

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF FRESNO, CITY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 2, PART OF THE TRACT OF LAND BEING THE TRACT OF LOTS 977, 978, 981 AND 982 OF BULLARD LAKES RECORDED SUBDIVISION NO. 8 IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, AS SHOWN ON THE MAP THEREOF RECORDED IN BOOK 8, PAGES 25 AND 26 OF PLATS, FRESNO COUNTY RECORDS.

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 HEREIN.

BY: JOHN A. BONADELLE, PRESIDENT DATE

BY: KATIE MILLER, VICE PRESIDENT DATE

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.

NOTARY ACKNOWLEDGEMENT

PERSONALLY APPEARED TO ME, BEFORE ME, WHO PROVED TO ME ON THE BASIS OF PERSONAL KNOWLEDGE, THE PERSON WHOSE NAME IS SUBSCRIBED ON THE INSTRUMENT AND THAT BY HIS SIGNATURE ON THE INSTRUMENT HE OR SHE INTENDS TO EXECUTE THE SAME IN FULL FREEDOM OF MIND AND CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT HE OR SHE INTENDS TO BE BOUND BY THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

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

- 1. THE EFFECT OF AN INSTRUMENT ENTITLED "RESOLUTION NO. 1816 - THE BOARD OF DIRECTORS OF THE FRESNO TO PAYMENT OF BRANWAKE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL BRANWAKE FACILITIES EXCLUDED BY FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND CITY OF FRESNO, RECORDED JULY 31, 1995 AS DOCUMENT NO. 95092128, FRESNO COUNTY RECORDS. (EXCEPTION NOT PLOTTABLE)

LIST OF COVENANTS THAT WILL RECORD CONCURRENTLY WITH THIS MAP

- 1. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 5388, OF VESTING TENANTIVE MAP NO. 5388, RECORDED AS DOCUMENT NO. _____ FRESNO COUNTY RECORDS.
- 2. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT REIMBURSING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 5388, OF VESTING TENANTIVE MAP NO. 5388, RECORDED AS DOCUMENT NO. _____ FRESNO COUNTY RECORDS.

OUTLOT DESIGNATIONS

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

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 THE REGULATIONS THEREUNDER, AND I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP. THE EXTENSION APPROVED BY THE CITY ENGINEER, THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACKED AND THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES TO THE CONDITIONALLY TENTATIVE MAP.



CITY ENGINEERS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP THAT THE SUBDIVISION SHOWN IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP. THE EXTENSION APPROVED BY THE CITY ENGINEER, THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACKED AND THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES TO THE CONDITIONALLY TENTATIVE MAP.

CITY SURVEYOR'S STATEMENT

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

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CONTROL OF THE CITY OF FRESNO, BY RESOLUTION NO. _____, HAS ADOPTED ON _____ DATE OF THE PUBLIC HEARINGS, 2022 APPROVED EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMANCE WITH THE TERMS OF THE OFFER OF DEDICATION, AND APPROVED THE ABANDONMENT OF THOSE PUBLIC EASEMENTS BY THE PLANNING COMMISSION AS SHOWN ON THE MAP AND NOTED AS ADOPTED BY THE PLANNING COMMISSION.

PLANNING COMMISSION CERTIFICATE

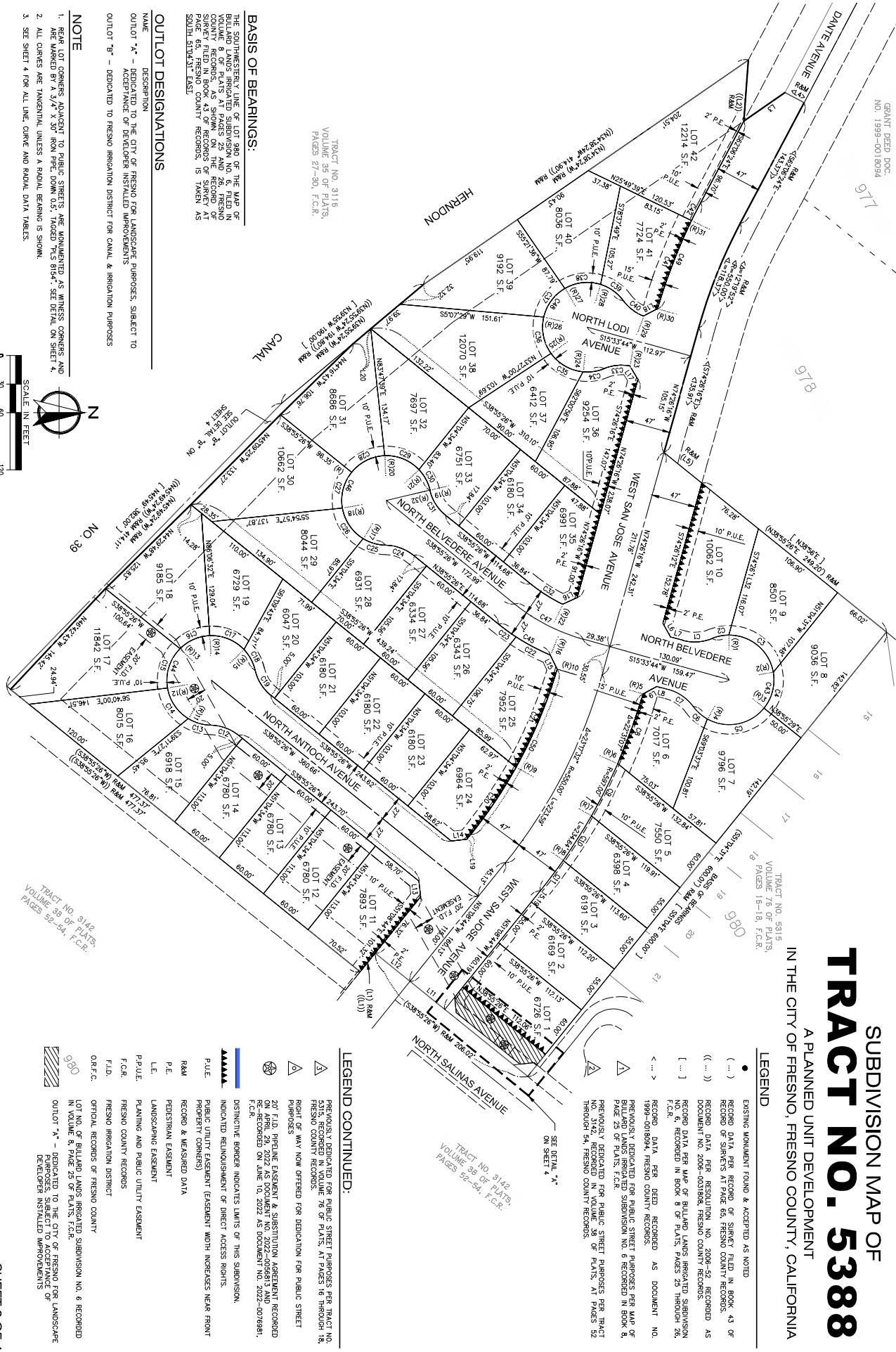
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION SHOWN IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES IMPOSED BY THE FRESNO CITY PLANNING COMMISSION AS A CONDITION TO THE ACCEPTANCE OF THE FINAL MAP.

RECORDERS STATEMENT

DOCUMENT NO. _____ FEE: \$ 14.00 FILED THIS _____ DAY OF _____, 2022, AT _____ M IN VOLUME _____ OF PLATS, AT PAGE(S) _____ FRESNO COUNTY RECORDS, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY, PAUL DICHS, C.P.A., FRESNO COUNTY RECORDER

SUBDIVISION MAP OF TRACT NO. 5388

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



LEGEND

- EXISTING MONUMENT FOUND & ACCEPTED AS NOTED
- (...) RECORD DATA PER RECORD OF SURVEY FILED IN BOOK 43 OF RECORDS OF SURVEYS AT PAGE 63, FRESNO COUNTY RECORDS.
- (...) RECORD DATA PER RESOLUTION NO. 2006-52 RECORDED AS DOCUMENT NO. 2006-003808, FRESNO COUNTY RECORDS.
- [...] RECORD DATA PER MAP OF BILLIARD LANDS IRRIGATED SUBDIVISION F.C.R. RECORDED IN BOOK 8 OF PLATS, PAGES 25 THROUGH 26, FRESNO COUNTY RECORDS.
- <...> RECORD DATA PER RECORDED AS DOCUMENT NO. 1999-0018094, FRESNO COUNTY RECORDS.
- (U) PERIODICALLY DEDICATED FOR PUBLIC STREET PURPOSES PER MAP OF BILLIARD LANDS IRRIGATED SUBDIVISION F.C.R. RECORDED IN BOOK 8, PERIODICALLY DEDICATED FOR PUBLIC STREET PURPOSES PER TRACT NO. 3142, RECORDED IN VOLUME 38 OF PLATS, AT PAGES 92 THROUGH 94, FRESNO COUNTY RECORDS.

LEGEND CONTINUED:

- ▲ PERIODICALLY DEDICATED FOR PUBLIC STREET PURPOSES PER TRACT NO. 5315, RECORDED IN VOLUME 76 OF PLATS, AT PAGES 16 THROUGH 18, FRESNO COUNTY RECORDS.
- ▲ RIGHT OF WAY NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
- ▲ 20' E.D. PIPELINE EASEMENT & SUBSTITUTION AGREEMENT RECORDED ON APRIL 29, 2022 AS DOCUMENT NO. 2022-009813 AND RE-RECORDED ON JUNE 10, 2022 AS DOCUMENT NO. 2022-0076981, F.C.R.
- ▬ DISTINCTIVE BORDER INDICATES LIMITS OF THIS SUBDIVISION.
- ▬ INDICATED REDEMPTION/EASEMENT WIDTH INCREASES NEAR FRONT PROPERTY CORNERS.
- ▬ PUBLIC UTILITY EASEMENT (EASEMENT WIDTH INCREASES NEAR FRONT PROPERTY CORNERS)
- ▬ RECORD & MEASURED DATA
- ▬ PEDESTRIAN EASEMENT
- ▬ LANDSCAPING EASEMENT
- ▬ PLANNING AND PUBLIC UTILITY EASEMENT
- ▬ F.C.R. FRESNO COUNTY RECORDS
- ▬ FRESNO IRRIGATION DISTRICT
- ▬ OFFICIAL RECORDS OF FRESNO COUNTY
- ▬ LOT NO. OF BILLIARD LANDS IRRIGATED SUBDIVISION NO. 6 RECORDED IN VOLUME 8, PAGE 25 OF PLATS, F.C.R.
- ▬ OUTLOT "A" - DEDICATED TO THE CITY OF FRESNO FOR LANDSCAPE PURPOSES SUBJECT TO ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS

BASIS OF BEARINGS:

THE SOUTHWESTERLY LINE OF LOT 980 OF THE MAP OF TRACT NO. 3116, VOLUME 35 OF PLATS, FRESNO COUNTY RECORDS, AS SHOWN ON THE RECORD OF PLATS, FRESNO COUNTY RECORDS, IS TAKEN AS SOUTH 57.04° 31' EAST.

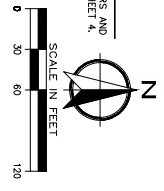
TRACT NO. 3116,
VOLUME 35 OF PLATS,
PAGES 27-30, F.C.R.

OUTLOT DESIGNATIONS

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

NOTE

1. REAR LOT CORNERS ADJACENT TO PUBLIC STREETS ARE UNMARKED, AS UNLESS CORNERS AND ARE MARKED BY A 3/4" x 30" IRON PIPE, DOWN 0.5', TAGGED "1'S 814"-, SEE DETAIL ON SHEET 4.
2. ALL CURVES ARE TANGENTIAL UNLESS A RADIAL BEARING IS SHOWN.
3. SEE SHEET # FOR ALL CURVE, CORNER AND RADIAL DATA TABLES.



SUBDIVISION MAP OF TRACT NO. 5388

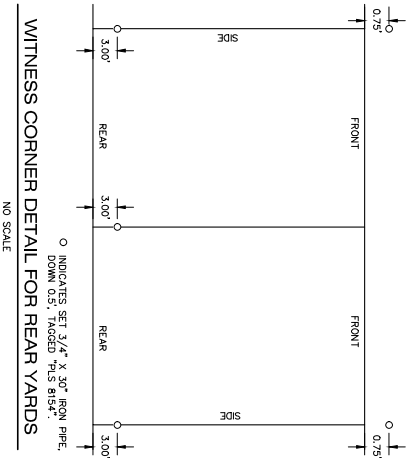
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA

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	22.74'	N27°53'36"E
L5	91.20'	N39°55'26"E
L6	16.50'	N60°33'44"E
L7	13.00'	N15°33'44"W
L8	13.00'	S15°33'44"W
L9	16.54'	N28°59'57"W
L10	16.42'	N87°53'21"E
L11	47.00'	S38°55'48"W

LINE #	LENGTH	DIRECTION
L12	47.00'	S38°55'04"W
L13	16.53'	N87°53'21"E
L14	16.53'	N68°06'30"W
L15	16.62'	N64°19'35"E
L16	16.60'	N24°28'18"W
L17	16.51'	N28°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'	S90°04'30"E

LINE #	DIRECTION
(R1)	N89°25'28"E
(R2)	N69°50'15"W
(R3)	N38°55'29"E
(R4)	S80°57'19"E
(R5)	N16°20'08"E
(R6)	N23°49'23"E
(R7)	N29°42'56"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°11'32"E

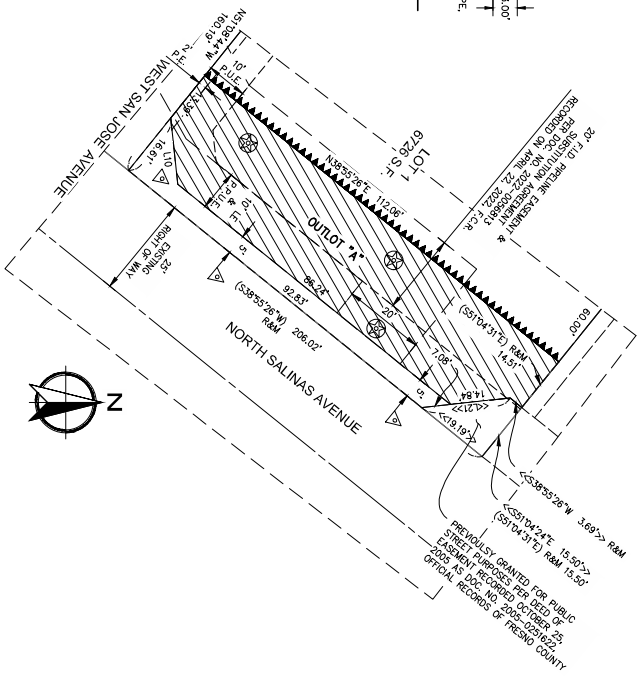
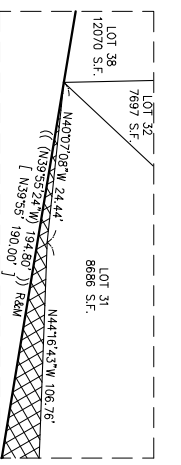
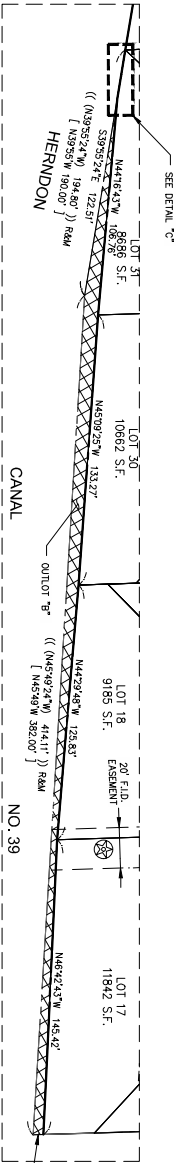
LINE #	DIRECTION
(R17)	N58°36'02"W
(R18)	N09°50'18"W
(R19)	S13°12'28"E
(R20)	S80°41'10"E
(R21)	S43°33'08"E
(R22)	S44°20'22"E
(R23)	N19°41'03"W
(R24)	N84°36'33"W
(R25)	N35°01'50"E
(R26)	N12°54'09"E
(R27)	N60°05'09"E
(R28)	S32°43'19"E
(R29)	S89°10'04"E
(R30)	S16°17'35"W
(R31)	S29°49'37"W
(R32)	N13°13'02"W



CURVE #	LENGTH	RADIUS	DELTA
C1	31.72'	48.00'	37°51'49"
C2	17.60'	47.00'	21°43'33"
C3	68.23'	47.00'	80°44'17"
C4	40.00'	47.00'	48°45'44"
C5	65.72'	47.00'	80°07'12"
C6	20.00'	47.00'	24°22'52"
C7	31.72'	48.00'	37°51'49"
C8	78.02'	597.00'	7°29'14"
C9	61.40'	597.00'	5°53'33"
C10	53.38'	597.00'	5°18'54"
C11	39.84'	597.00'	3°49'28"
C12	31.72'	48.00'	37°51'49"
C13	24.89'	47.00'	30°20'21"
C14	40.00'	47.00'	48°45'44"
C15	45.01'	47.00'	54°52'09"
C16	34.89'	47.00'	42°39'28"
C17	40.00'	47.00'	48°45'35"
C18	24.89'	47.00'	30°20'21"
C19	31.72'	48.00'	37°51'49"
C20	85.34'	503.00'	9°43'15"

CURVE #	LENGTH	RADIUS	DELTA
C21	112.01'	503.00'	12°49'30"
C22	40.65'	227.00'	10°15'36"
C23	23.20'	227.00'	5°51'23"
C24	31.72'	48.00'	37°51'49"
C25	24.89'	47.00'	30°20'21"
C26	40.00'	47.00'	48°45'44"
C27	40.00'	47.00'	48°45'44"
C28	40.00'	47.00'	48°45'44"
C29	40.00'	47.00'	48°45'44"
C30	24.89'	47.00'	30°20'04"
C31	31.72'	48.00'	37°52'06"
C32	40.05'	173.00'	13°15'46"
C33	27.33'	48.00'	32°37'02"
C34	22.71'	47.00'	27°41'04"
C35	40.00'	47.00'	48°45'26"
C36	40.00'	47.00'	48°45'44"
C37	38.71'	47.00'	47°10'56"
C38	38.71'	47.00'	47°11'13"
C39	29.66'	47.00'	36°08'15"
C40	27.30'	48.00'	32°35'37"

CURVE #	LENGTH	RADIUS	DELTA
C41	98.32'	597.00'	9°31'55"
C42	21.57'	597.00'	2°03'59"
C43	209.77'	47.00'	255°43'38"
C44	209.77'	47.00'	255°43'38"
C45	63.60'	227.00'	16°06'58"
C46	209.77'	47.00'	255°43'21"
C47	81.55'	200.00'	23°21'47"
C48	209.78'	47.00'	255°43'43"
C49	120.80'	597.00'	11°35'54"
C50	197.30'	503.00'	22°28'45"



OUTLET DESIGNATIONS

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

SCALE: 1" = 20'

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SCALE: 1" = 40'

DETAIL "B"

SCALE: N.T.S.

DETAIL "C"

SHEET 4 OF 4