

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 RECORDEMENT AND FOR THE PURPOSES SPECIFIED THEREIN.

BY: ROBERT A. MCGAFFREY, SINGER
U.S. BANK NATIONAL ASSOCIATION DIVISA HOLDING CAPITAL COMPANY
AS BENEFACTORY

BY: THOMAS S. WALKER, SENIOR VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE SIGNATURE 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 _____, COUNTY OF _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVIDED 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/IT/ THEY EXECUTED THE SAME IN THE PRESENCE(S) OF ME, AND THAT BY HIS/HER/IT/HER SIGNATURE(S) ON THE INSTRUMENT HE/SHE/IT/ THEY INTEND TO BE BOUND BY THE SAME.

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 AND SEAL OF OFFICE, _____, NOTARY PUBLIC, _____, COUNTY OF _____, CALIFORNIA, THIS _____ DAY OF _____, 2015.

NOTARY ACKNOWLEDGMENT

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STATE OF _____, COUNTY OF _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVIDED 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/IT/ THEY EXECUTED THE SAME IN THE PRESENCE(S) OF ME, AND THAT BY HIS/HER/IT/HER SIGNATURE(S) ON THE INSTRUMENT HE/SHE/IT/ THEY INTEND TO BE BOUND BY THE SAME.

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 AND SEAL OF OFFICE, _____, NOTARY PUBLIC, _____, COUNTY OF _____, CALIFORNIA, THIS _____ DAY OF _____, 2015.

**FINAL MAP OF TRACT NO. 6053
A PLANNED UNIT DEVELOPMENT
BEING A SUBDIVISION OF OUTLOT B OF TRACT NO. 5914,
VOLUME 04 OF PLATS, PAGES 24 - 28
FRESNO COUNTY RECORDS**

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN APRIL, 2015
BY MORTON & PITALO, INC.
CONSISTING OF 3 SHEETS
SHEET 1 OF 3 SHEETS

LEGAL DESCRIPTION

REAL PROPERTY IN THE COUNTY OF FRESNO, CITY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
OUTLOT B, AS SHOWN ON THE MAP ENTITLED "FINAL MAP OF TRACT NO. 5914", FILED SEPTEMBER 12, 2014 IN VOLUME 04 OF PLATS, AT PAGES 24 THROUGH 28, FRESNO COUNTY RECORDS.
EXCEPTING THEREFROM ONE-HALF OF ALL OIL, GAS, MINERALS AND HYDROCARBON RIGHTS WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED BY AMERICAN PHYSICAL FITNESS RESEARCH INSTITUTE, INC., A CALIFORNIA NON-PROFIT CORPORATION IN GRANT DEED RECORDED NOVEMBER 15, 1981 IN BOOK 6835, AT PAGE 256, OFFICIAL RECORDS OF FRESNO COUNTY.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- 1. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED, "RESOLUTION NO. 1916" RECORDED JULY 31, 1993 AS DOCUMENT NO. 96092189 OF OFFICIAL RECORDS, FRESNO COUNTY.
- 2. THE LEIN OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 43311 OF THE CALIFORNIA GOVERNMENT CODE FOR COMMUNITY FACILITIES DISTRICT NO. 11, AS DISCLOSED BY A NOTICE OF SPECIAL TAX LIEN RECORDED JUNE 18, 2010 AS DOCUMENT NO. 2010-0078214 OF OFFICIAL RECORDS, FRESNO COUNTY.
- 3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED, "STATEMENT OF GOVERNMENT AFFECTING LAND DEVELOPMENT AND ANGIATION TO THE CITY OF FRESNO" RECORDED JULY 7, 1994 AS DOCUMENT NO. 65350 IN BOOK 7345, PAGE 2 OF OFFICIAL RECORDS, FRESNO COUNTY.
- 4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED, "DEED OF AUTOMATION AND HAZARD EASEMENT" RECORDED AUGUST 24, 1990 AS DOCUMENT NO. 80101408 OF OFFICIAL RECORDS, FRESNO COUNTY.
- 5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED, "COVENANT FOR TEMPORARY SENIOR FACILITIES" RECORDED MARCH 7, 1994 AS DOCUMENT NO. 84038004 OF OFFICIAL RECORDS, FRESNO COUNTY.
- 6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED, "NOTICE OF IMPROVEMENT COSTS DUE PRIOR TO DEVELOPMENT OF PROPERTY" RECORDED OCTOBER 29, 2004 AS DOCUMENT NO. 2004-0243221 OF OFFICIAL RECORDS, FRESNO COUNTY.
- 7. A DEED OF AUTOMATION AND HAZARD EASEMENT FOR SIERRA SKY PARK AIRPORT FOR THE FINAL MAP OF TRACT NO. 1914, RECORDED SEPTEMBER 12, 2014, DOCUMENT NO. 2014-0106916, FRESNO COUNTY RECORDS.
- 8. A STATEMENT OF GOVERNMENTS AFFECTING LAND DEVELOPMENT FOR AN INTERIM PASEO CONNECTION FOR THE FINAL MAP OF TRACT NO. 1914, RECORDED SEPTEMBER 12, 2014, DOCUMENT NO. 2014-0106917, FRESNO COUNTY RECORDS.
- 9. A STATEMENT OF GOVERNMENTS AFFECTING LAND DEVELOPMENT FOR IMPROVING UTILITIES ON 1-5914 AND SUBDIVISION RECORDED OCTOBER 21, 2014, DOCUMENT NO. 2014-0118294, FRESNO COUNTY RECORDS.
- 10. A STATEMENT OF GOVERNMENTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN DOCUMENTS FOR THE FINAL MAP OF TRACT NO. 6053, RECORDED _____, FRESNO COUNTY RECORDS.
- 11. STATEMENTS OF GOVERNMENTS AFFECTING LAND DEVELOPMENT PROVIDING SPECIAL SOLID WASTE DISPOSAL SERVICES FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6053, FRESNO COUNTY RECORDS.
- 12. A STATEMENT OF GOVERNMENTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SENIOR CONNECTION CHARGES, WATER CONNECTION CHARGES, URBAN GROWTH MANAGEMENT FEES, CITY-WIDE FEES AND DEVELOPMENT FEES TO THE FINAL MAP OF TRACT NO. 6053, CERTIFICATE OF OCCUPANCY AND CREATION OF INTEREST FOR THE FINAL MAP OF TRACT NO. 6053, FRESNO COUNTY RECORDS.
- 13. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS RECORDED _____, DOCUMENT NO. _____, FRESNO COUNTY RECORDS.

SURVEYOR'S STATEMENT

THE SURVEY FOR THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION AND IS TRUE AND COMPLETE AS SHOWN. WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MCGAFFREY AND WALKER, I HAVE PREPARED THIS MAP AND LOCAL ORDINANCE. THE POSITIONS INDICATED ON THIS MAP 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, SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED: _____
CHRISTOPHER J. CORRES
P.L.S. 1050



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS THAT SHOWN ON THE TENTATIVE MAP, AND THAT THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

ANDREW J. BENNETT, P.E., 50033
CITY ENGINEER
PHONE NO. 439-1015

CONSULTING LAND SURVEYOR'S STATEMENT

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

ACTING FOR THE CITY OF FRESNO:
451 CLOVIS AVENUE, SUITE 200, CLOVIS, CA 93312
BY: RANDELL SCOTT WEST, L.S. 8643
LICENSE EXPIRES 12-31-2015

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.

JEANIE CLARK
SECRETARY OF THE FRESNO CITY PLANNING COMMISSION
DATED: _____

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION NO. _____, ADOPTED ON _____, HAS APPROVED THE WITHIN MAP AND ACCEPTED ON BEHALF OF THE PUBLIC, THE TERMS OF THE MAP AND EASEMENTS OFFERED FOR RECORDEMENT FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE ORDER OF DEDICATION.

YVONNE SERRA, CMC
CITY CLERK
BY: _____
DATED: _____

RECORDER'S CERTIFICATE

DOCUMENT NO. _____, FILED THIS _____ DAY OF _____, 2015, AT _____, IN VOLUME _____ OF PLATS, AT PAGES _____, AT THE REQUEST OF MORTON & PITALO, INC.

FRESNO COUNTY RECORDS:
PAUL DICTORS, C.P.A., RECORDER
BY: _____

FINAL MAP OF TRACT NO. 60553
A PLANNED UNIT DEVELOPMENT
BEING A SUBDIVISION OF OUTLOT B OF TRACT NO. 5914,
VOLUME 84 OF PLATS, PAGES 24 - 28
FRESNO COUNTY RECORDS

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
 SURVEYED AND PLATTED IN APRIL, 2015
 BY MORTON & PITALO, INC.
 CONSISTING OF 3 SHEETS
 SHEET 2 OF 3 SHEETS

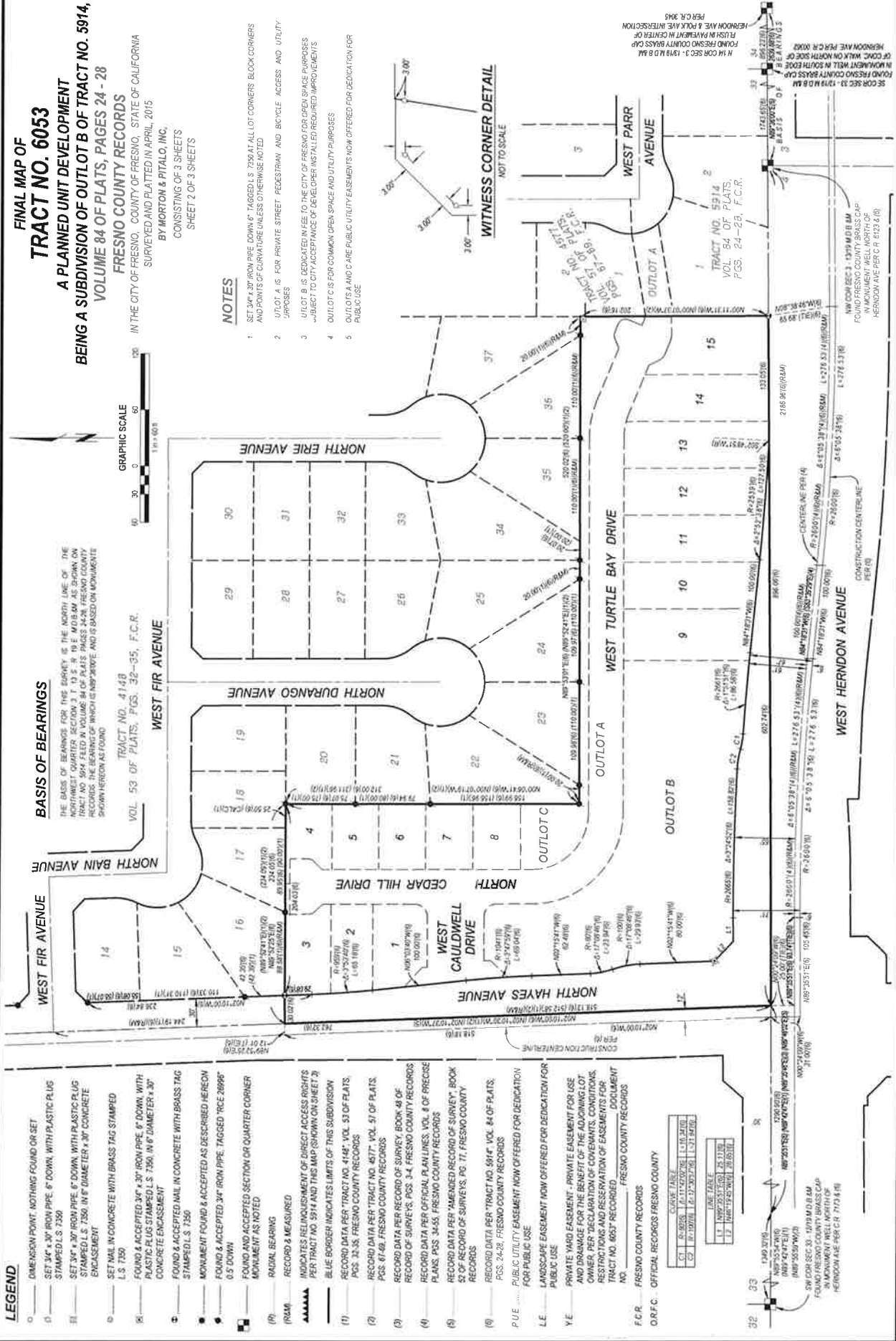


BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS BASIS OF THE VERTIC LINE OF THE NEIGHBORING QUARTER SECTION 17, T15S, R10E, M2004M, AS SHOWN ON TRACT NO. 5914 FILED IN VOLUME 84 OF PLATS PAGES 24-28, FRESNO COUNTY RECORDS, THE BEARING OF WHICH IS NOT KNOWN, AND IS BASED ON MONUMENT SHOWN HEREOF AS FOUND.

TRACT NO. 4148
 VOL. 53 OF PLATS, PGS. 32-35, F.C.R.

WEST FIR AVENUE

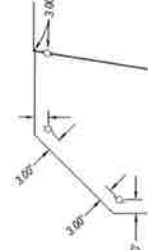


NOTES

- 1 SET 3/4" x 30" IRON PIPE DOWN 6", TAGGED L.S. 7350 AT ALL LOT CORNERS, BLOCK CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED
- 2 UTILITY A IS FOR PRIVATE STREET, PEDESTRIAN AND BICYCLE ACCESS AND UTILITY PURPOSES
- 3 UTILITY B IS DEDICATED IN USE TO THE CITY OF FRESNO FOR OPEN SPACE PURPOSES - SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS
- 4 OUTLOT C IS FOR COMMON OPEN SPACE AND UTILITY PURPOSES
- 5 OUTLOTS A AND C ARE PUBLIC UTILITY EASEMENTS NOW OFFERED FOR DEDICATION FOR PUBLIC USE

WITNESS CORNER DETAIL

NOT TO SCALE



LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ◊ SET 3/4" x 30" IRON PIPE 6" DOWN, WITH PLASTIC FLAG STAMPED L.S. 7350
- ⊖ SET 3/4" x 30" IRON PIPE 6" DOWN, WITH PLASTIC FLAG STAMPED L.S. 7350, IN 6" DIAMETER, 30" CONCRETE ENCASEMENT
- ⊙ SET NAIL IN CONCRETE WITH BRASS TAG STAMPED L.S. 7350
- ⊠ FOUND & ACCEPTED 3/4" x 30" IRON PIPE, 6" DOWN, WITH PLASTIC FLAG STAMPED L.S. 7350, IN 6" DIAMETER x 30" CONCRETE ENCASEMENT
- ⊡ FOUND & ACCEPTED NAIL IN CONCRETE WITH BRASS TAG STAMPED L.S. 7350
- ⊢ MONUMENT FOUND & ACCEPTED AS DESCRIBED HEREOF
- ⊣ FOUND & ACCEPTED 3/4" IRON PIPE, TAGGED "PCE 26988" 0.5" DOWN
- ⊤ FOUND AND ACCEPTED SECTION OR QUARTER CORNER MONUMENT AS NOTED
- (R) RADIAL BEARING
- (RM) RECORD & MEASURED
- ⚡ INDICATES REQUIRMENT OF BURIED ACCESS DRIFTS PER TRACT NO. 5914 AND THIS MAP (SHOWN ON SHEET 2)
- ⚡ BLUE BORDER INDICATES LIMITS OF THIS SUBDIVISION
- (1) RECORD DATA PER TRACT NO. 4148, VOL. 53 OF PLATS, PGS. 32-35, FRESNO COUNTY RECORDS
- (2) RECORD DATA PER TRACT NO. 4577, VOL. 57 OF PLATS, PGS. 61-68, FRESNO COUNTY RECORDS
- (3) RECORD DATA PER RECORD OF SURVEY, BOOK 48 OF RECORD OF SURVEYS, PGS. 3-4, FRESNO COUNTY RECORDS
- (4) RECORD DATA PER OFFICIAL PLAN LINES, VOL. 8 OF PRECISE PLANS, PGS. 34-35, FRESNO COUNTY RECORDS
- (5) RECORD DATA PER "AMENDED RECORD OF SURVEY", BOOK 52 OF RECORD OF SURVEYS, PG. 77, FRESNO COUNTY RECORDS
- (6) RECORD DATA PER TRACT NO. 5914, VOL. 84 OF PLATS, PGS. 24-28, FRESNO COUNTY RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- L.E. LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- Y.E. PRIVATE YARD EASEMENT - PRIVATE EASEMENT FOR USE AND DRAINAGE FOR THE BENEFIT OF THE ADJOINING LOT AND THE ADJACENT LOT, SUBJECT TO THE RESTRICTIONS, CONDITIONS, AND RESERVATION OF EASEMENTS FOR TRACT NO. 60553 RECORDED IN FRESNO COUNTY RECORDS NO. _____

F.C.R. FRESNO COUNTY RECORDS
 D.R.F.C. OFFICIAL RECORDS FRESNO COUNTY

LINE	TABLE	DATE	BY
1	1	11/15/2015	JL
2	1	11/15/2015	JL

32
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**FINAL MAP OF
TRACT NO. 6053**

**A PLANNED UNIT DEVELOPMENT
BEING A SUBDIVISION OF OUTLOT B OF TRACT NO. 5914,
VOLUME 84 OF PLATS, PAGES 24 - 28**

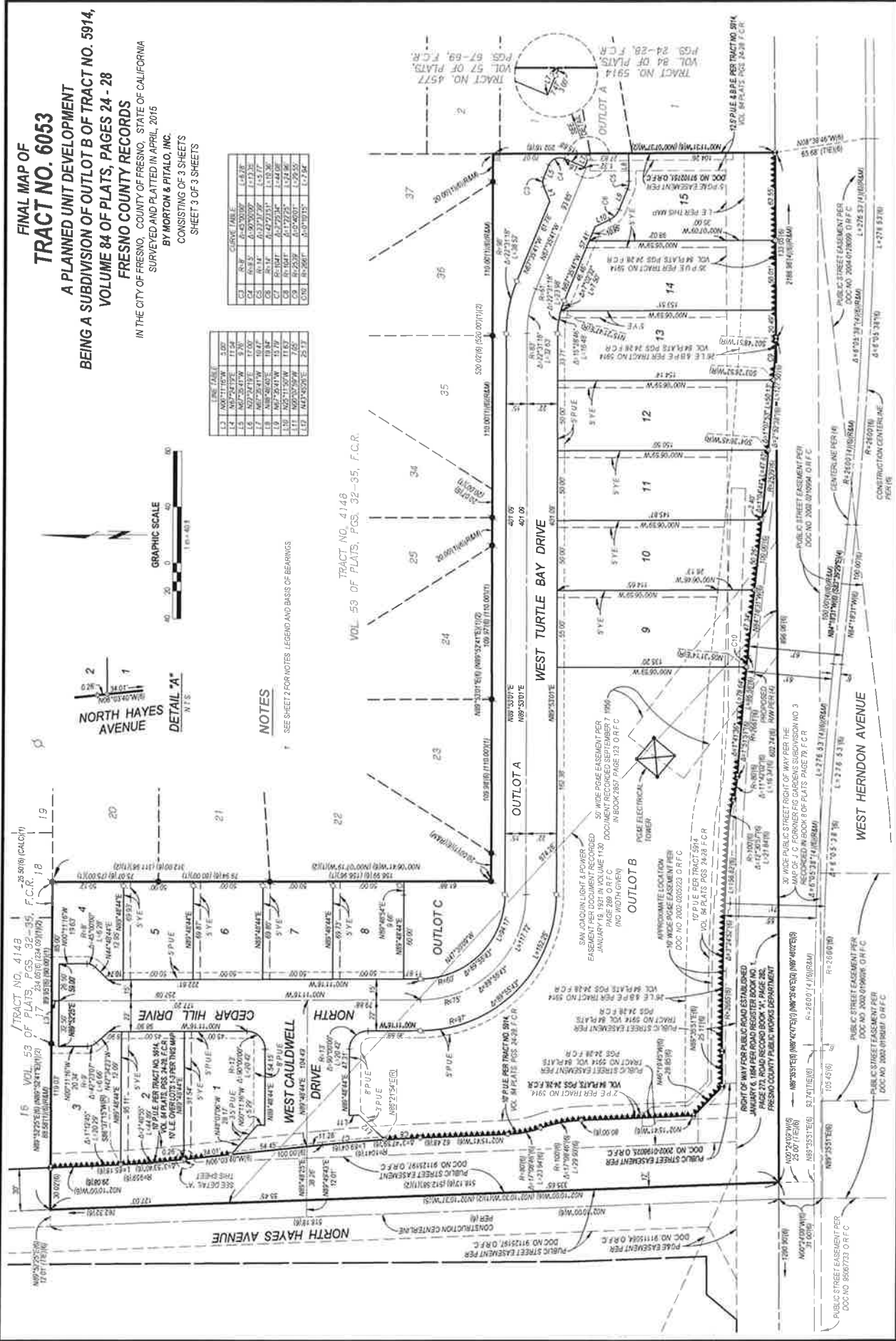
FRESNO COUNTY RECORDS
SURVEYED AND PLATTED IN APRIL, 2015
BY **MORTON & PITALO, INC.**
CONSISTING OF 3 SHEETS
SHEET 3 OF 3 SHEETS

LINE	TABLE	3.00'
L1	N07°11'10"W	5.00'
L2	N07°24'15"W	11.50'
L3	N07°24'15"W	9.50'
L4	N07°24'15"W	11.50'
L5	N07°24'15"W	11.50'
L6	N07°24'15"W	11.50'
L7	N07°24'15"W	11.50'
L8	N07°24'15"W	11.50'
L9	N07°24'15"W	11.50'
L10	N07°24'15"W	11.50'
L11	N07°24'15"W	11.50'
L12	N07°24'15"W	11.50'

LINE	TABLE	3.00'
L13	N07°11'10"W	5.00'
L14	N07°24'15"W	11.50'
L15	N07°24'15"W	9.50'
L16	N07°24'15"W	11.50'
L17	N07°24'15"W	11.50'
L18	N07°24'15"W	11.50'
L19	N07°24'15"W	11.50'
L20	N07°24'15"W	11.50'
L21	N07°24'15"W	11.50'
L22	N07°24'15"W	11.50'

NOTES

1. SEE SHEET 2 FOR NOTES. LEGEND AND BASIS OF BEARINGS.



TRACT NO. 4148
VOL. 53 OF PLATS, PGS. 32-35, F.C.R. 18

TRACT NO. 4148
VOL. 53 OF PLATS, PGS. 32-35, F.C.R.

TRACT NO. 5914
VOL. 84 OF PLATS, PGS. 24-28, F.C.R.

TRACT NO. 5914
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