

FINAL MAP OF
TRACT NO. 6211

BEING IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP
12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN,
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

SURVEYED AND PLATTED IN FEBRUARY, 2018 BY DIXON & ASSOCIATES, INC.

CONSISTING OF 2 SHEETS
SHEET 1 OF 2 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 CHRISTENSEN RESIDENTIAL, LLC IN SEPTEMBER 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, P.L.S. 9484 DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP. THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND 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, PE 54417 CITY ENGINEER DATE
LICENSE EXPIRES 12-31-2025

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 CAMIT, L.S. 8636 DATE
LICENSE EXPIRES 12-31-2025
CHIEF SURVEYOR

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 EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

TODD STERMER, 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 FOLLOWS 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 DATE
SECRETARY OF THE FRESNO CITY PLANNING COMMISSION

RECORDER'S STATEMENT

DOCUMENT NO. _____ FEE \$ _____
FILED THIS _____ DAY OF _____, 20____, AT _____m. IN VOLUME _____
OF PLATS AT PAGES _____ AND _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

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

BY: _____ DEPUTY

17-158
millbrook nees 6211

DIXON & ASSOCIATES, INC.
LAND SURVEYING

620 DEWITT, #101
CLOVIS, CALIFORNIA, 93612
PH: (559)297-4200 FAX: (559)297-4272

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 EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

CHRISTENSEN RESIDENTIAL, LLC

BY: _____ DATE
JORDAN CHRISTENSEN, MANAGER

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 _____)

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.

NAME _____ SIGNATURE _____

MY COMMISSION EXPIRES _____ COUNTY OF _____

COMMISSION NUMBER _____

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF FRESNO, CITY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 523 FEET OF THE EAST 250 FEET OF LOT 87 OF PERRIN COLONY NO. 2, ACCORDING TO THE MAP RECORDED APRIL 1, 1891, IN BOOK 4 PAGE 68 OF PLATS, RECORDS OF FRESNO COUNTY.

EXCEPTING THEREFROM:

THE NORTH 175 FEET OF THE SOUTH 523 FEET OF THE EAST 250 FEET OF LOT 87 OF PERRIN COLONY NO. 2, RECORDED IN BOOK 4, PAGE 68 OF FRESNO COUNTY.

THIS LAND IS SUBJECT TO THE FOLLOWING

1. AN EASEMENT FOR PUBLIC STREET PURPOSES DEEDED TO THE CITY OF FRESNO, AFFECTING THE EAST 12.00 FEET, RECORDED MAY 1, 1992 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 92057387.

2. AN EASEMENT OVER SAID LAND FOR DITCH PURPOSES AND INCIDENTAL PURPOSES, AS RESERVED , IN DEED RECORDED JUNE 22, 1907, (BOOK) 387 (PAGE) 408, OF DEEDS.

3. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6211, OF VESTING TENTATIVE MAP NO. 6211, RECORDED _____, DOCUMENT NO. _____, FRESNO COUNTY RECORDS.

4. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS WITHIN THE FINAL MAP OF TRACT NO. 6211, RECORDED _____, 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. 6211, RECORDED _____, DOCUMENT NO. _____, FRESNO COUNTY RECORDS.

6. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHT FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. _____, RECORDED _____, AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.

EAST

NEES

AVENUE

TRACT NO. 6211

IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN FEBRUARY, 2018
BY DIXON AND ASSOCIATES, INC.
CONSISTING OF 2 SHEETS
SHEET 2 OF 2

BASIS OF BEARINGS:

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 20 EAST, M.D.B.&M., WAS TAKEN TO BE NORTH 00°19'55" WEST, AS SHOWN ON THE MAP OF TRACT NO. 4742 "NEES PARK PLACE" RECORDED IN VOLUME 59 OF PLATS AT PAGES 62 THROUGH 65, F.C.R.

NOTES:

1. 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED LS 9484 SET AT ALL LOT CORNERS, BLOCK CORNERS AND BEGINNING AND ENDING OF ALL CURVES OR OFFSETS AS SHOWN HEREON, OR WILL BE SET WITHIN ONE YEAR OR ANY APPROVED EXTENSION THEREOF.

2. DISTANCES NOT MONUMENTED ARE CALCULATED.

NORTHEAST CORNER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN. NOTHING FOUND, POSITION ESTABLISHED FROM TIES PER CORNER RECORD #5381

EAST TODD COURT

FOUND BRASS TAG, STAMPED L.S. 7010, FLUSH IN CONCRETE

TRACT No. 4742, "NEES PARK PLACE" RECORDED IN VOLUME 59 OF PLATS AT PAGES 62 THROUGH 65, F.C.R.

P.C.C. MONUMENT PER TRACT NO. 4742, SNF

EAST HOUSTON AVENUE

AVENUE

MILLBROOK

NORTH

CURVE DATA:

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH
C 1	40°55'34"	43.00'	30.71'	30.07'
C 2	10°25'14"	47.00'	8.55'	8.54'
C 3	71°39'31"	47.00'	58.78'	55.03'
C 4	48°50'49"	47.00'	40.07'	38.87'
C 5	49°07'41"	47.00'	40.30'	39.08'
C 6	71°39'31"	47.00'	58.78'	55.03'
C 7	10°08'22"	47.00'	8.32'	8.31'
C 8	40°55'34"	43.00'	30.71'	30.07'
C 9	261°51'08"	47.00'	214.80'	71.02'

RADIAL DATA:

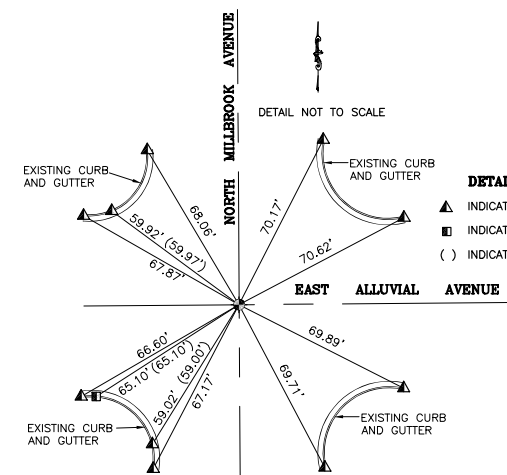
RADIAL NUMBER	RADIAL BEARING	RADIUS
R 1	N 40°27'13" E	47.00'
R 2	N 30°18'51" E	47.00'
R 3	N 41°20'40" W	47.00'
R 4	S 89°31'39" W	47.00'
R 5	S 40°40'50" W	47.00'
R 6	S 30°58'41" E	47.00'
R 7	S 41°23'55" E	47.00'

LEGEND:

- FOUND AND ACCEPTED SECTION CORNER OR QUARTER CORNER AS DESCRIBED HEREON.
- MONUMENT FOUND AND ACCEPTED AS DESCRIBED HEREON.
- INDICATES FOUND AND ACCEPTED P.C.C. MONUMENT, 3/4" IRON PIPE, TAGGED LS 7010, DOWN 4", UP 4" IN CONCRETE.
- SET 3/4" X 30" IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6", TAGGED PLS 9484.
- SET 3/4" X 30" IRON PIPE, 3' FROM PROPERTY CORNER ALONG PROPERTY LINE, DOWN 6", TAGGED PLS 9484, UNLESS OTHERWISE NOTED.
- RECORD DATA AS SHOWN ON, OR CALCULATED FROM, THE MAP OF TRACT NO. 4742 "NEES PARK PLACE" RECORDED IN VOLUME 59 OF PLATS AT PAGES 62 THROUGH 65, F.C.R.
- RECORD DATA AS SHOWN ON THE MAP OF TRACT NO. 3460 "MANSIONETTE VILLAGE NO.2" RECORDED IN VOLUME 41 OF PLATS AT PAGES 24 AND 25, F.C.R.
- INDICATES EASEMENT NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC STREET AND UTILITY PURPOSES.
- 30' PREVIOUSLY DEDICATED TO THE COUNTY OF FRESNO FOR PUBLIC STREET PURPOSES, PER THE AMENDED MAP OF PERRIN COLONY NO.2 RECORDED IN VOLUME 4 OF PLATS AT PAGE 68, F.C.R. AND 30' RESERVED FOR ROAD PER GRANT DEED RECORDED JUNE 22, 1907 IN BOOK 387 OF DEEDS AT PAGE 408, F.C.R.
- EASEMENT AND RIGHT-OF-WAY FOR PUBLIC STREET PURPOSES GRANTED TO THE CITY OF FRESNO PER DOCUMENT NO. 92057387, O.R.F.C.
- INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- INDICATES LIMITS OF THIS SUBDIVISION.
- F.C.R. FRESNO COUNTY RECORDS.
- O.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY.
- SNF SEARCHED FOR NOT FOUND.

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

- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES, NOW OFFERED FOR DEDICATION FOR PUBLIC USE.



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EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN. FOUND 3/4" IRON PIPE, TAGGED UNREADABLE, DOWN 2". POSITION VERIFIED PER CORNER RECORD #2624. ADDITIONAL TIES TAKEN SEE DETAIL RIGHT.