

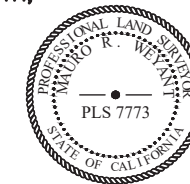
FINAL MAP OF TRACT NO. 5631

A PLANNED DEVELOPMENT

BEING A SUBDIVISION OF THE WEST 525.00 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 19 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 THREE SHEETS SHEET ONE OF THREE 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 CONSTRUCTION AND DEVELOPMENT, INC., A CALIFORNIA CORPORATION

BY: _____ DATE _____
JOSEPH DONALD CROWN

TRUSTEE'S STATEMENT:

THE UNDERSIGNED, UNITED SECURITY BANK, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED IN INSTRUMENT 2020-0009925 DATED JANUARY 24, 2020, OF OFFICIAL RECORDS, FRESNO COUNTY, CALIFORNIA, CONSENTS TO THE PREPARATION AND FILING OF THIS MAP OF TRACT 5631, AND JOINS IN ALL OFFERS OF DEDICATION HEREIN.

UNITED SECURITY BANK, TRUSTEE

BY: _____ DATE _____
WILLIAM YARBENET, CHIEF CREDIT OFFICER

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 _____ }

ON _____, BEFORE ME, _____, 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 _____
MY COMMISSION NO. _____

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 _____ }

ON _____, BEFORE ME, _____, 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 _____
MY COMMISSION NO. _____

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:

THE WEST 525.00 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE MAP THEREOF. SAID PROPERTY IS ALSO DESCRIBED AS OUTLOT A OF TRACT NO. 3589, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF, RECORDED IN BOOK 41 PAGE 30 OF PLATS, 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, OFFICIAL RECORDS, FRESNO COUNTY.
2. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 5631, RECORDED _____, AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
3. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD) NO. 11, FOR CITY OF FRESNO ANNEXATION NO. 101, RECORDED OCTOBER 17, 2019 AS DOCUMENT NO. 2019-0124450, OFFICIAL RECORDS, FRESNO COUNTY.
4. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT, RECORDED APRIL 12, 1984 AS DOCUMENT NO. 84035299, OF OFFICIAL RECORDS, FRESNO COUNTY.
5. ANY CLAIMS FOR CONSTRUCTION LIENS ON SAID LAND THAT MAY BE RECORDED, BY REASON OF A RECENT WORK OF IMPROVEMENT THAT IS DISCLOSED BY THE DOCUMENT ENTITLED DEED OF TRUST - CONSTRUCTION TRUST DEED, RECORDED JANUARY 24, 2020 AS DOCUMENT NO. 2020-0009925, OFFICIAL RECORDS, FRESNO COUNTY.
6. A FINANCING STATEMENT AS FOLLOWS: JOSEPH CROWN CONSTRUCTION AND DEVELOPMENT INC. AS DEBTOR, UNITED SECURITY BANK AS SECURITY PARTY, RECORDED JANUARY 24, 2020 AS DOCUMENT NO. 2020-0009926, OFFICIAL RECORDS, FRESNO COUNTY.

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 JOSEPH CROWN IN JANUARY, 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 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.

MAURO R. WEYANT, P.L.S. 7773 _____ 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: _____ DATE _____
ANDREW J. BENELLI, P.E. 50022
CITY ENGINEER OF THE CITY OF FRESNO

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: _____ DATE _____
JASON A. CAMIT, P.L.S. 8636
CHIEF SURVEYOR OF THE CITY OF FRESNO

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: _____ DATE _____
JENNIFER CLARK
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 _____, 2019, 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, MMC
CITY CLERK

BY: _____ DATE _____
DEPUTY

RECORDER'S CERTIFICATE

DOCUMENT NO. _____ FEE \$ _____
FILED THIS _____ DAY OF _____, 2019,
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. 5631

A PLANNED DEVELOPMENT

BEING A SUBDIVISION OF THE WEST 525.00 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 19 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 THREE SHEETS SHEET TWO OF THREE SHEETS

BASIS OF BEARINGS

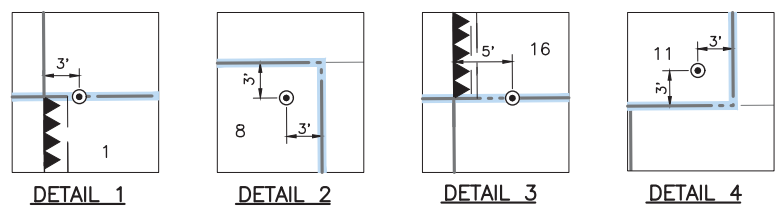
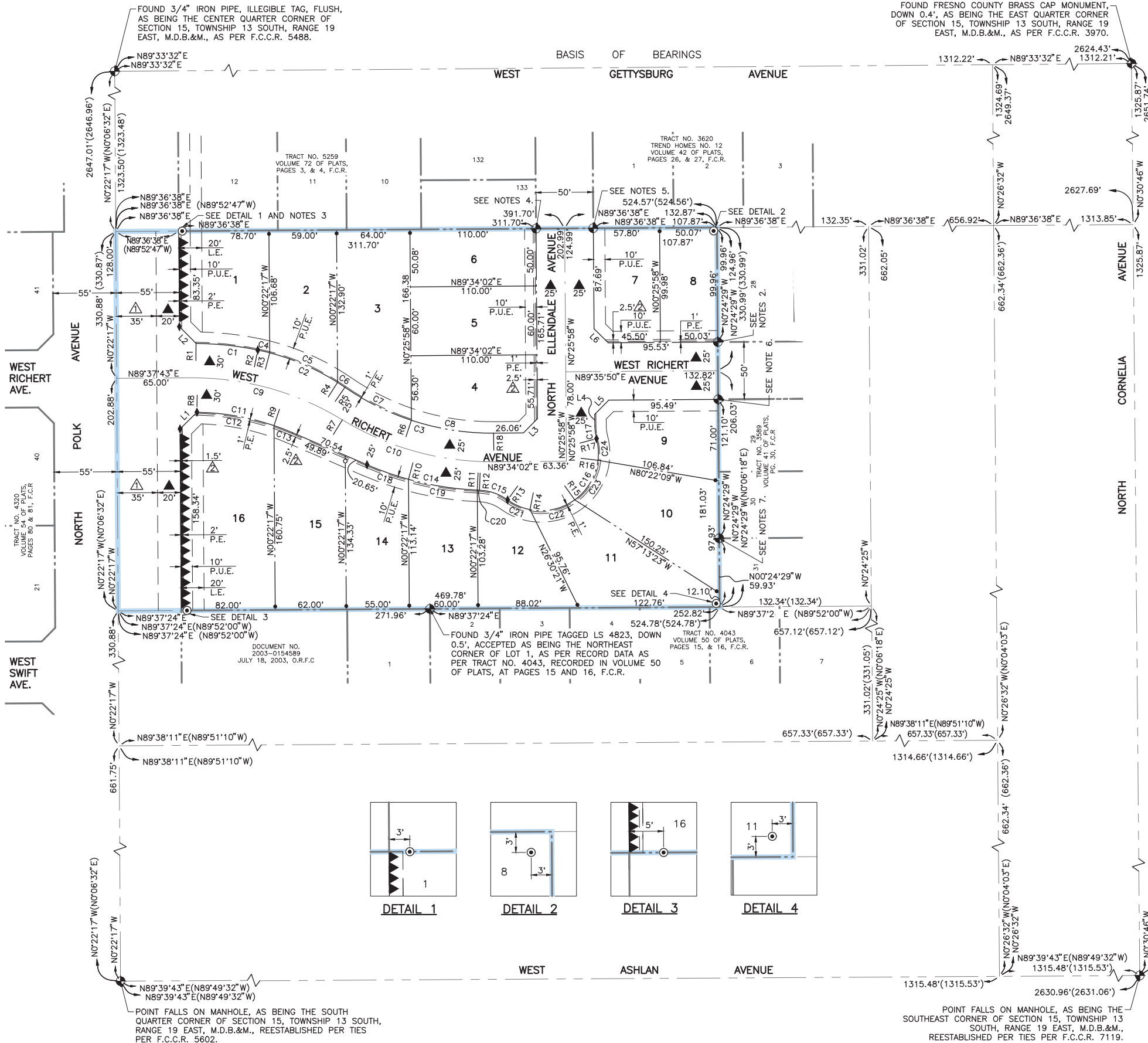
THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE & MERIDIAN, TAKEN TO BE N89°33'32"E AS PER G.N.S.S OBSERVATION.

NOTES

1. SET 3/4" I.D. IRON PIPE, 30" LONG, 6" DOWN BELOW GROUND, PER CITY OF FRESNO STD. P-36, TAGGED P.L.S. 7773 AT ALL LOT CORNERS AND ANGLE POINTS OR AS NOTED.
2. FOUND 3/4" IRON PIPE TAG, DOWN 0.7', TAGGED LS 4823, AS PER UNRECORDED FINAL MAP OF TRACT NO. 5631, SURVEYED AND PLATTED IN DECEMBER 2017 BY DALE G. MELL.
3. FOUND 3/4" IRON PIPE TAGGED LS 2931, DOWN 0.6' AS PER RECORD DATA AS PER TRACT NO. 5259, RECORDED IN VOLUME 72 OF PLATS, AT PAGES 3 AND 4, F.C.R. DESTROYED DURING CONSTRUCTION TO BE REPLACED WITH DURABLE MONUMENT AS PER CITY OF FRESNO STD. P-36, AS SHOWN.
4. FOUND 3/4" IRON PIPE, DOWN 1.2' TAG NOT LEGIBLE, ACCEPTED AS BEING THE SOUTHEAST CORNER OF LOT 133 OF TRACT NO. 3620.
5. FOUND 3/4" IRON PIPE, DOWN 0.4' TAG NOT LEGIBLE, ACCEPTED AS BEING THE SOUTHWEST CORNER OF LOT 1 OF TRACT NO. 3620.
6. FOUND 3/4" IRON PIPE, DOWN 1' NOT TAGGED, ACCEPTED AS BEING THE NORTHWEST CORNER OF LOT 29 OF TRACT NO. 3589.
7. FOUND 3/4" IRON PIPE, DOWN 0.2' NOT LEGIBLE, ACCEPTED AS BEING THE SOUTHWEST CORNER OF LOT 30 OF TRACT NO. 3589.

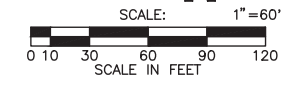
LEGEND

- ◉ MONUMENT FOUND AND ACCEPTED UNLESS OTHERWISE NOTED
- ⊙ SET DURABLE MONUMENT AS PER CITY OF FRESNO STD. P-36
- SET 3/4" I.D. IRON PIPE, 30" LONG, 6" DOWN BELOW GROUND, PER CITY OF FRESNO STD. P-36, TAGGED P.L.S. 7773 AT 3' FROM LOT CORNER ON SIDE YARD LOT LINE.
- ◆ SET BRASS TAG, TAGGED P.L.S. 7773, PLACED IN CONCRETE IN LIEU OF THE 1/4" I.D. IRON PIPE.
- SET 3/4" I.D. IRON PIPE, 30" LONG, 6" DOWN BELOW GROUND, PER CITY OF FRESNO STD. P-36, TAGGED P.L.S. 7773 AT 5' FROM LOT CORNER ON SIDE YARD LOT LINE.
- ▲ EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
- ▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- △ PREVIOUSLY DEEDED FOR PUBLIC STREET AND INCIDENTAL PURPOSES RECORDED NOVEMBER 13, 1992, AS DOCUMENT NO. 92172484, O.R.F.C.
- △ PREVIOUSLY DEEDED FOR PUBLIC UTILITIES PURPOSES RECORDED AUGUST 12, 2019, AS DOCUMENT NO. 2019-0089437, O.R.F.C.
- () RECORD DATA AS PER TRACT NO. 3589, RECORDED IN VOLUME 41 OF PLATS, AT PAGE 30, F.C.R.
- O.R.F.C OFFICIAL RECORDS FRESNO COUNTY
- F.C.C.R FRESNO COUNTY CORNER RECORD
- F.C.R. FRESNO COUNTY RECORDS
- 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
- BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION



POINT FALLS ON MANHOLE, AS BEING THE SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 19 EAST, M.D.B.&M., REESTABLISHED PER TIES PER F.C.C.R. 5602.

POINT FALLS ON MANHOLE, AS BEING THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 19 EAST, M.D.B.&M., REESTABLISHED PER TIES PER F.C.C.R. 7119.



DRAWING: SA_Joseph_Crown\T5631\Fresno\Survey\Record Data\Map\T5631-FM02.dwg; PM-02 - LDC-Civil.ctb
Apr 30, 2020 - 4:31pm
PLOT BY: jilus

FINAL MAP OF TRACT NO. 5631

A PLANNED DEVELOPMENT

BEING A SUBDIVISION OF THE WEST 525.00 FEET OF THE NORTH
HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH,
RANGE 19 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 THREE SHEETS
SHEET TWO OF THREE SHEETS

CURVES

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	54.29'	280.00'	11°06'37"	27.23'
C2	68.42'	207.00'	18°56'13"	34.52'
C3	137.88'	225.00'	35°06'37"	71.18'
C4	10.67'	207.00'	2°57'10"	5.34'
C5	64.82'	207.00'	17°56'31"	32.68'
C6	7.70'	207.00'	2°07'50"	3.85'
C7	64.97'	225.00'	16°32'39"	32.71'
C8	72.91'	225.00'	18°33'58"	36.78'
C9	138.65'	250.00'	31°46'31"	71.16'
C10	138.91'	250.00'	31°50'12"	71.30'
C11	86.03'	220.00'	22°24'17"	43.57'
C12	68.51'	220.00'	17°50'33"	34.53'
C13	17.52'	220.00'	4°33'44"	8.76'
C14	101.20'	275.00'	21°05'04"	51.18'
C15	26.36'	45.00'	33°33'32"	13.57'
C16	122.72'	50.00'	140°37'42"	139.75'
C17	11.33'	45.00'	14°25'37"	5.70'
C18	38.36'	275.00'	7°59'30"	19.21'
C19	60.93'	275.00'	12°41'40"	30.59'
C20	1.91'	275.00'	0°23'54"	0.96'
C21	21.40'	50.00'	24°31'33"	10.87'
C22	41.16'	50.00'	47°10'12"	21.83'
C23	41.15'	50.00'	47°09'15"	21.82'
C24	19.01'	50.00'	21°46'41"	9.62'

RADIALS

RADIAL TABLE	
RADIAL #	DIRECTION
R1	S0° 32' 32"W
R2	S11° 39' 09"W
R3	N14° 36' 17"E
R4	S32° 32' 48"W
R5	N34° 40' 39"E
R6	S18° 08' 00"W
R7	N31° 24' 14"E
R8	S0° 53' 21"W
R9	N18° 43' 54"E
R10	N15° 18' 09"E
R11	S2° 36' 29"W
R12	S2° 12' 35"W
R13	N35° 46' 07"E
R14	N11° 14' 34"E
R15	S35° 55' 38"E
R16	N83° 04' 54"W
R17	S75° 08' 25"W
R18	S0° 25' 58"E

LINES

LINE TABLE		
LINE #	LENGTH	BEARING
L1	20.73'	N45° 19' 58"E
L2	20.63'	S44° 53' 27"E
L3	17.39'	N44° 34' 03"E
L4	10.00'	S0° 25' 58"E
L5	17.42'	N44° 34' 56"E
L6	17.39'	S45° 24' 52"E