

RECORD TITLE INTEREST STATEMENT:

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THE BOUNDARIES OF THE PLANNED UNIT DEVELOPMENT, HEREBY CERTIFY THAT THE INFORMATION OFFERED FOR RECORDATION FOR PUBLIC USE OF THE PARCELS AND EASEMENTS SHOWN ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

COPPER RIVER 74, INC., A CALIFORNIA CORPORATION

BY: DARUS ASSEMI PRESIDENT
U.S. BANK NATIONAL ASSOCIATION
D/B/A HOUSING CAPITAL COMPANY/AS BENEFCIARY

BY: THOMAS C. WALKER SENIOR VICE PRESIDENT

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC, ON 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 12/31/2015 BEFORE ME, ANDREW J. BENEILL, WHO
PERSONALLY APPEARED, ANDREW J. BENEILL, 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/IT/HEY EXECUTED THE SAME IN HIS/HER/HER AUTHORIZED
CAPACITY(IES), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT THE
PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED
THE INSTRUMENT.

I, ANDREW J. BENEILL, UNDER PENALTY 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 _____

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THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

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NAME _____
COUNTY OF _____
MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF THE FRESNO METROPOLITAN PLANNING COMMISSION. THE PROPERTY IS SUBJECT TO THE FRESNO METROPOLITAN PLANNING COMMISSION'S RESOLUTION NO. 1115, RECORDED JULY 21, 1980 AS DOCUMENT NO. 85082128, OF OFFICIAL RECORDS, FRESNO COUNTY, CALIFORNIA, WHICH PROVIDES FOR THE DEDICATION OF PUBLIC USE OF THE PARCELS AND EASEMENTS SHOWN ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.
2. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE PARCELS AND EASEMENTS SHOWN ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN," RECORDED JULY 21, 1980 AS DOCUMENT NO. 85082128, OF OFFICIAL RECORDS, FRESNO COUNTY, CALIFORNIA, WHICH PROVIDES FOR THE DEDICATION OF PUBLIC USE OF THE PARCELS AND EASEMENTS SHOWN ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.
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TRACT NO. 6065

A PLANNED UNIT DEVELOPMENT
PHASE II OF VESTING TENTATIVE MAP NO. 8045
BEING A SUBDIVISION OF OUTLOT A OF THE FINAL MAP OF TRACT
NO. 8045, RECORDED IN VOLUME 84 OF PLATS, PAGES 57 THROUGH
59, FRESNO COUNTY RECORDS
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATED IN FEBRUARY 2014, BY GARY G. GANNETTA
CONSISTING OF TWO SHEETS
SHEET ONE OF TWO SHEETS

LEGAL DESCRIPTION:

OUTLOT A AS SHOWN ON THAT CERTAIN PLAT OF TRACT NO. 8045, FILED DECEMBER 17,
2014 IN VOLUME 84 OF PLATS, AT PAGES 57, 58 AND 59, FRESNO COUNTY RECORDS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING (CONTAINED):

1. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT FOR COPPER RIVER RANCH," RECORDED DECEMBER 20, 2004 AS DOCUMENT NO. 2004-0281147 OF OFFICIAL RECORDS, FRESNO COUNTY.
2. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "FIRST ADDENDUM TO EASEMENT AGREEMENT FOR COPPER RIVER RANCH," RECORDED DECEMBER 22, 2008 AS DOCUMENT NO. 2008-0170206 OF OFFICIAL RECORDS, FRESNO COUNTY.
3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MODIFICATION OF EASEMENT AGREEMENT FOR COPPER RIVER RANCH," RECORDED DECEMBER 22, 2008 AS DOCUMENT NO. 2008-0170206 OF OFFICIAL RECORDS, FRESNO COUNTY.
4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUBDIVISION AGREEMENT FINAL MAP OF TRACT NO. 8205," RECORDED APRIL 25, 2008 AS DOCUMENT NO. 2008-0086888 OF OFFICIAL RECORDS, FRESNO COUNTY.
5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE PARCELS AND EASEMENTS SHOWN ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN," RECORDED JULY 21, 1980 AS DOCUMENT NO. 85082128, OF OFFICIAL RECORDS, FRESNO COUNTY.
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ENGINEER'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 TIME OF PREPARATION. I HAVE EXAMINED THE MAP AND THE RECORDS THEREON AND I AM SATISFIED THAT THE MAP IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

GARY GANNETTA, R.C.E. 28994 LC. EXP. 3-31-17

CITY ENGINEER'S STATEMENT:

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

ANDREW J. BENEILL, PE 50022
LICENSE EXPIRES 08-30-2015

CONSULTING LAND SURVEYOR'S STATEMENT:

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ACTING FOR THE CITY OF FRESNO
CONSULTING ENGINEERS
451 CLOVIS AVENUE, SUITE 200, CLOVIS, CA 93612

BY: WANGELL SCOTT WEST, LS 8843
LICENSE EXPIRES 12-31-2015

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 SPECIFIED BY THE FRESNO CITY PLANNING COMMISSION AS A CONDITION TO THE ASSISTANCE OF THE FINAL MAP.

JENNIFER CLARK
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. 1115, RECORDED JULY 21, 1980 AS DOCUMENT NO. 85082128, OF OFFICIAL RECORDS, FRESNO COUNTY, CALIFORNIA, WHICH PROVIDES FOR THE DEDICATION OF PUBLIC USE OF THE PARCELS AND EASEMENTS SHOWN ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN, HAS APPROVED THE MAP AND THE RECORDS THEREON AND I AM SATISFIED THAT THE MAP IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

YVONNE SPENCE, CMC
CITY CLERK

DATE _____

RECORDER'S CERTIFICATE:

DOCUMENT NO. _____ FILED THIS _____ DAY OF _____, 2015
AT _____ M. IN VOLUME _____ OF PLATS, AT PAGES _____
AND _____ AT THE REQUEST OF GARY G. GANNETTA
FRESNO COUNTY RECORDS
PAUL DICKSON, C.F.A. RECORDER

DATE _____

