

**RECORD TITLE INTEREST STATEMENT**

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THE 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.

MILLBROOK ESTATES, LLC

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
PAUL DICHTS, MANAGER

FINAL MAP OF

**TRACT NO. 6211**

BEING IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

SUBVEYED AND PLATTED IN FEBRUARY, 2018 BY DIXON & ASSOCIATES, INC.  
CONSISTING OF 2 SHEETS  
SHEET 1 OF 2 SHEETS



**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 MILLBROOK ESTATES, LLC. ON AUGUST 2021, 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 THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

AMRON D. SPRAY, P.L.S. 9484 \_\_\_\_\_ DATE \_\_\_\_\_

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THIS MAP THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND 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. BENNELL, PE 50022 \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER  
LICENSE EXPIRES 6-30-2023

**CITY SURVEYOR'S STATEMENT**

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

JASON CAMIT, L.S. 9836 \_\_\_\_\_ DATE \_\_\_\_\_  
LICENSE EXPIRES 12-31-2021  
CHIEF SURVEYOR

**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 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, CMC  
CITY CLERK

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

**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

**RECORDER'S STATEMENT**

DOCUMENT NO. \_\_\_\_\_ FEE \$ \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ IN VOLUME \_\_\_\_\_  
OF PLATS AT PAGES \_\_\_\_\_ AND \_\_\_\_\_ AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY,  
FRESNO COUNTY RECORDS,  
PAUL DICHTS, C.P.A., RECORDER

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

**DIXON & ASSOCIATES, INC.**  
LAND SURVEYING

620 DEWITT, #101  
CLOVIS, CALIFORNIA, 93612  
PH: (559)297-4200 FAX: (559)297-4272

**NOTARY ACKNOWLEDGEMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE HEREBY CERTIFIES THAT THE ENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS AUTHORIZED TO SIGN SAID DOCUMENT WITH ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_ 2021, BEFORE ME \_\_\_\_\_ WHO PROVED 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.

NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_ COUNTY OF \_\_\_\_\_

COMMISSION NUMBER \_\_\_\_\_

**LEGAL DESCRIPTION**

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF FRESNO, CITY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
THE SOUTH 523 FEET OF THE EAST 250 FEET OF LOT 87 OF FERRIN COLONY NO. 2, ACCORDING TO THE MAP RECORDED APRIL 1, 1991, IN BOOK 4 PAGE 88 OF PLATS, RECORDS OF FRESNO COUNTY,  
EXCEPTING THEREFROM:  
THE NORTH 175 FEET OF THE SOUTH 523 FEET OF THE EAST 250 FEET OF LOT 87 OF FERRIN COLONY NO. 2, RECORDED IN BOOK 4, PAGE 88 OF FRESNO COUNTY.

**THIS LAND IS SUBJECT TO THE FOLLOWING**

1. AN EASEMENT FOR PUBLIC STREET PURPOSES DEEDED TO THE CITY OF FRESNO, AFFECTING THE EAST 12.00 FEET, RECORDED MAY 1, 1992 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 92057397.  
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, RECORDED JULY 31, 1995 AS SERIES NUMBER 95092128, O.R.F.C.
  2. AN EASEMENT OVER SAID LAND FOR DITCH PURPOSES AND INCIDENTAL PURPOSES, AS RESERVED, IN DEED RECORDED JUNE 22, 1907, (BOOK) 387 (PAGE) 408, OF DEEDS.
  3. TERMS, CONDITIONS AND PROVISIONS OF A LEASE FOR A DITCH BETWEEN EDWARD VESPALE, ETAL, AS LESSOR AND BEREN RADIATION DISTRICT, AS LESSEE, RECORDED MAY 31, 1991, (INSTRUMENT) 51584 (BOOK) 2865 (PAGE) 393, OFFICIAL RECORDS.
- A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6211, OF YESING TENTATIVE MAP NO. 6211, RECORDED \_\_\_\_\_ DOCUMENT NO. \_\_\_\_\_ FRESNO COUNTY RECORDS.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS WITHIN THE FINAL MAP OF FRESNO COUNTY RECORDS \_\_\_\_\_ FRESNO COUNTY RECORDS, DOCUMENT NO. \_\_\_\_\_ FRESNO COUNTY RECORDS.
3. DEFERRING CERTAIN SEWER CONNECTION CHARGES, WATER CONNECTION CHARGES, URBAN GROWTH MANAGEMENT FEES, AND OTHER FEES AND CHARGES TO BE PAID BY THE DEVELOPER OF CERTIFICATE OF OCCUPANCY AND CREATION OF LEN FOR THE FINAL MAP OF TRACT NO. 6211, RECORDED \_\_\_\_\_ FRESNO COUNTY RECORDS, DOCUMENT NO. \_\_\_\_\_ FRESNO COUNTY RECORDS.

# TRACT NO. 6211

IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA  
 SURVEYED AND PLATTED IN FEBRUARY, 2018  
 BY DIXON AND ASSOCIATES, INC.  
 CONSISTING OF 2 SHEETS  
 SHEET 2 OF 2

## LEGEND:

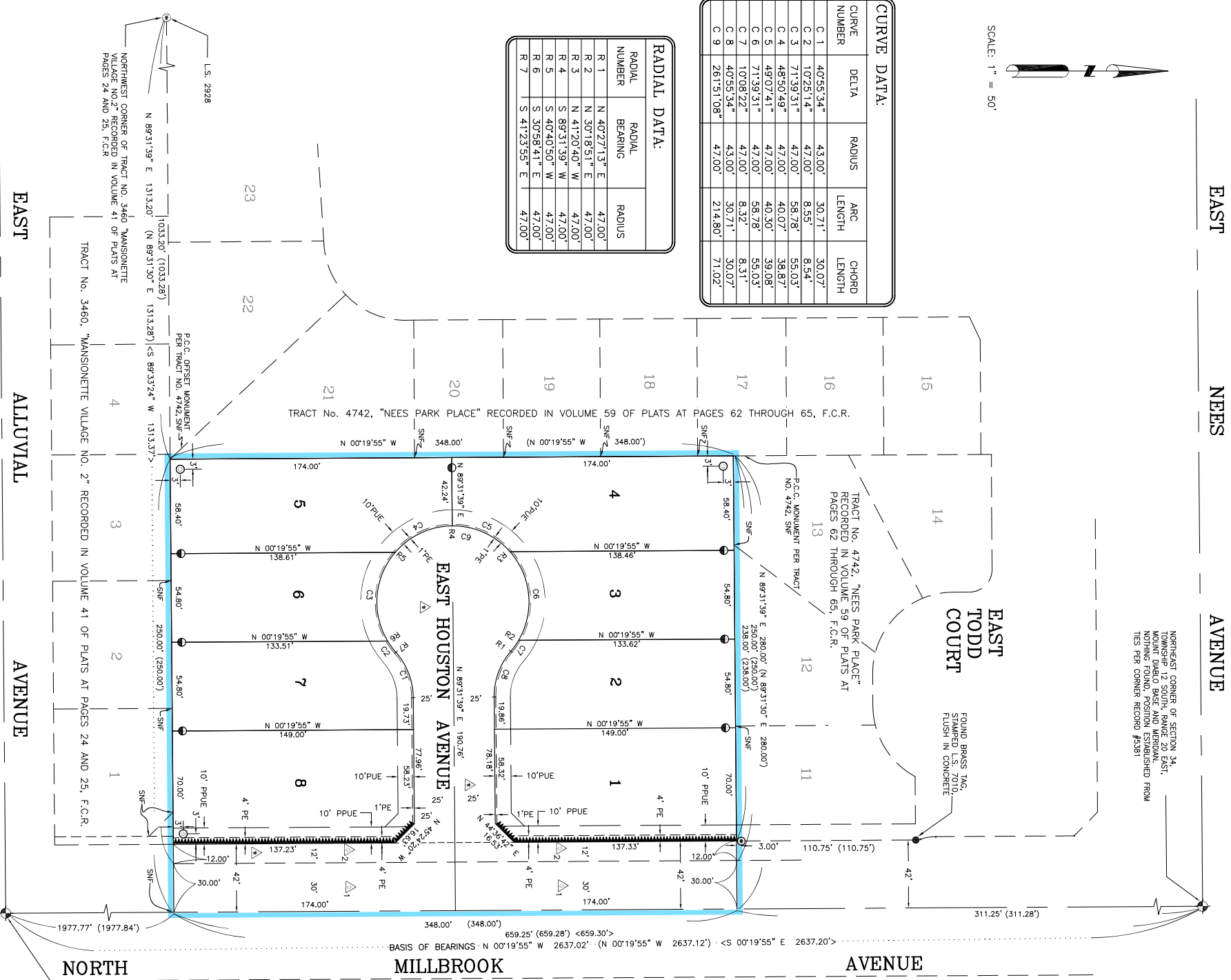
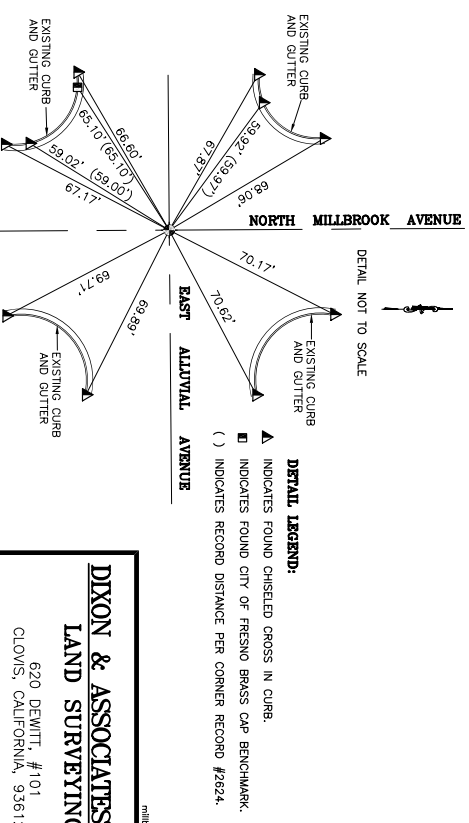
- FOUND AND ACCEPTED SECTION CORNER OR QUARTER CORNER AS DESCRIBED HEREON.
- MONUMENT FOUND AND ACCEPTED AS DESCRIBED HEREON.
- ⊙ INDICATES FOUND AND ACCEPTED P.C.C. MONUMENT, 3/4" IRON PIPE, TAGGED LS 7010, DOWN 4", UP 4" IN CONCRETE.
- SET 3/4" X 30" IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6", TAGGED PLS 9484.
- ⊖ SET 3/4" X 30" IRON PIPE, 3" FROM PROPERTY CORNER ALONG PROPERTY LINE, DOWN 6", TAGGED PLS 9484, UNLESS OTHERWISE NOTED.
- ( ) RECORD DATA AS SHOWN ON, OR CALCULATED FROM, THE MAP OF TRACT NO. 4742 "NEES PARK PLACE" RECORDED IN VOLUME 59 OF PLATS AT PAGES 62 THROUGH 65, F.C.R.
- < > RECORD DATA AS SHOWN ON THE MAP OF TRACT NO. 3460 "MANSSIONETTE VILLAGE NO.2" RECORDED IN VOLUME 41 OF PLATS AT PAGES 24 AND 25, F.C.R.
- △ INDICATES EASEMENT NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC STREET AND UTILITY PURPOSES.
- △<sub>1</sub> 30' PREVIOUSLY DEDICATED TO THE COUNTY OF FRESNO FOR PUBLIC STREET PURPOSES, PER THE AMENDED MAP OF PERRIN COLONY NO.2 RECORDED IN VOLUME 4 OF PLATS AT PAGE 68, F.C.R. AND 30' RESERVED FOR ROAD PER GRANT DEED RECORDED JUNE 22, 1907 IN BOOK 387 OF DEEDS AT PAGE 408, F.C.R.
- △<sub>2</sub> EASEMENT AND RIGHT-OF-WAY FOR PUBLIC STREET PURPOSES GRANTED TO THE CITY OF FRESNO PER DOCUMENT NO. 92057387, O.I.R.F.C.
- ▬▬▬▬▬ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- ▬▬▬▬▬ INDICATES LIMITS OF THIS SUBDIVISION.
- F.C.R. FRESNO COUNTY RECORDS.
- O.I.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY.
- PPUE PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- SNF SEARCHED FOR NOT FOUND.

## BASIS OF BEARINGS:

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 20 EAST, M.D.B.A.M. WAS TAKEN TO BE NORTH 00°19'55" WEST, AS SHOWN ON THE MAP OF TRACT NO. 4742 "NEES PARK PLACE" RECORDED IN VOLUME 59 OF PLATS AT PAGES 62 THROUGH 65, F.C.R.

## NOTES:

1. 3/4" X 30" IRON PIPE, DOWN 0.5", TAGGED LS 9484 SET AT ALL LOT CORNERS, BLOCK CORNERS AND BEGINNING AND ENDING OF ALL CURVES OR OFFSETS AS SHOWN HEREON, OR WILL BE SET WITHIN ONE YEAR OR ANY APPROVED EXTENSION THEREOF.
2. DISTANCES NOT MONUMENTED ARE CALCULATED.



SCALE: 1" = 50'

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