

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, TO APPROVE THE FINAL MAP OF TRACT NO. 6222, ACCEPTING DEDICATED PUBLIC USES OFFERED THEREIN EXCEPT FOR DEDICATIONS OFFERED SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS

WHEREAS, KB Home Sacramento, Inc., a California Corporation, has offered for approval a Final Map designated as Tract No. 6222, Phase 2 ("map"), pursuant to approved Vesting Tentative Map No. 5464 ("tentative map"); and,

WHEREAS, all the certificates which appear on the map (except the approval certificate of the Council of the City of Fresno and the recording certificate of the Recorder of the County of Fresno) have been signed and acknowledged and said map has been filed for approval; and,

WHEREAS, the subdivision lies within the boundaries of the City of Fresno; and,

WHEREAS, the map conforms to all of the requirements of the Subdivision Map Act of the State of California, and City ordinances, resolutions and standards, except that Section 66492 and 66493 of the Subdivision Map Act may not be fully complied with at the time of passage of this resolution and owner having previously filed with the Clerk of the Board of Supervisors of Fresno County a Tax Compliance Certificate Request along with copies of the map considered herewith by the Council; and,

WHEREAS, the Council finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with all applicable general and specific plans of the City; and,

1 of 3

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval: 

Resolution No.

WHEREAS, the Subdivider and the Owners, whose signatures appear on the map, and others have offered for dedication certain streets, public utility easements, access rights and other public properties and uses as shown and delineated upon said map; and,

WHEREAS, the Planning Commission of the City of Fresno, by formal resolution, approved said tentative map.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. The Council finds that the map is in substantial compliance with said tentative map, any deviations therefrom being deemed to be approved by the Council.
2. That the map is hereby approved and any and all of the streets, public utility easements, public utility facilities, access rights and all parcels of land and easements offered for dedication on the map are hereby accepted, unless it is stated on the Final Map that said dedications are subject to City acceptance of Developer installed improvements, subject to complete compliance with Sections 66492 and 66493 of the Subdivision Map Act prior to release of the map for recordation.

\* \* \* \* \*

STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

YVONNE SPENCE, MMC  
City Clerk

BY: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
CITY ATTORNEY'S OFFICE

BY: \_\_\_\_\_  
Mary Raterman-Doidge      Date  
Senior Deputy City Attorney

# FINAL MAP OF TRACT NO. 6222

A PLANNED DEVELOPMENT  
PHASE II OF VESTING TENTATIVE MAP NO. 5464

BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT  
DABLO BASE AND MERRIMAN  
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN APRIL 2018, BY MAURO R. WEYANT  
*CONSISTING OF TWO SHEETS*  
*SHEET ONE OF TWO SHEETS*

**ENGINEER'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 OF  
THE CITY OF FRESNO. THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION AND IS TRUE AND COMPLETE  
AS SHOWN. THE CHARACTER AND OCCUPY THE PORTIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE  
POSITIONS ON OR BEFORE ONE YEAR OF THE DATE THIS MAP IS RECORDED, OR AT ANY TIME EXTENSION  
THEREOF. THE CHARACTER AND OCCUPY THE PORTIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE  
POSITIONS ON OR BEFORE ONE YEAR OF THE DATE THIS MAP IS RECORDED, OR AT ANY TIME EXTENSION  
THEREOF. AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY  
APPROVED TENTATIVE MAP.

MAURO R. WEYANT PLS 7773 LC. EXP. 12-31-19 \_\_\_\_\_ DATE \_\_\_\_\_

**CITY ENGINEER'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY  
IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE  
THEREOF, THAT ALL PORTIONS 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 6-30-2019

**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, PLS 8836 \_\_\_\_\_ DATE \_\_\_\_\_  
12-31-2019  
CHIEF SURVEYOR

**PLANNING COMMISSION CERTIFICATE:**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN CONFORMS TO THE  
REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF  
APPROVAL OF THE TENTATIVE MAP, AND THAT THE SUBDIVISION MAP IS IN CONFORMANCE WITH THE  
REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF  
APPROVAL OF THE TENTATIVE MAP AS A CONDITION TO THE ACCEPTANCE OF THE FINAL MAP.

SEANFER 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. \_\_\_\_\_ ON BEHALF OF THE  
PUBLIC, ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY  
WITH THE MAPS OF THE OFFICE OF DEDICATION, AND APPROVED THE ASSIGNMENT OF THE PUBLIC  
UTILITY RIGHTS TO THE PUBLIC UTILITIES NOT SHOWN ON THE MAP AND NOTED AS ABANDONED BY THE  
PLANNING COMMISSION.

YVONNE ESPINOSA, IMAC  
CITY CLERK

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

**RECORDER'S CERTIFICATE:**

DOCUMENT NO. \_\_\_\_\_ OF \_\_\_\_\_ 2018  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
AT \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ OF PLATS, AT PAGES \_\_\_\_\_  
AND \_\_\_\_\_ AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY

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

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

**RECORD TITLE INTEREST STATEMENT**

THE UNDERSIGNED, BEING ALL PARTIES, HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN  
THE MAP, HAVE HEREBY AGREED TO THE DEDICATION OF THE PARCELS AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED  
FOR DEDICATION FOR PUBLIC USE OF THE PARCELS AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED  
FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

KB HOME SACRAMENTO, INC., A CALIFORNIA CORPORATION

BY: \_\_\_\_\_  
LEO PANTOLA VICE PRESIDENT, LAND DEVELOPMENT AND FORWARD PLANNING

**LEGAL DESCRIPTION:**

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 14 SOUTH,  
RANGE 21 EAST, MOUNT DABLO BASE AND MERRIMAN, IN THE CITY OF FRESNO, COUNTY OF  
FRESNO, STATE OF CALIFORNIA, BEING PART OF THE SURVEY OF SAID  
LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.  
EXCEPTING THEREFROM THAT PORTION OF LAND LYING WITHIN TRACT NO. 5464 LOTS 1  
THROUGH 3A, RECORDED IN VOLUME \_\_\_\_\_, PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_ 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 RECORDED OF A  
MAP IDENTIFYING AREAS SUBJECT TO PAYMENT OF DRAINAGE FEES AND/OR REQUIREMENTS TO  
CONTRIBUTOR TO THE DISTRICT'S FLOOD CONTROL PROGRAM, RECORDED JULY 31, 1998 AS DOCUMENT NO.  
95092128, OFFICIAL RECORDS, FRESNO COUNTY.
2. A COVENANT AND AGREEMENT ENTITLED "STATEMENT OF COVENANTS AFFECTING LAND  
DOCUMENT NO. 85015129 OF OFFICIAL RECORDS FRESNO COUNTY.
3. SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6222, PHASE II OF VESTING  
TENTATIVE MAP NO. 5464, RECORDED \_\_\_\_\_, FRESNO COUNTY RECORDS.
4. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN  
PUBLIC IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6222, PHASE II OF VESTING  
TENTATIVE MAP NO. 5464, RECORDED \_\_\_\_\_, FRESNO COUNTY RECORDS.
5. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING SPECIAL SOLID WASTE  
DISPOSAL SERVICES FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6222, PHASE II  
OF VESTING TENTATIVE MAP NO. 5464, RECORDED \_\_\_\_\_, FRESNO COUNTY RECORDS.
6. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER  
CONNECTION CHARGES, WATER CONNECTION CHARGES, URBAN GROWTH MANAGEMENT FEES, CITY  
OCCUPANCY AND CREATION OF LSA FOR THE FINAL MAP OF TRACT NO. 6222, PHASE II OF  
VESTING TENTATIVE MAP NO. 5464, RECORDED \_\_\_\_\_, FRESNO COUNTY RECORDS.
7. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR ACKNOWLEDGING  
RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6222, PHASE II OF VESTING  
TENTATIVE MAP NO. 5464, RECORDED \_\_\_\_\_, FRESNO COUNTY RECORDS.
8. THE ESTATES OF PRECISE PLAN LINES TEMPERANCE AVENUE, RECORDED JULY 30, 1984 IN  
VOLUME 1 OF RECORD OF PRECISE PLANS AT PAGES 53-59 OFFICIAL RECORDS FRESNO  
COUNTY.
9. AGREEMENT RECORDED FEBRUARY 17, 2005 AS INSTRUMENT NO. 2005-0038194.
10. THE TERMS PROVISIONS AND EASEMENT (S) CONTAINED IN THE DOCUMENT ENTITLED  
"FORM OF EASEMENT" RECORDED JUNE 11, 2015 AS INSTRUMENT NO. 2015-0073538 OF  
OFFICIAL RECORDS.
11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STATEMENT OF  
COVENANTS AFFECTING LAND DEVELOPMENT AND ANNEXTION TO THE CITY OF FRESNO"  
RECORDED FEBRUARY 05, 1985 AS INSTRUMENT NO. 8501412 OF OFFICIAL RECORDS.

**NOTARY ACKNOWLEDGMENT:**

I, A NOTARY PUBLIC, IN COMPLETING THIS CERTIFICATE, VERIFIES ONLY THE  
IDENTITY OF THE SIGNER(S) OF THIS INSTRUMENT, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT  
STATE OF CALIFORNIA \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ 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 SOUGHTED TO SIGN THE INSTRUMENT IN PERSON, AND THAT BY  
HE/SHE/THEY SOUGHTED TO SIGN THE INSTRUMENT IN PERSON, AND THAT BY  
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: \_\_\_\_\_

**LANDESDIG CONSULTING**

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559-420-0639

