

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 TO THE PARCELS AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED HEREIN.

KB HOME SOUTH BAY, INC., A CALIFORNIA CORPORATION

BY: [Signature] ZACH GOMES, VICE PRESIDENT, OPERATIONS--FRESNO
DATE: 9/30/24

NOTARY ACKNOWLEDGEMENT

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 9/30/24 BEFORE ME, Frances M. Cornejo, NOTARY PUBLIC, PERSONALLY APPEARED ZACH GOMES, WHO PROVIDED TO ME, ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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: [Signature] NAME: Frances M. Cornejo
COUNTY OF Fresno FRESNO COUNTY
COMMISSION NUMBER 2419457 California Notary Public
Comm Exp Oct. 4, 2028

LIST OF COVENANTS THAT WILL RECORD CONCURRENTLY WITH THIS MAP

1. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6379, OF VESTING TENTATIVE MAP NO. 6379, RECORDED AS DOCUMENT NO. _____ FRESNO COUNTY RECORDS.
2. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6379, OF VESTING TENTATIVE MAP NO. 6379, RECORDED AS DOCUMENT NO. _____ FRESNO COUNTY RECORDS.
3. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6379, OF VESTING TENTATIVE MAP NO. 6379, RECORDED AS DOCUMENT NO. _____ FRESNO COUNTY RECORDS.
4. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6379, OF VESTING TENTATIVE MAP NO. 6379, RECORDED AS DOCUMENT NO. _____ FRESNO COUNTY RECORDS.
5. 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. 6379, OF VESTING TENTATIVE MAP NO. 6379, RECORDED AS DOCUMENT NO. _____ FRESNO COUNTY RECORDS.
6. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6379, OF VESTING TENTATIVE MAP NO. 6379, RECORDED AS DOCUMENT NO. _____ FRESNO COUNTY RECORDS.

SUBDIVISION MAP OF TRACT NO. 6379
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
SURVEYED ON MAY 31, 2022,
BY GATEWAY ENGINEERING, INC.
CONSISTING OF 5 SHEETS
SHEET 1 OF 5

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL ONE:
LOTS 1 AND 2 OF NEWHALL TRACT, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 2 PAGE 42 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.
EXCEPT FROM SAID LOT 1, THE SOUTHERLY 75 FEET OF THE NORTHERLY 130 FEET OF THE EASTERLY 115 FEET THEREOF.
EXCEPTING FROM SAID LOT 2 THE INTEREST IN THE 170.56X40.10X28.03X184.20 PORTION OF SAID LAND AS CONDEMNED FOR PURPOSES ENUMERATED IN THE COMPLAINT FILED THEREWITH BY THAT CERTAIN FINAL JUDGEMENT OF CONDEMNATION ENTERED IN THE SUPERIOR COURT OF THE COUNTY OF FRESNO CASE NO. 515313-5, A CERTIFIED COPY OF WHICH WAS RECORDED JULY 31, 1997 AS INSTRUMENT NO. 97-097177.
PARCEL TWO:
THOSE CERTAIN EASEMENTS DESCRIBED AS STORM DRAIN EASEMENT AREA AND SLOPE EASEMENT AREA AS DESCRIBED IN THAT EASEMENT AGREEMENT DATED SEPTEMBER 15, 2023, RECORDED ON SEPTEMBER 15, 2023 AS INSTRUMENT NO. 2023-0085551, BEING OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:
LOTS 15 AND 16 OF NEWHALL TRACT, ACCORDING TO THE MAP THEREOF, RECORDED IN BOOK 2, PAGE 42 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL THREE:
THE SOUTHERLY 75 FEET OF THE NORTHERLY 130 FEET OF THE EASTERLY 115 FEET OF LOT 1 OF THE NEWHALL TRACT, SITUATED IN SECTION 18, TOWNSHIP 14 SOUTH, RANGE 21 EAST, M.D.B. & M., ACCORDING TO THE MAP OR PLAT OF SAID TRACT RECORDED IN VOLUME 2 OF THE RECORD OF SURVEYS, AT PAGE 42, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF FRESNO.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. THE LAND LIES WITHIN THE BOUNDARIES OF PROPOSED COMMUNITY FACILITIES DISTRICT NO. 1, AS DISCLOSED BY A MAP FILED JULY 02, 2019 IN BOOK 45, PAGES 74-78 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AND RECORDED JULY 02, 2019 AS INSTRUMENT NO. 2019-0072689 OF OFFICIAL RECORDS.
2. THE LAND LIES WITHIN THE BOUNDARIES OF PROPOSED COMMUNITY FACILITIES DISTRICT NO. 11, AS DISCLOSED BY A MAP FILED JULY 19, 2024 IN BOOK 47, PAGE 8 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AND RECORDED JULY 19, 2024 AS INSTRUMENT NO. 2024-0064399 OF OFFICIAL RECORDS.
3. THE EFFECT OF AN INSTRUMENT ENTITLED "BEFORE THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT RESOLUTION PROVIDING FOR THE RECORDATION 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.
4. AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF A PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED JULY 31, 1997 AS INSTRUMENT NO. 97097177 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF FRESNO, A MUNICIPAL CORPORATION
AS DESCRIBED THEREIN
5. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARY OF THE SOUTHEAST FRESNO REVITALIZATION REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED DECEMBER 12, 2007 AS INSTRUMENT NO. 2007-0219952 OF OFFICIAL RECORDS.
6. AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED OCTOBER 13, 2020 AS INSTRUMENT NO. 2020-0143034 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF FRESNO, A MUNICIPAL CORPORATION
AS DESCRIBED THEREIN
7. AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED MARCH 19, 2021 AS INSTRUMENT NO. 2021-0046282 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF FRESNO, A MUNICIPAL CORPORATION
AS DESCRIBED THEREIN
8. AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED JULY 12, 2024 AS INSTRUMENT NO. 2024-0061343 OF OFFICIAL RECORDS.
IN FAVOR OF: FRESNO IRRIGATION DISTRICT, A CALIFORNIA IRRIGATION DISTRICT
AS DESCRIBED THEREIN
9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF IMPROVEMENT COSTS DUE PRIOR TO DEVELOPMENT OF PROPERTY" RECORDED OCTOBER 7, 2021 AS INSTRUMENT NO. 2021-0166036 OF OFFICIAL RECORDS.
10. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED EASEMENT AGREEMENT RECORDED SEPTEMBER 15, 2023 AS INSTRUMENT NO. 2023-0085551 OF OFFICIAL RECORDS.
11. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY, OR HIGHWAY.
12. WATER RIGHTS, CLAIMS, OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

FRESNO IRRIGATION DISTRICT, AS EASEMENT HOLDER

A SEPARATE CONSENT TO FINAL MAP PURSUANT TO GOVERNMENT CODE SECTION 66435.1 FOR TRACT MAP 6379 HAS BEEN EXECUTED BY THE FRESNO IRRIGATION DISTRICT, AS RECORDED 2024, DOCUMENT NO. 2024-_____ FRESNO COUNTY RECORDS.

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 KB HOME SOUTH BAY ON MAY 31, 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN A YEAR OF RECORDATION OF THIS MAP, AND THAT 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.



BY: [Signature]
CASEY LOWRY, LS 8154
DATE: 9/26/2024

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 12/31/2025
CITY ENGINEER
DATED: _____

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, L.S. 8636,
LICENSE EXPIRES 12/31/2025
CHIEF SURVEYOR
DATED: _____

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION NO. _____, HAS 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 STERMER, OMC, MMC
CITY CLERK
BY: _____ DEPUTY
DATED: _____

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND 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
DATED: _____

RECORDER'S STATEMENT

DOCUMENT NO. _____
FILED THIS _____ DAY OF _____ 2024,
AT _____ M IN VOLUME _____ OF PLATS, AT PAGE(S) _____
FRESNO COUNTY RECORDS, AT THE REQUEST OF KB HOME SOUTH BAY, INC.
PAUL DICTOS, C.P.A., FRESNO COUNTY RECORDER
BY: _____ DEPUTY COUNTY RECORDER

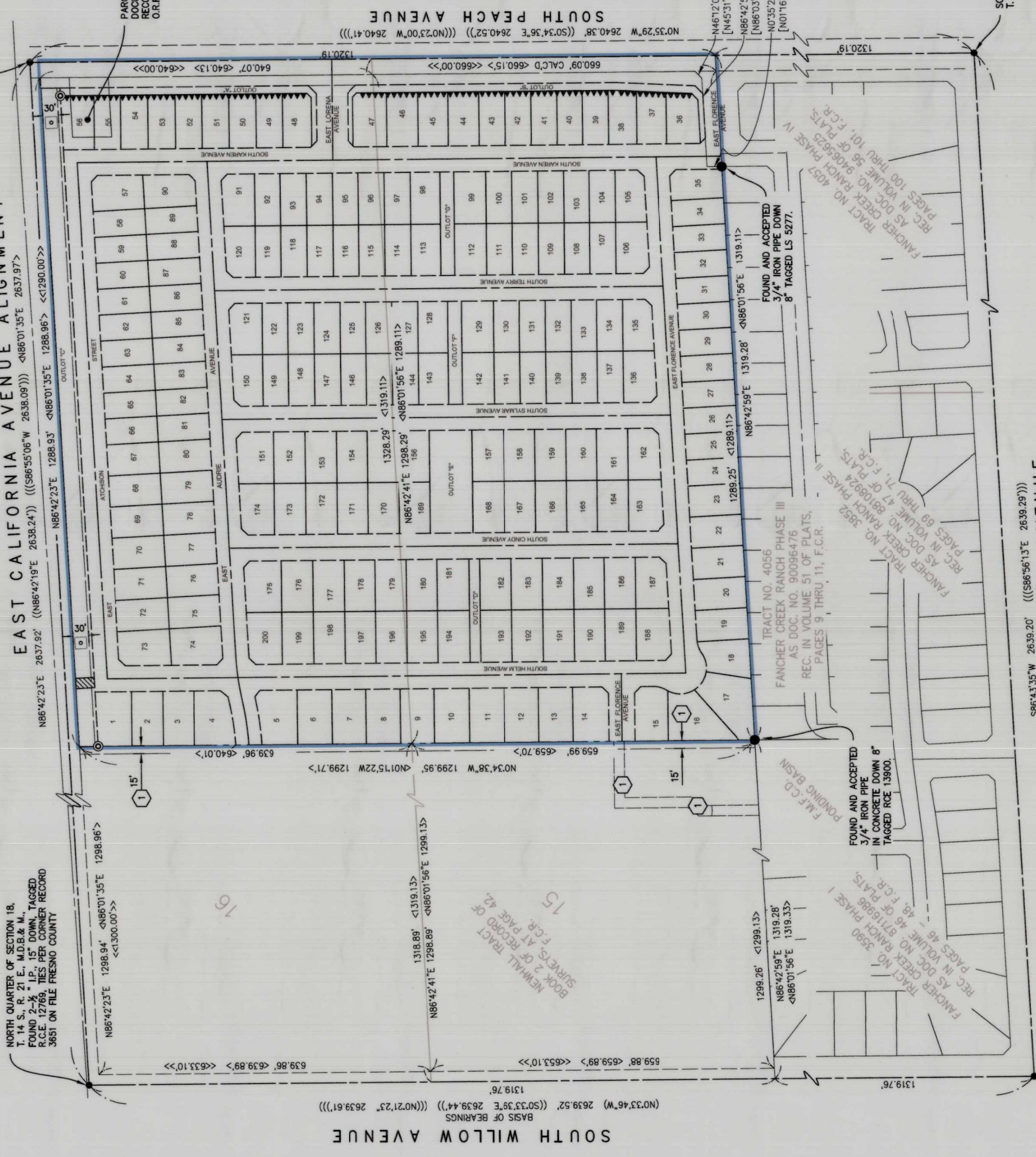
SUBDIVISION MAP OF TRACT NO. 6379

IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
SURVEYED ON MAY 31, 2022,
BY GATEWAY ENGINEERING, INC.
CONSISTING OF 5 SHEETS
SHEET 2 OF 5

NORTHEAST CORNER SECTION 18,
T. 14 S., R. 21 E., M.D.B. & M.,
FOUND 2-1/2" I.P., 15" DOWN, TAGGED
R.C.E. 12769, PER RECORD OF SURVEY,
RECORDED IN BOOK 33 OF RECORD OF
SURVEYS, AT PAGE 35, F.C.R.

NORTH QUARTER OF SECTION 18,
T. 14 S., R. 21 E., M.D.B. & M.,
FOUND 2-1/2" I.P., 15" DOWN, TAGGED
R.C.E. 12769, TIES PER CORNER RECORD
3651 ON FILE FRESNO COUNTY

PARCEL 3 PER
DOCUMENT NO. 2006-0254260
RECORDED DECEMBER 4, 2006,
O.R.F.C.



SOUTHEAST CORNER SECTION 18,
T. 14 S., R. 21 E., M.D.B. & M.

BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN TO BE NORTH 00°33'46" WEST, AS SHOWN IN RECORD OF SURVEY, RECORDED IN BOOK 42 OF RECORD OF SURVEYS AT PAGE 53, FRESNO COUNTY RECORDS.

LEGEND

- MONUMENT FOUND AND ACCEPTED AS DESCRIBED, UNLESS OTHERWISE NOTED
- ⊙ 3'X3' WITNESS CORNER SEE SHEET 5 FOR DETAIL SET 3/4" O.D. IRON PIPE, 30" LONG, UP 4", IN 6" DIAMETER X 30" P.C.C. MONUMENT DOWN 6" TAGGED "PLS 8154"
- (...) RECORD DATA PER RECORD OF SURVEY, RECORDED IN BOOK 42 OF RECORD OF SURVEYS AT PAGE 53, F.C.R.
- ((...)) RECORD DATA PER MAP OF TRACT NO. 3224, CALIFORNIA CLASSICS UNIT II, RECORDED IN BOOK 37 OF PLATS, AT PAGES 2-3, F.C.R.
- (((...))) RECORD DATA PER RECORD OF SURVEY, RECORDED IN BOOK 26 OF RECORD OF SURVEYS, AT PAGE 23, F.C.R.
- < ... > RECORD DATA PER MAP OF TRACT NO. 3852, FANCHER CREEK RANCH II, RECORDED IN BOOK 47 OF PLATS, AT PAGES 69-71, F.C.R.
- << ... >> RECORD DATA PER NEWHALL TRACT, RECORDED IN BOOK 2 OF RECORD OF SURVEYS, AT PAGE 42, F.C.R.
- [...] RECORD DATA PER FINAL ORDER OF CONDEMNATION, CASE NO. 515313-5, RECORDED ON JULY 31, 1997 AS DOCUMENT NO. 97097177, O.R.F.C.
- CALCD CALCULATED VALUE
- F.C.R. FRESNO COUNTY RECORDS
- O.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY
- ===== BLUE BORDER INDICATES LIMITS OF THIS SUBDIVISION
- ===== INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- (1) PREVIOUSLY DEDICATED FOR STORM DRAIN AND SLOPE EASEMENT PURPOSES AS DESCRIBED IN THAT EASEMENT AGREEMENT DATED SEPTEMBER 15, 2023 PER DOCUMENT NO. 2023-0085551, O.R.F.C.
- PREVIOUSLY DEDICATED TO FRESNO IRRIGATION DISTRICT FOR PIPELINE EASEMENT PURPOSES ON JULY 12, 2024 PER DOCUMENT NO. 2024-0061343, O.R.F.C.
- ▨ INDICATES FRESNO METROPOLITAN FLOOD CONTROL DISTRICT EASEMENT PER DEED RECORDED _____ 2024 AS DOCUMENT NO. 2024-____ O.R.F.C.

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

- OUTLOT "A" & "B" ARE DEDICATED FOR LANDSCAPE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS
- OUTLOT "C" IS DEDICATED FOR BIKE, PEDESTRIAN AND LANDSCAPE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS
- OUTLOT "D", "F" AND "G" ARE DEDICATED FOR PASEO, PEDESTRIAN AND LANDSCAPE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS
- OUTLOT "E" IS DEDICATED FOR OPEN SPACE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS



SCALE IN FEET
0 75 150 300

SOUTH WILLOW AVENUE

BASIS OF BEARINGS
(N0°33'46"W) 2639.52' ((S0°33'39"E) 2639.44') ((N0°21'25" 2639.61'))

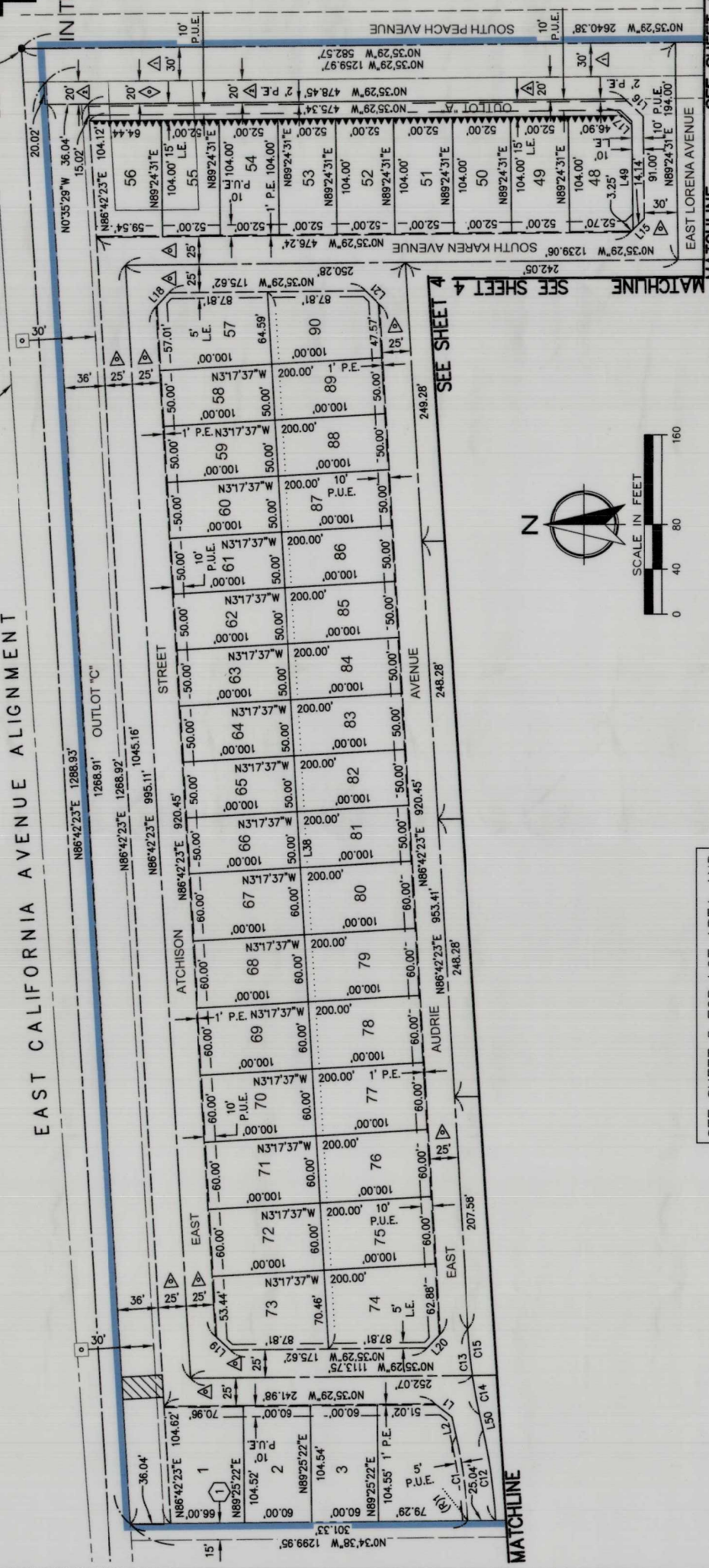
SUBDIVISION MAP OF TRACT NO. 6379

IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
SURVEYED ON MAY 31, 2022,
BY GATEWAY ENGINEERING, INC.
CONSISTING OF 5 SHEETS
SHEET 3 OF 5

NORTHEAST CORNER SECTION 18,
T. 14 S., R. 21 E., M.D.B. & M.
FOUND 2-1/2"

EXISTING CENTERLINE OF
SAN JOAQUIN VALLEY RAILROAD

EAST CALIFORNIA AVENUE ALIGNMENT



SEE SHEET 5 FOR LOT AREA AND
OUTLOT AREA TABLES;

LEGEND

- MONUMENT FOUND AND ACCEPTED AS DESCRIBED, UNLESS OTHERWISE NOTED
- CALCD CALCULATED VALUE
- F.C.R. FRESNO COUNTY RECORDS
- L.E. LANDSCAPE EASEMENT
- O.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- BLUE BORDER INDICATES LIMITS OF THIS SUBDIVISION
- INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- ① PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER MAP OF NEWHALL TRACT ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 OF RECORD OF SURVEYS AT PAGE 42, FRESNO COUNTY RECORDS
- ② PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES ON MARCH 19, 2021 PER DOCUMENT NO. 2021-0046282, O.R.F.C.
- ③ PREVIOUSLY DEDICATED FOR CONSTRUCTION AND MAINTENANCE OF A PUBLIC STREET AND INCIDENTAL PURPOSES ON JULY 31, 1997 PER DOCUMENT NO. 97097177, O.R.F.C.
- ④ PREVIOUSLY DEDICATED FOR STORM DRAIN AND SLOPE EASEMENT PURPOSES AS DESCRIBED IN THAT EASEMENT AGREEMENT DATED SEPTEMBER 15, 2023 PER DOCUMENT NO. 2023-0085551, O.R.F.C.
- ⑤ PREVIOUSLY DEDICATED TO FRESNO IRRIGATION DISTRICT FOR PIPELINE EASEMENT PURPOSES ON JULY 12, 2024 PER DOCUMENT NO. 2024-0061343, O.R.F.C.
- ⑥ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES ON OCTOBER 13, 2020 PER DOCUMENT NO. 2020-0145004, O.R.F.C.
- ⑦ NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO AS AN EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES
- ▨ INDICATES FRESNO METROPOLITAN FLOOD CONTROL DISTRICT EASEMENT PER DEED RECORDED _____, 2024 AS DOCUMENT NO. _____, O.R.F.C.

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

- OUTLOT "A" & "B" ARE DEDICATED FOR LANDSCAPE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS
- OUTLOT "C" IS DEDICATED FOR BIKE, PEDESTRIAN AND LANDSCAPE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS
- OUTLOT "D", "E" AND "G" ARE DEDICATED FOR PASEO, PEDESTRIAN AND LANDSCAPE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS
- OUTLOT "F" IS DEDICATED FOR OPEN SPACE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS

NOTES

1. SET 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "PLS 8154", AT ALL LOT ANGLE POINTS, BLOCK CORNERS, AND CURVE POINTS.
2. FRONT LOT CORNER ADJACENT TO PUBLIC STREET SIDEWALK ARE MONUMENTED AS WITNESS CORNERS AND ARE MARKED BY A BRASS TAG AND NAIL TAGGED LS 8154 IN TOP OF CURB AT PROLONGATION OF PROPERTY LINE. SEE SHEET 5 FOR DETAIL.
3. REAR LOT CORNERS ALONG THE EXTERIOR OF THE SUBDIVISION ARE MONUMENTED AS WITNESS CORNERS AND ARE MARKED BY A 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "PLS 8154". SEE SHEET 5 FOR DETAIL.
4. ALL CURVES ARE TANGENTIAL UNLESS A RADIAL BEARING IS SHOWN.

CURVE #	LENGTH	RADIUS	DELTA
C1	75.85'	501.00'	8° 40' 28"
C2	86.14'	551.00'	8° 57' 27"
C3	27.74'	50.00'	31° 47' 18"
C4	2.42'	50.00'	2° 46' 19"
C5	53.48'	50.00'	61° 17' 16"
C6	42.40'	50.00'	48° 35' 24"
C7	38.08'	50.00'	43° 37' 08"
C8	23.77'	50.00'	27° 14' 18"
C9	3.97'	50.00'	4° 33' 00"
C10	136.37'	50.00'	156° 16' 08"
C11	27.74'	50.00'	31° 47' 18"
C12	81.00'	526.00'	8° 49' 22"
C13	77.27'	488.00'	9° 04' 18"
C14	35.43'	488.00'	4° 09' 35"
C15	41.84'	488.00'	4° 54' 43"

LINE #	DIRECTION
(R)1	S03° 41' 26"E
(R)2	S03° 24' 28"E
(R)3	N61° 34' 30"W
(R)4	S57° 08' 14"W
(R)5	S08° 32' 49"W
(R)6	N07° 50' 01"W

LINE #	LENGTH	DIRECTION
L41	417.53'	N00° 35' 29"W
L42	370.00'	N00° 35' 29"W
L43	389.00'	N00° 35' 29"W
L44	364.48'	N00° 35' 29"W
L45	429.00'	N00° 35' 29"W
L46	364.44'	N00° 35' 29"W
L47	83.39'	N86° 42' 59"E
L48	93.79'	N89° 24' 31"E
L49	93.60'	N89° 24' 31"E
L50	14.72'	S77° 38' 05"W
L51	28.03'	N00° 35' 29"W
L52	20.02'	N86° 42' 59"E
L53	150.54'	N86° 42' 59"E
L54	18.70'	N46° 12' 04"E
L55	170.56'	N86° 42' 59"E
L56	5.01'	N86° 42' 59"E
L57	87.81'	N00° 35' 29"W

LINE #	LENGTH	DIRECTION
L21	17.80'	N43° 03' 27"E
L22	16.98'	N46° 56' 33"W
L23	17.80'	N43° 03' 45"E
L24	16.98'	S46° 56' 15"E
L25	17.80'	S43° 03' 27"W
L26	16.98'	N46° 56' 33"W
L27	17.80'	N43° 03' 45"E
L28	16.98'	S46° 56' 15"E
L29	17.80'	S43° 03' 27"W
L30	16.98'	S46° 56' 33"E
L31	17.80'	S43° 03' 45"W
L32	16.98'	S46° 56' 15"E
L33	17.80'	N43° 03' 27"E
L34	16.98'	S46° 56' 33"E
L35	17.80'	S43° 03' 45"W
L36	16.98'	N46° 56' 15"W
L37	17.80'	N43° 03' 27"E
L38	945.05'	N86° 42' 23"E
L39	417.57'	N00° 35' 29"W
L40	370.00'	N00° 35' 29"W

LINE #	LENGTH	DIRECTION
L1	19.09'	N38° 31' 18"E
L2	17.76'	N77° 38' 05"E
L3	7.34'	S77° 38' 05"W
L4	15.52'	N51° 28' 42"W
L5	17.39'	N44° 24' 46"E
L6	17.40'	S45° 35' 14"E
L7	24.27'	N00° 35' 29"W
L8	16.98'	S46° 56' 15"E
L9	14.77'	S46° 56' 15"E
L10	21.05'	S45° 52' 36"W
L11	17.13'	N45° 52' 36"E
L12	22.20'	S45° 35' 29"E
L13	17.39'	S44° 24' 31"W
L14	11.19'	N45° 35' 29"W
L15	17.39'	S45° 35' 29"E
L16	22.20'	S44° 24' 31"W
L17	11.46'	N44° 24' 31"E
L18	16.98'	N46° 56' 33"W
L19	17.80'	S43° 03' 27"W
L20	16.98'	S46° 56' 33"E

SUBDIVISION MAP OF TRACT NO. 6379

IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
SURVEYED ON MAY 31, 2022,
BY GATEWAY ENGINEERING, INC.
CONSISTING OF 5 SHEETS
SHEET 4 OF 5



SEE SHEET 3 FOR RADIAL, LINE,
CURVE & OUTLOT AREA TABLES;
SEE SHEET 5 FOR LOT AREA
TABLE

LEGEND

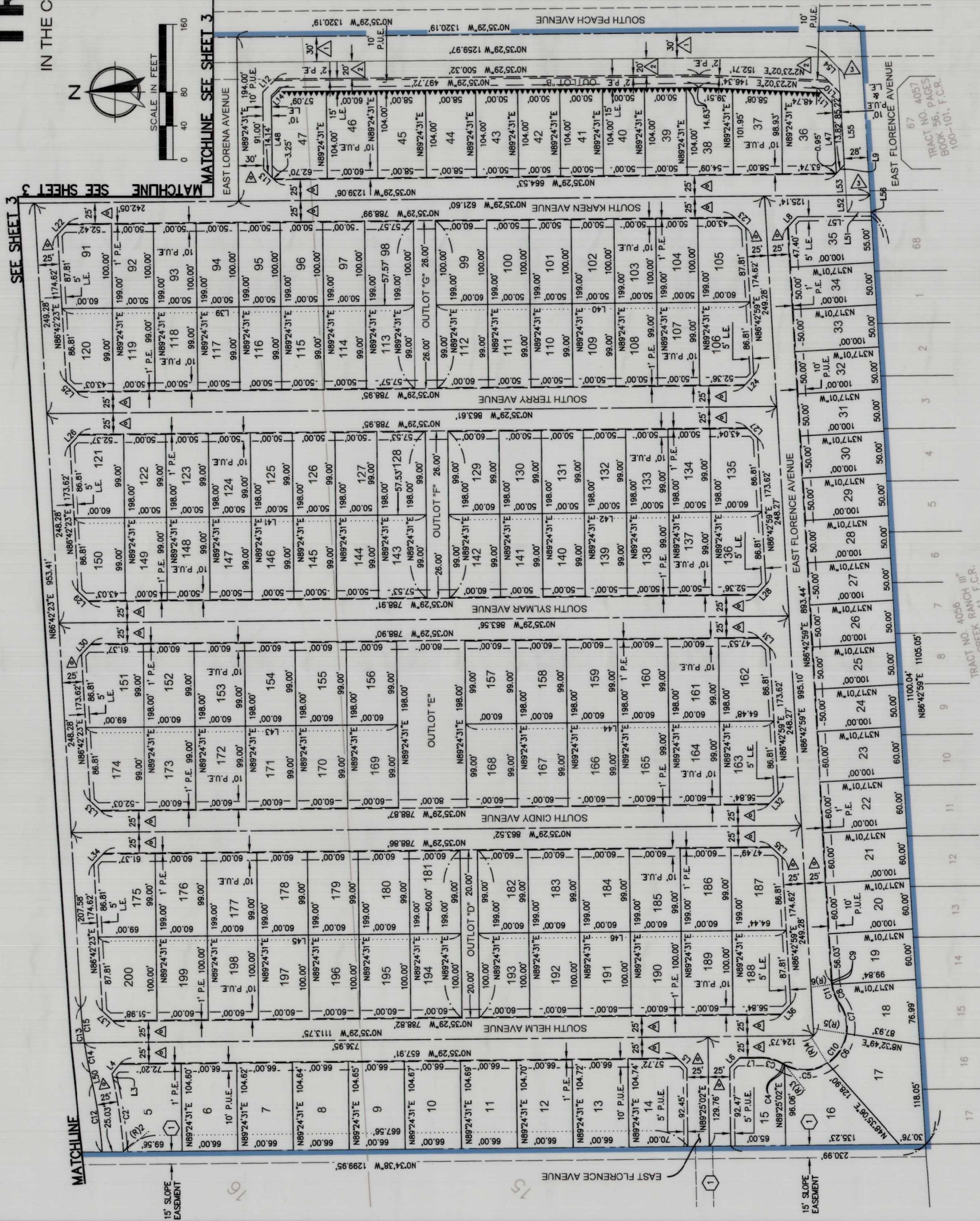
- MONUMENT FOUND AND ACCEPTED AS DESCRIBED, UNLESS OTHERWISE NOTED
- CALC'D
- F.C.R.
- FRESNO COUNTY RECORDS
- L.E.
- LANDSCAPE EASEMENT
- O.R.F.C.
- OFFICIAL RECORDS OF FRESNO COUNTY
- PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- BLUE BORDER INDICATES LIMITS OF THIS SUBDIVISION
- INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- PREVIOUSLY DEDICATED FOR PUBLIC PURPOSES PER MAP OF NEWMALL TRACT ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 OF RECORD OF SURVEYS AT PAGE 42, FRESNO COUNTY RECORDS
- PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES ON MARCH 19, 2021 PER DOCUMENT NO. 2021-0046282, O.R.F.C.
- PREVIOUSLY DEDICATED FOR CONSTRUCTION AND MAINTENANCE OF A PUBLIC STREET AND INCIDENTAL PURPOSES ON JULY 31, 1997 PER DOCUMENT NO. 97097177, O.R.F.C.
- PREVIOUSLY DEDICATED FOR STORM DRAIN AND SLOPE EASEMENT PURPOSES AS DESCRIBED IN THAT EASEMENT AGREEMENT DATED SEPTEMBER 15, 2023 PER DOCUMENT NO. 2023-0085551, O.R.F.C.
- PREVIOUSLY DEDICATED TO FRESNO IRRIGATION DISTRICT FOR PIPELINE EASEMENT PURPOSES ON JULY 12, 2024 PER DOCUMENT NO. 2024-0061343, O.R.F.C.
- PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES ON OCTOBER 13, 2020 PER DOCUMENT NO. 2020-0143034, O.R.F.C.
- NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO AS AN EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES

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

- OUTLOT "A" & "B" ARE DEDICATED FOR LANDSCAPE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS
- OUTLOT "C" IS DEDICATED FOR BIKE, PEDESTRIAN AND LANDSCAPE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS
- OUTLOT "D", "E" AND "G" ARE DEDICATED FOR PASEO, PEDESTRIAN AND LANDSCAPE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS
- OUTLOT "F" IS DEDICATED FOR OPEN SPACE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS

NOTES

1. SET 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "PLS 8154", AT ALL LOT ANGLE POINTS, BLOCK CORNERS, AND CURVE POINTS.
2. FRONT LOT CORNER ADJACENT TO PUBLIC STREET SIDEWALK ARE MONUMENTED AS WITNESS CORNERS AND ARE MARKED BY A BRASS TAG AND NAIL TAGGED LS 8154 IN TOP OF CURB AT PROLONGATION OF PROPERTY LINE. SEE SHEET 5 FOR DETAIL.
3. REAR LOT CORNERS ALONG THE EXTERIOR OF THE SUBDIVISION ARE MONUMENTED AS WITNESS CORNERS AND ARE MARKED BY A 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "PLS 8154". SEE SHEET 5 FOR DETAIL.
4. ALL CURVES ARE TANGENTIAL UNLESS A RADIAL BEARING IS SHOWN.



TRACT NO. 4056
"FANCHER CREEK BRANCH III"
BOOK 51, PAGES 9-11, F.C.R.

TRACT NO. 4051
BOOK 56, F.C.R.
100-101.

SUBDIVISION MAP OF
TRACT NO. 6379
 IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
 SURVEYED ON MAY 31, 2022,
 BY GATEWAY ENGINEERING, INC.
 CONSISTING OF 5 SHEETS
 SHEET 5 OF 5

LOT #	AREA (±SQ. FT.)
1	7157
2	6272
3	6273
4	7541
5	7820
6	6904
7	6905
8	6907
9	6908
10	6909
11	6910
12	6911
13	6912
14	7257
15	6654
16	8800
17	9538
18	6127
19	6000
20	6000
21	6000
22	6000
23	6000
24	5000
25	5000
26	5000
27	5000
28	5000
29	5000
30	5000

LOT #	AREA (±SQ. FT.)
31	5000
32	5000
33	5000
34	5000
35	5860
36	5984
37	5826
38	5585
39	5200
40	5200
41	5200
42	5200
43	5200
44	6032
45	6032
46	6240
47	6726
48	5685
49	5408
50	5408
51	5408
52	5408
53	5408
54	5408
55	5408
56	6447
57	6620
58	5000
59	5000
60	5000

LOT #	AREA (±SQ. FT.)
61	5000
62	5000
63	5000
64	5000
65	5000
66	5000
67	6000
68	6000
69	6000
70	6000
71	6000
72	6000
73	6734
74	7206
75	6000
76	6000
77	6000
78	6000
79	6000
80	6000
81	5000
82	5000
83	5000
84	5000
85	5000
86	5000
87	5000
88	5000
89	5000
90	6148

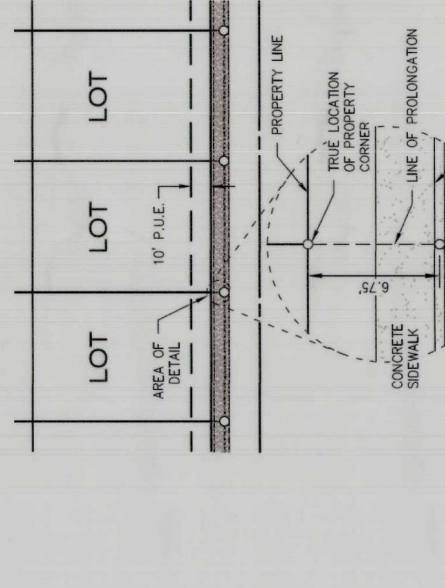
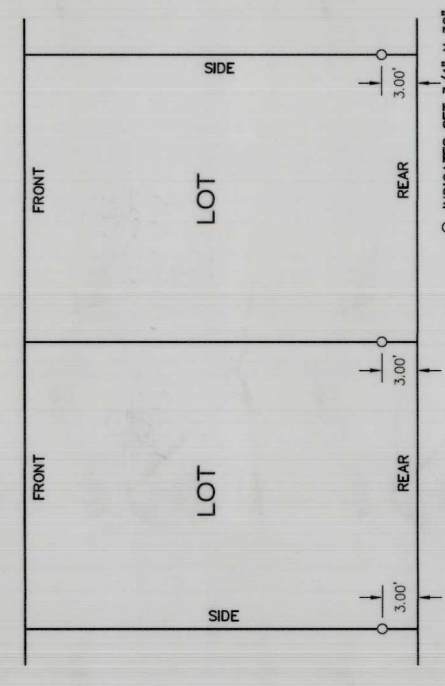
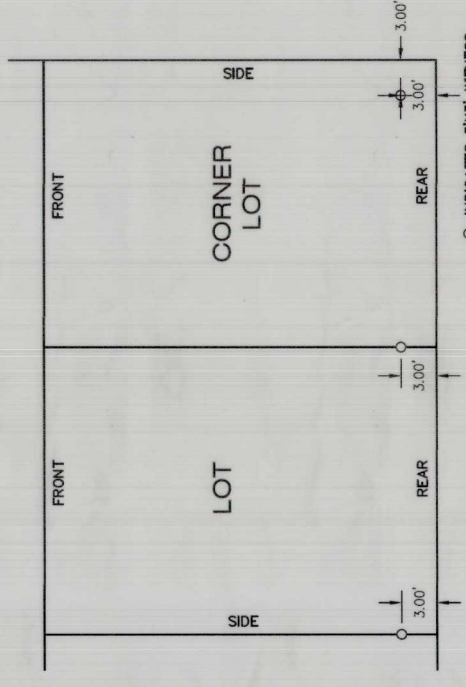
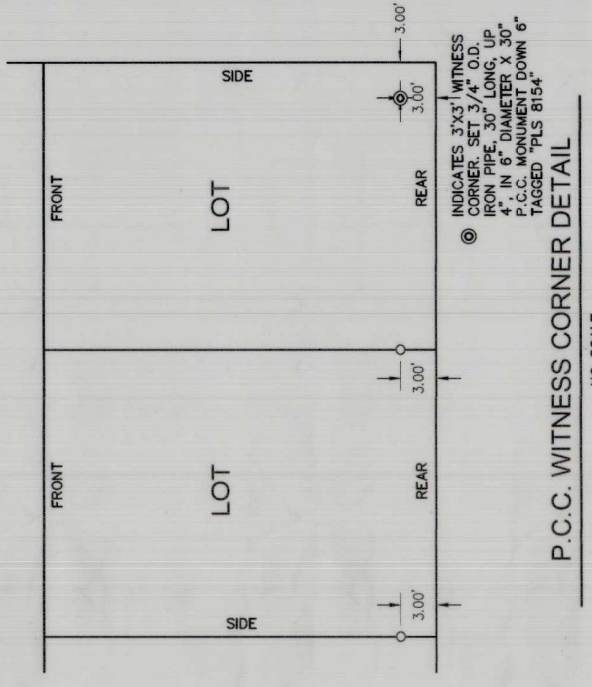
LOT #	AREA (±SQ. FT.)
91	6160
92	5000
93	5000
94	5000
95	5000
96	5000
97	5000
98	5757
99	6000
100	5000
101	5000
102	5000
103	5000
104	5000
105	5689
106	6095
107	4950
108	4950
109	4950
110	4950
111	4950
112	5940
113	3700
114	4950
115	4950
116	4950
117	4950
118	4950
119	4950
120	5633

LOT #	AREA (±SQ. FT.)
121	6096
122	4950
123	4950
124	4950
125	4950
126	4950
127	4950
128	5695
129	5940
130	4950
131	4950
132	4950
133	4950
134	4950
135	5634
136	6095
137	4950
138	4950
139	4950
140	4950
141	4950
142	5940
143	5695
144	4950
145	4950
146	4950
147	4950
148	4950
149	4950
150	5633

LOT #	AREA (±SQ. FT.)
151	6987
152	5940
153	5940
154	5940
155	5940
156	5940
157	5940
158	5940
159	5940
160	5940
161	5940
162	6078
163	6539
164	5940
165	5940
166	5940
167	5940
168	5940
169	5940
170	5940
171	5940
172	5940
173	5940
174	6524
175	6987
176	5940
177	5940
178	5940
179	5940
180	5940

LOT #	AREA (±SQ. FT.)
181	5940
182	5940
183	5940
184	5940
185	5940
186	5940
187	6074
188	6604
189	6000
190	6000
191	6000
192	6000
193	6000
194	6000
195	6000
196	6000
197	6000
198	6000
199	6000
200	6588

OUTLOT #	AREA (±SQ. FT.)
OUTLOT "A"	8284
OUTLOT "B"	11985
OUTLOT "C"	45681
OUTLOT "D"	3980
OUTLOT "E"	15840
OUTLOT "F"	5148
OUTLOT "G"	5174



INDICATES 3'x3' WITNESS CORNER SET 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "PLS 8154", AT REAR CORNER LOTS

INDICATES SET 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "PLS 8154", ALONG LOT LINES.

WITNESS CORNER: SET BRASS TAG AND NAIL, TAGGED LS 8154 IN TOP OF CURB AT PROLONGATION OF PROPERTY LINE (TYP. ALL LOTS)

NO SCALE
 WITNESS CORNER DETAIL FOR REAR CORNER LOT

NO SCALE
 WITNESS CORNER DETAIL FOR REAR LOT

NO SCALE
 WITNESS CORNER DETAIL FOR FRONT LOT