

TRACT NO. 6187

BEING SUBDIVISION OF ADJUSTED PARCEL "A" AND ADJUSTED PARCEL "B" AS SHOWN IN EXHIBIT B OF GRANT DEED DOC#2019-0023913, FRESNO COUNTY RECORDS, AND LYING WITHIN SOUTH EAST 1/4 OF NORTH EAST 1/4 OF SECTION 21 TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO MEDIAN, CITY OF FRESNO, FRESNO COUNTY, STATE OF CALIFORNIA

OCTOBER, 2021
MVE, INC.
1117 "L" STREET
MODESTO, CALIFORNIA 95354
(209) 526-4214



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 SELF HELP ENTERPRISES, ON 03/20/2017. 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 OF 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.

James N. Landrum
JAMES N. LANDRUM, P.L.S. 5837
LICENSE EXPIRES SEPTEMBER 30, 2022

10-25-2021

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 ALTERATION THEREOF. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICATION AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

ANDREW J. BENELLI, PE 50022 CITY ENGINEER
LICENSE EXPIRES 6-30-2023

DATE

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE THIS MAP AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

JASON A. CAMIT, LS8636
LICENSE EXPIRES 12-31-2021
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 STATEMENT

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, 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.

BRIANA PARRA, CMC
INTERIM CITY CLERK

DEPUTY

DATE

RECORDER'S CERTIFICATE

DOCUMENT NO. _____ FEE \$ _____
FILED THIS _____ DAY OF _____, 202____
AT _____ .M. IN BOOK _____ OF MAPS, AT PAGE _____,
AT THE REQUEST OF _____

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

DEPUTY

SHEET 1 OF 9

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.

SELF-HELP ENTERPRISES, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

THOMAS J. COLLISHAW, PRESIDENT AND CEO

DATE

ELIZABETH M. GARCIA, ASSISTANT SECRETARY

DATE

ANNADALE COMMONS, L.P.,
A CALIFORNIA LIMITED PARTNERSHIP

ANNADALE COMMONS LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

SELF HELP ENTERPRISES,
A CALIFORNIA NONPROFIT PUBLIC CORPORATION,
ITS SOLE MEMBER/MANAGER

THOMAS J. COLLISHAW, PRESIDENT AND CEO

DATE

BENEFICIARIES STATEMENT

SELF HELP ENTERPRISES,
A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION,

THOMAS J. COLLISHAW, PRESIDENT/CEO

DATE

CITY OF FRESNO,
A CALIFORNIA MUNICIPAL CORPORATION

THOMAS C. ESQUEDA, CITY MANAGER

DATE

CITY OF FRESNO, A CALIFORNIA MUNICIPAL CORPORATION,
IN ITS CAPACITY AS HOUSING SUCCESSOR FOR REDEVELOPMENT
AGENCY OF THE CITY OF FRESNO

MARLENE MURPHEY, EXECUTIVE DIRECTOR

DATE

TRACT NO. 6187

BEING A SUBDIVISION OF ADJUSTED PARCEL "A" AND ADJUSTED PARCEL "B"
AS SHOWN IN EXHIBIT B OF GRANT DEED DOC #2019-0023913, FRESNO
COUNTY RECORDS, AND LYING WITHIN SOUTH EAST 1/4 OF NORTH EAST 1/4
OF SECTION 21 TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO
MEDIAN, CITY OF FRESNO, FRESNO COUNTY, STATE OF CALIFORNIA

OCTOBER 2021
MVE, INC.
1117 "L" STREET
MODESTO, CALIFORNIA 95354
(209) 526-4214

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE
IDENTY 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 } S.S.
COUNTY OF _____ }

ON _____, 2021, BEFORE ME _____,
A 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: _____
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINTED NAME _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE
IDENTY 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 } S.S.
COUNTY OF _____ }

ON _____, 2021, BEFORE ME _____,
A 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: _____
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINTED NAME _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE
IDENTY 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 } S.S.
COUNTY OF _____ }

ON _____, 2021, BEFORE ME _____,
A 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: _____
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINTED NAME _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE
IDENTY 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 } S.S.
COUNTY OF _____ }

ON _____, 2021, BEFORE ME _____,
A 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: _____
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINTED NAME _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

TRACT NO. 6187

BEING A SUBDIVISION OF ADJUSTED PARCEL "A" AND ADJUSTED PARCEL "B"
AS SHOWN IN EXHIBIT B OF GRANT DEED DOC #2019-0023913, FRESNO
COUNTY RECORDS, AND LYING WITHIN SOUTH EAST 1/4 OF NORTH EAST 1/4
OF SECTION 21 TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO
MEDIAN, CITY OF FRESNO, FRESNO COUNTY, STATE OF CALIFORNIA

OCTOBER 2021
MVE, INC.
1117 "L" STREET
MODESTO, CALIFORNIA 95354
(209) 526-4214

THIS PROPERTY IS SUBJECT TO THE FOLLOWING

1. PROPERTY 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 RECORDED JULY 31, 1995 AS SERIES NUMBER 95092128.
2. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS SHOWN ON FILED MAP FOR WATER, DITCHES AND COUNTY ROADS AFFECTS THE SOUTHERLY 30 FEET.
3. APPURTENANT TO A PORTION OF THE PARCEL HEREIN, GRANTED THE "RIGHT TO USE THE WELL TOGETHER WITH THE PUMP, FIXTURES AND APPURTENANCES THERETO BELONGING AND ALSO THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID WELL 2 1/2 FEET EAST AND 80 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID PROPERTY, AND TO DO ANY AND ALL OTHER THINGS NECESSARY OR CONVENIENT IN SECURING WATER FROM SAID WELL." AS DISCLOSED IN THE GRANT DEED FROM CHARLES WHITE, ET UX TO VIRGIE MCDANIEL, RECORDED DECEMBER 11, 1945, BOOK 2331 OF OFFICIAL RECORDS, PAGE 102, INSTRUMENT NO 57763.
4. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES FOR ROADWAY GRANTED TO SUSIE BELL COY RECORDED JULY 25, 1956 IN BOOK 3800 OF OFFICIAL RECORDS, PAGE 393 UNDER RECORDER'S SERIAL NUMBER 52862.
5. REDEVELOPMENT PLAN ENTITLED "THE URBAN RENEWAL PLAN AND THE FEASIBILITY OF RELOCATION FOR SOUTHWEST FRESNO REDEVELOPMENT PROJECT" RECORDED JANUARY 17, 1969 IN BOOK 5652 OF OFFICIAL RECORDS, PAGE 305 UNDER RECORDER'S SERIAL NUMBER 3819. AMENDMENTS THERETO: MARCH 20, 1970, BOOK 5771, PAGE 783; JUNE 27, 1972, BOOK 6039, PAGE 693; AUGUST 25, 1972, BOOK 6062, PAGE 383; JUNE 21, 1983 INSTRUMENT 83-54839; JUNE 21, 1983 INSTRUMENT 83-54840; OCTOBER 25, 1994 INSTRUMENT 94-164825; APRIL 19, 2006 INSTRUMENT 2006-83192; MARCH 29, 2011 INSTRUMENT 2011-43216 ALL OF OFFICIAL RECORDS.
6. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED "DISPOSITION AND DEVELOPMENT AGREEMENT" RECORDED APRIL 2, 2019 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2019-32448. ASSIGNMENT AND ASSUMPTION, PERTAINING TO SAID AGREEMENT EXECUTED BY SELF HELP ENTERPRISES AND ANNADALE COMMONS, L.P., RECORDED APRIL 3, 2019 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2019-33169. PARTIAL ASSIGNMENT, ASSUMPTION AND ESTOPPEL AGREEMENT, PERTAINING TO SAID DISPOSITION AND DEVELOPMENT AGREEMENT EXECUTED BY CITY OF FRESNO AS HOUSING SUCCESSOR AND ANNADALE COMMONS, L.P., RECORDED APRIL 29, 2019 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2019-43368.
7. COVENANTS CONTAINED IN THE GRANT DEED FROM CITY OF FRESNO, HOUSING SUCCESSOR, RECORDED APRIL 2, 2019, INSTRUMENT NO. 2019-32449 OF OFFICIAL RECORDS.
8. A DEED OF TRUST TO SECURE AN INDEBTEDNESS FOR TRUSTOR/BORROWER: ANNADALE COMMONS, L.P., TRUSTEE: TRSTE, INC, BENEFICIARY/LENDER: WELLS FARGO BANK, NATIONAL ASSOCIATION RECORDED APRIL 2, 2019 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2019-32453.
9. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT, ENTITLED CITY OF FRESNO HOME INVESTMENT PARTNERSHIIPS PROGRAM COMMUNITY HOUSING DEVELOPMENT ORGANIZATION AGREEMENT EXECUTED BY SELF HELP ENTERPRISES AND THE CITY OF FRESNO RECORDED APRIL 2, 2019 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2019-32454. ASSIGNMENT AND ASSUMPTION, PERTAINING TO SAID AGREEMENT EXECUTED BY SELF HELP ENTERPRISES AND ANNADALE COMMONS, L.P.. RECORDED APRIL 3, 2019 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2019-33169.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING (CONT'D)

10. A DEED OF TRUST TO SECURE AN INDEBTEDNESS FOR TRUSTOR/BORROWER: SELF-HELP ENTERPRISES, TRUSTEE: CHICAGO TITLE COMPANY, BENEFICIARY/LENDER: CITY OF FRESNO RECORDED APRIL 2, 2019 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2019-32455. ASSIGNMENT AND ASSUMPTION, PERTAINING TO SAID AGREEMENT EXECUTED BY SELF HELP ENTERPRISES AND ANNADALE COMMONS, L.P. RECORDED APRIL 3, 2019 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2019-33169. SAID DEED OF TRUST BY THE PROVISIONS OF AN AGREEMENT RECORDED APRIL 3, 2019 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2019-33174 WAS MADE SUBORDINATE TO THE DEED OF TRUST REFERRED TO HEREIN AS INSTRUMENT NO. 2019-32453.
11. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED "DECLARATION OF RESTRICTIONS" EXECUTED BY SELF-HELP ENTERPRISES AND THE CITY OF FRESNO RECORDED APRIL 3, 2019 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2019-33170.
12. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED "REGULATORY AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS" EXECUTED BY ANNADALE COMMONS, L.P., ET AL RECORDED APRIL 3, 2019 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2019-33171.
13. A DEED OF TRUST TO SECURE AN INDEBTEDNESS FOR TRUSTOR/BORROWER: ANNADALE COMMONS, L.P., TRUSTEE: OLD REPUBLIC TITLE COMPANY, BENEFICIARY/LENDER: CITY OF FRESNO IN ITS CAPACITY AS HOUSING SUCCESSOR TO THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO RECORDED APRIL 3, 2019 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2019-33172. SAID DEED OF TRUST BY THE PROVISIONS OF AN AGREEMENT RECORDED APRIL 3, 2019 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2019-33175 WAS MADE SUBORDINATE TO THE DEED OF TRUST REFERRED TO HEREIN AS INSTRUMENT NO. 2019-32453.
14. A DEED OF TRUST TO SECURE AN INDEBTEDNESS FOR TRUSTOR/BORROWER: ANNADALE COMMONS, L.P., TRUSTEE: OLD REPUBLIC TITLE COMPANY, BENEFICIARY/LENDER: SELF-HELP ENTERPRISES RECORDED APRIL 3, 2019 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2019-33173. SAID DEED OF TRUST BY THE PROVISIONS OF AN AGREEMENT RECORDED APRIL 3, 2019 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2019-33176 WAS MADE SUBORDINATE TO THE DEED OF TRUST REFERRED TO HEREIN AS INSTRUMENT NO. 2019-32453.
15. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED "PRIORITY AGREEMENT" EXECUTED BY SELF-HELP ENTERPRISES, CITY OF FRESNO IT ITS CAPACITY AS HOUSING SUCCESSOR AND ANNADALE COMMONS, L.P. RECORDED APRIL 3, 2019 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2019-33177.
16. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED "PARTIAL ASSIGHMENT, ASSUMPTION AND ESTOPPEL AGREEMENT OF DDA" EXECUTED BY CITY OF FRESNO AND ANNADALE COMMONS, L.P., A CALIFORNIA LIMITED PARTNERSHIP RECORDED APRIL 29, 2019 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2019-43368.
17. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED "DECLARATION OF RESTRICTIONS" EXECUTED BY SELF-HELP ENTERPRISES, INC. AND THE CITY OF FRESNO RECORDED SEPTEMBER 17, 2020 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2020-126349. SELF HELP DID NOT HAVE A TITLE INTEREST IN THE PROPERTY AT THE TIME OF RECORDING.

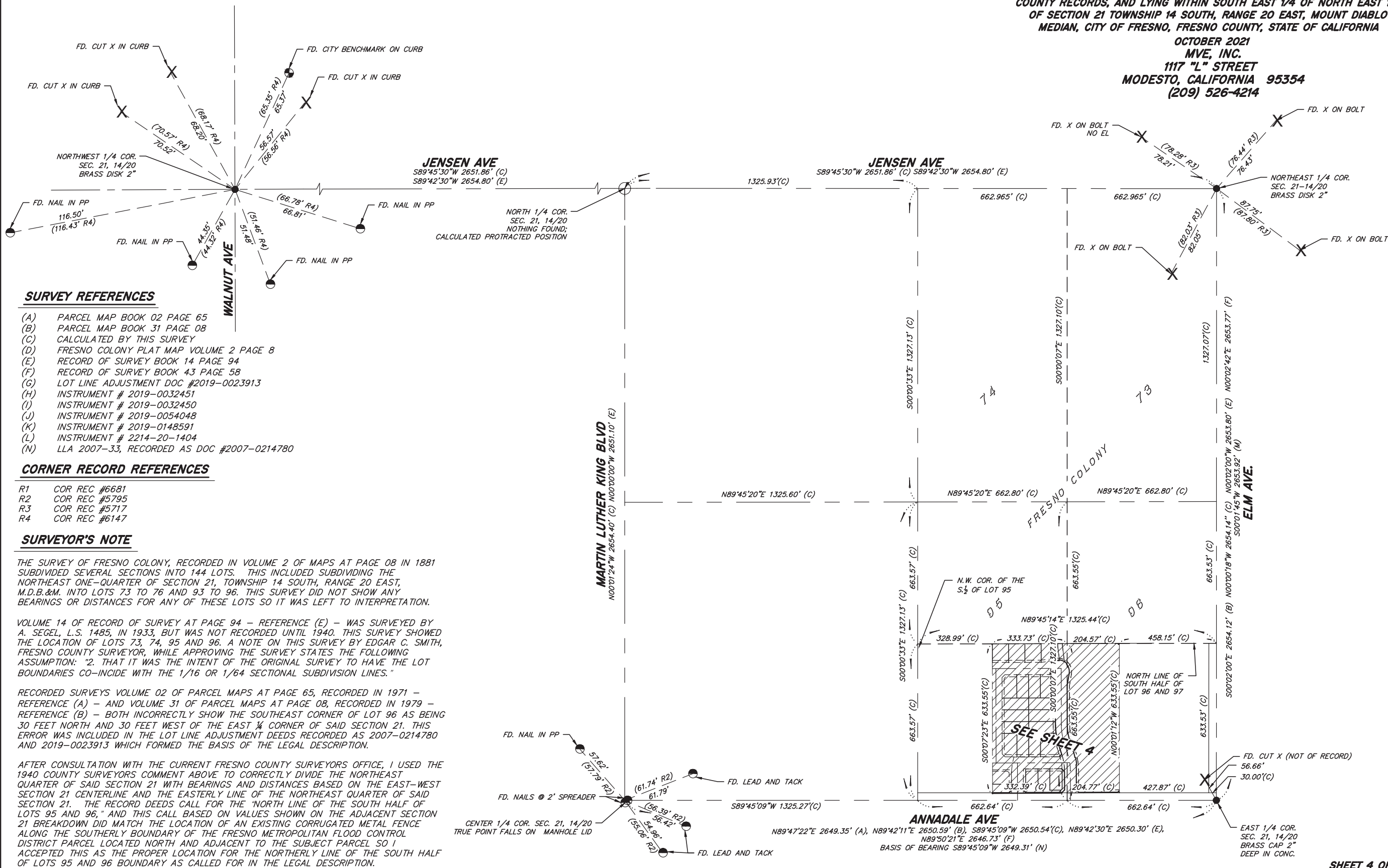
THIS PROPERTY IS SUBJECT TO THE FOLLOWING (CONT'D)

18. A DEED OF TRUST TO SECURE AN INDEBTEDNESS FOR TRUSTOR/BORROWER: SELF-HELP ENTERPRISES, TRUSTEE: NONE, BENEFICIARY/LENDER: CITY OF FRESNO RECORDED SEPTEMBER 17, 2020 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2020-126350. SELF HELP DID NOT HAVE A TITLE INTEREST IN THE PROPERTY AT THE TIME OF RECORDING.
19. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED "CITY OF FRESNO HOME INVESTMENT PARTNERSHIP PROGRAM COMMUNITY HOUSING DEVELOPMENT ORGANIZATION AGREEMENT" EXECUTED BY CITY OF FRESNO AND SELF-HELP ENTERPRISES RECORDED SEPTEMBER 17, 2020 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2020-126351. SELF HELP DID NOT HAVE A TITLE INTEREST IN THE PROPERTY AT THE TIME OF RECORDING.
20. THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 17. FOR PROPOSED COMMUNITY FACILITIES DISTRICTS; DISCLOSED BY BOUNDARY MAP AND RECORDED ON APRIL 27, 2020 IN OFFICIAL RECORDS UNDER RECORDERS SERIAL #2020-52049

TRACT NO. 6187

BEING A SUBDIVISION OF ADJUSTED PARCEL "A" AND ADJUSTED PARCEL "B" AS SHOWN IN EXHIBIT B OF GRANT DEED DOC #2019-0023913, FRESNO COUNTY RECORDS, AND LYING WITHIN SOUTH EAST 1/4 OF NORTH EAST 1/4 OF SECTION 21 TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO MEDIAN, CITY OF FRESNO, FRESNO COUNTY, STATE OF CALIFORNIA

OCTOBER 2021
MVE, INC.
1117 "L" STREET
MODESTO, CALIFORNIA 95354
(209) 526-4214



SURVEY REFERENCES

- (A) PARCEL MAP BOOK 02 PAGE 65
- (B) PARCEL MAP BOOK 31 PAGE 08
- (C) CALCULATED BY THIS SURVEY
- (D) FRESNO COLONY PLAT MAP VOLUME 2 PAGE 8
- (E) RECORD OF SURVEY BOOK 14 PAGE 94
- (F) RECORD OF SURVEY BOOK 43 PAGE 58
- (G) LOT LINE ADJUSTMENT DOC #2019-0023913
- (H) INSTRUMENT # 2019-0032451
- (I) INSTRUMENT # 2019-0032450
- (J) INSTRUMENT # 2019-0054048
- (K) INSTRUMENT # 2019-0148591
- (L) INSTRUMENT # 2214-20-1404
- (N) LLA 2007-33, RECORDED AS DOC #2007-0214780

CORNER RECORD REFERENCES

- R1 COR REC #6681
- R2 COR REC #5795
- R3 COR REC #5717
- R4 COR REC #6147

SURVEYOR'S NOTE

THE SURVEY OF FRESNO COLONY, RECORDED IN VOLUME 2 OF MAPS AT PAGE 08 IN 1881 SUBDIVIDED SEVERAL SECTIONS INTO 144 LOTS. THIS INCLUDED SUBDIVIDING THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 20 EAST, M.D.B.&M. INTO LOTS 73 TO 76 AND 93 TO 96. THIS SURVEY DID NOT SHOW ANY BEARINGS OR DISTANCES FOR ANY OF THESE LOTS SO IT WAS LEFT TO INTERPRETATION.

VOLUME 14 OF RECORD OF SURVEY AT PAGE 94 - REFERENCE (E) - WAS SURVEYED BY A. SEGEL, L.S. 1485, IN 1933, BUT WAS NOT RECORDED UNTIL 1940. THIS SURVEY SHOWED THE LOCATION OF LOTS 73, 74, 95 AND 96. A NOTE ON THIS SURVEY BY EDGAR C. SMITH, FRESNO COUNTY SURVEYOR, WHILE APPROVING THE SURVEY STATES THE FOLLOWING ASSUMPTION: "2. THAT IT WAS THE INTENT OF THE ORIGINAL SURVEY TO HAVE THE LOT BOUNDARIES CO-INCIDE WITH THE 1/16 OR 1/64 SECTIONAL SUBDIVISION LINES."

RECORDED SURVEYS VOLUME 02 OF PARCEL MAPS AT PAGE 65, RECORDED IN 1971 - REFERENCE (A) - AND VOLUME 31 OF PARCEL MAPS AT PAGE 08, RECORDED IN 1979 - REFERENCE (B) - BOTH INCORRECTLY SHOW THE SOUTHEAST CORNER OF LOT 96 AS BEING 30 FEET NORTH AND 30 FEET WEST OF THE EAST 1/4 CORNER OF SAID SECTION 21. THIS ERROR WAS INCLUDED IN THE LOT LINE ADJUSTMENT DEEDS RECORDED AS 2007-0214780 AND 2019-0023913 WHICH FORMED THE BASIS OF THE LEGAL DESCRIPTION.

AFTER CONSULTATION WITH THE CURRENT FRESNO COUNTY SURVEYORS OFFICE, I USED THE 1940 COUNTY SURVEYORS COMMENT ABOVE TO CORRECTLY DIVIDE THE NORTHEAST QUARTER OF SAID SECTION 21 WITH BEARINGS AND DISTANCES BASED ON THE EAST-WEST SECTION 21 CENTERLINE AND THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21. THE RECORD DEEDS CALL FOR THE NORTH LINE OF THE SOUTH HALF OF LOTS 95 AND 96, AND THIS CALL BASED ON VALUES SHOWN ON THE ADJACENT SECTION 21 BREAKDOWN DID MATCH THE LOCATION OF AN EXISTING CORRUGATED METAL FENCE ALONG THE SOUTHERLY BOUNDARY OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT PARCEL LOCATED NORTH AND ADJACENT TO THE SUBJECT PARCEL SO I ACCEPTED THIS AS THE PROPER LOCATION FOR THE NORTHERLY LINE OF THE SOUTH HALF OF LOTS 95 AND 96 BOUNDARY AS CALLED FOR IN THE LEGAL DESCRIPTION.

POR. OF LOT 05 14-RS-04

POR. OF LOT 08 14-RS-04

TRACT NO. 6187

BEING A SUBDIVISION OF ADJUSTED PARCEL "A" AND ADJUSTED PARCEL "B" AS SHOWN IN EXHIBIT B OF GRANT DEED DOC #2019-0023913, FRESNO COUNTY RECORDS, AND LYING WITHIN SOUTH EAST 1/4 OF NORTH EAST 1/4 OF SECTION 21 TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO MEDIAN, CITY OF FRESNO, FRESNO COUNTY, STATE OF CALIFORNIA

OCTOBER 2021
MVE, INC.
1117 "L" STREET
MODESTO, CALIFORNIA 95354
(209) 526-4214

LEGEND

- FOUND MONUMENT AS NOTED
- INDICATES SEARCH FOR NOT FOUND
- ⊙ SET 3/4" X 30" IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MON. DOWN 6" TAGGED L.S. 5837
- F.C.R. FRESNO COUNTY RECORDS
- (C) CALCULATED BY THIS SURVEY
- (M) MEASURED BY THIS SURVEY UNLESS OTHERWISE NOTED
- P.E. PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- P.U.E. PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- (R) RADIAL
- LOT LINE
- EXISTING LOT LINE
- CENTERLINE
- SECTION/FRACTIONAL SECTION LINE
- RIGHT OF WAY
- EXTERIOR BOUNDARY
- EXISTING EASEMENT

BASIS OF BEARINGS

THE BEARING OF SOUTH 89°45'09" WEST BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF E. ANNADALE AVENUE AT THE CENTROID OF SECTION 21 AND EAST QUARTER CORNER OF SECTION 21, ALSO BEING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 21-14/20 AS SHOWN IN DOCUMENT #2007-0214780 IS TAKEN AS SOUTH 89°45'09" WEST.

GENERAL NOTES:

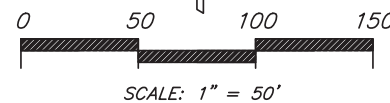
- ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
- THE TOTAL AREA SUBDIVIDED BY THIS MAP = 7.79± ACRES, CONTAINING 22 RESIDENTIAL LOTS, OUTLOT A AND OUTLOT B.
- LOT CORNERS:
 - SET 3/4" IRON PIPE 30" LONG DOWN 6" W/PLUG TAGGED L.S. 5837 @ LOT CORNERS UNLESS OTHERWISE NOTED.
- OUTLOT A TO BE DEDICATED TO THE CITY OF FRESNO IN FEE FOR LIFT STATION PURPOSES.
- OUTLOT B TO BE DEDICATED TO THE CITY OF FRESNO IN FEE FOR PUBLIC LANDSCAPE PURPOSES.

SURVEY REFERENCES

- (A) PARCEL MAP BOOK 02 PAGE 65
- (B) PARCEL MAP BOOK 31 PAGE 08
- (D) FRESNO COLONY PLAT MAP VOLUME 2 PAGE 8
- (E) RECORD OF SURVEY BOOK 14 PAGE 94
- (F) RECORD OF SURVEY BOOK 43 PAGE 58
- (G) LOT LINE ADJUSTMENT DOC #2019-0023913
- (H) INSTRUMENT # 2019-0032451
- (I) INSTRUMENT # 2019-0032450
- (J) INSTRUMENT # 2019-0054048
- (K) INSTRUMENT # 2019-0148591
- (L) INSTRUMENT # 2214-20-1404
- (N) LLA 2007-33, RECORDED AS DOC #2007-0214780

ABBREVIATIONS

- | | |
|------------|--|
| COR. | CORNER |
| F.C.R. | FRESNO COUNTY RECORDS |
| F.M.F.C.D. | FRESNO METROPOLITAN FLOOD CONTROL DISTRICT |
| LLA | LOT LINE ADJUSTMENT |
| SEC. | SECTION |
| SF | SQUARE FEET |
| W.C. | WITNESS CORNER |



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N0°14'51"W	2.50'
L2	N45°10'37"W	15.11'
L3	S89°45'09"W	50.00'
L4	S44°49'23"W	15.15'
L5	S89°45'09"W	69.80'
L6	S83°38'50"W	17.26'
L7	S6°28'39"E	9.00'
L8	S7°39'34"W	1.24'
L9	S53°38'08"E	1.05'
L10	S17°59'59"E	36.26'
L11	S35°50'22"W	17.21'
L12	S8°45'02"E	50.56'
L13	S45°14'51"E	21.29'
L14	S44°46'28"W	21.29'
L15	N89°45'09"E	11.86'
L16	S89°45'08"W	141.39'

FOUND 3" BRASS DISK
NORTH EAST COR. SEC. 21
(A)(B)(E)(F)
(SEE SHT. 3 FOR CORNER
RECORD INFORMATION)

S. ELM AVE.

FOUND BRASS CAP 2" DEEP
ACCEPTED AS EAST 1/4 COR.
SEC. 21 (A)(B)(E)(F)
(SEE SHT. 3 FOR CORNER
RECORD INFORMATION)

EAST DATE AVENUE

SHEET 6

SHEET 7

SHEET 9

SHEET 8

EAST TIMBER AVENUE

SOUTH EUNICE AVENUE

SOUTH IVY AVENUE

S. IVY AVE.

E. ANNADALE AVE.

LOT 114
43-RS-68

**BEING A SUBDIVISION OF ADJUSTED PARCEL "A" AND ADJUSTED PARCEL "B"
AS SHOWN IN EXHIBIT B OF GRANT DEED DOC #2019-0023913, FRESNO
COUNTY RECORDS, AND LYING WITHIN SOUTH EAST 1/4 OF NORTH EAST 1/4
OF SECTION 21 TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO
MEDIAN, CITY OF FRESNO, FRESNO COUNTY, STATE OF CALIFORNIA**

LEGEND

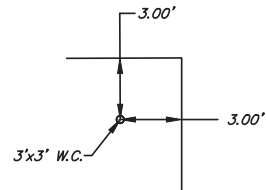
- ## ***BASIS OF BEARINGS***

GENERAL NOTES:

- ## SURVEY REFERENCES

- SHEET 6 OF 9**

LINE TABLE		
LINE #	BEARING	DISTANCE
L17	N44°49'53"E	17.97'
L18	S45°14'21"E	17.97'
L44	S56°44'39"W	4.34'
L45	N2°43'55"W	4.34'



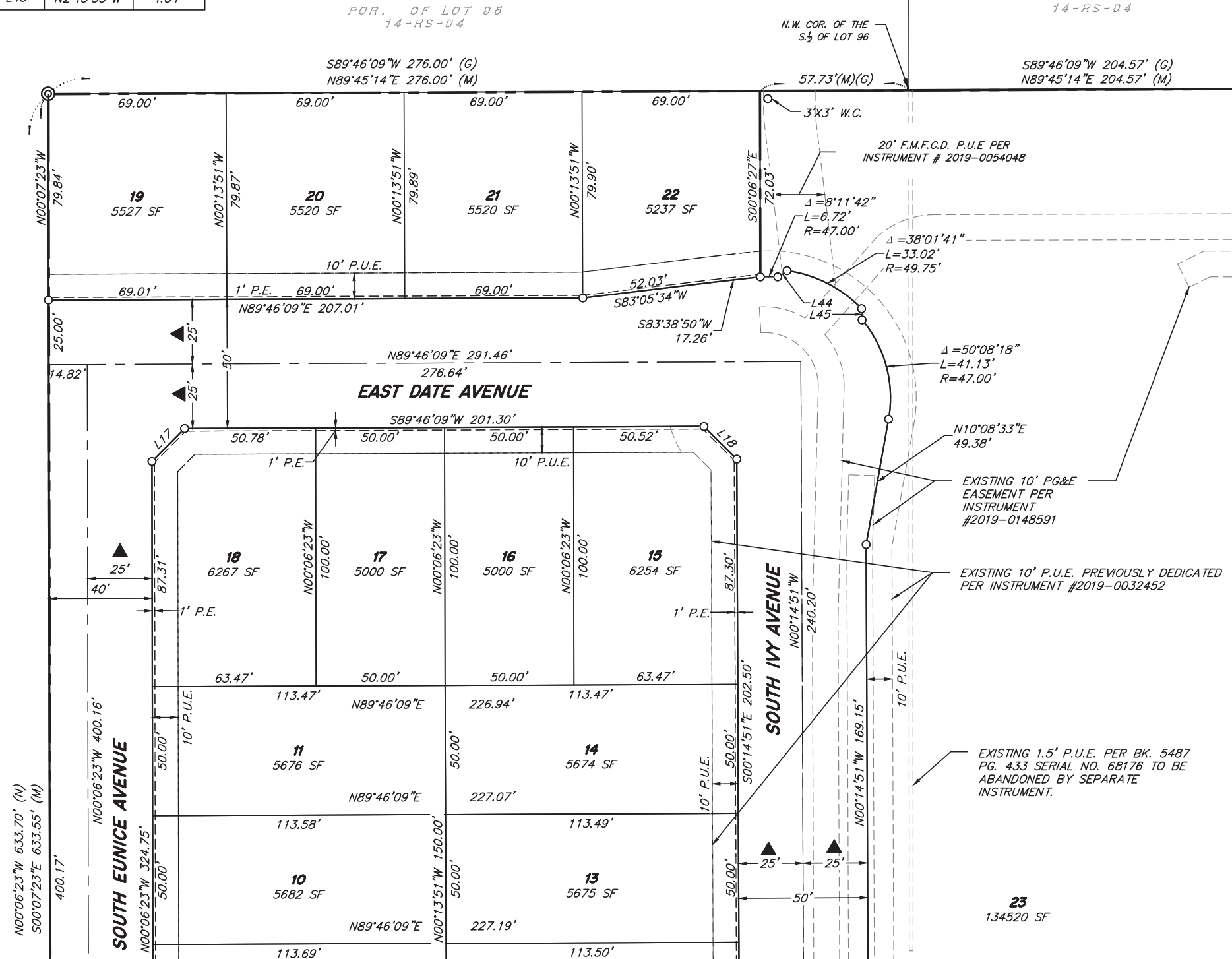
WITNESS CORNER DETAIL (TYP.)

N.T.S.



SCALE: 1" = 30'

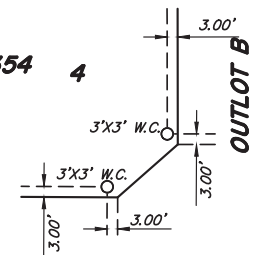
POR. OF LOT 96
14-RS-94



BEING A SUBDIVISION OF ADJUSTED PARCEL "A" AND ADJUSTED PARCEL "B"
AS SHOWN IN EXHIBIT B OF GRANT DEED DOC #2019-0023913, FRESNO
COUNTY RECORDS, AND LYING WITHIN SOUTH EAST 1/4 OF NORTH EAST 1/4
OF SECTION 21 TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO
MEDIAN, CITY OF FRESNO, FRESNO COUNTY, STATE OF CALIFORNIA

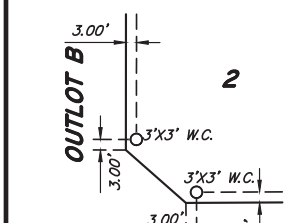
MVE, INC.

4

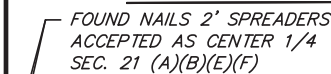


OUTLOT B
DETAIL "B"

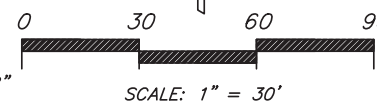
LINE TABLE		
LINE #	BEARING	DISTANCE
L19	S0°06'23"E	2.50'
L20	S44°49'23"W	15.15'
L21	N45°10'37"W	15.11'
L22	N45°10'37"W	6.81'
L23	S89°45'09"W	153.25'
L24	S44°45'09"W	15.13'
L25	S44°45'09"W	6.85'
L26	S45°14'51"E	14.14'
L27	S45°14'51"E	3.25'
L28	S45°14'51"E	17.39'
L29	N44°49'23"E	3.81'
L30	N44°49'23"E	14.16'
L31	N44°49'23"E	17.97'
L32	S45°10'37"E	17.97'
L33	N45°11'38"W	17.97'
L34	S35°52'35"W	14.50'
L35	N45°14'51"W	15.13'
L36	N41°29'00"E	3.75'
L37	N59°08'24"W	3.75'



OUTLOT B
DETAIL "A"
N.T.S.



**MARTIN LUTHER
KING JR.**



LEGEND

- FOUND MONUMENT AS NOTED N.T.S.
 ◎ SET 3/4" X 30" IRON PIPE, UP 4" IN 6" DIAMETER
 X 30" P.C.C. MON. DOWN 6" TAGGED L.S. 5837
 ▲ EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC
 STREET PURPOSES
 △ PUBLIC STREET RIGHT OF WAY DEDICATED BY
 INSTRUMENT# 2021-0033602
 ⊥ SET 3/4" IRON PIPE 30" LONG DOWN 6" W/PLUG TAGGED
 L.S. 5837 @ LOT CORNERS UNLESS OTHERWISE NOTED
 ○ SET 3/4" IRON PIPE 30" LONG DOWN 6" W/PLUG TAGGED
 L.S. 5837 UNLESS OTHERWISE NOTED
 + — + CALCULATED POINT — NOTHING FOUND OR SET
 F.C.R. FRESNO COUNTY RECORDS
 (M) MEASURED BY THIS SURVEY UNLESS OTHERWISE NOTED
 P.E. PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION
 FOR PUBLIC USE
 P.U.E. PUBLIC UTILITY EASEMENT NOW OFFERED FOR
 DEDICATION FOR PUBLIC USE
 (R) RADIAL
 _____ LOT LINE
 — — — CENTERLINE
 — — — SECTION/FRACTIONAL SECTION LINE
 - - - - - EXISTING EASEMENT
 _____ RIGHT OF WAY

BASIS OF BEARINGS

THE BEARING OF SOUTH 89°45'09" WEST BETWEEN MONUMENTS FOUND
ALONG THE CENTERLINE OF E. ANNADALE AVENUE AT THE CENTROID OF
SECTION 21 AND EAST QUARTER CORNER OF SECTION 21, ALSO BEING THE
SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 21-14/20.

GENERAL NOTES:

1. ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
2. THE TOTAL AREA SUBDIVIDED BY THIS MAP = 7.79± ACRES, CONTAINING 22 RESIDENTIAL LOTS, OUTLOT A AND OUTLOT B.
3. LOT CORNERS:
SET 3/4" IRON PIPE 30" LONG DOWN 6" W/PLUG TAGGED L.S. 5837 @ LOT CORNERS UNLESS OTHERWISE NOTED.
4. OUTLOT A TO BE DEDICATED TO CITY OF FRESNO IN FEE FOR LIFT STATION PURPOSES.
5. OUTLOT B TO BE DEDICATED TO CITY OF FRESNO IN FEE FOR PUBLIC LANDSCAPE PURPOSES.

SURVEY REFERENCES

- (A) PARCEL MAP BOOK 02 PAGE 65
(B) PARCEL MAP BOOK 31 PAGE 08
(D) FRESNO COLONY PLAT MAP VOLUME 2 PAGE 8
(E) RECORD OF SURVEY BOOK 14 PAGE 94
(F) RECORD OF SURVEY BOOK 43 PAGE 58
(G) LOT LINE ADJUSTMENT DOC #2019-0023913
(H) INSTRUMENT # 2019-0032451
(I) INSTRUMENT # 2019-0032450
(J) INSTRUMENT # 2019-0054048
(K) INSTRUMENT # 2019-0148591
(L) INSTRUMENT # 2214-20-1404
(N) LLA 2007-33, RECORDED AS DOC #2007-0214780

SHEET 7 OF 9

**BEING A SUBDIVISION OF ADJUSTED PARCEL "A" AND ADJUSTED PARCEL "B"
AS SHOWN IN EXHIBIT B OF GRANT DEED DOC #2019-0023913, FRESNO
COUNTY RECORDS, AND LYING WITHIN SOUTH EAST 1/4 OF NORTH EAST 1/4
OF SECTION 21 TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO
MEDIAN, CITY OF FRESNO, FRESNO COUNTY, STATE OF CALIFORNIA**

SCALE: 1" = 30'

● FOUND MONUMENT AS NOTED
 ◎ SET 3/4" X 30" IRON PIPE, UP 4" IN 6" DIAMETER
 X 30" P.C.C. MON. DOWN 6" TAGGED L.S. 5837
 ▲ EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC
 STREET PURPOSES
 △ PUBLIC STREET RIGHT OF WAY DEDICATED BY
 INSTRUMENT# 2021-0033602
 ⊥ SET 3/4" IRON PIPE 30" LONG DOWN 6" W/PLUG TAGGED
 L.S. 5837 @ LOT CORNERS UNLESS OTHERWISE NOTED
 ○ SET 3/4" IRON PIPE 30" LONG DOWN 6" W/PLUG TAGGED
 L.S. 5837 UNLESS OTHERWISE NOTED
 +-----+ CALCULATED POINT - NOTHING FOUND OR SET
 F.C.R. FRESNO COUNTY RECORDS
 (M) MEASURED BY THIS SURVEY UNLESS OTHERWISE NOTED
 P.E. PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION
 FOR PUBLIC USE
 P.U.E. PUBLIC UTILITY EASEMENT NOW OFFERED FOR
 DEDICATION FOR PUBLIC USE
 (R) RADIAL
 _____ LOT LINE
 - - - - - CENTERLINE
 - - - - - SECTION/FRACTIONAL SECTION LINE
 - - - - - EXISTING EASEMENT
 _____ RIGHT OF WAY

THE BEARING OF SOUTH 89°45'09" WEST BETWEEN MONUMENTS
FOUND ALONG THE CENTERLINE OF E. ANNADALE AVENUE AT THE
CENTROID OF SECTION 21 AND EAST QUARTER CORNER OF
SECTION 21, ALSO BEING THE SOUTH LINE OF THE NORTHEAST
QUARTER OF SECTION 21-14/20.

1. ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
2. THE TOTAL AREA SUBDIVIDED BY THIS MAP = 7.79± ACRES, CONTAINING 22 RESIDENTIAL LOTS, OUTLOT A AND OUTLOT B.
3. LOT CORNERS:
SET 3/4" IRON PIPE 30" LONG DOWN 6" W/PLUG TAGGED L.S. 5837 @ LOT CORNERS UNLESS OTHERWISE NOTED.
4. OUTLOT A TO BE DEDICATED TO CITY OF FRESNO IN FEE FOR LIFT STATION PURPOSES.
5. OUTLOT B TO BE DEDICATED TO CITY OF FRESNO IN FEE FOR PUBLIC LANDSCAPE PURPOSES.

(A) PARCEL MAP BOOK 02 PAGE 65
(B) PARCEL MAP BOOK 31 PAGE 08
(C) FRESNO COLONY PLAT MAP VOLUME 2 PAGE 8
(E) RECORD OF SURVEY BOOK 14 PAGE 94
(F) RECORD OF SURVEY BOOK 43 PAGE 58
(G) LOT LINE ADJUSTMENT DOC#2019-0023913
(H) INSTRUMENT # 2019-0032451
(I) INSTRUMENT # 2019-0032450
(J) INSTRUMENT # 2019-0054048
(K) INSTRUMENT # 2019-0148591
(L) INSTRUMENT # 2214-20-1404
(N) LLA 2007-33, RECORDED AS DOC#2007-0214780

LINE TABLE		
LINE #	BEARING	DISTANCE
L24	S44°45'09"W	15.13'
L25	S44°45'09"W	6.85'
L32	N07°13'14"W	2.50'
L34	S35°52'35"W	14.50'
L36	N41°29'00"E	3.75'
L37	N59°08'24"W	3.75'
L40	N45°14'51"W	15.13'
L41	S0°01'12"E	2.50'
L42	S45°14'51"E	17.39'

N.T.S.

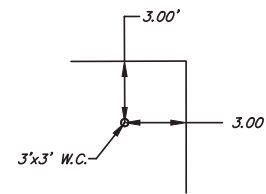
S. ELM AVE.

TRACT NO. 6187

BEING A SUBDIVISION OF ADJUSTED PARCEL "A" AND ADJUSTED PARCEL "B" AS SHOWN IN EXHIBIT B OF GRANT DEED DOC #2019-0023913, FRESNO COUNTY RECORDS, AND LYING WITHIN SOUTH EAST 1/4 OF NORTH EAST 1/4 OF SECTION 21 TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO MEDIAN, CITY OF FRESNO, FRESNO COUNTY, STATE OF CALIFORNIA

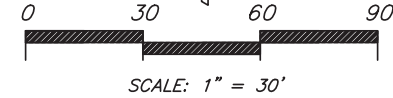
OCTOBER 2021
MVE, INC.
1117 "L" STREET
MODESTO, CALIFORNIA 95354
(209) 526-4214

LINE TABLE		
LINE #	BEARING	DISTANCE
L18	S45°14'21"E	17.97'
L42	S56°44'39"W	4.34'
L43	N2°43'55"W	4.34'



WITNESS CORNER DETAIL (TYP.)

N.T.S.



LEGEND

●	FOUND MONUMENT AS NOTED
⊙	SET 3/4" X 30" IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MON. DOWN 6" TAGGED L.S. 5837
▲	EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
△	PUBLIC STREET RIGHT OF WAY DEDICATED BY INSTRUMENT# 2021-0033602
⊢	SET 3/4" IRON PIPE 30" LONG DOWN 6" W/PLUG TAGGED L.S. 5837 @ LOT CORNERS UNLESS OTHERWISE NOTED
○	SET 3/4" IRON PIPE 30" LONG DOWN 6" W/PLUG TAGGED L.S. 5837 UNLESS OTHERWISE NOTED
+	CALCULATED POINT - NOTHING FOUND OR SET
F.C.R.	FRESNO COUNTY RECORDS
(M)	MEASURED BY THIS SURVEY UNLESS OTHERWISE NOTED
P.E.	PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
P.U.E.	PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
(R)	RADIAL
— — — — —	LOT LINE
— — — — —	EXISTING LOT LINE
— — — — —	CENTERLINE
— — — — —	SECTION/FRACTIONAL SECTION LINE
— — — — —	EXISTING EASEMENT
— — — — —	RIGHT OF WAY

BASIS OF BEARINGS

THE BEARING OF SOUTH 89°45'09" WEST BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF E. ANNADALE AVENUE AT THE CENTROID OF SECTION 21 AND EAST QUARTER CORNER OF SECTION 21, ALSO BEING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 21-14/20.

GENERAL NOTES:

- ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
- THE TOTAL AREA SUBDIVIDED BY THIS MAP = 7.79± ACRES, CONTAINING 22 RESIDENTIAL LOTS, OUTLOT A AND OUTLOT B.
- LOT CORNERS:
SET 3/4" IRON PIPE 30" LONG DOWN 6" W/PLUG TAGGED L.S. 5837 @ LOT CORNERS UNLESS OTHERWISE NOTED.

SURVEY REFERENCES

- (A) PARCEL MAP BOOK 02 PAGE 65
(B) PARCEL MAP BOOK 31 PAGE 08
(D) FRESNO COLONY PLAT MAP VOLUME 2 PAGE 8
(E) RECORD OF SURVEY BOOK 14 PAGE 94
(F) RECORD OF SURVEY BOOK 43 PAGE 58
(G) LOT LINE ADJUSTMENT DOC #2019-0023913
(H) INSTRUMENT # 2019-0032451
(I) INSTRUMENT # 2019-0032450
(J) INSTRUMENT # 2019-0054048
(K) INSTRUMENT # 2019-0148591
(L) INSTRUMENT # 2214-20-1404
(N) LLA 2007-33, RECORDED AS DOC #2007-0214780

