

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 PUBLIC USE FOR THE PURPOSES SPECIFIED HEREIN.

LAS BRIGAS BUILDERS, INC., A CALIFORNIA CORPORATION

BY: KEVIN ADEMI PRESIDENT

TRACT NO. 6207

A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF OUTLOT N AND OUTLOT O OF THE AMENDED MAP OF TRACT NO. 5205, RECORDED IN VOLUME 76 OF PLATS, PAGES 46 THROUGH 76, FRESNO COUNTY RECORDS

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

SURVEYED AND PLATTED IN JANUARY 2018, BY BRET A. GIANNETTA

CONSISTING OF TWO SHEETS
SHEET ONE OF TWO SHEETS

LEGAL DESCRIPTION:

PARCEL C OF LOT LINE ADJUSTMENT NO. 2017-05, AS DOCUMENT NUMBER 2017-038485, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OUTLOT N OF THE AMENDED MAP OF TRACT NO. 5205, RECORDED IN VOLUME 76 OF PLATS, AT PAGES 46 THROUGH 76, INCLUSIVE, FRESNO COUNTY RECORDS.

TOGETHER WITH OUTLOT O OF SAID AMENDED MAP OF TRACT NO. 5205.

TOGETHER WITH UNDERLYING EEE INTEREST, IF ANY, ADJACENT TO THE ABOVE DESCRIBED PROPERTY IN AND TO THE ADJOINING PUBLIC RIGHT OF WAY.

EXCEPTING THEREFROM FIFTY PERCENT OF ANY RIGHT, TITLE AND INTEREST OF THE AETNA CASUALTY AND SURETY COMPANY IN AND TO ANY MINERAL RIGHTS APPURTENANT TO SUCH REAL PROPERTY. EXCEPTING THEREFROM ANY OIL, GAS, LIQUID OR SOLID FUELS, OIL, GAS, LIQUID OR SOLID FUELS, HYDROCARBONS, METALS, CARBON DIOXIDE, AND ANY OTHER SUBSTANCE, EXCEPT SOIL, SAND AND GRAVEL, AS RESERVED BY AETNA CASUALTY AND SURETY COMPANY IN DEED RECORDED MARCH 10, 1981, AS DOCUMENT NO. 89025494, OF OFFICIAL RECORDS, FRESNO COUNTY RECORDS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF THE FRESNO METROPOLITAN PLANNING COMMISSION DISTRICT AND MAY BE SUBJECT TO ASSIGNMENT FOR FINANCIAL NEED AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL INFRASTRUCTURE, OF OFFICIAL RECORDS, FRESNO COUNTY.
2. FRESNO METROPOLITAN PLANNING COMMISSION DISTRICT PARTNERSHIP AGREEMENT RECORDED FEBRUARY 18, 1999 AS DOCUMENT NO. 89174818, OF OFFICIAL RECORDS, FRESNO COUNTY.
3. FRESNO METROPOLITAN PLANNING COMMISSION DISTRICT PARTNERSHIP AGREEMENT RECORDED FEBRUARY 18, 1999 AS DOCUMENT NO. 89174818, OF OFFICIAL RECORDS, FRESNO COUNTY.
4. FRESNO METROPOLITAN PLANNING COMMISSION DISTRICT PARTNERSHIP AGREEMENT RECORDED FEBRUARY 18, 1999 AS DOCUMENT NO. 89174818, OF OFFICIAL RECORDS, FRESNO COUNTY.
5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "INCLEMENT AGREEMENT" RECORDED DECEMBER 20, 2006 AS DOCUMENT NO. 2006-088888 OF OFFICIAL RECORDS, FRESNO COUNTY.
6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONTRACT AGREEMENT" RECORDED DECEMBER 20, 2006 AS DOCUMENT NO. 2006-088888 OF OFFICIAL RECORDS, FRESNO COUNTY.
7. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR COOPERATION BETWEEN METROPOLITAN PLANNING COMMISSION DISTRICT AND CALIFORNIA UNITED PARADISE AND THE RECORD RECORDED NOVEMBER 18, 1999 AS DOCUMENT NO. 89174818, OF OFFICIAL RECORDS, FRESNO COUNTY.
8. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT TO FINANCE CONSTRUCTION OF FINAL TRACT MAP NO. 5205" RECORDED APRIL 25, 2008 AS DOCUMENT NO. 2008-088701 OF OFFICIAL RECORDS, FRESNO COUNTY.
9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUBDIVISION AGREEMENT FINAL MAP OF TRACT NO. 5205" RECORDED APRIL 25, 2008 AS DOCUMENT NO. 2008-088888 OF OFFICIAL RECORDS, FRESNO COUNTY.
10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TERMINATION OF CONTRACTS AFFECTING LAND AND DEVELOPMENT FEES TO THE EXTENT OF EXHAUSTION OF CONTRACTS AND CREATION OF LEIN FOR THE DECLARATION OF TRACT NO. 5205" RECORDED APRIL 25, 2008 AS DOCUMENT NO. 2008-088701 OF OFFICIAL RECORDS, FRESNO COUNTY.
11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR COOPERATION BETWEEN METROPOLITAN PLANNING COMMISSION DISTRICT AND CALIFORNIA UNITED PARADISE AND THE RECORD RECORDED APRIL 25, 2008 AS DOCUMENT NO. 2008-088888 OF OFFICIAL RECORDS, FRESNO COUNTY.
12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR COOPERATION BETWEEN METROPOLITAN PLANNING COMMISSION DISTRICT AND CALIFORNIA UNITED PARADISE AND THE RECORD RECORDED APRIL 25, 2008 AS DOCUMENT NO. 2008-088701 OF OFFICIAL RECORDS, FRESNO COUNTY.
13. RECORDED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 12, RECORDED JUNE 21, 2006 AS DOCUMENT NO. 2006-0128589, FRESNO COUNTY RECORDS.
14. FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COVERED BENCH RANCH DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 22, 2006 AS DOCUMENT NO. 2006-0772607 OF OFFICIAL RECORDS, FRESNO COUNTY.
15. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF UNDERSTANDING OF BENCH RANCH DECLARATION AGREEMENT FOR THE MAP NO. 5205" RECORDED APRIL 25, 2008 AS DOCUMENT NO. 2008-088701 OF OFFICIAL RECORDS, FRESNO COUNTY.
16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF TRACT NO. 5205" RECORDED APRIL 25, 2008 AS DOCUMENT NO. 2008-088701 OF OFFICIAL RECORDS, FRESNO COUNTY.
17. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT OFFERING CERTAIN STATE CONSTRUCTION CHARGES, WATER CONNECTION CHARGES, WASH WATER CONNECTION CHARGES, CITY-WIDE FEES AND DEVELOPMENT FEES TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND DEVELOPMENT FEES TO THE TIME OF RECORDATION OF TRACT NO. 5205, AS DOCUMENT NO. 2011-088701 OF OFFICIAL RECORDS, FRESNO COUNTY RECORDS.
18. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS & SUBORDINATE TRACT NO. 6207, PLANNED UNIT DEVELOPMENT, RECORDED _____, 2011, AS DOCUMENT NO. 2011-_____, FRESNO COUNTY RECORDS.

NOTARY ACKNOWLEDGMENT:

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 TRUTH, ACCURACY, CORRECTNESS, OR VALIDITY OF THAT DOCUMENT.

STATE OF FRESNO _____

ON _____ BEFORE ME, _____ 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 INSTRUMENT, AND THAT HE/SHE/HE/HIS/HER SAID INSTRUMENT WAS SIGNED BY HIM/HER/HIS/HER (THEIR AUTHORIZED CAPACITY/IES), AND THAT BY HIS/HER/HE/HIS/HER SAID INSTRUMENT, 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 ORDINANCE AT THE TIME OF THE SURVEY. I HEREBY CERTIFY THAT ALL THE MONUMENTS ARE CORRECTLY LOCATED AND CORRECTLY DESCRIBED. I HEREBY CERTIFY THAT THE POSITIONS OF THE MONUMENTS ARE APPROVED BY THE CITY ENGINEER, THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE CITY ENGINEER TO RECONSTRUCT THE MONUMENTS AND/OR PUBLIC ENCROACHMENTS NOT SHOWN ON THE MAP AND NOTED AS ABANDONED BY THE FILING OF THE MAP.

BRET GIANNETTA, LS 8177 LC EXP. 12-31-20 _____ DATE _____

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBMISSION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP, AND ANY CHANGES WERE MADE THEREON IN ACCORDANCE WITH ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

AUSEN J. BENEILLI, CE 50922 _____ CITY ENGINEER _____ DATE _____
LICENSE EXPIRES 8-30-2018

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: JUSTIN A. CARL, LS 9536 _____ DATE _____
12-31-2019
CHIEF SURVEYOR

PLANNING COMMISSION CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBMISSION 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.

_____ DATE _____
SANDRA CLARY, SECRETARY OF THE FRESNO CITY PLANNING COMMISSION

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION NO. _____, HAS ADOPTED ON _____, 2018, APPROVED THE WITHIN MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND AND ENCUMBRANCES OFFERED FOR DEDICATION FOR PUBLIC USE IN THE CITY OF FRESNO, CALIFORNIA, AND THAT THE PUBLIC ENCUMBRANCES NOT SHOWN ON THE MAP AND NOTED AS ABANDONED BY THE FILING OF THE MAP.

YVONNE SPENCE, OMC
CITY CLERK

BY: _____ DATE _____
DEPUTY

RECORDER'S CERTIFICATE:

DOCUMENT NO. _____ FILED THIS _____ DAY OF _____, 2018, AT _____ M. IN VOLUME _____ OF PLATS, AT PAGES _____ AND _____ ON THE REQUEST OF BRET A. GIANNETTA

FRESNO COUNTY RECORDS
PAUL DICOTOS, C.F.A., RECORDER

BY: _____ DEPUTY

