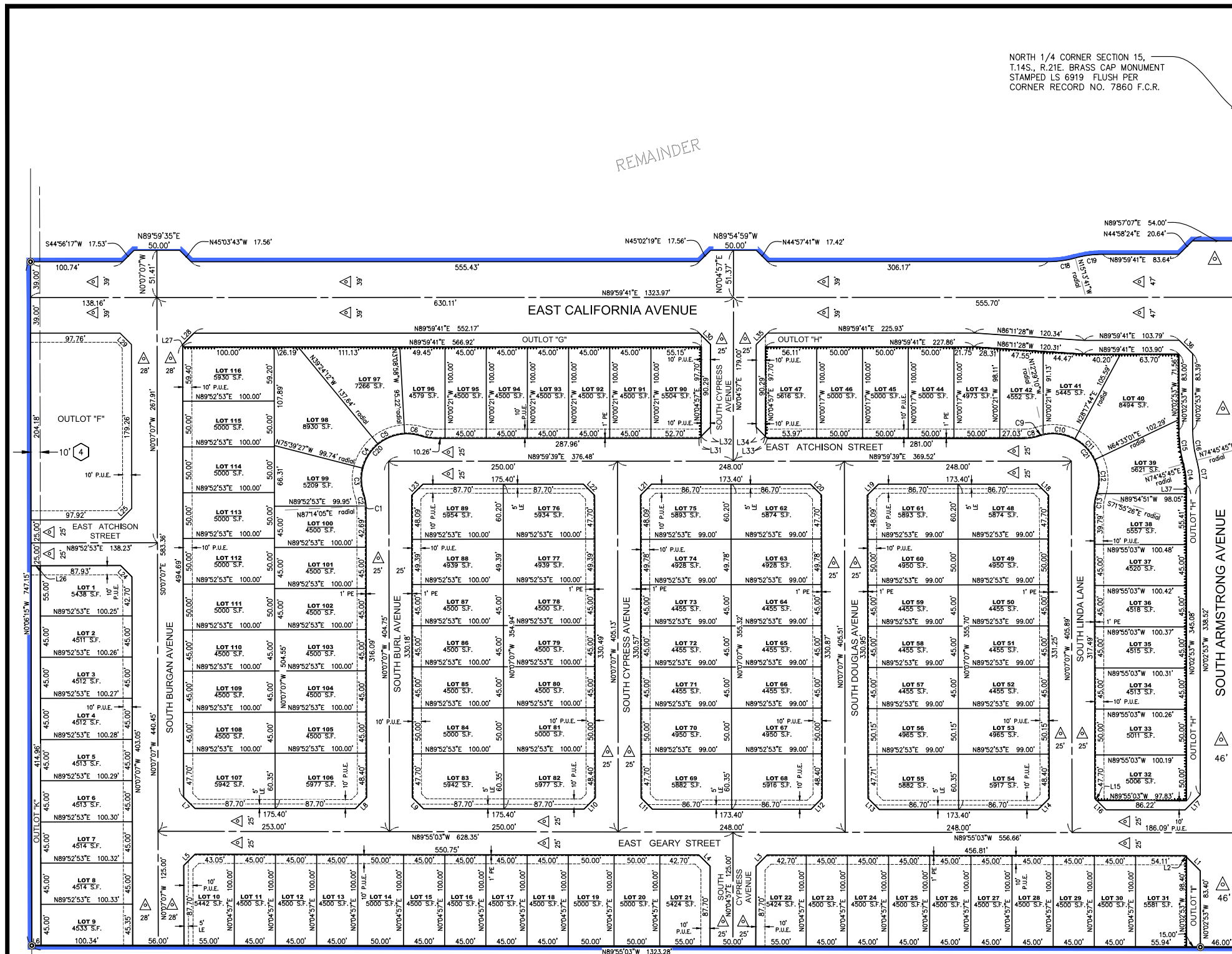
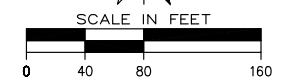
BASIS OF BEARINGS:

THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 15, T.14S., R.21E., M.D.B.&M. TAKEN TO BE SOUTH 00°02'53" EAST PER TRACT MAP NO. 5531, RECORDED IN VOLUME 84 OF OF PLATS, AT PAGES 67-69, FRESNO COUNTY RECORDS.

NOTE

1. REAR LOT CORNERS ADJACENT TO PUBLIC STREETS ARE MONUMENTED AS WITNESS CORNERS AND ARE MARKED BY A 3/4" X 30" IRON PIPE, DOWN 0.5", TAGGED "PLS 8154". SEE DETAIL ON SHEET 4.
2. ALL CURVES ARE TANGENTIAL UNLESS A RADIAL BEARING IS SHOWN.
3. SEE SHEET 4 FOR ALL LINE, CURVE AND RADIAL DATA TABLES.

CENTER 1/4 CORNER SECTION 15,
T.14S., R.21E., CORNER FALLS IN
SANITARY SEWER MANHOLE LID,
ESTABLISHED PER TIES PER CORNER
RECORD NO. 8421 F.C.R.



REMAINDER

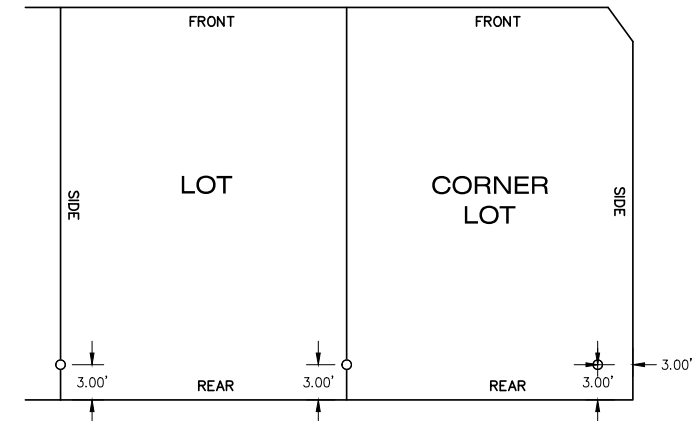
FINAL MAP OF TRACT NO. 6376

PHASE 1 OF VESTING TENTATIVE TRACT NO. 6376
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
CONSISTING OF FIVE SHEETS
SHEET FIVE OF FIVE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S44° 59' 29"E	21.23'
L2	N44° 59' 29"W	2.27'
L3	N45° 04' 57"E	17.39'
L4	S44° 55' 03"E	17.39'
L5	N44° 58' 55"E	17.36'
L6	N89° 55' 03"W	10.00'
L7	S45° 01' 05"E	17.43'
L8	N44° 58' 55"E	17.36'
L9	S45° 01' 05"E	17.43'
L10	N44° 58' 55"E	17.36'
L11	S45° 01' 05"E	17.43'
L12	N44° 58' 55"E	17.36'
L13	S45° 01' 05"E	17.43'
L14	S44° 58' 55"W	17.36'
L15	N45° 01' 05"W	3.26'
L16	N45° 01' 05"W	14.17'
L17	S45° 01' 02"W	23.45'
L18	N45° 03' 44"W	17.41'
L19	S44° 56' 16"W	17.38'
L20	S45° 03' 44"E	17.41'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N44° 56' 16"E	17.38'
L22	S45° 03' 44"E	17.41'
L23	N44° 56' 16"E	17.38'
L24	S45° 07' 07"E	17.39'
L25	S44° 52' 53"W	17.39'
L26	N89° 52' 53"E	10.00'
L27	N00° 07' 07"W	2.59'
L28	N44° 56' 17"E	17.53'
L29	S45° 03' 43"E	17.56'
L30	S44° 57' 41"E	17.53'
L31	S45° 02' 18"W	3.26'
L32	S45° 02' 18"W	14.15'
L33	S44° 57' 40"E	3.25'
L34	N44° 57' 40"W	14.13'
L35	N45° 02' 19"E	17.56'
L36	S45° 01' 36"E	20.66'
L37	N00° 02' 53"W	9.68'

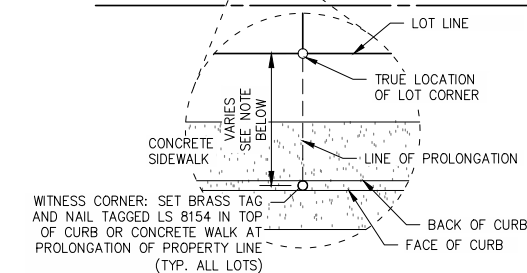
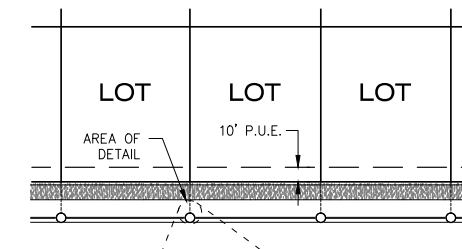
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	2.31'	50.00'	2° 38' 48"
C2	13.57'	50.00'	15° 32' 54"
C3	28.50'	50.00'	32° 39' 22"
C4	31.64'	50.00'	36° 15' 15"
C5	31.64'	50.00'	36° 15' 15"
C6	18.62'	50.00'	21° 20' 18"
C7	15.88'	50.00'	18° 11' 42"
C8	15.88'	50.00'	18° 11' 40"
C9	4.99'	50.00'	5° 42' 52"
C10	35.59'	50.00'	40° 46' 55"
C11	31.64'	50.00'	36° 15' 16"
C12	37.98'	50.00'	43° 31' 34"
C13	15.88'	50.00'	18° 11' 40"
C14	23.20'	87.50'	15° 11' 21"
C15	37.51'	141.50'	15° 11' 21"
C16	33.54'	126.50'	15° 11' 21"
C17	27.17'	102.50'	15° 11' 21"
C18	30.29'	114.00'	15° 13' 22"
C19	30.29'	114.00'	15° 13' 22"
C20	110.40'	50.00'	126° 30' 10"
C21	110.20'	50.00'	126° 16' 37"



○ INDICATES 3"x3" WITNESS CORNER SET 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "PLS 8154" AT REAR CORNER LOTS

WITNESS CORNER DETAIL FOR SIDE AND REAR CORNER LOT

NO SCALE



WITNESS CORNER: SET BRASS TAG AND NAIL TAGGED LS 8154 IN TOP OF CURB OR CONCRETE WALK AT PROLONGATION OF PROPERTY LINE (TYP. ALL LOTS)

WITNESS CORNER DETAIL FOR FRONT LOT

NO SCALE

WITNESS CORNER PROLONGATION NOTE

WITNESS CORNERS MONUMENTS AT STREETS WITH A WIDTH OF 50 FEET ARE 6.75' FEET TO THE CURB ON THE PROLONGATION OF THE LOT LINE.
WITNESS CORNERS MONUMENTS AT STREETS WITH A WIDTH OF 56 FEET ARE 9.75' FEET TO THE CURB ON THE PROLONGATION OF THE LOT LINE.