

FINAL MAP OF
TRACT NO. 6272
PHASE 4 OF TENTATIVE TRACT NO. 6258
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JULY 2019
BY PRECISION CIVIL ENGINEERING, INC.
CONSISTING OF THREE SHEETS
SHEET ONE OF THREE

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.

ASHLAN HAYES DEVELOPERS, INC., A CALIFORNIA CORPORATION

BY: _____ DATE _____
JOSHUA PETERSON, PRESIDENT

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 _____ BEFORE ME, _____, A 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

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

LEGAL DESCRIPTION:

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

OUTLOT H OF TRACT NO. 6261, ACCORDING TO THE MAP THEREOF FILED FOR RECORD JUNE 23, 2021 IN VOLUME 90 OF PLATS AT PAGES 93 THROUGH 97, FRESNO COUNTY RECORDS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

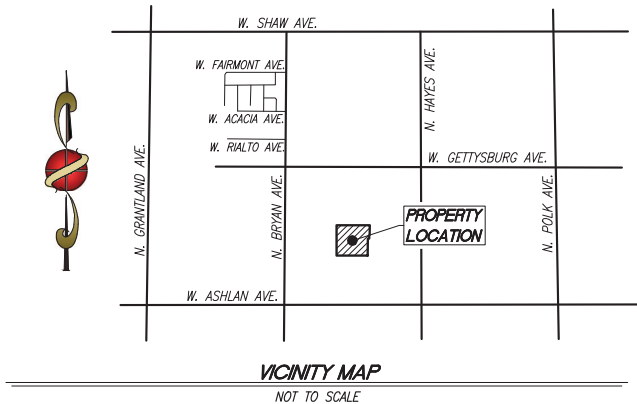
1. SAID LAND LIES WITHIN THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND IS SUBJECT TO DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES PER DOCUMENT ENTITLED RESOLUTION NO. 1816--THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT, RECORDED JULY 31, 1995 AS SERIES NUMBER 95092128, OFFICIAL RECORDS FRESNO COUNTY.
2. AN EASEMENT FOR RIGHT OF WAY FOR THE WHEATON DITCH AND A CLASS "B" LATERAL PIPELINE GRANTED TO FRESNO IRRIGATION DISTRICT IN A DOCUMENT RECORDED JUNE 19, 1941 IN BOOK 2060 OF OFFICIAL RECORDS FRESNO COUNTY, PAGE 196 UNDER RECORDER'S SERIAL NUMBER 21504.
3. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT ENTITLED DEVELOPMENT AGREEMENT, RECORDED MARCH 30, 2009, UNDER RECORDER'S SERIAL NUMBER 2009--0042262, OFFICIAL RECORDS FRESNO COUNTY. AN ADMINISTRATIVE AMENDMENT NO. 1 TO DEVELOP APPROVALS FOR VESTING TENTATIVE TRACT NO. 5891/UGM, AND CONDITIONAL USE PERMIT NO. C-07--30B, RECORDED DECEMBER 20, 2010, IN OFFICIAL RECORDS FRESNO COUNTY, UNDER RECORDER'S SERIAL NUMBER 2010--0168756.
4. TERMS AND CONDITIONS AS CONTAINED IN THE INSTRUMENT ENTITLED SUBDIVISION AGREEMENT FINAL MAP OF TRACT 6261, PHASE 2 OF VESTING TENTATIVE MAP NO.6258 ADDENDUM TO SUBDIVISION AGREEMENT FOR RIGHTS OF WAY ACQUISITION, RECORDED JUNE 23, 2021 IN OFFICIAL RECORDS FRESNO COUNTY UNDER RECORDER'S SERIAL NUMBER 2021--0101962.
5. MATTERS AS CONTAINED OR REFERRED TO IN THE DOCUMENT ENTITLED STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT TO FARM LAW FOR THE FINAL MAP OF TRACT NO. 6261, PHASE 2 OF VESTING TENTATIVE MAP NO. 6258, RECORDED JUNE 23, 2021 IN OFFICIAL RECORDS FRESNO COUNTY UNDER RECORDER'S SERIAL NUMBER 2021--0101967.
6. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6258, RECORDED _____, DOCUMENT NO. _____, OFFICIAL RECORDS FRESNO COUNTY.
7. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6258, RECORDED _____, DOCUMENT NO. _____, OFFICIAL RECORDS FRESNO COUNTY.
8. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6258, RECORDED _____, DOCUMENT NO. _____, OFFICIAL RECORDS FRESNO COUNTY.
9. 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. 6258, RECORDED _____, DOCUMENT NO. _____, OFFICIAL RECORDS FRESNO COUNTY.
10. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6258, RECORDED _____, DOCUMENT NO. _____, OFFICIAL RECORDS FRESNO COUNTY.
11. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT--TO--FARM LAW FOR THE FINAL MAP OF TRACT NO. 6258, RECORDED _____, DOCUMENT NO. _____, OFFICIAL RECORDS FRESNO COUNTY.

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
SECRETARY OF THE FRESNO CITY PLANNING COMMISSION

DATE



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 WCP DEVELOPMENT, LLC, IN JULY, 2019. 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 ON OR BEFORE ONE YEAR OF THE DATE THIS MAP IS RECORDED, OR ANY TIME EXTENSION APPROVED BY THE CITY ENGINEER, 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.

PETER D. COHRS, L.S. 5096 EXP. 06/30/23 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, PE 50022
CITY ENGINEER
LICENSE EXPIRES 06/30/23

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.

JASON A. CAMIT, PLS 8636
LICENSE EXPIRES 12/31/21
CHIEF SURVEYOR

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 DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

YVONNE SPENCE, 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 _____, AT THE REQUEST OF PRECISION CIVIL ENGINEERING, INC.
FRESNO COUNTY RECORDS
PAUL DICTOS, CPA, RECORDER

BY: _____
DEPUTY COUNTY RECORDER

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IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JULY 2019
BY PRECISION CIVIL ENGINEERING, INC.

CONSISTING OF THREE SHEETS
SHEET TWO OF THREE

MONUMENT TABLE

MON. #	LOCATION
1	CENTER 1/4 CORNER OF SECTION 16, T13S, R19E, M.D.B.&M. POINT FALLS ON MANHOLE LID. REESTABLISHED POSITION PER TIES SHOWN ON PARCEL MAP NO. 8031, BK. 70, PGS. 63 & 64, F.C.R.
2	EAST 1/4 CORNER OF SECTION 16, T13S, R19E, M.D.B.&M. POINT FALLS ON MANHOLE LID. REESTABLISHED POSITION PER TIES SHOWN ON PARCEL MAP NO. 8031, BK. 70, PGS. 63 & 64, F.C.R.
3	SOUTHEAST CORNER OF SECTION 16, T13S, R19E, M.D.B.&M. FOUND 3/4" REBAR, DOWN 1.0'. CONFIRMED POSITION PER TIES SHOWN ON PARCEL MAP NO. 4474, BK. 31, PG. 26, F.C.R.
4	SOUTH 1/4 CORNER OF SECTION 16, T13S, R19E, M.D.B.&M. REESTABLISHED POSITION PER CORNER RECORD NO. 8025 ON FILE WITH THE FRESNO COUNTY SURVEYOR

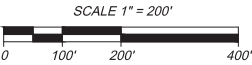
LEGEND

	MONUMENTS FOUND AND ACCEPTED AS NOTED
()	INDICATES RECORD DATA PER PARCEL MAP NO. 8031, RECORDED IN BOOK 70 OF PARCEL MAPS AT PAGES 63 AND 64, FRESNO COUNTY RECORDS
[]	INDICATES RECORD DATA PER PARCEL MAP NO. 4474, RECORDED IN BOOK 31 OF PARCEL MAPS AT PAGE 26, FRESNO COUNTY RECORDS
< >	INDICATES RECORD DATA PER TRACT NO. 6056, RECORDED IN VOLUME 87 OF PLATS AT PAGES 71 AND 72, FRESNO COUNTY RECORDS
<< >>	INDICATES RECORD DATA PER TRACT NO. 6217, RECORDED IN VOLUME 88 OF PLATS AT PAGES 44 AND 45, FRESNO COUNTY RECORDS
L1	SEE LINE TABLE ON SHEET THREE
F.C.R.	FRESNO COUNTY RECORDS
O.R.F.C.	OFFICIAL RECORDS FRESNO COUNTY
	INDICATES LIMITS OF THIS SUBDIVISION

BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 19 EAST, M.D.B.&M. WAS TAKEN TO BEAR NORTH 89° 56' 44" EAST AS SHOWN ON PARCEL MAP NO. 8031, RECORDED IN BOOK 70 OF PARCEL MAPS AT PAGES 63 AND 64, FRESNO COUNTY RECORDS.

SEE SHEET 3 FOR LINE TABLE



PREPARED BY:



1234 O STREET, FRESNO, CA. 93721
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SHEET 2 OF 3

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CONSISTING OF THREE SHEETS
SHEET THREE OF THREE

LEGEND

- MONUMENTS FOUND AND ACCEPTED AS NOTED (SEE MONUMENT TABLE ON SHEET TWO)
- SET 3/4" IRON PIPE, 30" LONG, 4" UP IN 6" DIAMETER x 30" P.C.C. MONUMENT, DOWN 6", TAGGED LS 5096
- INDICATES EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- INDICATES RECORD DATA PER TRACT NO. 6217, RECORDED IN VOLUME 88 OF PLATS AT PAGES 44 AND 45, FRESNO COUNTY RECORDS
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- C1 SEE CURVE TABLE ON THIS SHEET
- L1 SEE LINE TABLE ON THIS SHEET
- R1 SEE RADIAL TABLE ON THIS SHEET
- INDICATES LIMITS OF THIS SUBDIVISION

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°55'53"W	10.04'
L2	N45°04'55"E	15.63'
L3	N0°04'25"E	56.00'
L4	N89°55'35"W	25.86'
L5	N0°04'25"E	5.00'
L6	S45°04'25"W	15.63'
L7	N45°04'25"E	7.07'
L8	N45°04'25"E	8.56'
L9	N45°04'55"E	11.49'
L10	S44°55'35"E	15.63'
L11	N44°55'35"W	7.07'
L12	N44°55'35"W	8.56'
L13	N45°04'07"E	15.63'
L14	N45°04'07"E	8.56'
L15	N45°04'07"E	7.07'
L16	N0°04'07"E	5.00'
L17	N0°04'07"E	5.00'
L18	N44°55'53"W	15.63'
L19	N44°55'53"W	7.07'
L20	N44°55'53"W	8.56'
L21	N45°00'25"E	19.95'
L22	N44°59'25"W	19.93'
L23	N45°04'25"E	19.94'
L24	N44°55'44"W	19.94'
L25	N89°56'44"E	5.00'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	50.00'	15°31'08"	13.54'
C2	46.00'	12°10'58"	97.28'
C3	46.00'	27°00'52"	21.69'
C4	46.00'	68°30'21"	55.00'
C5	46.00'	25°38'45"	20.59'
C6	50.00'	15°31'08"	13.54'
C7	50.00'	15°31'08"	13.54'
C8	46.00'	120°54'54"	97.08'
C9	46.00'	28°59'47"	23.28'
C10	46.00'	64°46'09"	52.00'
C11	46.00'	27°08'58"	21.80'
C12	50.00'	15°31'09"	13.54'
C13	50.00'	15°31'08"	13.54'
C14	46.00'	121°01'58"	97.17'
C15	46.00'	21°57'39"	17.63'
C16	46.00'	65°07'05"	52.28'
C17	46.00'	33°57'14"	27.26'
C18	50.00'	15°31'08"	13.54'
C19	50.00'	15°31'08"	13.54'
C20	46.00'	121°02'17"	97.18'
C21	46.00'	31°56'10"	25.64'
C22	46.00'	62°16'41"	50.00'
C23	46.00'	26°49'26"	21.54'
C24	50.00'	15°31'08"	13.54'

RADIAL TABLE

RADIAL	BEARING
R1	N78°34'42"E
R2	N10°04'21"E
R3	N13°31'55"W
R4	N78°18'04"W
R5	S83°37'36"W
R6	S18°30'31"W
R7	S16°20'36"E
R8	S78°37'17"E

NOTES:

- SET 3/4" X 30" IRON PIPE, TAGGED LS 5096, DOWN 6", AT ALL LOT CORNERS, ANGLE POINTS, AND ENDS OF CURVES, UNLESS NOTED OTHERWISE
- OUTLOTS "A", "B" AND "C" ARE TO BE DEDICATED IN FEE TO THE CITY OF FRESNO FOR LANDSCAPING, PUBLIC UTILITY AND PEDESTRIAN PURPOSES AS DELINEATED ON THIS MAP, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.
- OUTLOTS "D", "E", "F", AND "G" ARE TO BE DEDICATED IN FEE TO THE CITY OF FRESNO FOR LANDSCAPING AND PUBLIC UTILITY PURPOSES AS DELINEATED ON THIS MAP, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

PREPARED BY:

PRECISION
CIVIL ENGINEERING, INC.

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SHEET 3 OF 3