

FINAL MAP OF
TRACT NO. 6051

PHASE 3 OF VESTING TENTATIVE MAP NO. 5600
BEING A MERGER AND RESUBDIVISION OF PORTIONS OF LOTS 24 & 25 OF THE PLAT OF
MISCATEL ESTATE, RECORDED IN VOLUME 4 OF PLATS AT PAGE 67, F.C.R. AND
OUTLOT D OF TRACT NO. 5600 RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 - 73, F.C.R.
AND OUTLOTS B, C & D OF TRACT NO. 5869 RECORDED IN VOLUME 81 OF PLATS AT
PAGES 68 THROUGH 73, FRESNO COUNTY RECORDS.
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN JUNE 2013 BY YAMABE & HORN ENGINEERING, INC.
CONSISTING OF THREE SHEETS, SHEET 1 OF 3

SURVEYORS 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 APPLICABLE AT THE TIME OF APPROVAL OF THE
MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE
TENTATIVE MAP HAVE BEEN COMPLIED WITH.
I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SURVEYING SHOWN
HEREON IS TRUE AND CORRECT, 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 BELLOTTI
DATE: SEPTEMBER 23, 2014

CITY ENGINEERS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SURVEYING SHOWN
HEREON IS TRUE AND CORRECT, 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.

HARRY DAVID JAYNE, P.E. 7623
DATE

CONSULTING LAND SURVEYORS 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
451 CLOVIS AVENUE, SUITE 200, CLOVIS, CA 94312

ANDREW BELLOTTI
DATE: SEPTEMBER 23, 2014

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SURVEYING SHOWN
HEREON IS TRUE AND CORRECT, 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.

JENNIFER CLARK
DATE

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 ACQUISITION 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 THIS MAP.
YVONNE SPENCE, CMC
CITY CLERK

BY: _____
DEPUTY



**YAMABE & HORN
ENGINEERING, INC.**

5000 N. BUREL AVE.
SUITE 100
FRESNO, CA 93727
TEL: (509) 844-3122
FAX: (509) 244-3120

LEGAL DESCRIPTION
REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF CALIFORNIA, DESCRIBED AS FOLLOWS:
OUTLOTS B, C & D OF TRACT NO. 5869, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 81 OF PLATS AT PAGES
68 THROUGH 73, FRESNO COUNTY RECORDS.
ALSO DESCRIBING THAT PORTION OF LOTS 24 AND 25 OF MISCATEL ESTATE, ACCORDING TO THE MAP THEREOF RECORDED
IN VOLUME 4 OF PLATS AT PAGE 67, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 892.6 FEET WEST AND 944 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 13
SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE NORTH 94 FEET SOUTH ALONG SAID WEST LINE AND
SOUTH LINE OF SAID LOT 24, 25, 814 FEET TO A POINT; THENCE EAST, 431.3 FEET TO THE POINT OF BEGINNING.
THE WEST LINE OF SAID LOT 25, 814 FEET TO A POINT; THENCE EAST, 431.3 FEET TO THE POINT OF BEGINNING.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- PROPERTY LIES WITHIN THE BOUNDARIES OF THE FRESNO IRRIGATION DISTRICT, AND IS SUBJECT TO ASSESSMENTS AND FEES APPLICABLE.
- PROPERTY LIES WITHIN THE BOUNDARIES OF THE FRESNO COMMUNITY FACILITIES DISTRICT NO. 11, AND IS SUBJECT TO ALL ASSESSMENTS AND FEES IF APPLICABLE.
- SAID LAND LIES WITHIN THE BOUNDARIES OF THE FRESNO METROPOLITAN PLANS, DISTRICTS, DISTRICTS MAP, IDENTIFYING AREA, SUBJECT TO THE REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES RECORDED JULY 31, 1995 AS DOCUMENT NO. 95092128, OFFICIAL RECORDS FRESNO COUNTY.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT 2008-005137, OFFICIAL RECORDS FRESNO COUNTY.
- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR RIGHT TO FARM FOR THE BARSTOW-GRANTLAND NO. 3 ORGANIZATION RECORDED MAY 7, 2008 AS DOCUMENT NO. 2008-006701, OFFICIAL RECORDS FRESNO COUNTY.
- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 5600 RECORDED JUNE 12, 2009 AS DOCUMENT NO. 2009-005130, OFFICIAL RECORDS FRESNO COUNTY.
- SUBDIVISION AGREEMENT FINAL MAP OF TRACT NO. 5869, PHASE 2 OF VESTING TENTATIVE MAP NO. 5600 RECORDED APRIL 28, 2011 AS DOCUMENT NO. 2011-005750, OFFICIAL RECORDS FRESNO COUNTY.
- A MODIFICATION TO THE AGREEMENT RECORDED JUNE 21, 2012 AS DOCUMENT NO. 2012-009646, OFFICIAL RECORDS FRESNO COUNTY.
- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 5600 RECORDED APRIL 28, 2011 AS DOCUMENT NO. 2011-005750, OFFICIAL RECORDS FRESNO COUNTY.
- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6051, PHASE 3 OF VESTING TENTATIVE MAP NO. 2014-_____, OFFICIAL RECORDS FRESNO COUNTY.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6051, PHASE 3 OF VESTING TENTATIVE MAP NO. 2014-_____, OFFICIAL RECORDS FRESNO COUNTY.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR TEMPORARY STORM DRAINAGE FACILITIES FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6051, PHASE 3 OF VESTING TENTATIVE MAP NO. 2014-_____, OFFICIAL RECORDS FRESNO COUNTY.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR SPECIAL SOLID WASTE DISPOSAL SERVICES FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6051, PHASE 3 OF VESTING TENTATIVE MAP NO. 2014-_____, OFFICIAL RECORDS FRESNO COUNTY.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER CONNECTION CHARGES, WATER CONNECTION CHARGES, URBAN GROWTH MANAGEMENT FEES, AND OTHER FEES FOR THE FINAL MAP OF TRACT NO. 6051, PHASE 3 OF VESTING TENTATIVE MAP NO. 2014-_____, OFFICIAL RECORDS FRESNO COUNTY.

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 AN INTEREST FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

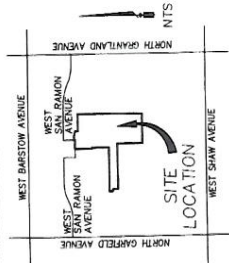
LENNAR FRESNO, INC., A CALIFORNIA CORPORATION
BY: _____
VICE PRESIDENT

NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA }
COUNTY OF FRESNO }
ON SEPTEMBER 23, 2014 BEFORE ME, _____, NOTARY PUBLIC,
PERSONALLY APPEARED MIKE MILLER, WHO PROVIDED TO ME 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 HE PERSONALLY, OR THE ENTITY UPON BEHALF OF WHICH
HE PERSON ACTED, EXECUTED THE INSTRUMENT IN ACCORDANCE WITH THE LAWS OF CALIFORNIA THAT
I, CERTIFY UNDER PENALTY OF PERJURY, TO BE TRUE AND CORRECT.
WITNESS MY HAND.

MIKE MILLER
COUNTY OF FRESNO
MY COMMISSION EXPIRES: NOV 2, 2015
COMMISSION NUMBER: 1959663

VICINITY MAP:



RECORDERS CERTIFICATE

DOCUMENT NO. _____, 2014, AT _____
FILED THIS _____ DAY OF _____, 2014, AT _____
IN VOLUME _____ OF PLATS, AT PAGES _____, AT THE REQUEST OF
NORTH AMERICAN TITLE COMPANY
FRESNO COUNTY RECORDS
PAUL DICOTOS, C.P.A., RECORDER
BY: _____
DEPUTY

SEE \$ 9.00.

FINAL MAP OF

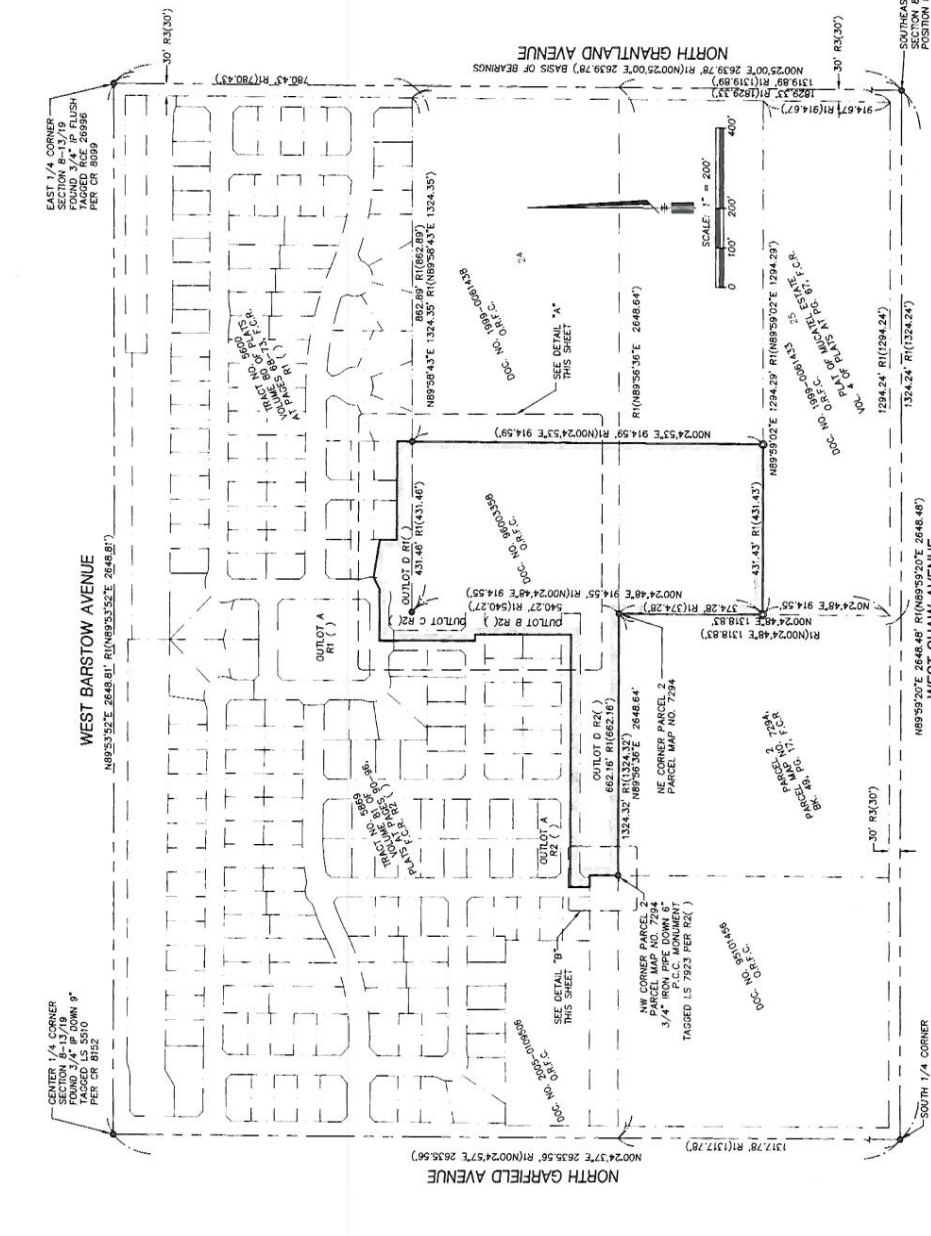
TRACT NO. 6051

PHASE 3 OF VESTING TENTATIVE MAP NO. 5600
 BEING A MERGER AND RESUBDIVISION OF PORTIONS OF LOTS 24 & 25 OF THE PLAT OF
 OUTLOT D OF TRACT NO. 5600 RECORDED IN VOLUME 80 OF PLATS AT PAGES 68, 73, F.C.R.
 AND OUTLOTS B, C & D OF TRACT NO. 5689 RECORDED IN VOLUME 81 OF PLATS AT
 PAGES 90 - 96, F.C.R.

IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
 SURVEYED AND FOUND BY YAMABE & HORN ENGINEERING, INC.
 CONSISTING OF THREE SHEETS, SHEET 2 OF 3

BOUNDARY ANALYSIS

- LEGEND**
- MONUMENT FOUND & ACCEPTED 3/4" IRON PIPE DOWN 6" TAGGED LS 7923 UNLESS OTHERWISE NOTED
 - SET 3/4" x 30" IRON PIPE UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6" TAGGED LS 7923
 - RI () RECORD DATA PER FINAL MAP OF TRACT NO. 5600 RECORDED IN VOL. 80 OF PLATS AT PGS. 68-73, F.C.R.
 - R2 () RECORD DATA PER FINAL MAP OF TRACT NO. 5689 RECORDED IN VOL. 81 OF PLATS AT PGS. 90-96, F.C.R.
 - R3 () RECORD DATA PER RECORD OF SURVEY RECORDED IN BK. 10 OF RECORD OF SURVEYS AT PG. 33, F.C.R.
 - SECTION LINE
 - EXISTING PROPERTY LINE
 - EASEMENT LINE
 - BLUE BORDER INDICATES LIMITS OF SUBDIVISION
 - INDICATES EXTENSION OF LINE TO DIMENSION POINT AS SHOWN
- OR** CORNER RECORD ON FILE WITH THE FRESNO COUNTY SURVEYOR
OFFICIAL RECORDS PRESNO COUNTY
 F.C.R. FRESNO COUNTY RECORDS
 CFR CALCULATED FROM RECORD DATA
 FCBM FRESNO COUNTY BRASS CAP MONUMENT
- BASES OF BEARINGS**
 THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, T13N, R12E, S4E AND MERIDIAN AS SHOWN ON THE MAP OF TRACT NO. 5600, RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 THROUGH 73, FRESNO COUNTY RECORDS, TAKEN TO BE NORTH 30°23'30" EAST.



LINE NUMBER	BEARING	DISTANCE	BEARING	DISTANCE
L1	N00°24'53"E	39.36	R1(N00°24'53"E	39.36
L2	N00°24'53"E	44.85	R1(N00°24'53"E	44.85
L3	N00°24'53"E	44.85	R1(N00°24'53"E	44.85
L4	N89°39'20"E	8.21	R1(N89°39'20"E	8.21
L5	N89°39'20"E	34.27	R1(N89°39'20"E	34.27
L6	N89°39'20"E	15.46	R1(N89°39'20"E	15.46
L7	N45°03'24"E	15.46	R2(N45°03'24"E	15.46
L8	N89°36'35"E	34.05	R2(N89°36'35"E	34.05
L9	N00°24'48"E	50.00	R2(N00°24'48"E	50.00
L10	N00°24'48"E	50.00	R2(N00°24'48"E	50.00
L11	N00°24'48"E	50.00	R2(N00°24'48"E	50.00
L12	N00°24'48"E	50.00	R2(N00°24'48"E	50.00
L13	N00°24'48"E	50.00	R2(N00°24'48"E	50.00
L14	N44°58'23"E	17.46	R2(N44°58'23"E	17.46
L15	N00°02'40"E	13.65	R2(N00°02'40"E	13.65
L16	N89°36'36"E	5.55	R2(N89°36'36"E	5.55

MEASURED	CURVE	LENGTH	DELTA	RADIUS	LENGTH	DELTA
50.00'	90.00'	103.07'	90.00'	100.00'	103.07'	90.00'
52'	55.00'	118.86'	55.00'	110.00'	118.86'	55.00'

YAMABE & HORN
 ENGINEERING, INC.
 2885 N. BIRLBY AVE.
 FRESNO, CA 93727
 TEL (509) 244-8525
 FAX (509) 244-3120

F:\2024\12-27\24\West\Phase 3\Map\12-27-24-FV-742

