

**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.

BMCH CALIFORNIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: JAMES W. FLETCHER  
DIVISION PRESIDENT, CENTRAL VALLEY DIVISION

**NOTARY ACKNOWLEDGEMENTS**

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 \_\_\_\_\_ )

ON \_\_\_\_\_, 2020, BEFORE ME \_\_\_\_\_, NOTARY PUBLIC, PERSONALLY APPEARED JAMES W. FLETCHER, 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/HEY 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 \_\_\_\_\_

FINAL MAP OF  
**TRACT NO. 6247**

**A PLANNED DEVELOPMENT  
PHASE 2 OF VESTING TENTATIVE MAP NO. 5592**

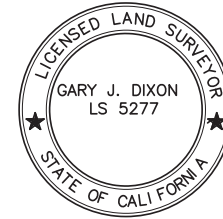
BEING A MERGER AND RESUBDIVISION OF OUTLOT I OF TRACT NO. 5592, IN SECTION 26, T.13 S., R. 21 E. AND A PORTION OF PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 2657 IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA SURVEYED AND PLATTED IN JANUARY, 2019 BY HARBOUR & ASSOCIATES CONSISTING OF 2 SHEETS SHEET 1 OF 2

**LEGAL DESCRIPTION**

OUTLOT I OF TRACT NO. 5592, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 88 OF PLATS, AT PAGES 69 THROUGH 71, FRESNO COUNTY RECORDS.

**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, O.R.F.C.
- 2. THE LIEN OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 205 COMMENCING WITH SECTION 53311 OF THE CALIFORNIA GOVERNMENT CODE FOR COMMUNITY FACILITIES DIATRICT 11, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED OCTOBER 1, 2018 AS INSTRUMENT NO. 2018-0119249 OF OFFICIAL RECORDS.
- 3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARCEL MAP AGREEMENT" RECORDED NOVEMBER 6, 1975 AS INSTRUMENT NO. 84552 IN BOOK 6506, PAGE 208 OF OFFICIAL RECORDS.
- 4. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR TEMPORARY STORM DRAINAGE FACILITIES FOR THE FINAL MAP OF TRACT NO. 5592, PHASE 1 OF VESTING TENTATIVE TRACT MAP 5592, RECORDED MARCH 18, 2019, INSTRUMENT NO. 2019-0026377, FRESNO COUNTY RECORDS.
- 5. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 5592, PHASE 1 OF VESTING TENTATIVE MAP NO. 5592, RECORDED MARCH 18, 2019, AS DOCUMENT NO. 2019-0026376, OFFICIAL RECORDS OF FRESNO COUNTY.
- 6. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM FOR THE FINAL MAP OF TRACT NO. 5592, PHASE 1 OF VESTING TENTATIVE TRACT NO. 5592, RECORDED MARCH 18, 2019, DOCUMENT NO. 2019-0026382, FRESNO COUNTY RECORDS.
- 7. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6247, PHASE 2 OF VESTING TENTATIVE TRACT NO. 5592, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
- 8. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING SPECIAL SOLID WASTE DISPOSAL SERVICES FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6247, PHASE 2 OF VESTING TENTATIVE TRACT NO. 5592, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
- 9. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING FOR SANITARY SEWER CAPACITY IN THE FOWLER AVENUE TRUNK SEWER AND DEFERRING PAYMENT OF INTERIM FEE SURETY TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN FOR THE FINAL MAP OF TRACT NO. 6247, PHASE 2 OF VESTING TENTATIVE TRACT NO. 5592, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
- 10. 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 CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN FOR THE FINAL MAP OF TRACT NO. 6247, PHASE 2 OF VESTING TENTATIVE TRACT NO. 5592, RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
- 11. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6247, PHASE 2 OF VESTING TENTATIVE TRACT NO. 5592, RECORDED \_\_\_\_\_, AS DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
- 12. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6247, PHASE 2 OF VESTING TENTATIVE MAP NO. 5592, RECORDED \_\_\_\_\_, AS DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS OF FRESNO COUNTY.



**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 BMCH CALIFORNIA, LLC. ON JANUARY 2, 2019. 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 EXTENSION APPROVED BY THE CITY ENGINEER. 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.

GARY J. DIXON L.S. 5277 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.

ANDREW J. BENELLI, P.E. 50022 DATE \_\_\_\_\_  
LICENSE EXPIRES 6-30-2021  
CITY ENGINEER

**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 DATE \_\_\_\_\_  
LICENSE EXPIRES 12-31-2021  
CHIEF SURVEYOR

**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

**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 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.

YVONNE SPENCE, CMC  
CITY CLERK

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

**RECORDER'S CERTIFICATE**

DOCUMENT NO. \_\_\_\_\_ FEE \$ \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, AT \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_  
OF PLATS, AT PAGES \_\_\_\_\_, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY  
FRESNO COUNTY RECORDS.  
PAUL DICTOS, C.P.A., RECORDER

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



**Harbour & Associates**  
Civil Engineers  
389 Clovis Avenue, Suite 300 • Clovis, California 93612  
(559) 325-7676 • Fax (559) 325-7699

# TRACT NO. 6247

IN THE CITY OF FRESNO,  
FRESNO COUNTY, CALIFORNIA  
SURVEYED AND PLATTED IN JANUARY, 2019  
BY HARBOUR AND ASSOCIATES  
CONSISTING OF 2 SHEETS  
SHEET 2 OF 2

## LEGEND:

- MONUMENT FOUND 3/4" IRON PIPE, DOWN 0.5', TAGGED DIXON LS 5277, 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 5277 [DURABLE MONUMENTS] ON PROPERTY CORNER, UNLESS OTHERWISE NOTED.
- INDICATES FOUND MONUMENT, AS DESCRIBED HEREON, DESTROYED DURING CONSTRUCTION AND RESET WITH BRASS TAG, FLUSH ON WALL FOOTING, STAMPED LS 5277, UNLESS OTHERWISE NOTED.
- ( ) INDICATES RECORD DATA PER PARCEL MAP NO. 1556 RECORDED IN BOOK 7 OF PARCEL MAPS AT PAGE 35 F.C.R.
- [ ] INDICATES RECORD DATA PER PARCEL MAP NO. 2587 RECORDED IN BOOK 16 OF PARCEL MAPS AT PAGE 58 F.C.R.
- { } INDICATES RECORD DATA PER PARCEL MAP NO. 2657 RECORDED IN BOOK 18 OF PARCEL MAPS AT PAGE 41, F.C.R.
- < > INDICATES RECORD DATA PER TRACT No. 5592 RECORDED IN VOLUME 88 OF PLATS AT PAGES 69 THROUGH 71, F.C.R. ALSO INDICATES MEASURED DATA.
- F.C.R. FRESNO COUNTY RECORDS.
- O.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY.
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PPUE PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- △ INDICATES LOT PER TRACT No. 5592, RECORDED IN VOLUME 88 OF PLATS AT PAGES 69 THROUGH 71, FRESNO COUNTY RECORDS.
- ▲ INDICATES PREVIOUSLY DEDICATED FOR PUBLIC STREET AND UTILITY PURPOSES PER TRACT No. 5592, RECORDED IN VOLUME 88 OF PLATS AT PAGES 69 THROUGH 71, FRESNO COUNTY RECORDS.
- INDICATES THE LIMITS OF THIS SUBDIVISION.
- △1 AREA EXCEPTED FOR ROAD AND CANAL PURPOSES PER DEED RECORDED IN 1894 IN VOLUME 177 OF DEEDS, AT PAGE 73, O.R.F.C.
- △2 STREET EASEMENT DEEDED TO THE CITY OF FRESNO RECORDED AUGUST 8, 2018 AS DOCUMENT No. 2018-0096895, O.R.F.C.
- △3 APPROXIMATE RIGHT OF WAY FOR CANAL OR DITCH KNOWN AS HERGENRODER No. 419 AS DESCRIBED IN DOCUMENT RECORDED FEBRUARY 20 1951 IN BOOK 2973, PAGE 105, O.R.F.C., AND DOCUMENT RECORDED MARCH 25, 1941 IN VOL. 2020 OF OFFICIAL RECORDS AT PAGE 44, O.R.F.C.
- △4 EASEMENT FOR INGRESS AND EGRESS PURPOSES PER DOCUMENT RECORDED NOVEMBER 15, 1978 IN BOOK 7160, AT PAGE 383, AS DOC. NO. 127603, O.R.F.C.
- ▨ EASEMENT IN FAVOR OF PG&E PER EASEMENT DEED RECORDED OCTOBER 16, 2018 AS DOCUMENT No. 2018-0126597, O.R.F.C.
- ▭ TEMPORARY PONDING BASIN.

## OUTLOT SCHEDULE:

OUTLOTS A THROUGH D ARE DEDICATED IN FEE TO THE CITY OF FRESNO FOR OPEN SPACE, PARK, LANDSCAPING AND PEDESTRIAN PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

## BASIS OF BEARINGS:

THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B.&M. WAS TAKEN TO BE N 00°00'05" E, AS SHOWN ON PARCEL MAP NO. 2657, RECORDED IN BOOK 18 OF PARCEL MAPS AT PAGE 41, F.C.R.

## NOTES:

- 3/4" x 30" IRON PIPE, DOWN 0.5', TAGGED LS 5277 SET AT ALL LOT CORNERS, BLOCK CORNERS AND BEGINNING AND ENDING OF ALL CURVES, OR WILL BE SET WITHIN ONE YEAR OR ANY APPROVED EXTENSION THEREOF.
- DISTANCES NOT MONUMENTED ARE CALCULATED.
- A PRIVATE IRRIGATION DITCH/PIPELINE RUNNING THROUGH THE PROPERTY IS BEING RELOCATED AND SUBSTITUTED BY AN 18" PIPELINE. (OUTLOT D)

## RADIAL DATA:

RADIAL NUMBER	RADIAL BEARING	RADIUS
R1	N86°07'03"W	47.00'
R2	N39°25'28"W	47.00'
R3	N08°54'57"W	47.00'
R4	S89°07'18"E	225.00'
R5	S89°01'36"E	275.00'
R6	N61°25'33"E	50.00'
R7	N86°20'09"E	50.00'
R8	S38°45'39"E	50.00'
R9	S15°28'47"W	50.00'
R10	S33°32'07"W	50.00'
R11	N88°47'14"W	47.00'
R12	N42°02'04"W	47.00'
R13	S26°32'26"W	47.00'



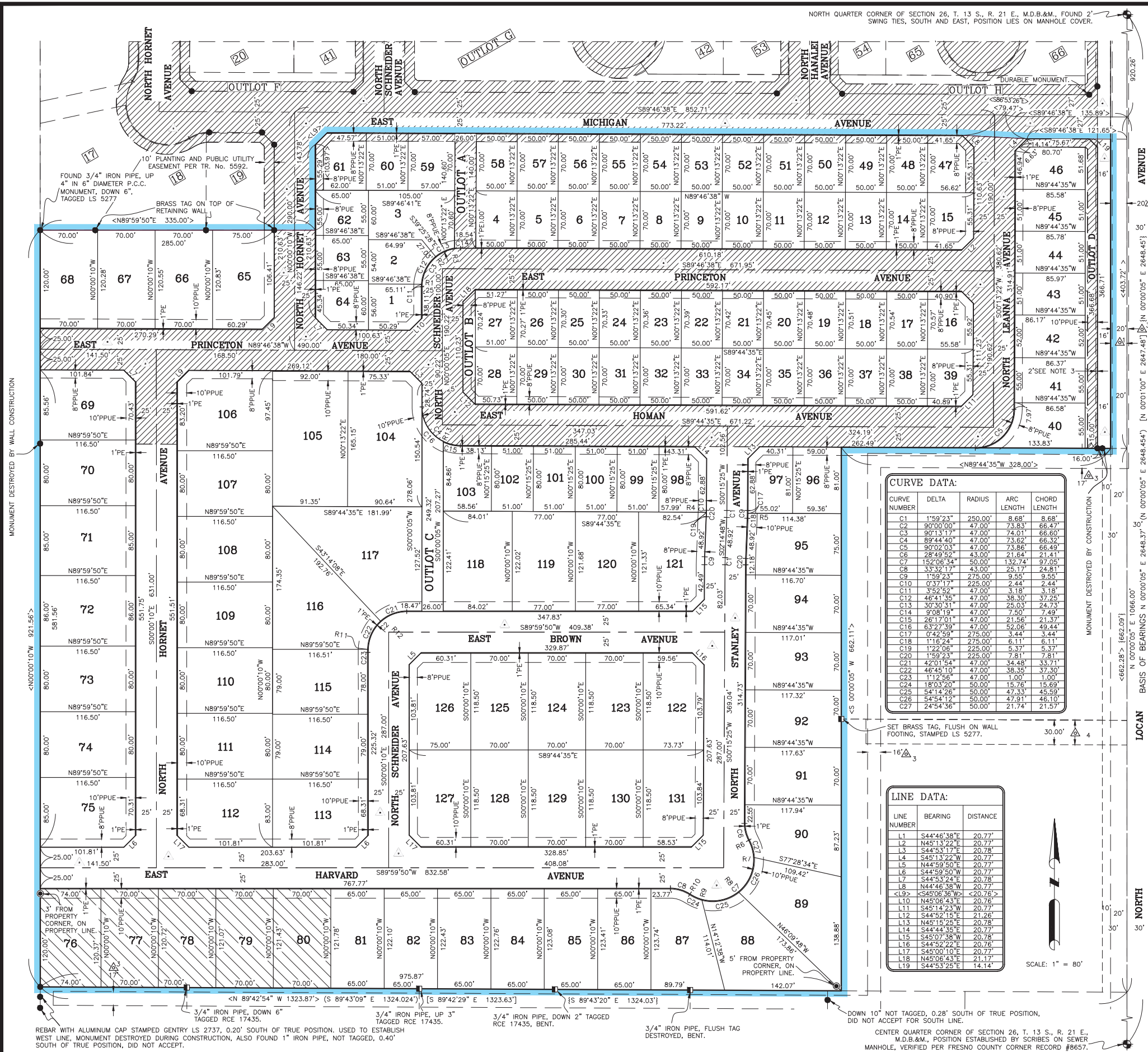
SCALE: 1" = 80'

## CURVE DATA:

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH
C1	1°59'23"	250.00'	8.68'	8.68'
C2	90°00'00"	47.00'	73.83'	66.47'
C3	90°13'17"	47.00'	74.01'	66.60'
C4	89°44'40"	47.00'	73.82'	66.32'
C5	90°02'03"	47.00'	73.86'	66.49'
C6	28°49'52"	43.00'	21.64'	21.41'
C7	152°06'34"	50.00'	132.74'	97.05'
C8	33°32'17"	43.00'	25.17'	24.81'
C9	159°23'00"	225.00'	9.55'	9.55'
C10	0°37'47"	225.00'	2.44'	2.44'
C11	3°52'52"	47.00'	3.18'	3.18'
C12	46°41'35"	47.00'	38.30'	37.25'
C13	30°35'01"	47.00'	25.03'	24.73'
C14	9°08'19"	47.00'	7.50'	7.49'
C15	26°17'01"	47.00'	21.56'	21.37'
C16	63°27'39"	47.00'	52.06'	49.44'
C17	0°42'59"	275.00'	3.44'	3.44'
C18	1°16'24"	275.00'	6.11'	6.11'
C19	1°22'06"	225.00'	5.37'	5.37'
C20	1°59'23"	225.00'	7.81'	7.81'
C21	42°01'54"	47.00'	34.48'	33.71'
C22	44°45'10"	47.00'	36.64'	37.30'
C23	1°12'56"	47.00'	1.00'	1.00'
C24	18°03'20"	50.00'	15.76'	15.69'
C25	54°14'26"	50.00'	47.33'	45.59'
C26	54°54'12"	50.00'	47.91'	46.10'
C27	24°54'56"	50.00'	21.74'	21.57'

## LINE DATA:

LINE NUMBER	BEARING	DISTANCE
L1	S44°46'38"E	20.77'
L2	N45°13'22"E	20.77'
L3	S44°53'17"E	20.78'
L4	S45°13'22"W	20.77'
L5	N44°59'50"E	20.77'
L6	S44°59'50"W	20.77'
L7	S44°53'24"E	20.78'
L8	N44°46'38"W	20.77'
L9	S45°06'36"W	<20.76>
L10	N45°06'43"E	20.76'
L11	S45°14'23"W	20.77'
L12	S44°52'15"E	21.26'
L13	N45°15'25"E	20.78'
L14	S44°44'35"E	20.77'
L15	S45°07'38"W	20.78'
L16	S44°52'22"E	20.76'
L17	S45°00'10"E	20.77'
L18	N45°06'43"E	21.17'
L19	S44°53'25"E	14.14'



NORTH QUARTER CORNER OF SECTION 26, T. 13 S., R. 21 E., M.D.B.&M., FOUND 2" SWING TIES, SOUTH AND EAST, POSITION LIES ON MANHOLE COVER.

MONUMENT DESTROYED BY WALL CONSTRUCTION

MONUMENT DESTROYED BY CONSTRUCTION

LOCAN

NORTH

REBAR WITH ALUMINUM CAP STAMPED GENTRY LS 2737, 0.20' SOUTH OF TRUE POSITION. USED TO ESTABLISH WEST LINE. MONUMENT DESTROYED DURING CONSTRUCTION, ALSO FOUND 1" IRON PIPE, NOT TAGGED, 0.40' SOUTH OF TRUE POSITION, DID NOT ACCEPT.

3/4" IRON PIPE, DOWN 6" TAGGED RCE 17435.

3/4" IRON PIPE, UP 3" TAGGED RCE 17435.

3/4" IRON PIPE, DOWN 2" TAGGED RCE 17435, BENT.

3/4" IRON PIPE, FLUSH TAG DESTROYED, BENT.

DOWN 10" NOT TAGGED, 0.28' SOUTH OF TRUE POSITION, DID NOT ACCEPT FOR SOUTH LINE.

CENTER QUARTER CORNER OF SECTION 26, T. 13 S., R. 21 E., M.D.B.&M., POSITION ESTABLISHED BY SCRIBES ON SEWER MANHOLE, VERIFIED PER FRESNO COUNTY CORNER RECORD #8657.