

FINAL MAP OF TRACT NO. 6265

A PLANNED DEVELOPMENT

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN JANUARY 2019, BY LANDESIGN CONSULTING CONSISTING OF TWO SHEETS SHEET ONE OF TWO 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 RIGHT-OF-WAY FOR ROAD PURPOSES, AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

JOSEPH CROWN, AN UNMARRIED MAN

BY: [Signature]
JOSEPH CROWN

9-20-24
DATE

NOTARY ACKNOWLEDGMENT

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 9-20-24, BEFORE ME, C. Brazil, Notary Public,
PERSONALLY APPEARED Joseph Crown, 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

SIGNATURE [Signature]
NAME C. Brazil
COUNTY OF Fresno
MY COMMISSION EXPIRES 8-28-27
MY COMMISSION NO. 2457277

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. THE EFFECT OF AN INSTRUMENT ENTITLED, "BEFORE THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT RESOLUTION PROVIDING FOR THE RECORDATION OF A MAP IDENTIFYING AREAS SUBJECT TO PAYMENT OF DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES" EXECUTED BY FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND CITY OF FRESNO, RECORDED JULY 31, 1995 AS DOCUMENT NO. 95092128, OFFICIAL RECORDS, FRESNO COUNTY.
2. RIGHT OF WAY ALONG THE NORTHERLY LINE OF SAID LAND FOR SOUTHERLY HALF OF FANCHER CREEK, THE CENTER LINE OF SAID FANCHER CREEK BEING THE NORTHERLY BOUNDARY LINE OF SAID LAND.
3. AN EASEMENT GRANTED TO THE FRESNO CANAL AND IRRIGATION COMPANY, FOR THE RIGHT-OF-WAY OF PROPER WIDTH NOT TO EXCEED 200 FEET FOR CANALS, EMBANKMENTS, AND BRANCHES, RECORDED AUGUST 13, 1873, IN BOOK J OF DEEDS, PAGE 36, O.R.F.C.
4. AN EASEMENT GRANTED TO THE FRESNO IRRIGATION DISTRICT, FOR CANALS, PIPES, PIPELINES AND CONDUITES AND OTHER FACILITIES PURPOSES, RECORDED APRIL 7, 2021, AS DOCUMENT NO. 2021-0057378, OFFICIAL RECORDS, FRESNO COUNTY.
5. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6265, RECORDED _____ DOCUMENT NO. _____ FRESNO COUNTY RECORDS.
6. 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 CERTIFICATION OF OCCUPANCY AND CREATION OF LIEN FOR THE FINAL MAP OF TRACT NO. 6265, RECORDED _____ DOCUMENT NO. _____ FRESNO COUNTY RECORDS.
7. NOTICE OF SPECIAL TAX LIEN, CITY OF FRESNO COMMUNITY FACILITIES DISTRICT NO. 11, ANNEXATION NO. 122, FINAL TRACT MAP 6265, RECORDED APRIL 3, 2023, DOCUMENT NO. 2023.0031436, O.R.F.C.
8. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6265, OF VESTING TENTATIVE MAP NO. 6265, RECORDED _____ AS DOCUMENT NO. _____ FRESNO COUNTY RECORDS.

LEGAL DESCRIPTION

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

PARCEL ONE:
BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND DISTANT THEREON 1545.0 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 4 AND RUNNING THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 410.0 FEET, A LITTLE MORE OR LESS, TO THE CENTER OF FANCHER CREEK, THENCE WESTERLY ALONG THE CENTER OF FANCHER CREEK AS FOLLOWS:

SOUTH 86° 14' WEST 180.26 FEET; SOUTH 77° 43' WEST 199.42 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 370.0 FEET, A LITTLE MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, THENCE NORTH 87° 49' EAST ALONG SAID SOUTH LINE A DISTANCE OF 375.0 FEET, A LITTLE MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL TWO:
OUTLOT P OF TRACT NO. 5232, PHASE 1, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL MAP THEREOF FILED FOR RECORD JUNE 6, 2007 IN BOOK 79 PAGES 45-60 OF MAPS.

CERTIFICATE OF CORRECTION RECORDED JUNE 11, 2014 AS INSTRUMENT NO. 2014-0065346 OF OFFICIAL RECORDS.

FRESNO IRRIGATION DISTRICT CERTIFICATE

A SEPARATE CONSENT TO FINAL MAP PURSUANT TO GOVERNMENT CODE SECTION 66435.1 FOR TRACT MAP NO. 6265, AS RECORDED _____ DOCUMENT NO. _____, FRESNO COUNTY RECORDS.

SURVEYOR'S STATEMENT

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 LANDESIGN CONSULTING INC. IN JANUARY, 2019, AND SAID SURVEY IS TRUE AND COMPLETE AS SHOWN. 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 BEFORE ONE YEAR OF THE DATE THIS MAP IS RECORDED, AND THAT 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.

BY: [Signature]
MAURO R. WEYANT, P.L.S. 7773

9/20/24
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.

BY: SCOTT L. MOZIER, P.E. 54417
LICENSE EXPIRES 12-31-2025
CITY ENGINEER

DATE

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, P.L.S. 8636
CHIEF SURVEYOR OF THE CITY OF FRESNO

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.

BY: JENNIFER K. CLARK
SECRETARY OF THE FRESNO CITY PLANNING COMMISSION

DATE

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION NO. _____ ADOPTED ON _____, 20____, 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.

TODD STERMER, CMC
CITY CLERK

BY: _____
DEPUTY

DATE

RECORDER'S CERTIFICATE

DOCUMENT NO. _____ FEE \$ _____
FILED THIS _____ DAY OF _____, 20____,
AT _____ M. IN VOLUME _____ OF PLATS, AT PAGES _____,
AND _____, F.C.R., AT THE REQUEST OF FIDELITY NATIONAL TITLE COMPANY

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

BY: _____
DEPUTY

FINAL MAP OF TRACT NO. 6265

A PLANNED DEVELOPMENT
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN JANUARY 2019, BY LANDESIGN CONSULTING
CONSISTING OF TWO SHEETS
SHEET TWO OF TWO SHEETS

BASIS OF BEARINGS

THE NORTH LINE OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE & MERIDIAN, TAKEN TO BE S89°43'01"E AS PER GNSS OBSERVATION.

NOTES

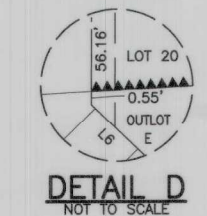
- SET 3/4" IRON PIPE, 6" DOWN, TAGGED PLS 7773 AT ALL LOT CORNERS AND ANGLE POINTS.
- OUTLOT "B" PREVIOUSLY DEDICATED AS AN EASEMENT TO FRESNO IRRIGATION DISTRICT (FID) FOR CANAL AND IRRIGATION PURPOSES RECORDED APRIL 7, 2021, AS DOCUMENT 2021-0057378, O.R.F.C.
- OUTLOT "A" IS OFFERED FOR DEDICATION IN FEE BY THIS MAP, TO THE CITY OF FRESNO FOR BICYCLE, PEDESTRIAN, AND LANDSCAPE (TRAIL) PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.
- OUTLOTS "C", "D", AND "E" ARE OFFERED FOR DEDICATION IN FEE TO THE CITY OF FRESNO FOR LANDSCAPE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

LEGEND

- ⊕ MONUMENT FOUND AND ACCEPTED UNLESS OTHERWISE NOTED
- ⊙ SET DURABLE MONUMENT AS PER CITY OF FRESNO STD. P-36
- ▲ EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
- ▲▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- ▲ 20' WIDE STORM DRAIN PIPELINE EASEMENT RECORDED AUGUST 30, 1989, AS DOCUMENT NO. 89092688, O.R.F.C.
- ▲ PREVIOUSLY DEEDED FOR PUBLIC STREET AND UTILITY PURPOSES, RECORDED JUNE 6, 2007 AS DOCUMENT NO 2007-0111558, VOLUME 79 OF PLATS, AT PAGES 45 THROUGH 60, F.C.R.
- ▲ PREVIOUSLY DEDICATED TO THE CITY OF FRESNO FOR LANDSCAPE, PEDESTRIAN AND PUBLIC UTILITY EASEMENT PURPOSES PER TRACT 5232, RECORDED JUNE 6, VOLUME 79 OF PLATS, AT PAGES 45 THROUGH 60, F.C.R.
- ▲ 15' WIDE STORM DRAIN PIPELINE EASEMENT RECORDED AUGUST 30, 1989, AS DOCUMENT NO. 89092689, O.R.F.C.
- () RECORD DATA AS PER TRACT NO. 5232, RECORDED IN VOLUME 79 OF PLATS, AT PAGE 45, F.C.R.
- F.C.C.R. FRESNO COUNTY CORNER RECORD
- F.C.R. FRESNO COUNTY RECORDS
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
- INDICATES THE LIMITS OF THIS SUBDIVISION
- ▨ PREVIOUSLY DEDICATED TO THE CITY OF FRESNO FOR LANDSCAPE, PEDESTRIAN AND PUBLIC UTILITY EASEMENT PURPOSES TO BE ABANDONED PER THIS MAP.

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

- P.U.E. PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- P.E. PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- L.E. LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	11.98'	40.00'	17°09'47"	6.04'
C2	40.34'	40.00'	57°47'05"	22.07'
C3	52.32'	40.00'	74°56'52"	30.86'
C4	96.39'	275.00'	20°04'57"	48.69'
C5	38.41'	40.00'	55°00'58"	20.83'
C6	20.91'	40.00'	29°57'13"	10.70'
C7	59.32'	40.00'	84°58'11"	36.63'
C8	87.63'	250.00'	20°04'57"	44.27'
C9	58.27'	225.00'	14°50'21"	29.30'
C10	14.51'	225.00'	3°41'45"	7.26'
C11	72.79'	225.00'	18°32'06"	36.71'
C12	63.18'	1356.61'	2°40'06"	31.60'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C13	34.94'	1356.61'	1°28'32"	17.47'
C14	37.82'	1356.61'	1°35'51"	18.91'
C15	119.70'	1356.61'	5°03'20"	59.89'
C16	34.65'	1356.61'	1°27'48"	17.33'
C17	34.45'	1356.61'	1°27'18"	17.23'
C18	55.65'	1356.61'	2°21'01"	27.83'
C19	380.39'	1356.61'	16°03'56"	191.45'
C20	72.43'	1366.61'	3°02'12"	36.22'
C21	68.96'	1366.61'	2°53'28"	34.49'
C22	70.50'	1366.61'	2°57'20"	35.26'
C23	139.46'	1366.61'	5°50'48"	69.79'
C24	65.04'	1366.61'	2°43'37"	32.53'

RADIAL TABLE		RADIAL TABLE	
RADIAL #	DIRECTION	RADIAL #	DIRECTION
R1	N72° 42' 38"W	R11	N16° 22' 54"W
R2	N14° 55' 33"W	R12	N13° 42' 47"W
R3	N14° 55' 33"W	R13	N12° 14' 15"W
R4	N5° 09' 24"E	R14	N10° 38' 25"W
R5	S60° 10' 22"W	R15	N8° 05' 51"W
R6	S14° 55' 33"E	R16	N5° 35' 05"W
R7	N5° 09' 24"E	R17	N4° 07' 16"W
R8	S13° 22' 42"E	R18	N2° 39' 59"W
R9	N1° 27' 39"E	R19	S0° 18' 58"E
R10	N5° 09' 24"E		

LINE TABLE		
LINE #	LENGTH	BEARING
L1	14.81'	N37° 41' 55"E
L2	15.61'	S50° 25' 46"E
L3	20.08'	S37° 36' 01"W
L4	18.74'	N42° 21' 30"W
L5	14.32'	N41° 46' 14"E
L6	12.98'	S46° 08' 47"E

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