

**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.

JEN HOLDCO 23, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Mike Miller  
MIKE MILLER, VICE PRESIDENT OF LENNAR HOMES OF CALIFORNIA, LLC, ACTING POWER OF ATTORNEY FOR JEN HOLDCO 23, LLC

**FRESNO IRRIGATION DISTRICT, AN EASEMENT HOLDER**

A SEPARATE CONSENT TO FINAL MAP PURSUANT TO GOVERNMENT CODE SECTION 66435.1 FOR TRACT MAP NO. 6362 HAS BEEN EXECUTED BY THE FRESNO IRRIGATION DISTRICT, AS RECORDED \_\_\_\_\_, 202\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.

**NOTARY ACKNOWLEDGMENTS:**

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 SEP 30, 2024 BEFORE ME Christine Loucks NOTARY PUBLIC, PERSONALLY APPEARED MIKE MILLER WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITIES UPON BEHALF OF WHICH THE PERSONS 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.

Christine Loucks  
PRINT NAME  
MY COMMISSION EXPIRES Nov 7 2027  
COMMISSION NUMBER 2466270  
SIGNATURE COUNTY OF Fresno

**RECORDER'S STATEMENT:**

DOCUMENT NO. \_\_\_\_\_ FEE: \$ \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ M.  
IN VOLUME \_\_\_\_\_ OF PLATS MAPS, AT PAGE \_\_\_\_\_, FRESNO COUNTY RECORDS  
AT THE REQUEST OF JEN HOLDCO 23, LLC

PAUL DICTOS, CPA,  
FRESNO COUNTY ASSESSOR/CLERK-RECORDER

BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

FINAL MAP OF  
**TRACT NO. 6362**

BEING A PORTION OF THE EAST HALF OF SECTION 17, 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 APRIL 2023  
BY YAMABE & HORN ENGINEERING, INC.  
CONSISTING OF FIVE SHEETS, SHEET 1 OF 5

**LEGAL DESCRIPTION:**

PARCEL B OF LOT LINE ADJUSTMENT NO. 2022-06, AS DOCUMENT NUMBER 2022-0062274 OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND THE SOUTH 30 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 17, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 17; THENCE SOUTH, 00° 01' 18" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 699.39 FEET; THENCE NORTH 89° 33' 25" EAST, A DISTANCE OF 387.52 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 40° 27' 56", A DISTANCE OF 353.13 FEET THENCE SOUTH 49° 58' 39" EAST, A DISTANCE OF 49.05 FEET, THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 49° 58' 39" EAST, HAVING A RADIUS OF 606.00 FEET, THROUGH A CENTRAL ANGLE OF 49° 31' 09", A DISTANCE OF 523.75 FEET; THENCE NORTH 89° 32' 30" EAST, A DISTANCE OF 320.42 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 806.00 FEET, THROUGH A CENTRAL ANGLE OF 18° 54' 38", A DISTANCE OF 266.02 FEET; THENCE SOUTH 71° 32' 52" EAST, A DISTANCE OF 1.40 FEET; THENCE NORTH 18° 27' 08" EAST, A DISTANCE OF 42.50 FEET THENCE NORTH 15° 23' 34" EAST, A DISTANCE OF 477.52 FEET; THENCE NORTH 00° 02' 15" EAST, A DISTANCE OF 212.21 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 30.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 89° 33' 34" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1,933.89 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00° 26' 26" WEST, ALONG SAID WEST LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

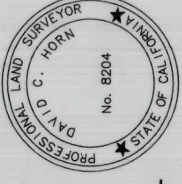
AND AS SHOWN ON THAT CERTAIN DRAWING FOR LOT LINE ADJUSTMENT NO. 2022-06 RECORDED IN BOOK 4 OF MISCELLANEOUS MAPS, AT PAGE 54, FRESNO COUNTY RECORDS.

**THIS PROPERTY IS SUBJECT TO THE FOLLOWING:**

- THE EFFECT OF AN INSTRUMENT ENTITLED "BEFORE THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT RESOLUTION PROVIDING FOR THE RECORDED 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 INSTRUMENT NO. 95092128 OF OFFICIAL RECORDS.
- EASEMENTS, REGULATIONS, LEVES, LIENS, AND ASSESSMENTS, IF ANY, OF FRESNO IRRIGATION DISTRICT.
- AN EASEMENT FOR MINOR-THORNTON DITCH AND INCIDENTAL PURPOSES, RECORDED MARCH 11, 1942 AS IN BOOK 2005, AT PAGE 187 OF OFFICIAL RECORDS.
- AN EASEMENT FOR DITCH KNOWN AS WHEATON NO. 518 DITCH AND INCIDENTAL PURPOSES, RECORDED JUNE 23, 1951 AS IN BOOK 3034, AT PAGE 183 OF OFFICIAL RECORDS.
- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY BUT THAT 5 COULD BE (A) ASCERTAINED BY AN INSPECTION OF THE LAND, OR (B) ASSERTED BY PERSONS OR PARTIES IN POSSESSION OF THE LAND.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, EASEMENT, OR ADVERSE CIRCUMSTANCE//AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED PIPELINE SUBSTITUTION AGREEMENT, EXECUTED BY AND BETWEEN GVM INVESTMENTS, LLC AND FRESNO IRRIGATION DISTRICT, RECORDED FEBRUARY 22, 2019, AS SERIAL NUMBER 2019-0017974 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED MEMORANDUM OF TENANCY IN COMMON AGREEMENT, EXECUTED BY AND BETWEEN GRANITLAND HOLDINGS NO. 1, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50.00 PERCENT INTEREST, AND GRANITLAND HOLDINGS NO. 2, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50.00 PERCENT INTEREST, RECORDED OCTOBER 27, 2015, AS SERIAL NUMBER 2015-0138546 OF OFFICIAL RECORDS.
- AN EASEMENT FOR RIGHT OF WAY TO HAVE CONSTRUCT, INSTALL, OPERATE, USE, MAINTAIN, ALTER, REPAIR, IMPROVE, RECONSTRUCT, ENLARGE AND SUPPLEMENT CANALS, PIPES, PIPELINES AND OTHER CONDUITS, AND TO FLOW AND CONDUIT WATER THROUGH SAID CANALS, PIPES, PIPELINES AND OTHER CONDUITS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 20, 2013 AS SERIAL NUMBER 2013-0170946 OF OFFICIAL RECORDS.//IN FAVOR OF: FRESNO IRRIGATION DISTRICT//AFFECTS: THE NORTHERLY 20 FEET AND THE WESTERLY 26 FEET OF THE LAND CORRECTION TO QUITCLAIM OF GRANT OF EASEMENT AND RIGHT OF WAY RECORDED SEPTEMBER 01, 2023 AS DOCUMENT 2023-0081477//AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED JUNE 17, 2024 AS INSTRUMENT NO. 2024-0052902 OF OFFICIAL RECORDS.//IN FAVOR OF: JEN HOLDCO 23 LLC, A DELAWARE LIMITED LIABILITY COMPANY
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT 6362 OF VESTING TENTATIVE MAP NO. 6362, RECORDED \_\_\_\_\_, OFFICIAL RECORDS FRESNO COUNTY, DOCUMENT NO. \_\_\_\_\_.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER CONNECTION CHARGES, WATER CONNECTIONS 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. 6362, RECORDED \_\_\_\_\_, OFFICIAL RECORDS FRESNO COUNTY, DOCUMENT NO. \_\_\_\_\_.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6362, RECORDED \_\_\_\_\_, OFFICIAL RECORDS FRESNO COUNTY, DOCUMENT NO. \_\_\_\_\_.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6263, RECORDED \_\_\_\_\_, OFFICIAL RECORDS FRESNO COUNTY, DOCUMENT NO. \_\_\_\_\_.
- A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6362, RECORDED \_\_\_\_\_, OFFICIAL RECORDS FRESNO COUNTY, DOCUMENT NO. \_\_\_\_\_.
- A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6362 RECORDED \_\_\_\_\_, OFFICIAL RECORDS FRESNO COUNTY, DOCUMENT NO. \_\_\_\_\_.

**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 JEN HOLDCO 23, LLC ON APRIL 2023 AND SAID FIELD SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



David C. Horn  
DAVID C. HORN, LS 8204  
DATE 9-27-24

**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  
SCOTT L. MOZIER, PE 54417, CITY ENGINEER  
LICENSE EXPIRES 12/31/2025  
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, LS 8636  
LICENSE EXPIRES 12/31/2025  
CITY SURVEYOR  
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 ACCEPTABLE OF THE FINAL MAP.

BY: Jennifer Clark  
JENNIFER CLARK  
SECRETARY OF THE FRESNO  
CITY PLANNING COMMISSION  
DATE \_\_\_\_\_

**CITY CLERK'S STATEMENT:**

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 THIS MAP.

TODD STERMER  
CITY CLERK

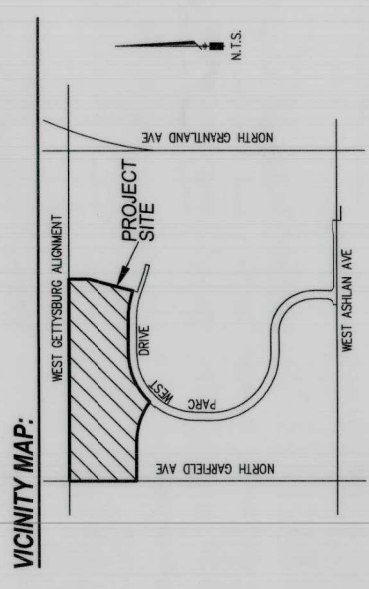
BY: \_\_\_\_\_  
DEPUTY  
DATE \_\_\_\_\_



# FINAL MAP OF TRACT NO. 6362

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, 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 FEBRUARY 2021  
BY YAMABE & HORN ENGINEERING, INC.  
CONSISTING OF FIVE SHEETS, SHEET 2 OF 5

- LEGEND:**
- FOUND AND ACCEPTED MONUMENT AS NOTED
  - SET 3/4" X 30" IRON PIPE, TAGGED LS 8204  
UNLESS OTHERWISE NOTED
  - PROPERTY LINE/RIGHT OF WAY LINE
  - SECTION LINE
  - EASEMENT LINE
  - F.C.R. FRESNO COUNTY RECORDS
  - O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
  - CR CORNER RECORD ON FILE WITH THE FRESNO COUNTY SURVEYOR
  - R( ) RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 48 OF RECORD OF SURVEYS AT PAGE 97, F.C.R.
  - R2( ) RECORD DATA PER TRACT MAP NO. 6350 RECORDED IN BOOK 93 OF PARCEL MAPS AT PAGE 54-56, F.C.R.
  - R3( ) RECORD DATA PER TRACT MAP NO. 6276 RECORDED IN BOOK 93 OF AT PAGE 41-44, F.C.R.
  - R4( ) RECORD DATA PER GRANT DEED RECORDED ON MAY 12, 2022 AS DOCUMENT NO. 2022-0062274, O.R.F.C.
  - △ EASEMENT TO FRESNO IRRIGATION DISTRICT FOR UTILITY PURPOSES RECORDED DECEMBER 20, 2013 AS DOCUMENT NO. 2013-070946, O.R.F.C.
  - ▲ EASEMENT TO FRESNO IRRIGATION DISTRICT FOR UTILITY PURPOSES RECORDED DECEMBER 20, 2013 AS DOCUMENT NO. 2013-070946, O.R.F.C.
  - ▽ EASEMENT TO FRESNO IRRIGATION DISTRICT FOR UTILITY PURPOSES RECORDED JANUARY 18, 2019 AS DOCUMENT NO. 2019-0005648, F.C.R.
  - ◆ DEDICATED IN EASEMENT TO CITY OF FRESNO FOR RIGHT-OF-WAY PURPOSES RECORDED NOVEMBER 4, 2022 AS DOCUMENT NO. 2022-0136416, O.R.F.C.
  - ◇ DEDICATED IN EASEMENT TO CITY OF FRESNO FOR RIGHT-OF-WAY PURPOSES RECORDED APRIL 16, 2024 AS DOCUMENT NO. 2024-0034514, O.R.F.C.

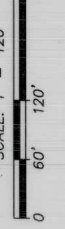


SOUTHWEST CORNER SECTION 17, T.13S., R.19E., 3/4" IRON PIPE DOWN 9" TAGGED LS 7056. POSITION MATCHES CR 09278

**BASIS OF BEARINGS:**

THE GEODETIC OBSERVATION OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN.  
TAKEN TO BE NORTH 00°28'49" EAST

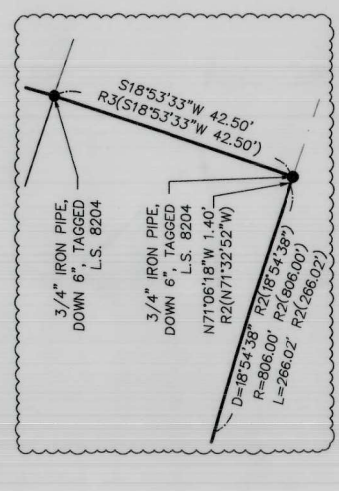
NORTH QUARTER CORNER SECTION 17, T.13S., R.19E., FRESNO COUNTY BRASS CAP IN MONUMENT WELL PER THE FILE 01549



EAST QUARTER CORNER SECTION 17, T.13S., R.19E., 3/4" IRON PIPE DOWN 6" TAGGED L.S. 5096 PER R1( ) POSITION MATCHES CR 6993

3/4" IRON PIPE DOWN 6" TAGGED L.S. 8204 PER R3

3/4" IRON PIPE DOWN 6" TAGGED L.S. 8204 PER R3



DETAIL A  
1" = 20'

WEST INDIANAPOLIS AVENUE  
D=40°27'56" R4(40°27'56") L=500.00' R4(500.00') L=353.13' R4(353.13')  
N89°59'59"E 387.11' R4(N89°33'25"E 387.52')

NORTH PARC WEST DRIVE  
D=18°54'38" R2(18°54'38") L=806.00' R2(806.00') L=266.02' R2(266.02')  
N77°06'18"W 1.40' R2(N71°32'52"W)  
N89°59'04"E 320.42' R2(N89°32'30"E 320.42')

SOUTHEAST CORNER SECTION 17, T.13S., R.19E., 2" BRASS CAP MONUMENT FLUSH STAMPED "PG&E LS 6173". POSITION MATCHES CR 6994

**Yamabe & Horn Engineering, Inc.**  
CIVIL ENGINEERS • LAND SURVEYORS  
2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727  
TEL: (559) 244-3123 WEBSITE: YANDHENG.COM

FINAL MAP OF

# TRACT NO. 6362

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, 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 FEBRUARY 2021 BY YAMABE & HORN ENGINEERING, INC. CONSISTING OF FIVE SHEETS, SHEET 3 OF 5

### LEGEND:

SET 3/4" x 30" IRON PIPE UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6" TAGGED LS 8204

LIMITS OF SUBDIVISION

PROPOSED PARCEL LINE

PROPERTY LINE/RIGHT OF WAY LINE

SECTION LINE

EASEMENT LINE

CENTERLINE

INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS

INDICATES RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS

FRESNO COUNTY RECORDS

OFFICIAL RECORDS FRESNO COUNTY

FRESNO IRRIGATION DISTRICT EASEMENT RECORDED JANUARY 18, 2019 AS DOCUMENT NO. 2019-005648, F.C.R., AND PIPELINE SUBSTITUTION AGREEMENT RECORDED FEBRUARY 22, 2019 AS DOCUMENT NO. 2019-0017974, O.R.F.C.

EASEMENT TO FRESNO IRRIGATION DISTRICT FOR UTILITY PURPOSES RECORDED DECEMBER 20, 2013 AS DOCUMENT NO. 2013-0170946, O.R.F.C.

DEDICATED IN EASEMENT TO CITY OF FRESNO FOR RIGHT-OF-WAY PURPOSES RECORDED NOVEMBER 4, 2022 AS DOCUMENT NO. 2022-0136416, O.R.F.C.

DEDICATED IN EASEMENT TO CITY OF FRESNO FOR RIGHT-OF-WAY PURPOSES RECORDED APRIL 16, 2024 AS DOCUMENT NO. 2024-0034314, O.R.F.C.

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

★ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES

LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE

PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE

PPUE PUBLIC PEDESTRIAN UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE

PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES

OUTLOT A AND B ARE DEDICATED FOR LANDSCAPE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS

OUTLOT C IS DEDICATED FOR PEDESTRIAN AND LANDSCAPE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS

### NOTES:

1. SET 3/4" x 30" IRON PIPE DOWN 6" TAGGED LS 8204 OR BRASS TAG STAMPED LS 8204 FLUSH WITH CONCRETE SURFACE AT ALL LOT CORNERS, ANGLE POINT OR POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

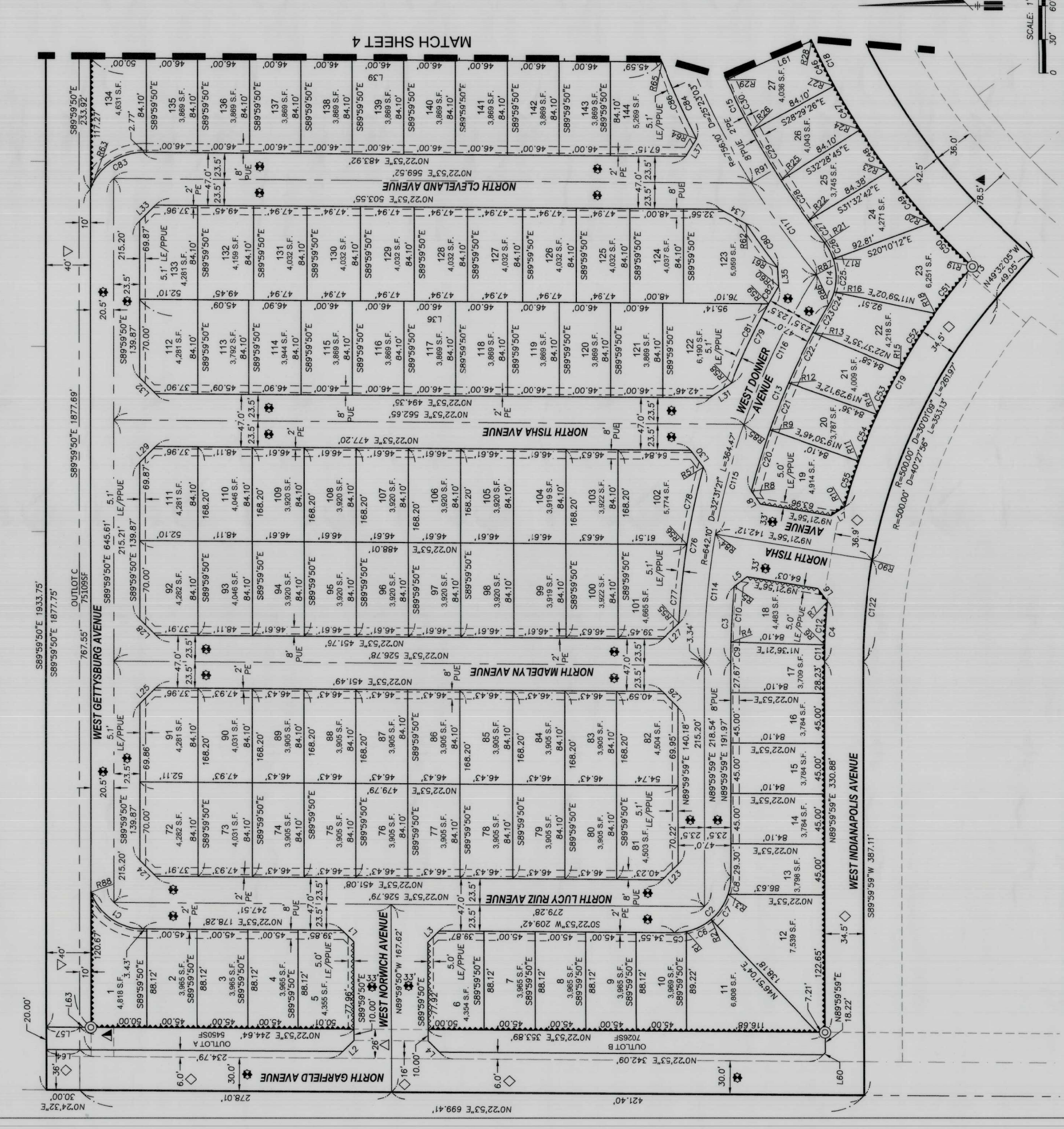
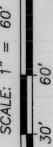
2. SEE SHEET 2 FOR FULL BOUNDARY ANALYSIS AND MONUMENT DESCRIPTIONS.

3. SEE SHEET 5 FOR FULL LINE, CURVE AND RADIAL CHARTS.

PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP CONSTITUTES THE ABANDONMENT OF THE FOLLOWING EASEMENTS LYING WITHIN THE LIMITS OF THIS SUBDIVISION:

PREVIOUSLY DEDICATED FOR RIGHT-OF-WAY PURPOSES IN FEE ON PLAT OF MUSCATEL ESTATES RECORDED ON MARCH 7, 1891, IN VOLUME 4 OF PLATS AT PAGE 67, F.C.R.

**Yamabe & Horn  
Engineering, Inc.**  
CIVIL ENGINEERS • LAND SURVEYORS  
2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727  
TEL: (559) 244-3123 WEBSITE: YANDHENG.COM



MATCH SHEET 4

# FINAL MAP OF TRACT NO. 6362

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17,  
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 FEBRUARY 2021  
BY YAMABE & HORN ENGINEERING, INC.  
CONSISTING OF FIVE SHEETS, SHEET 4 OF 5

## LEGEND:

⊙	SET 3/4" X 30" IRON PIPE UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6" TAGGED LS 8204
—	LIMITS OF SUBDIVISION
—	PROPOSED PARCEL LINE
—	PROPERTY LINE/RIGHT OF WAY LINE
—	SECTION LINE
—	EASEMENT LINE
—	CENTERLINE
—	INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
—	INDICATES RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS
F.C.R.	FRESNO COUNTY RECORDS
O.R.F.C.	OFFICIAL RECORDS FRESNO COUNTY
▽	FRESNO IRRIGATION DISTRICT EASEMENT RECORDED JANUARY 18, 2019 AS DOCUMENT NO. 2019-005648, F.C.R., AND PIPELINE SUBSTITUTION AGREEMENT RECORDED FEBRUARY 22, 2019 AS DOCUMENT NO. 2019-0017974, O.R.F.C.
▲	DEDICATED TO CITY OF FRESNO FOR RIGHT-OF-WAY PURPOSES RECORDED NOVEMBER 4, 2022 AS DOCUMENT NO. 2022-0136416, O.R.F.C.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES  
 NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES  
 LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE  
 PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE  
 PPUE PUBLIC PEDESTRIAN UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE  
 PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES  
 OUTLOT C IS DEDICATED FOR PEDESTRIAN AND LANDSCAPE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS

## NOTES:

- SET 3/4" X 30" IRON PIPE DOWN 6" TAGGED LS 8204 OR BRASS TAG STAMPED LS 8204 FLUSH WITH CONCRETE SURFACE AT ALL LOT CORNERS, ANGLE POINT OR POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
- SEE SHEET 2 FOR FULL BOUNDARY ANALYSIS AND MONUMENT DESCRIPTIONS.
- SEE SHEET 5 FOR FULL LINE, CURVE AND RADIAL CHARTS.

PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP CONSTITUTES THE ABANDONMENT OF THE FOLLOWING EASEMENTS LYING WITHIN THE LIMITS OF THIS SUBDIVISION: PREVIOUSLY DEDICATED FOR RIGHT-OF-WAY PURPOSES IN FEE ON PLAT OF MUSCATIEL ESTATES RECORDED ON MARCH 7, 1891, IN VOLUME 4 OF PLATS AT PAGE 67, F.C.R.



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