

TRACT NO. 6056

PHASE I OF VESTING TENTATIVE MAP NO. 6056
SECTION 19, TOWNSHIP 13 SOUTH, RANGE 19 EAST,
COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN SEPTEMBER 2016, BY BRET A. GIANNETTA
CONSISTING OF TWO SHEETS
SHEET ONE OF TWO SHEETS

RECORD TITLE INTEREST STATEMENT:

THIS SUBDIVISION, HEREBY CONSISTING OF ALL PARCELS AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

WC ASHLAN HAYES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: JOSHUA PETERSON
PRESIDENT

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE

BY: JAMES HOLLY
VICE PRESIDENT

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE KEEPS ONLY THE COPY OF THIS INSTRUMENT FOR THE OFFICE OF THE NOTARY PUBLIC. THE ORIGINAL COPY OF THIS INSTRUMENT IS RETURNED TO THE PARTY OR PARTIES WHOSE SIGNATURE(S) IS/ARE SUBSCRIBED TO THE INSTRUMENT AND ACKNOWLEDGED 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 _____
NAME _____
COUNTY OF _____
MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE KEEPS ONLY THE COPY OF THIS INSTRUMENT FOR THE OFFICE OF THE NOTARY PUBLIC. THE ORIGINAL COPY OF THIS INSTRUMENT IS RETURNED TO THE PARTY OR PARTIES WHOSE SIGNATURE(S) IS/ARE SUBSCRIBED TO THE INSTRUMENT AND ACKNOWLEDGED 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 _____
NAME _____
COUNTY OF _____
MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____

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 ORDINANCES AT THE REQUEST OF JOSHUA PETERSON ON AUGUST 1, 2016. I, HEREBY STATE THAT ALL THE MONUMENTS ARE CORRECTLY PLACED AND THE CORNER MARKS ARE CORRECTLY PLACED. I HAVE EXAMINED THE 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 REPRODUCED. THIS MAP WAS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BRET GIANNETTA, LS 8177 LIC. EXP. 12-31-18
DATE _____

CITY ENGINEER'S 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 HAVE BEEN COMPLIED WITH.

ANDREW J. BENELLI, PE 50022
LICENSE EXPIRES 6-30-2019
CITY ENGINEER
DATE _____

CITY SURVEYOR'S STATEMENT:

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

BY: JASON A. CAMIT, LS 8204
LICENSE EXPIRES 12-31-2017
CHIEF SURVEYOR
DATE _____

PLANNING COMMISSION CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE REQUIREMENTS IMPOSED BY THE FRESNO CITY PLANNING COMMISSION AS A CONDITION TO THE ACCEPTANCE OF THE FINAL MAP.

JENNIFER CLARK
SECRETARY OF THE FRESNO CITY PLANNING COMMISSION
DATE _____

CITY CLERK'S CERTIFICATE:

I, HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION NO. _____, HAS ADOPTED ALL PARCELS OF LAND AND EASEMENTS SHOWN ON THE MAP AND ACCEPTED ON BEHALF OF THE CITY OF FRESNO THE SUBDIVISION MAP AND THE MONUMENTS THEREON. THE CITY CLERK'S OFFICE HAS RECORDED THIS MAP AND THE MONUMENTS THEREON IN CONFORMANCE WITH THE TERMS OF THE ORDER OF DEDICATION, AND APPROVED THE ABANDONMENT OF HIGHWAY RIGHTS AND/OR PUBLIC EASEMENTS NOT SHOWN ON THE MAP AND NOTED AS ABANDONED BY THE FILING OF THIS MAP.

YVONNE SPENCE, OMC
CITY CLERK
DATE _____

RECORDER'S CERTIFICATE:

DOCUMENT NO. _____ FILED THIS _____ DAY OF _____, 2017. PAGES _____ AND _____ AT THE REQUEST OF BRET A. GIANNETTA
FRESNO COUNTY RECORDS
PAUL DICTOS, C.P.A., RECORDER
DATE _____

LEGAL DESCRIPTION:

PARCEL ONE:
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 13 SOUTH, RANGE 19 EAST, ABOUT 8000 ACRES, MORE OR LESS, ACCORDING TO THE OFFICIAL PLAT THEREOF EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO FRESNO TRACTION COMPANY.
PARCEL TWO:
THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, IN SECTION 19, TOWNSHIP 13 SOUTH, RANGE 19 EAST, ACCORDING TO THE OFFICIAL PLAT THEREOF IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. SAID LAND LIES WITHIN THE BOUNDARIES OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND IS SUBJECT TO THE PAYMENT OF DRAINAGE FEES AND/OR THE REQUIREMENT OF CONSTRUCTION OF DRAINAGE FACILITIES AS A CONDITION OF DEVELOPMENT, RECONSTRUCTION, RECORDS, OR ALTERATIONS ASSOCIATED WITH SAID LAND, DOCUMENT NO. 95092124, FRESNO COUNTY RECORDS.
2. EASEMENT FOR THE PURPOSES OF IRRIGATING BY USE OF AN UNDERGROUND PREGIUM, RECORDED JULY 29 1924 IN BOOK 48, PAGE 415 AS DOCUMENT NO. 20389-W, FRESNO COUNTY RECORDS.
3. EASEMENT FOR THE PURPOSES OF IRRIGATING BY USE OF AN UNDERGROUND PREGIUM, RECORDED JULY 29 1924 IN BOOK 48, PAGE 102 AS DOCUMENT NO. 20402-O, FRESNO COUNTY RECORDS.
4. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6056, PHASE I OF VESTING TENTATIVE MAP NO. 6056, RECORDED _____, AS DOCUMENT NO. 2017-_____, FRESNO COUNTY RECORDS.
5. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6056, PHASE I OF VESTING TENTATIVE MAP NO. 6056, RECORDED _____, AS DOCUMENT NO. 2017-_____, FRESNO COUNTY RECORDS.
6. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 6056, PHASE I OF VESTING TENTATIVE MAP NO. 6056, RECORDED _____, AS DOCUMENT NO. 2017-_____, FRESNO COUNTY RECORDS.
7. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELATING TO CERTAIN CHANGES, 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. 6056, PHASE I OF VESTING TENTATIVE MAP NO. 6056, RECORDED _____, AS DOCUMENT NO. 2017-_____, FRESNO COUNTY RECORDS.
8. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELATING TO FARM LAW FOR THE FINAL MAP OF TRACT NO. 6056, PHASE I OF VESTING TENTATIVE MAP NO. 6056, RECORDED _____, AS DOCUMENT NO. 2017-_____, FRESNO COUNTY RECORDS.

