

THE LAND RETURNED TO IS SHOWN IN THE CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

[illegible]

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

BN MICRO LP, A CALIFORNIA UNITED PARTNERSHIP  
BY: BONADELLE HOWES, INC., A CALIFORNIA CORPORATION  
ITS GENERAL PARTNER

JOHN A. BONADELLE, PRESIDENT	DATE _____
TRI COUNTIES BANK - AS BENEFICIARY	

KATIE MILLER, VICE PRESIDENT	DATE

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.

COUNTRY OF \_\_\_\_\_

PERSONALLY APPEARED BEFORE ME, WHO PROVED TO ME ON THE BASIS OF MY KNOWLEDGE AND BELIEF THAT HE WAS WHO HE CLAIMED TO BE, THE PERSON DESCRIBED IN THE INSTRUMENT, AND THAT HE WAS CAPABLE OF ENTERING INTO A CONTRACT, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, ON 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.

NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_ COMMISSION NUMBER \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

**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  
SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN-  
CAPTIONED AND THAT BY HIS SIGNATURE ON THE INDEMNITY INSTRUMENT HE HAS AUTHORIZED  
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.

NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_ COMMISSION NUMBER \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

## SUBDIVISION MAP OF

**TRACT NO. 5388**

A PLANNED UNIT DEVELOPMENT  
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA  
SURVEYED AND PLATTED IN DECEMBER 2021  
BY GATEWAY ENGINEERING, INC.

BONADELLE HOMES, INC.  
CONSISTING OF FOUR SHEETS

**THIS PROPERTY IS SUBJECT TO THE FOLLOWING**

1. THE EFFECT OF AN INSTRUMENT ENTITLED "RESOLUTION NO. 186 - THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT PROVIDING FOR THE REDEMPTION OF A MAP IDENTIFYING AREAS SUBJECT TO FLOODING BY THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (DISTRICT AND CITY OF FRESNO, RECORDED JULY 31, 1995 AS DOCUMENT NO. 95092924, FRESNO COUNTY RECORDS, EXCEPT NOT LITIGABLE).
2. A STRIP OF LAND 94 FEET IN WIDTH FOR THE WAY FOR FUTURE STRIPPER'S ARE DISCLOSED BY RECORDER'S 3.
3. AN EASEMENT ATTENDING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INDENTURED, PURPOSES AS PROVIDED IN THE FOLLOWING, AN EASEMENT GRANTED TO CITY OF FRESNO FOR PUBLIC STREET PURPOSES, RECORDED OCTOBER 25, 2005 IN JUVENIL RECORDER'S SERIAL NUMBER 2005-0251622.
4. (EASEMENT AFFECTS SAID EASED PROPERTY, AND NOTED.)
5. AN EASEMENT ATTENDING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INDENTURED, INSTRUMENTS PROVIDING EASEMENT AND A CERTIFICATION OF CORRECTION, GRANTED TO: BOWDLETT HOMES, INC. A CALIFORNIA CORPORATION FOR: FRESNO IRRIGATION DISTRICT
6. APRIL 29, 2022 OF JUVENIL RECORDS UNDER RECORDER'S SERIAL NUMBER 2022-0026613 AND RECORDED: RE-RECORDED ON JUNE 10, 2022 JUVENIL RECORDER'S SERIAL NUMBER 2022-0076981
7. (AFFECTS SAID EASED PROPERTY, AND NOTED, SEE SHEET 3)

LIST OF COVENANTS  
THAT WILL RECORD CONCURRENTLY WITH THIS MAP

1. A SUBVERSION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 5388, OF VESTING TENTATIVE MAP NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
2. A STATEMENT OF COVENANTS AFFECTING LAND AND DEVELOPMENT RELATIONSHIPS ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 5388, OF VESTING TENTATIVE MAP NO. 5388, RECORDED \_\_\_\_\_, FRESNO COUNTY RECORDS.
3. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS FOR THE FINAL MAP OF TRACT 5388, OF VESTING TENTATIVE MAP NO. 5388, RECORDED \_\_\_\_\_, FRESNO COUNTY RECORDS.
4. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT CONCERNING EIGHT-TO-FOUR LANE LOTS FOR THE FINAL MAP OF TRACT NO. 5388, OF VESTING TENTATIVE MAP NO. 5388, RECORDED \_\_\_\_\_, FRESNO COUNTY RECORDS.
5. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER CONNECTION DEVELOPMENT FEES TO THE TIME OF ISSUANCE OF CERTIFICATE OF COMPLETION AND CREATION OF LEASE FOR THE FINAL MAP OF TRACT NO. 5388, OF VESTING TENTATIVE MAP NO. 5388, RECORDED \_\_\_\_\_, FRESNO COUNTY RECORDS.
6. A STATEMENT OF COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED \_\_\_\_\_, FRESNO COUNTY RECORDS.
7. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING SPECIAL SOLID WASTE DISPOSAL FEES FOR CERTAIN FINAL MAP OF TRACT NO. 5388, OF VESTING TENTATIVE MAP NO. 5388, RECORDED \_\_\_\_\_, FRESNO COUNTY RECORDS.

**FRESNO IRRIGATION DISTRICT, AS EASEMENT HOLDER**

A SEPARATE COMMENT TO FINAL MAP PURSUANT TO GOVERNMENT CODE SECTION 90433.1 FOR IRACI MAP 5388 HAS BEEN EXECUTED BY THE FRESNO IRRIGATION DISTRICT, AS RECORDED \_\_\_\_\_, 2022.

DOCUMENT NO. \_\_\_\_\_ FRESNO COUNTY RECORDS.

## OUTLOT DESIGNATIONS

NAME: \_\_\_\_\_

OUTLET "A" - DEDICATED TO THE CITY OF FRESNO FOR LANDSCAPE PURPOSES, SUBJECT TO ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS

OUTLET "B" - DEDICATED TO FRESNO IRRIGATION DISTRICT FOR CANAL & IRRIGATION PURPOSES

AND COMPLETE AS SHOWN

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 THE LOCAL ORDINANCES AT THE REQUEST OF BONAVENTE HOMES, INC., A CALIFORNIA CORPORATION, ON DECEMBER 15, 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICED, OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE POSITIONS INDICED, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURETY TO BE RETRAINED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



CASEY W. LOWRY, LS 8154

DATE: \_\_\_\_\_

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.

DATE: \_\_\_\_\_

ANDREW J. BENELLI, P.E. 50022  
LICENSE EXPIRES 6/30/2023  
CITY ENGINEER

MAP IS TECHNICALLY CORRECT.

DATE: \_\_\_\_\_

JASON A. CAMIT, L.S. 8636,  
LICENSE EXPIRES 12/31/2023  
CHIEF SURVEYOR

I HEREBY CERTIFY THAT THE COUNCIL, OF THE CITY OF PLEASANTON, BY RESOLUTION NO. \_\_\_\_\_, 2022, APPROVED THE WITHIN MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND AND ALL INTERESTS IN SUCH LANDS SHOWN ON THE MAP AS BEING SUBJECT TO THE PAYMENT OF THE OPEN OF DEDICATION, AND APPROVED THE ABANDONMENT OF THOSE PUBLIC STREET AND/OR PUBLIC EASEMENTS NOT SHOWN ON THE MAP AND NOTED AS ABANDONED BY THE FLING OF THE MAP.

TODD STEINER, CMIC  
CITY CLERK

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

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.

\_\_\_\_\_  
SIGNED: \_\_\_\_\_  
DATED: \_\_\_\_\_

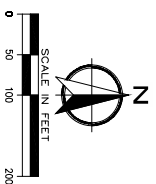
SECRETARY OF THE FRESNO  
CITY PLANNING COMMISSION

DOCUMENT NO. \_\_\_\_\_ FEE: \$ 14.00 \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

FRESNO COUNTY RECORDS, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY  
PAUL DICTOS, C.P.A., FRESNO COUNTY RECORDER
































**BT:** \_\_\_\_\_  
**DEPUTY COUNTY RECORDER**

NAME	DESCRIPTION
OUTLOT "A" -	DEDICATED TO THE CITY OF FRESNO FOR LANDSCAPE PURPOSES, SUBJECT TO ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS
OUTLOT "B" -	DEDICATED TO FRESNO IRRIGATION DISTRICT FOR CANAL & IRRIGATION PURPOSES



A PLANNED UNIT DEVELOPMENT  
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA

EXISTING DOCUMENT FOUND & ACCEPTED AS NOTED  
RECORD DATA PER RECORD OF SURVEY FILED IN BOOK 43 OF RECORD OF SURVEYS AT PAGE 55, F.R.R.  
[...]  
RECORD DATA PER USE OF BILLIARD LINES RELATED SUBDIVISION NO. 6, RECORDED IN BOOK 8 OF PLATS, PAGES 25 THROUGH 26, F.C.R.  
<...>  
RECORD DATA PER DEED RECORDED AS DOCUMENT NO. 199-0316094, F.C.R.  
<...>  
RECORD DATA PER DEED RECORDED AS DOCUMENT NO. 2005-0251622, F.C.R.  
<...>  
RECORD DATA PER RESOLUTION NO. 2006-52 RECORDED AS DOCUMENT NO.

- |   |  |
|---|--|
|  | PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER MAP OF BULLARD LAND SUBDIVISION NO. 6 RECORDED IN BOOK 8, PAGE 25 OF PLATS, F.C.R. |
|  | PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER TRACT NO. 3142, RECORDED IN VOLUME 38 OF PLATS, AT PAGES 32 THROUGH 54, F.C.R.     |
|  | PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER TRACT NO. 5315, RECORDED IN VOLUME 76 OF PLATS, AT PAGES 16 THROUGH 18, F.C.R.     |
|  | RECORD DATA PER RECORD OF SURVEY FILED IN BOOK 43 OF RECORD OF SURVEYS AT PAGE 65, F.C.R.  |
|  | RIGHT OF WAY NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES   |
|  | DISTINCTIVE BORDER INDICATES LIMITS OF THIS SUBDIVISION  |
|  | INDICATES REDEMPTION OF DIRECT ACCESS RIGHTS   |
|  | PUBLIC UTILITY EASEMENT (EASEMENT WIDTH INCREASES NEAR FRONT PROPERTY CORNERS)   |
|  | P.U.E.   |
|  | R&M  |
|  | BULLARD LAND IRRIGATION SUBDIVISION  |
|  | P.E.S.   |
|  | PEDESTRIAN EASEMENT  |
|  | LANDSCAPING EASEMENT   |
|  | P.E.U.E.   |
|  | PLANNING AND PUBLIC UTILITY EASEMENT   |
|  | DN   |
|  | DOWN   |
|  | FRESCO COUNTY RECORDS  |
|  | FD   |
|  | FOUND  |
|  | FRESCO IRRIGATION DISTRICT   |
|  | IP   |
|  | IRON PIPE  |
|  | OFFICIAL RECORDS OF FRESCO COUNTY  |
|  | O&F.C.   |
|  | 680  |
|  | LOT OF BULLARD LANDS IRRIGATED SUBDIVISION NO. 6 RECORDED IN VOLUME 8, PAGE 25 OF PLATS, F.C.R.  |
|  | OUTLOT "A" - DEPARTED TO THE CITY OF FRESCO FOR LANDSCAPE PURPOSES   |
|  | SUBJECT TO ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS  |
|  | OUTLOT "B" - DEPARTED TO FRESCO IRRIGATION DISTRICT FOR CANAL & IRRIGATION PURPOSES  |

THE SOUTHWESTERLY LINE OF LOT 980 OF THE MAP OF BILLARD LANDS IRRIGATED SUBDIVISION NO. 6, FILED IN VOLUME 8 OF PLATS AT PAGES 25 AND 26, FRESNO COUNTY RECORDS, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 43 OF RECORDS OF SURVEY AT PAGE 65, FRESNO COUNTY RECORDS, IS TAKEN AS SOUTH 51.04°31" EAST.

A PLANNED UNIT DEVELOPMENT  
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA

VOLUME 76 OF PLATS,  
PAGES 16-18 F.C.R.

● EXISTING MONUMENT FOUND & ACCEPTED AS NOTED

- TRACT NO. 3142  
VOLUME 38 OF PLATS.  
PAGES 52-54, F.C.R.

TRACT NO. 3116  
VOLUME 35 OF PLATS,  
PAGES 27-30, F.C.R.

TRACT NO. 3116  
VOLUME 35 OF PLATS,  
PAGES 27-30, F.C.R.

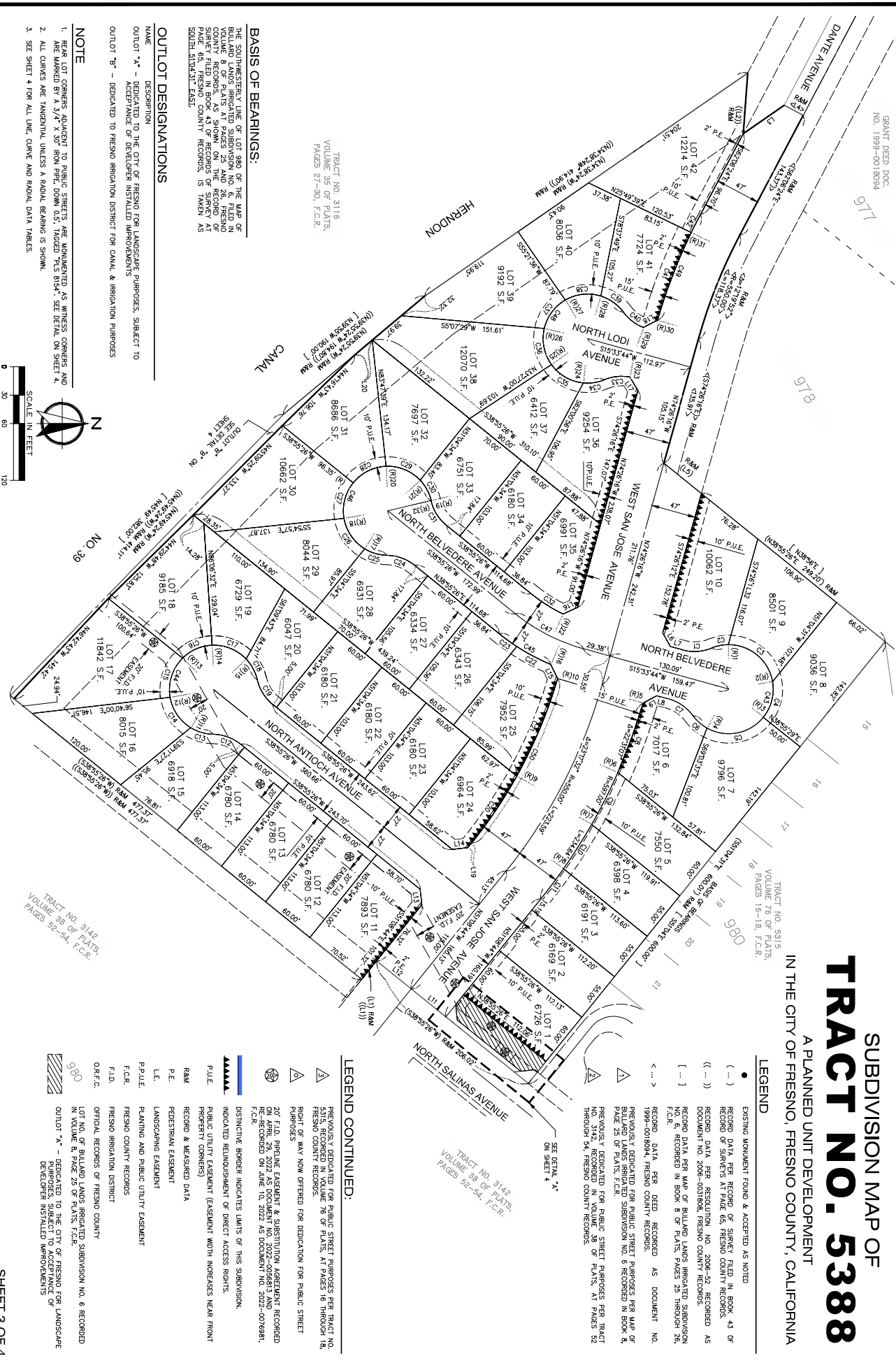
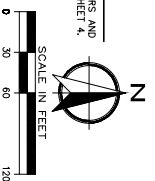
THE SOUTHWESTERLY LINE OF LOT 980 OF THE MAP OF BULLARD LANDS IRRIGATED SUBDIVISION NO. 6, FILED IN VOLUME 8 OF PLATS AT PAGES 25 AND 26, FRESNO COUNTY RECORDS, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 43 OF RECORDS OF SURVEY AT PAGE 65, FRESNO COUNTY RECORDS, IS TAKEN AS SOUTH 51°04'31" EAST.

NAME	DESCRIPTION
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OUTLOT "B" - DEDICATED TO FRESNO IRRIGATION DISTRICT FOR CANAL & IRRIGATION PURPOSES  
ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS

1. REAR LOT CORNERS ADJACENT TO PUBLIC STREETS ARE MONUMENTED AS WITNESS CORNERS AND ARE MARKED BY A 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "PLS 8154". SEE DETAIL ON SHEET 4.

2. ALL CURVES ARE TANGENTIAL UNLESS A RADIAL BEARING IS SHOWN.
3. SEE SHEET 4 FOR ALL LINE, CURVE AND RADIAL DATA TABLES.



SHEET 3 OF 4

SUBDIVISION MAP OF  
**TRACT NO. 5388**  
A PLANNED UNIT DEVELOPMENT  
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	26.00'	N41°08'44"W
L2	64.27'	S85°43'00"E
L3	52.60'	N34°38'24"W
L4	22.24'	N27°53'36"E
L5	91.20'	N39°55'28"E
L6	16.50'	N67°33'44"E
L7	13.00'	N15°33'44"E
L8	13.05'	S15°33'44"W
L9	16.54'	N28°59'57"W
L10	16.42'	N83°53'21"E
L11	47.00'	S38°55'48"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L12	47.00'	S38°55'04"W
L13	16.53'	N87°53'21"E
L14	16.53'	N05°06'39"W
L15	16.62'	N44°19'33"E
L16	16.60'	N24°28'18"W
L17	16.50'	N58°40'14"E
L18	16.50'	N27°09'41"W
L19	6.38'	N51°08'44"W
L20	24.44'	S40°07'08"E
L21	21.92'	S05°04'39"E

RADIAL TABLE	
LINE #	DIRECTION
(R1)	N89°25'28"E
(R2)	N07°50'15"W
(R3)	N38°55'29"E
(R4)	S60°57'19"E
(R5)	N87°20'08"E
(R6)	N23°49'23"E
(R7)	N29°42'36"E
(R8)	N35°01'50"E
(R9)	N29°08'01"E
(R10)	N16°22'31"E
(R11)	N58°36'02"W
(R12)	N09°50'18"W
(R13)	N45°01'51"E
(R14)	N87°41'19"E
(R15)	S43°33'06"E
(R16)	S67°11'30"E

RADIAL TABLE	
LINE #	DIRECTION
(R17)	N58°36'02"W
(R18)	N09°50'18"W
(R19)	S13°12'28"E
(R20)	N87°41'19"E
(R21)	S43°33'06"E
(R22)	S44°20'22"E
(R23)	N19°41'03"W
(R24)	N84°36'33"W
(R25)	N35°51'35"W
(R26)	N12°54'09"E
(R27)	N60°05'09"E
(R28)	S12°43'19"E
(R29)	S59°10'04"E
(R30)	S16°17'35"W
(R31)	S25°49'37"W
(R32)	N13°13'02"W

