

Regular Council Meeting

December 4, 2025

FRESNO CITY COUNCIL



Supplement Packet

ITEM(S)

RECEIVED
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CITY OF FRESNO
CITY CLERK'S OFFICE

2-Q (ID 25-1587)

RESOLUTION - Approving the Final Map of Tract No. 6384, and accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements - located on the southeast corner of McKinley Avenue and McKelvey Avenue (Council District 7)

Contents of Supplement: Revised Final Tract Map

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

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.

WILSON PREMIER HOMES, INC., A CALIFORNIA CORPORATION

BY: Todd A. Wilson
TODD A. WILSON
SECRETARY

U.S. BANK NATIONAL ASSOCIATION, D/B/A HOUSING CAPITAL COMPANY

BY: Jenny D. Saubert
JENNY D. SAUBERT
SENIOR VICE-PRESIDENT

FRESNO IRRIGATION DISTRICT, AS EASEMENT HOLDER
A SEPARATE CONSENT TO FINAL MAP PURSUANT TO GOVERNMENT
CODE SECTION 65435.1 FOR TRACT MAP NO. 6384 HAS BEEN EXECUTED BY
THE FRESNO IRRIGATION DISTRICT, AS RECORDED
202 DOCUMENT NO. _____ FRESNO COUNTY
RECORDS.

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 FRESNO

ON OCTOBER 1, 2025, BEFORE ME WENDY MARIE SMITH, NOTARY
PUBLIC, PERSONALLY APPEARED TODD A. WILSON, 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 WENDY MARIE SMITH SIGNATURE Wendy Marie Smith
MY COMMISSION EXPIRES 12-22-25 COUNTY OF FRESNO
COMMISSION NUMBER 2387807

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 FRESNO

ON OCTOBER 1, 2025 BEFORE ME Adrianna Altamirano, NOTARY
PUBLIC, PERSONALLY APPEARED JENNY D. SAUBERT, 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 Adrianna Altamirano SIGNATURE Adrianna Altamirano
MY COMMISSION EXPIRES 01-19-29 COUNTY OF Fresno
COMMISSION NUMBER 2507750

FINAL MAP OF TRACT NO. 6384

PHASE 3 OF TENTATIVE TRACT NO. 6201
BEING IN MERGER AND RESUBDIVISION OF A PORTION OF LOT 2 IN
BLOCK 1 OF THE MAP OF TEMPERANCE COLONY IN THE CITY OF
FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, SURVEYED AND
PLATTED OCTOBER 2024 BY HARBOUR & ASSOCIATES
CONSISTING OF 3 SHEETS
SHEET 1 OF 3

LEGAL DESCRIPTION

THAT PORTION OF LOT 2 IN BLOCK 1 OF TEMPERANCE COLONY, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING
TO THE MAP THEREOF, RECORDED IN VOLUME 2 OF PLATS AT PAGE 7, FRESNO COUNTY RECORDS, LYING IN THE NORTHEAST QUARTER OF SECTION
34, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT BEING 25.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF SAID
NORTHEAST QUARTER, THENCE NORTH 00°13'21" WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 381.83 FEET TO A POINT ON THE EAST
BOUNDARY OF TRACT NO. 6371 RECORDED IN VOLUME 93 OF PLATS AT PAGES 8 AND 9, FRESNO COUNTY RECORDS, SAID POINT BEING THE TRUE
POINT OF BEGINNING.

THENCE NORTH 00°13'21" WEST, CONTINUING ALONG THE WEST LINE OF SAID LOT 2 AND ALONG SAID BOUNDARY, A DISTANCE OF 522.22 FEET TO A
POINT ON THE RIGHT-OF-WAY LINE OF NORTH MOCKLEY AVENUE AS SHOWN AND DEDICATED ON THE MAP OF TRACT NO. 6383 RECORDED IN
VOLUME 93 OF PLATS AT PAGES 83 THROUGH 85, FRESNO COUNTY RECORDS, THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT NO. 6383,
THE FOLLOWING FIVE (5) COURSES: (1) NORTH 89°49'39" EAST, A DISTANCE OF 46.00 FEET, THENCE (2) NORTH 00°13'21" WEST, A DISTANCE OF 188.58
FEET, (3) THENCE NORTH 44°58'40" EAST, A DISTANCE OF 10.85 FEET TO THE BEGINNING OF AN 836.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE
NORTHERLY, A RADIAL TO SAID BEGINNING BEARS SOUTH 00°32'53" WEST, THENCE (4) EASTERLY, ALONG LAST SAID CURVE, THROUGH A CENTRAL
ANGLE OF 01°37'23", AN ARC DISTANCE OF 23.58 FEET, THENCE (5) NORTH 01°04'30" WEST, A DISTANCE OF 63.32 FEET TO A POINT ON THE
NORTHERLY LINE OF THE SOUTHERLY PORTION OF ADJUSTED PARCEL A, AS DESCRIBED IN GRANT DEED RECORDED MARCH 15, 2023 AS DOCUMENT
NO. 2023-0023558, OFFICIAL RECORDS OF FRESNO COUNTY, SAID POINT BEING THE BEGINNING OF A 731.78 FOOT RADIUS NON-TANGENT CURVE
CONCAVE NORTHERLY, A RADIAL TO SAID BEGINNING BEARS SOUTH 02°18'37" WEST, THENCE ALONG THE BOUNDARY OF THE SOUTHERLY PORTION
OF SAID ADJUSTED PARCEL A, THE FOLLOWING SEVEN (7) COURSES: (1) EASTERLY, ALONG LAST SAID CURVE, THROUGH A CENTRAL ANGLE OF
11°19'30", AN ARC DISTANCE OF 144.84 FEET, THENCE (2) NORTH 80°59'07" EAST, A DISTANCE OF 434.85 FEET TO THE NORTHEAST CORNER OF SAID
ADJUSTED PARCEL A AND A POINT ON THE EAST LINE OF SAID LOT 2, THENCE (3) SOUTH 00°13'46" EAST, ALONG THE EAST LINE OF SAID LOT 2, A
DISTANCE OF 111.23 FEET TO THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN GRANT DEED RECORDED JUNE 15, 2004 AS DOCUMENT
NO. 2004-0131304, OFFICIAL RECORDS OF FRESNO COUNTY, THENCE (4) SOUTH 89°53'22" WEST, ALONG THE NORTH LINE OF SAID PROPERTY, A
DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY, THENCE (5) SOUTH 00°13'46" EAST, ALONG THE WEST LINE OF SAID
PROPERTY, A DISTANCE OF 89.07 FEET TO THE BEGINNING OF A 47.00 FOOT RADIUS TANGENT CURVE CONCAVE NORTH-WESTERLY, THENCE (6)
SOUTHWESTERLY, ALONG LAST SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°07'08", AN ARC DISTANCE OF 73.92 FEET, THENCE (7) SOUTH
89°53'22" WEST, A DISTANCE OF 438.37 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SAID LOT 2 IN BLOCK 1 OF SAID TEMPERANCE COLONY LYING SOUTH OF MILL DITCH AND NORTH OF THE
NORTHERLY LINE OF A STRIP OF LAND 30 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 2, SAID POINT BEING 136.00 FEET SOUTH, ALONG THE EAST LINE OF SAID LOT 3 AND THE
NORTHERLY PROLONGATION THEREOF, FROM THE NORTH LINE OF SAID NORTHEAST QUARTER, THENCE SOUTH 81°49'58" EAST, A DISTANCE OF
3.20 FEET TO THE BEGINNING OF A 716.78 FOOT RADIUS TANGENT CURVE CONCAVE NORTHERLY, THENCE EASTERLY, ALONG SAID CURVE,
THROUGH A CENTRAL ANGLE OF 17°15'54", AN ARC DISTANCE OF 215.99 FEET, THENCE NORTH 80°59'07" EAST, A DISTANCE OF 449.82 FEET TO A
POINT ON THE EAST LINE OF SAID LOT 2.

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, AS DISCLOSED BY INSTRUMENT ENTITLED RESOLUTION NO. 1818 - THE BOARD OF DIRECTORS OF THE
FRESNO METROPOLITAN FLOOD CONTROL DISTRICT BY THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT RECORDED
JULY 31, 1995 AS DOCUMENT NUMBER 95092128.
2. ANY SPECIAL TAX WHICH IS NOW A LIEN AND THAT MAY BE LEVIED WITHIN THE CITY OF FRESNO COMMUNITY FACILITIES DISTRICT NO. 11, A NOTICE OF
WHICH WAS RECORDED AS FOLLOWS: INSTRUMENT ENTITLED "NOTICE OF SPECIAL TAX LIEN, RECORDED SEPTEMBER 22, 2023 IN THE OFFICIAL RECORDS
UNDER RECORDER'S SERIAL NUMBER 2023-0087724.
3. AN EASEMENT GRANTED TO FRESNO CANAL AND IRRIGATION COMPANY FOR RIGHT OF WAY FOR CANAL AND EMBANKMENTS, RECORDED JUNE 16, 1873
IN BOOK 3 OF OFFICIAL RECORDS, PAGE 36. THE EXACT LOCATION IS NOT DISCLOSED OF RECORD.
4. AN AGREEMENT FOR SUBSTITUTION OF PIPELINE FOR OPEN DITCH OWNED BY THE FRESNO IRRIGATION DISTRICT, RECORDED DECEMBER 13, 1974 IN
BOOK 6317 OF OFFICIAL RECORDS, PAGE 770 UNDER RECORDER'S SERIAL NUMBER 93082.
5. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM FOR THE FINAL MAP OF TRACT NO. 6384, PHASE 3 OF
VESTING TENTATIVE TRACT NO. 6201, RECORDED _____, FRESNO COUNTY RECORDS.
6. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6384, PHASE 3 OF VESTING TENTATIVE MAP NO. 6201, RECORDED _____,
AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
7. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO.
6384, PHASE 3 OF VESTING TENTATIVE TRACT NO. 6201, RECORDED _____, DOCUMENT NO. _____, FRESNO COUNTY
RECORDS.
8. 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. 6384, PHASE 3 OF VESTING TENTATIVE TRACT NO. 6201, RECORDED _____, DOCUMENT NO. _____, FRESNO
COUNTY RECORDS.
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. 6384, PHASE 3 OF VESTING TENTATIVE TRACT NO. 6201, RECORDED _____, DOCUMENT NO. _____,
FRESNO COUNTY RECORDS.
10. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT
NO. 6384, PHASE 3 OF VESTING TENTATIVE TRACT NO. 6201, RECORDED _____, AS DOCUMENT NO. _____, FRESNO COUNTY
RECORDS.
11. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR CERTAIN LOTS WITHIN THE
FINAL MAP OF TRACT NO. 6384, PHASE 3 OF VESTING TENTATIVE TRACT NO. 6201, RECORDED _____, AS DOCUMENT NO. _____,
FRESNO COUNTY RECORDS.
12. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR TEMPORARY STORM DRAIN FACILITIES FOR THE FINAL MAP OF TRACT NO. 6384,
PHASE 3 OF VESTING TENTATIVE TRACT NO. 6201, RECORDED _____, AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
13. A PRELINE REPLACEMENT AND RELOCATION AGREEMENT EXECUTED BY FRESNO IRRIGATION DISTRICT AND WILSON PREMIER HOMES, INC., RECORDED
AUGUST 23, 2023 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2023-0078241.



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 WILSON
PREMIER HOMES, INC. ON OCTOBER 1, 2024. 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.

AARON D. SPRAY, PLS 9484

10-1-25
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.

SCOTT L. MOZIER, P.E. 54417
LICENSE EXPIRES 6-30-2027
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.

BY: JASON A. CAMIT, L.S. 8636
LICENSE EXPIRES 12-31-2025
CHIEF 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 ACCEPTANCE OF THE FINAL MAP.

JENNIFER K. CLARK
SECRETARY OF THE FRESNO CITY PLANNING COMMISSION

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.

TODD STERNER, MMC
CITY CLERK

BY: _____
DEPUTY _____
DATE _____

RECORDER'S CERTIFICATE

DOCUMENT NO. _____ FEE \$ _____

FILED THIS _____ DAY OF _____, 2025, AT _____ M. IN VOLUME _____

OF PLATS, AT PAGES _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY

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

BY: _____
DEPUTY _____

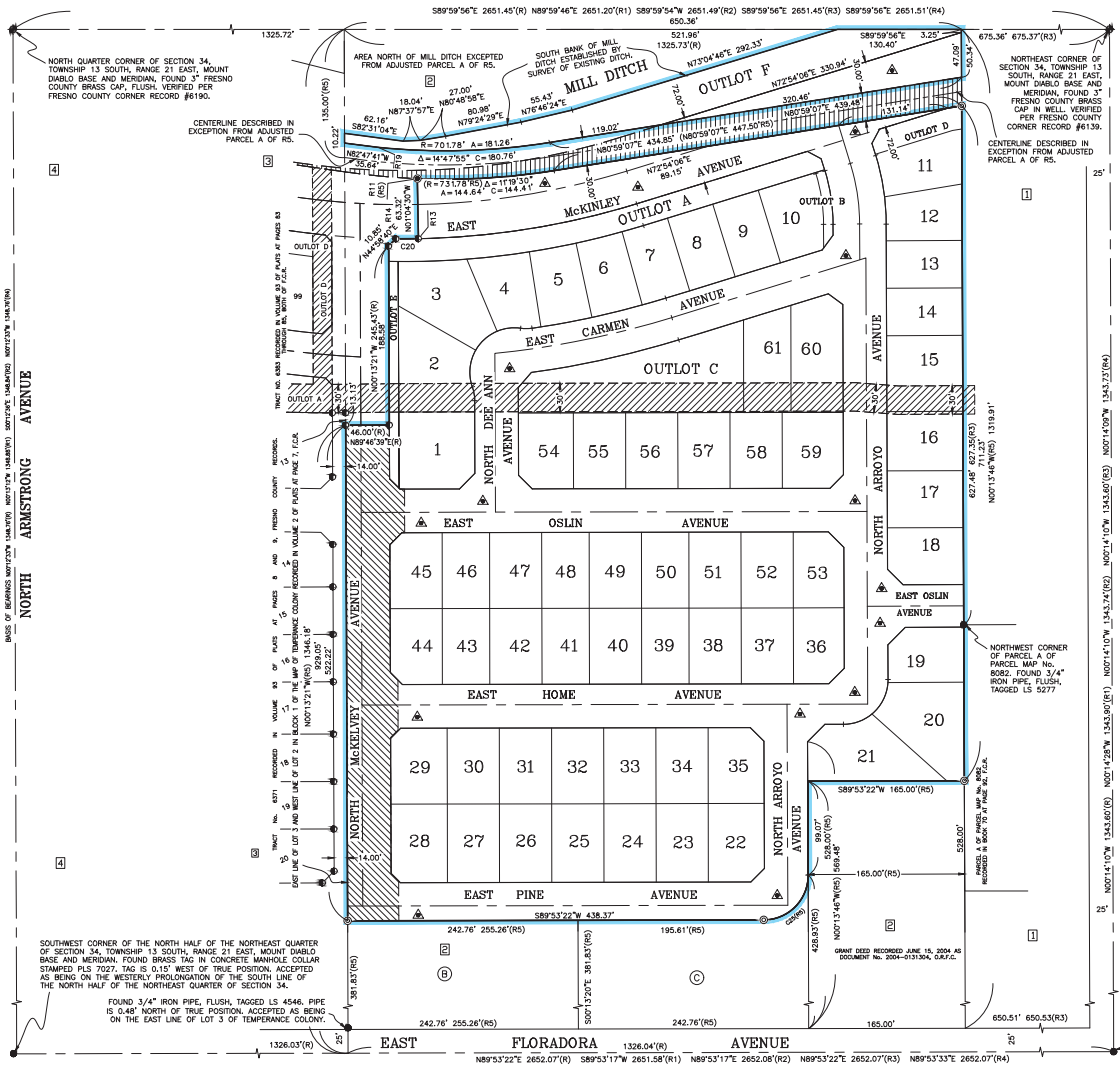


Harbour & Associates
Civil Engineers
389 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7699

W.D. #21-055

TRACT NO. 6384

PHASE 3 OF VESTING TENTATIVE TRACT NO. 6201 IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN OCTOBER 2024 BY HARBOUR AND ASSOCIATES CONSISTING OF 3 SHEETS, SHEET 2 OF 3



- LEGEND:**
- FOUND AND ACCEPTED SECTION CORNER OR QUARTER CORNER AS NOTED.
 - MONUMENT FOUND AND ACCEPTED AS NOTED.
 - FOUND AND ACCEPTED 3/4\"
 - FOUND AND ACCEPTED DURABLE MONUMENT, DOWN 6\", TAGGED PLS 9484.
 - ⊗ SET 3/4\"
 - ⚠ INDICATES EASEMENT NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC STREET AND UTILITY PURPOSES.
 - Ⓛ INDICATES LOT NUMBER IN BLOCK 1 OF THE MAP OF TEMPERANCE COLONY RECORDED IN VOLUME 2 OF PLATS AT PAGE 7, F.C.R.
 - Ⓧ INDICATES ADJUSTED PARCEL PER GRANT DEED RECORDED MARCH 15, 2023 AS DOCUMENT NO. 2023-0023558, O.R.F.C.
 - (R) RECORD DATA PER TRACT NO. 6201 RECORDED IN VOLUME 92 OF PLATS AT PAGES 70 AND 71, AND TRACT NO. 6383 RECORDED IN VOLUME 93 OF PLATS AT PAGES 83 THROUGH 85, BOTH OF F.C.R.; ALSO INDICATES MEASURED DATA.
 - (R1) RECORD DATA PER PARCEL MAP NO. 3286 RECORDED IN BOOK 25 OF PARCEL MAPS AT PAGE 3, F.C.R.
 - (R2) RECORD DATA PER PARCEL MAP NO. 7229 RECORDED IN BOOK 48 OF PARCEL MAPS AT PAGE 22, F.C.R. AND PARCEL MAP NO. 8082 RECORDED IN BOOK 70 OF PARCEL MAPS AT PAGE 92, F.C.R.
 - (R3) RECORD DATA PER PARCEL MAP NO. 7809 RECORDED IN BOOK 63 OF PARCEL MAPS AT PAGE 22, F.C.R. AND PARCEL MAP NO. 8082 RECORDED IN BOOK 70 OF PARCEL MAPS AT PAGE 92, F.C.R.
 - (R4) RECORD DATA PER TRACT NO. 6235 RECORDED IN VOLUME 90 OF PLATS AT PAGES 71 THROUGH 73, F.C.R.
 - (R5) RECORD DATA PER GRANT DEED RECORDED MARCH 15, 2023 AS DOCUMENT NO. 2023-0023558, O.R.F.C.; ALSO INDICATES MEASURED DATA UNLESS OTHERWISE SHOWN.
 - ▨ INDICATES LIMITS OF THIS SUBDIVISION.
 - ▨ INDICATES PIPELINE EASEMENT RECORDED APRIL 14, 2023 AS DOCUMENT NO. 2023-0035592, O.R.F.C.
 - ▨ INDICATES STREET EASEMENT RECORDED MARCH 21, 2023 AS DOCUMENT NO. 2023-0025005, O.R.F.C.
 - ▨ INDICATES STREET EASEMENT RECORDED NOVEMBER 12, 2024 AS DOCUMENT NO. 2024-0104897, O.R.F.C.
 - ▨ INDICATES RELINQUISHMENT OF DIRECT VEHICULAR ACCESS.
 - 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.
 - PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
 - PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
 - LS LANDSCAPE SETBACK NOW OFFERED FOR PRIVATE LANDSCAPING PURPOSES.

OUTLOT SCHEDULE:

OUTLOTS A, B AND D ARE DEDICATED, IN FEE, TO THE CITY OF FRESNO FOR PUBLIC LANDSCAPING AND PUBLIC TRAIL PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

OUTLOT C IS DEDICATED, IN FEE, TO THE CITY OF FRESNO FOR OPEN SPACE PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

OUTLOT F IS TO BE DEEDED TO THE FRESNO IRRIGATION DISTRICT, PER SEPARATE INSTRUMENT, SUBJECT TO FID ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

NOTES:

- 3/4\"
2. DISTANCES NOT MONUMENTED ARE CALCULATED.

BASIS OF BEARINGS:

THE WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B.M., WAS TAKEN TO BE N007°13'33\"

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

LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.

PUE PUBLIC 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 THE FOLLOWING PURPOSES:

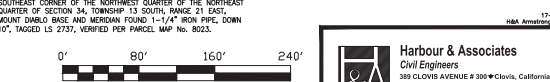
OUTLOTS A AND D ARE DEDICATED, IN FEE, TO THE CITY OF FRESNO FOR PUBLIC LANDSCAPING AND PUBLIC TRAIL PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

OUTLOT C IS DEDICATED, IN FEE, TO THE CITY OF FRESNO FOR OPEN SPACE PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

OUTLOT B AND E IS DEDICATED, IN FEE, TO THE CITY OF FRESNO FOR LANDSCAPING PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

SEVENTH CORNER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN FOUND 1-1/4\"

SCALE: 1\"



Harbour & Associates
Civil Engineers
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(559) 325-7878 • Fax (559) 325-7889 • email: info@harcog.com

TRACT NO. 6384

PHASE 3 OF VESTING TENTATIVE TRACT NO. 6201 IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN OCTOBER 2024 BY HARBOUR AND ASSOCIATES CONSISTING OF 3 SHEETS, SHEET 3 OF 3

LEGEND:

- FOUND AND ACCEPTED SECTION CORNER OR QUARTER CORNER AS NOTED.
- MONUMENT FOUND AND ACCEPTED AS NOTED.
- FOUND AND ACCEPTED 3/4" IRON PIPE, DOWN 6", TAGGED PLS 9484.
- FOUND AND ACCEPTED Durable MONUMENT, FLUSH, TAGGED PLS 9484.
- SET 3/4" x 30" IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6", TAGGED LS 9484, UNLESS OTHERWISE NOTED.
- INDICATES EASEMENT NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC STREET AND UTILITY PURPOSES.
- INDICATES LOT NUMBER IN BLOCK 1 OF THE MAP OF TEMPERANCE COLONY RECORDED IN VOLUME 2 OF PLATS AT PAGE 7, F.C.R.
- RECORD DATA PER TRACT NO. 6201 RECORDED IN VOLUME 92 OF PLATS AT PAGES 70 AND 71, AND OR TRACT NO. 6383 RECORDED IN VOLUME 93 OF PLATS AT PAGES 83 THROUGH 85, BOTH OF F.C.R., ALSO INDICATES MEASURED DATA.
- (R1) RECORD DATA PER PARCEL MAP No. 3286 RECORDED IN BOOK 25 OF PARCEL MAPS AT PAGE 3, F.C.R.
- (R2) RECORD DATA PER PARCEL MAP No. 7229 RECORDED IN BOOK 48 OF PARCEL MAPS AT PAGE 48, F.C.R.
- (R3) RECORD DATA PER PARCEL MAP No. 7909 RECORDED IN BOOK 63 OF PARCEL MAPS AT PAGE 22, F.C.R. AND PARCEL MAP No. 8082 RECORDED IN BOOK 70 OF PARCEL MAPS AT PAGE 92, F.C.R.
- (R4) RECORD DATA PER TRACT NO. 6235 RECORDED IN VOLUME 90 OF PLATS AT PAGES 71 THROUGH 73, F.C.R.
- (R5) RECORD DATA PER GRANT DEED RECORDED MARCH 15, 2023 AS DOCUMENT No. 2023-003558, O.R.F.C., ALSO INDICATES MEASURED DATA UNLESS OTHERWISE SHOWN.
- INDICATES LIMITS OF THIS SUBDIVISION.
- INDICATES PIPELINE EASEMENT RECORDED APRIL 14, 2023 AS DOCUMENT No. 2023-003592, O.R.F.C.
- INDICATES STREET EASEMENT RECORDED MARCH 21, 2023 AS DOCUMENT No. 2023-002505, O.R.F.C.
- INDICATES RELINQUISHMENT OF DIRECT VEHICULAR ACCESS.
- F.C.R. FRESNO COUNTY RECORDS.
- O.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY.
- LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- LS LANDSCAPE SETBACK NOW OFFERED FOR PRIVATE LANDSCAPING PURPOSES.

OUTLOT SCHEDULE:

OUTLOTS A, B AND D ARE DEDICATED, IN FEE, TO THE CITY OF FRESNO FOR PUBLIC LANDSCAPING AND PUBLIC TRAIL PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.
OUTLOT C IS DEDICATED, IN FEE, TO THE CITY OF FRESNO FOR OPEN SPACE PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.
OUTLOT F IS TO BE DEED TO THE FRESNO IRRIGATION DISTRICT, PER SEPARATE INSTRUMENT, SUBJECT TO FID ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

NOTES:

- 3/4" x 30" IRON PIPE, DOWN 6", TAGGED LS 9484 OR BRASS TAG, FLUSH IN CONCRETE, STAMPED LS 9484 WILL BE 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.
- OUTLOT D HAS A 10' PUE SHOWN ON THE NORTHERLY, NORTHWESTERLY AND WESTERLY SIDES CONTIGUOUS AND ADJACENT TO THE RIGHT OF WAY LINE.

BASIS OF BEARINGS:

THE WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B.A.M., WAS TAKEN TO BE NORTH 17°32'58" EAST, AS SHOWN ON PARCEL MAP No. 8082 RECORDED IN BOOK 70 OF PARCEL MAPS AT PAGE 92, F.C.R.

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

PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.

PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.

PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.

INDICATES EASEMENT NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC STREET AND UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR THE FOLLOWING PURPOSES:

OUTLOTS A AND D ARE DEDICATED, IN FEE, TO THE CITY OF FRESNO FOR PUBLIC LANDSCAPING AND PUBLIC TRAIL PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

OUTLOT C IS DEDICATED, IN FEE, TO THE CITY OF FRESNO FOR OPEN SPACE PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

OUTLOT B AND E IS DEDICATED, IN FEE, TO THE CITY OF FRESNO FOR LANDSCAPING PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

RADIAL DATA:

RADIAL NUMBER	BEARING	RADIUS
R1	S70°30'21"W	47.00'
R2	N60°08'10"W	47.00'
R3	N72°10'42"E	47.00'
R4	N67°24'26"E	47.00'
R5	N58°14'15"E	47.00'
R6	S86°24'26"E	47.00'
R7	S71°29'25"E	47.00'
R8	S50°24'26"E	86.00'
R9	S65°04'15"E	186.00'
R10	S50°48'24"E	86.00'
R11	S50°48'24"E	86.00'
R12	S71°29'25"E	86.00'
R13	S70°30'21"E	86.00'
R14	N60°08'10"E	86.00'
R15	N72°10'42"E	86.00'
R16	N67°24'26"E	86.00'
R17	N58°14'15"E	86.00'
R18	S86°24'26"E	86.00'
R19	S71°29'25"E	701.78'

CURVE DATA:

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH
C1	18°11'17"	43.00'	14.40'	14.33'
C2	47°16'28"	47.00'	40.42'	39.19'
C3	72°10'42"	47.00'	41.01'	41.01'
C4	30°41'30"	47.00'	28.18'	24.88'
C5	58°14'15"	47.00'	43.10'	43.10'
C6	73°24'26"	840.00'	9.26'	9.26'
C7	71°29'25"	840.00'	12.11'	12.11'
C8	13°15'16"	840.00'	23.73'	23.73'
C9	18°50'14"	186.00'	57.14'	56.92'
C10	18°50'14"	186.00'	57.14'	56.92'
C11	71°29'25"	86.00'	49.99'	49.99'
C12	71°29'25"	86.00'	49.99'	49.99'
C13	70°30'21"	86.00'	79.36'	79.36'
C14	47°16'28"	86.00'	79.36'	79.36'
C15	71°29'25"	250.00'	44.21'	44.21'
C16	71°29'25"	250.00'	44.21'	44.21'
C17	47°16'28"	47.00'	40.42'	39.19'
C18	30°41'30"	47.00'	28.18'	24.88'
C19	58°14'15"	47.00'	43.10'	43.10'
C20	73°24'26"	158.88'	158.88'	158.81'

SCALE: 1" = 60'
0' 60' 120' 180'



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SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, FOUND 1 1/4" IRON PIPE, DOWN 10", TAGGED LS 2732, VERIFIED PER PARCEL MAP No. 8023.