TRACT NO. 6110

A PLANNED UNIT DEVELOPMENT

BEING A MERGER AND RE-SUBDIVISION OF LOTS 8 & 9 OF TRACT NO. 5717, RECORDED IN VOLUME 80 OF PLATS, AT PAGES 56 & 57, AND OUTLOT D OF TRACT NO. 6033, RECORDED IN VOLUME 84 OF PLATS, AT PAGES 76 & 77, FRESNO COUNTY RECORDS.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JULY 2016, BY BRET A. GIANNETTA

CONSISTING OF TWO SHEETS
SHEET ONE OF TWO 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 PARCELS AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

FOWLER DEVELOPMENT COMPANY, INC, A CALIFORNIA CORPORATION

BY: _____
DARIUS ASSEMI SENIOR VICE-PRESIDENT

LOCANS INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS BENEFICIARY

BY: _____
DARIUS ASSEMI MEMBER

FRESNO IRRIGATION DISTRICT CERTIFICATION:

A SEPARATE CONSENT TO FINAL MAP PURSUANT TO GOVERNMENT CODE SECTION 66436.1 FOR THE MAP OF TRACT NO. 6110, AS RECORDED _____, 2017 AS DOCUMENT NO. 2017-_____, FRESNO COUNTY RECORDS. ALSO SUBJECT TO THE EASEMENTS AS SHOWN ON PAGE 2 OF THIS MAP.

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 _____

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 _____

LEGAL DESCRIPTION:

PARCEL 1

LOTS 8 AND 9 OF TRACT NO. 5717, RECORDED IN VOLUME 80 OF PLATS, AT PAGES 56 AND 57, FRESNO COUNTY RECORDS.

PARCEL 2

OUTLOT D OF TRACT NO. 6033, RECORDED IN VOLUME 84 OF PLATS, AT PAGES 76 AND 77, 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. EASEMENT FOR ROAD AND DITCH PURPOSES DISCLOSED IN DEED RECORDED MARCH 24, 1899 IN BOOK 224 OF DEEDS, AT PAGE 418, FRESNO COUNTY RECORDS. (EXACT LOCATION NOT DISCLOSED OF RECORD)
3. FRESNO IRRIGATION DISTRICT AGREEMENT, RECORDED MARCH 28, 2008 AS DOCUMENT NO. 2008-0048136, F.C.R.
4. SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT NO. 9, RECORDED DECEMBER 30, 2008 AS DOCUMENT NO. 2008-0178783, F.C.R.
5. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 5717, RECORDED APRIL 21, 2008 AS DOCUMENT NO. 2008-0057531, FRESNO COUNTY RECORDS.
6. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING FOR SANITARY SEWER CAPACITY IN THE FOWLER AVENUE TRUNK SEWER AND DEFERRING PAYMENT OF INTERIM FEE SURVEY TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN FOR FINAL MAP OF TRACT NO. 5717, RECORDED APRIL 21, 2008 AS DOCUMENT NO. 2008-0057532, FRESNO COUNTY RECORDS.
7. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER CONNECTION CHARGES, WATER CONNECTION CHARGES, URBAN GROWTH MANAGEMENT FEES AND DEVELOPMENT FEES TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN FOR FINAL MAP OF TRACT NO. 5717, RECORDED APRIL 21, 2008 AS DOCUMENT NO. 2008-0057533, FRESNO COUNTY RECORDS.
8. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT REQUIRING SPECIAL PERMIT BEFORE ISSUANCE OF BUILDING PERMITS FOR FINAL MAP OF TRACT NO. 5717, RECORDED APRIL 21, 2008 AS DOCUMENT NO. 2008-0057534, FRESNO COUNTY RECORDS.
9. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 5717, RECORDED APRIL 21, 2008 AS DOCUMENT NO. 2008-0057535, FRESNO COUNTY RECORDS.
10. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6033, RECORDED MARCH 11, 2015 AS DOCUMENT NO. 2015-0028543, FRESNO COUNTY RECORDS.
11. PROPERTY LIES WITHING THE BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 11 AS SHOWN ON THE ANNEXATION MAP, RECORDED MARCH 18, 2016 IN BOOK 44 OF ASSESSMENT DISTRICT MAPS, AT PAGE 55, F.C.R.
12. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6110, RECORDED _____, 2017, AS DOCUMENT NO. 2017-_____, FRESNO COUNTY RECORDS.
13. 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. 6110, RECORDED _____, 2017, AS DOCUMENT NO. 2017-_____, FRESNO COUNTY RECORDS.
14. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR EMERGENCY VEHICLE ACCESS FACILITIES FOR THE FINAL MAP OF TRACT NO. 6110, RECORDED _____, 2017, AS DOCUMENT NO. 2017-_____, FRESNO COUNTY RECORDS.
15. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6110, RECORDED _____, 2017, AS DOCUMENT NO. 2017-_____, FRESNO COUNTY RECORDS.
16. 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. 6110, RECORDED _____, 2017, AS DOCUMENT NO. 2017-_____, FRESNO COUNTY RECORDS.
16. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, TRACT NO. 6110, RECORDED_____, 2017, AS DOCUMENT NO. 2017-_____, FRESNO COUNTY RECORDS.

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 JULY 1, 2016. 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. 12-31-2018 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 DATE
LICENSE EXPIRES 6-30-2017

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, LS 8636 DATE
LICENSE EXPIRES 12-31-2017
CHIEF SURVEYOR

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 DATE
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 _____, 2017, 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, CMC
CITY CLERK

BY: _____ _____
DEPUTY DATE

RECORDER'S CERTIFICATE:

DOCUMENT NO. _____ FEE $ _____
FILED THIS ___DAY OF _____, 2017
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. 6110

A PLANNED UNIT DEVELOPMENT

BEING A MERGER AND RE-SUBDIVISION OF LOTS 8 & 9 OF TRACT NO. 5717, RECORDED IN VOLUME 80 OF PLATS, AT PAGES 56 & 57, AND OUTLOT D OF TRACT NO. 6033, RECORDED IN VOLUME 84 OF PLATS, AT PAGES 76 & 77, FRESNO COUNTY RECORDS

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JULY 2016, BY BRET A. GIANNETTA

CONSISTING OF TWO SHEETS
SHEET TWO OF TWO SHEETS

SCALE: 1" = 60'

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27 TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN AS BEARING NORTH 89°38'18" EAST AS PER TRACT NO. 5717, RECORDED IN VOLUME 80 OF PLATS, AT PAGES 56 & 57, FRESNO COUNTY RECORDS.

NOTE:

1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED LS 8177 AT ALL LOT CORNERS AND ANGLE POINTS.
2. OUTLOT A FOR PRIVATE STREETS AND IS A PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
3. OUTLOT B FOR OPEN SPACE.
4. OUTLOT C AND OUTLOT D FOR LANDSCAPING AND OPEN SPACE.
5. THAT PORTION OF THE PEDESTRIAN EASEMENT DEDICATED BY TRACT NO. 5717, RECORDED IN VOLUME 80 OF PLATS, AT PAGES 56 AND 57, FRESNO COUNTY RECORDS, WHICH IS NOT SHOWN ON THE MAP IS ABANDONED PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT.

CURVE	DELTA	RADIUS	LENGTH
C1	02°59'10"	200.00'	10.42'
C2	02°59'10"	200.00'	10.42'
C3	02°59'10"	176.90'	9.22'
C4	02°59'10"	223.10'	11.63'
C5	02°59'10"	223.60'	11.65'
C6	34°20'53"	11.40'	6.83'
C7	34°21'45"	11.40'	6.84'
C8	34°50'50"	11.40'	6.93'
C9	90°00'04"	6.90'	10.84'
C10	92°59'03"	10.90'	17.69'
C11	37°17'06"	11.40'	7.40'
C12	90°02'50"	11.40'	17.92'
C13	32°48'47"	11.40'	6.53'
C14	33°14'27"	11.40'	6.61'
C15	33°39'38"	11.40'	6.70'
C16	33°41'02"	11.40'	6.70'
C17	33°56'03"	11.40'	6.75'
C18	33°24'41"	11.40'	6.65'
C19	32°59'34"	11.40'	6.56'
C20	32°33'58"	11.40'	6.48'
C21	90°00'04"	15.60'	24.50'
C22	55°09'23"	11.40'	8.99'
C23	34°40'12"	11.40'	6.90'
C24	34°02'30"	11.40'	6.77'

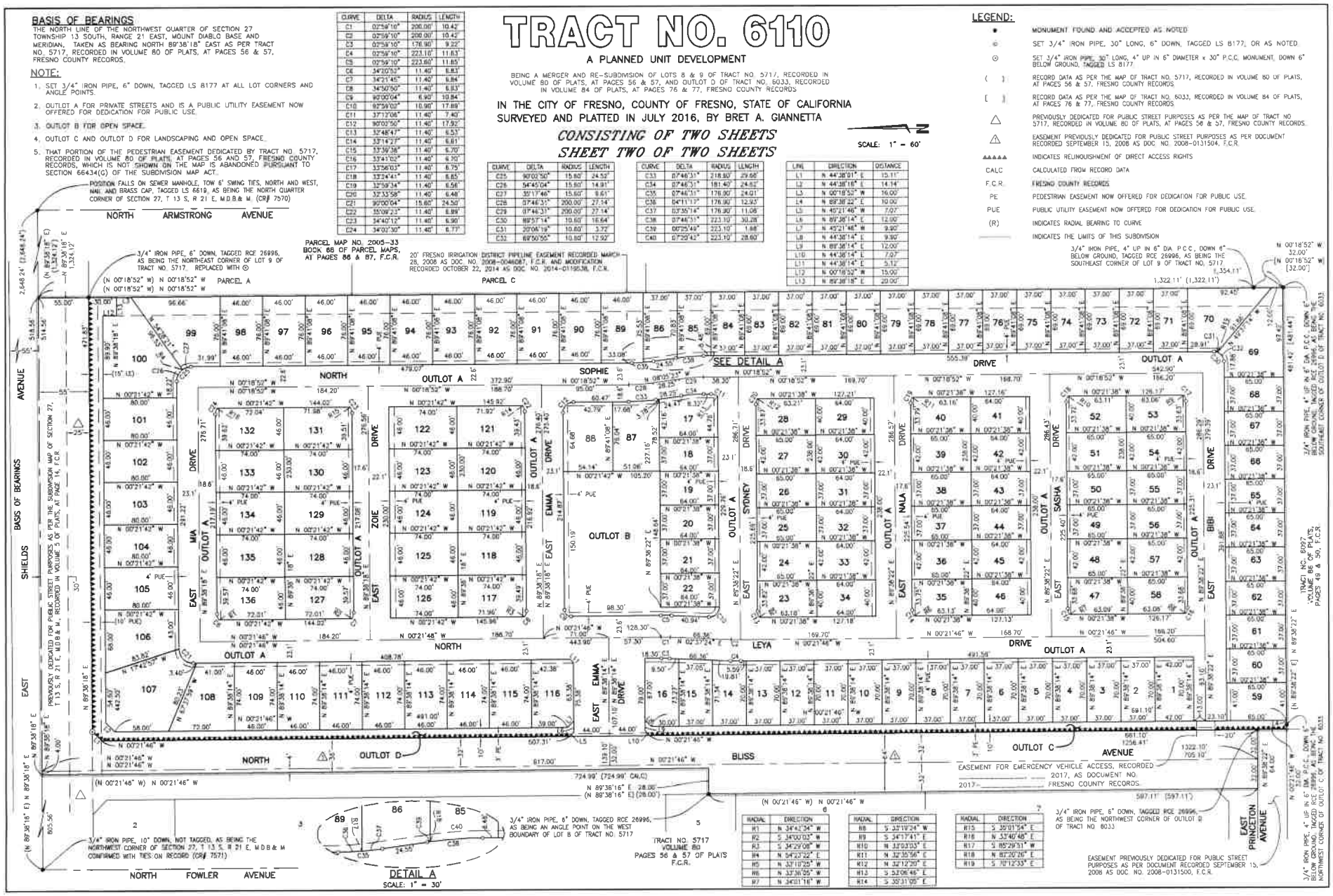
CURVE	DELTA	RADIUS	LENGTH
C25	90°02'50"	15.60'	24.52'
C26	54°45'04"	15.60'	14.91'
C27	35°17'46"	15.60'	9.61'
C28	87°46'31"	200.00'	27.14'
C29	87°46'31"	200.00'	27.14'
C30	89°57'14"	10.60'	16.64'
C31	20°06'19"	10.60'	3.72'
C32	69°50'55"	10.60'	12.92'

CURVE	DELTA	RADIUS	LENGTH
C33	87°46'31"	218.60'	29.66'
C34	87°46'31"	181.40'	24.62'
C35	87°46'31"	176.90'	24.01'
C36	84°11'17"	176.90'	12.93'
C37	03°35'14"	176.90'	11.08'
C38	87°46'31"	223.10'	30.28'
C39	00°25'49"	223.10'	1.68'
C40	07°29'42"	223.10'	28.60'

LINE	DIRECTION	DISTANCE
L1	N 44°38'01" E	15.11'
L2	N 44°38'18" E	14.14'
L3	N 00°18'52" W	16.00'
L4	N 89°38'22" E	10.00'
L5	N 40°21'46" W	7.07'
L6	N 89°38'14" E	12.00'
L7	N 49°21'46" W	9.90'
L8	N 44°38'14" E	9.90'
L9	N 89°38'14" E	12.00'
L10	N 44°38'14" E	7.07'
L11	N 44°38'14" E	5.12'
L12	N 00°18'52" W	15.00'
L13	N 89°38'18" E	20.00'

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 THE MAP OF TRACT NO. 5717, RECORDED IN VOLUME 80 OF PLATS, AT PAGES 56 & 57, FRESNO COUNTY RECORDS
- [ ] RECORD DATA AS PER THE MAP OF TRACT NO. 6033, RECORDED IN VOLUME 84 OF PLATS, AT PAGES 76 & 77, FRESNO COUNTY RECORDS
- △ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER THE MAP OF TRACT NO 5717, RECORDED IN VOLUME 80 OF PLATS, AT PAGES 56 & 57, FRESNO COUNTY RECORDS
- △ EASEMENT PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER DOCUMENT RECORDED SEPTEMBER 15, 2008 AS DOC. NO. 2008-0131504, F.C.R.
- ▲▲▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- CALC CALCULATED FROM RECORD DATA
- F.C.R. FRESNO COUNTY RECORDS
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- (R) INDICATES RADIAL BEARING TO CURVE
- INDICATES THE LIMITS OF THIS SUBDIVISION



RADIAL	DIRECTION
R1	N 34°42'34" W
R2	S 34°00'03" W
R3	S 34°29'08" W
R4	N 04°23'22" E
R5	N 37°10'25" W
R6	N 33°36'05" W
R7	N 34°01'16" W

RADIAL	DIRECTION
R8	S 32°19'24" W
R9	S 34°17'41" E
R10	N 33°03'03" E
R11	N 32°35'56" E
R12	N 32°12'20" E
R13	S 52°06'46" E
R14	S 35°31'05" E

RADIAL	DIRECTION
R15	S 35°01'54" E
R16	N 33°40'48" E
R17	S 85°29'51" W
R18	N 82°20'26" E
R19	S 70°12'33" E