

**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.

TOWER VILLAGE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
DARIUS ASSEMI MANAGER

# TRACT NO. 6333

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF BLOCK 1 OF ALHAMBRA TRACT, RECORDED IN BOOK 5, PAGES 52 AND 53, FRESNO COUNTY RECORDS

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN FEBRUARY 2021, BY BRET A. GIANNETTA

*CONSISTING OF TWO SHEETS  
SHEET ONE OF TWO SHEETS*



**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 DARIUS ASSEMI ON FEBRUARY 1, 2021. 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. 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.

\_\_\_\_\_  
BRET GIANNETTA, LS 8177 LIC. EXP. 12-31-2022

\_\_\_\_\_  
DATE

**LEGAL DESCRIPTION:**

THE SOUTH 153 FEET OF BLOCK 1 OF ALHAMBRA TRACT, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 5 OF RECORD OF SURVEYS, AT PAGES 52 AND 53, FRESNO COUNTY RECORDS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. SAID LAND LIES WITHIN THE BOUNDARIES OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND IS SUBJECT TO THE POTENTIAL OF THE PAYMENT OF DRAINAGE FEES AND/OR THE REQUIREMENT OF CONSTRUCTION OF DRAINAGE FACILITIES AS A CONDITION OF DEVELOPMENT, RECONSTRUCTION, ADDITIONS OR ALTERATIONS ASSOCIATED WITH SAID LAND, DOCUMENT NO. 95092128, FRESNO COUNTY RECORDS.
2. PACIFIC GAS AND ELECTRIC COMPANY EASEMENT, RECORDED APRIL 10, 2019 AS DOCUMENT NO. 2019-0035635, FRESNO COUNTY RECORDS. EXACT LOCATION NOT DISCLOSED OF RECORD.
3. PACIFIC GAS AND ELECTRIC COMPANY EASEMENT, RECORDED APRIL 26, 2021 AS DOCUMENT NO. 2021-0068480, FRESNO COUNTY RECORDS. EXACT LOCATION NOT DISCLOSED OF RECORD.
4. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6333, RECORDED \_\_\_\_\_, 2021, AS DOCUMENT NO. 2021-\_\_\_\_\_, FRESNO COUNTY RECORDS.
5. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT TO DEFER THE FORMULATION OF THE CONDOMINIUM PLAN, DCC&R AND HOMEOWNERS' ASSOCIATION FOR CONDOMINIUM PURPOSES FOR THE FINAL MAP OF TRACT NO. 6333, RECORDED \_\_\_\_\_, 2021, AS DOCUMENT NO. 2021-\_\_\_\_\_, FRESNO COUNTY RECORDS.

**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  
LICENSE EXPIRES 6-30-2023

\_\_\_\_\_  
CITY ENGINEER

\_\_\_\_\_  
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 12-31-2021  
CHIEF SURVEYOR

\_\_\_\_\_  
DATE

**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, \_\_\_\_\_, 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 \_\_\_\_\_

MY COMMISSION NUMBER \_\_\_\_\_

**CITY CLERK'S CERTIFICATE:** \_\_\_\_\_

I HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION NO. 2021-\_\_\_\_\_, ADOPTED ON \_\_\_\_\_, 2021, APPROVED THE WITHIN MAP.

\_\_\_\_\_  
YVONNE SPENCE, CMC  
CITY CLERK

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

\_\_\_\_\_  
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 ACCEPTANCE OF THE FINAL MAP.

\_\_\_\_\_  
JENNIFER K. CLARK  
SECRETARY OF THE FRESNO CITY PLANNING COMMISSION

\_\_\_\_\_  
DATE

**RECORDER'S CERTIFICATE:** \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_ FEE \$ \_\_\_\_\_  
FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021  
AT \_\_\_\_\_ .M. IN VOLUME \_\_\_\_\_ OF PLATS, AT PAGES \_\_\_\_\_  
AND \_\_\_\_\_, AT THE REQUEST OF BRET A. GIANNETTA

\_\_\_\_\_  
FRESNO COUNTY RECORDS  
PAUL DICTOS, C.P.A., RECORDER

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

# TRACT NO. 6333

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF BLOCK 1 OF ALHAMBRA TRACT, RECORDED IN BOOK 5, PAGES 52 AND 53, FRESNO COUNTY RECORDS

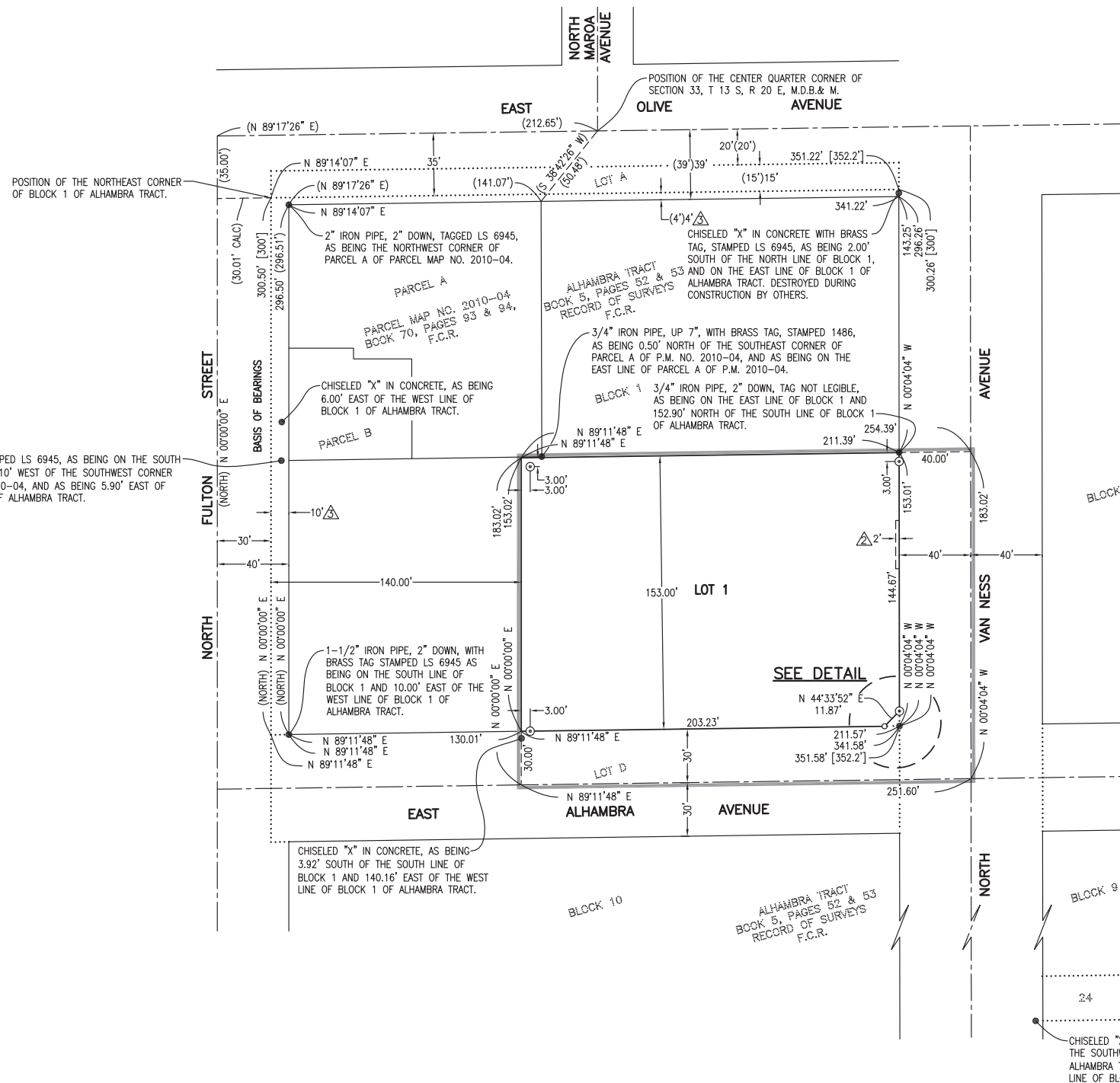
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN FEBRUARY 2021, BY BRET A. GIANNETTA

**CONSISTING OF TWO SHEETS**  
**SHEET TWO OF TWO SHEETS**

## BASIS OF BEARINGS

THE WEST LINE OF BLOCK 1 OF ALHAMBRA TRACT, RECORDED IN BOOK 5 OF RECORD OF SURVEYS, PAGES 52 AND 53, FRESNO COUNTY RECORDS, TAKEN AS BEARING NORTH 00°00'00" EAST AS PER PARCEL MAP NO. 2010-04, RECORDED IN BOOK 70, AT PAGES 93 & 94, FRESNO COUNTY RECORDS.

BRASS TAG IN CONCRETE, STAMPED LS 6945, AS BEING ON THE SOUTH LINE OF P.M. NO. 2010-04, 4.10' WEST OF THE SOUTHWEST CORNER OF PARCEL B OF P.M. NO. 2010-04, AND AS BEING 5.90' EAST OF THE WEST LINE OF BLOCK 1 OF ALHAMBRA TRACT.



## LEGEND:

- MONUMENT FOUND AND ACCEPTED AS NOTED
- SET 3/4" IRON PIPE, 30" LONG, 6" DOWN, TAGGED LS 8177, OR AS NOTED.
- ⊙ SET 3/4" IRON PIPE, 30" LONG, 4" UP IN 6" DIAMETER x 30" P.C.C. MONUMENT, DOWN 6" BELOW GROUND, TAGGED LS 8177.
- ( ) RECORD DATA AS PER PARCEL MAP NO. 2010-04, RECORDED IN BOOK 70, AT PAGES 93 & 94, FRESNO COUNTY RECORDS.
- [ ] RECORD DATA AS PER THE MAP OF ALHAMBRA TRACT, RECORDED IN BOOK 5 OF RECORD OF SURVEYS, AT PAGES 52 AND 53, FRESNO COUNTY RECORDS.
- △ PREVIOUSLY DEEDED FOR PUBLIC STREET PURPOSES AS PER THE DEED OF EASEMENT, RECORDED OCTOBER 25, 1989 AS DOCUMENT NO. 89116773, FRESNO COUNTY RECORDS.
- △ PREVIOUSLY DEEDED FOR PUBLIC PEDESTRIAN WALKWAY PURPOSES AS PER THE DEED OF EASEMENT, RECORDED OCTOBER 25, 1989 AS DOCUMENT NO. 89116774, FRESNO COUNTY RECORDS.
- △ ORDER OF CONDEMNATION FOR PUBLIC STREET PURPOSES, RECORDED IN VOLUME 1872, PAGE 33, FRESNO COUNTY RECORDS.
- CALC CALCULATED FROM RECORD DATA
- F.C.R. FRESNO COUNTY RECORDS
- ..... PREVIOUS PROPERTY LINE PER THE MAP OF ALHAMBRA TRACT, RECORDED IN BOOK 5 OF RECORD OF SURVEYS, AT PAGES 52 AND 53, FRESNO COUNTY RECORDS.
- INDICATES THE LIMITS OF THIS SUBDIVISION

