

FINAL MAP OF TRACT NO. 6270

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN NOVEMBER 2019,
BY GATEWAY ENGINEERING, INC.
CONSISTING OF 2 SHEETS

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 THEREIN.

WILLOW 18, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ DATE _____
NICHOLAS WHETSTONE, MANAGER

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 NICHOLAS WHETSTONE, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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

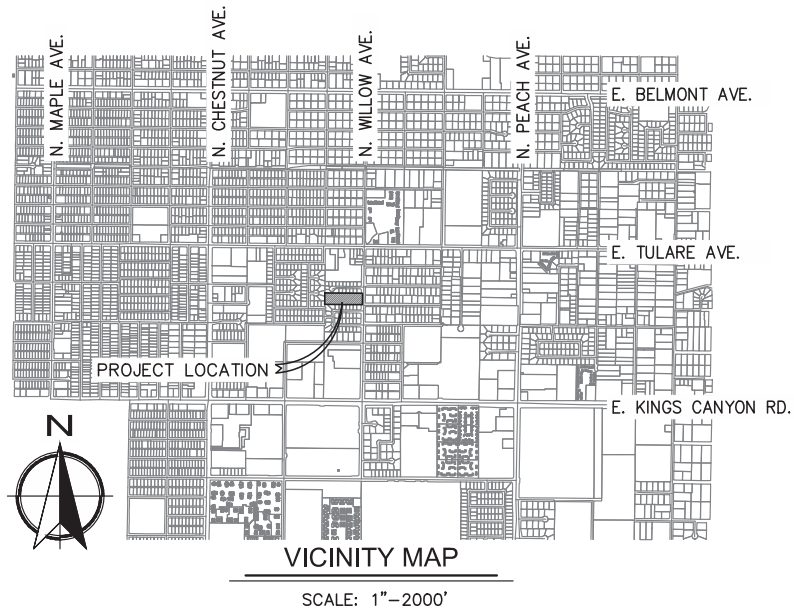
SIGNATURE _____

NAME _____

COUNTY OF _____

MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____



LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF FRESNO, CITY OF FRESNO, DESCRIBED AS FOLLOWS:

LOT 6 OF EASTERBY HEIGHTS, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 7 PAGE 44 OF RECORDS OF SURVEYS, FRESNO COUNTY RECORDS.

TOGETHER WITH THE RIGHT OF WAY FOR AN IRRIGATION DITCH ALONG THE SOUTH SIDE OF LOT 5 OF EASTERBY HEIGHTS, BY DEED RECORDED FEBRUARY 21, 1913, BOOK 527, PAGE 56 OF FRESNO COUNTY RECORDS.

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 POTENTIAL PAYMENT OF DRAINAGE FEES AND/OR THE REQUIREMENT OF CONSTRUCTION OF DRAINAGE FACILITIES AS A CONDITION OF DEVELOPMENT, RECONSTRUCTION, ADDITIONS OR ALTERATIONS ASSOCIATED WITH SAID LAND. (EXCEPTION BLANKET IN NATURE, NOT PLOTTED).
2. AN EASEMENT OVER SAID LAND TO CONVEY WATER AND INCIDENTAL PURPOSES, AS GRANTED TO FRESNO CANAL AND IRRIGATION COMPANY, IN DEED DATED NOVEMBER 17, 1879 RECORDED IN (BOOK) C (PAGE) 291 OF COVENANTS. (EXCEPTION NOT PLOTTED).

LIST OF COVENANTS THAT WILL RECORD CONCURRENTLY WITH THIS MAP

1. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6270, OF VESTING TENTATIVE MAP NO. 6270, RECORDED _____ AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
2. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS FOR FINAL MAP OF TRACT NO. 6270, OF VESTING TENTATIVE MAP NO. 6270, RECORDED _____ AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
3. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER CONNECTION CHARGES, 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. 6270, OF VESTING TENTATIVE MAP NO. 6270, RECORDED _____ AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.

RECORDER'S CERTIFICATE

DOCUMENT NO. _____ FEE: \$ _____

FILED THIS _____ DAY OF _____, 2020, AT _____ M IN

VOLUME _____ OF PLATS, AT PAGE(S) _____, FRESNO COUNTY

RECORDS, AT THE REQUEST OF PLACER TITLE COMPANY.

PAUL DICTOS, C.P.A.
FRESNO COUNTY ASSESSOR-RECORDER

BY: _____ DEPUTY

GATEWAY
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
P. 559-320-0344 | F. 559-320-0345 | WWW.GATEWAYENG.COM
405 PARK CREEK DRIVE, CLOVIS, CA 93611-4435

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 LAMBO YIP AND LILY YIP, ON FEBRUARY 21, 2019. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER 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. THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.



BY: _____
JOSEPH D. DAGGETT, L.S. 8861

DATED: _____

CITY ENGINEER'S STATEMENT

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.

ANDREW J. BENELLI, P.E. 50022
LICENSE EXPIRES 6/30/2021
CITY ENGINEER

DATED: _____

CITY SURVEYOR'S STATEMENT

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

JASON A. CAMIT, L.S. 8636,
LICENSE EXPIRES 12/31/2021
CHIEF SURVEYOR

DATED: _____

PLANNING COMMISSION CERTIFICATE

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.

JENNIFER K. 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 _____, APPROVED THE WITHIN MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER 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 FILING OF THE MAP.

YVONNE SPENCE, CMC
CITY CLERK

BY: _____ DEPUTY

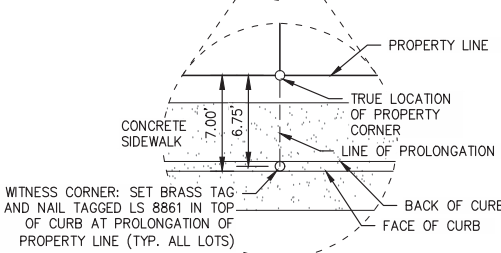
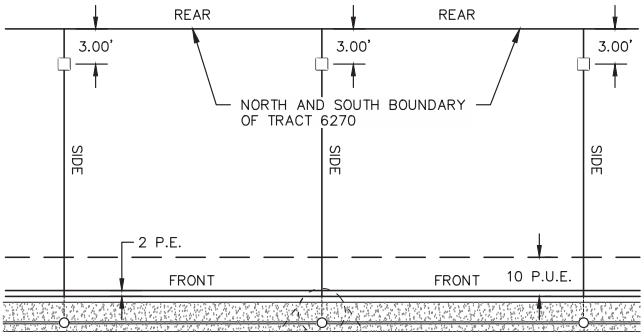
DATED: _____

FINAL MAP OF
TRACT NO. 6270

IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN NOVEMBER 2019,
BY GATEWAY ENGINEERING, INC.
CONSISTING OF 2 SHEETS

LEGEND

- MONUMENT FOUND AND ACCEPTED AS DESCRIBED, UNLESS OTHERWISE NOTED.
- ⊙ FOUND AND ACCEPTED FRESNO COUNTY BRASS DISK, FLUSH, UNLESS OTHERWISE NOTED.
- SET 3' OFFSET REAR YARD WITNESS CORNER: SET 3/4" IRON PIPE TAGGED LS 8861 DOWN 6" ON LOT LINE, PER DETAIL ON THIS SHEET.
- FRONT LOT CORNERS ADJACENT TO PUBLIC STREET ARE MONUMENTED AS WITNESS CORNERS AND ARE MARKED WITH BRASS TAG AND NAIL TAGGED LS 8861 IN TOP OF CURB AT PROLONGATION OF PROPERTY LINE. TYPICAL OF ALL LOTS, SEE DETAIL ON THIS SHEET.
- ▲ NOW OFFERED FOR DEDICATION TO CITY OF FRESNO FOR PUBLIC STREET PURPOSES.
- (...) RECORD DATA AS SHOWN ON TRACT MAP NO. 4209 WILLOWWOOD ESTATES NO. 2 RECORDED IN VOLUME 53 OF PLATS AT PAGES 1 AND 2, FRESNO COUNTY RECORDS.
- { ... } RECORD DATA AS SHOWN ON TRACT MAP NO. 3835 RECORDED IN VOLUME 46 OF PLATS AT PAGES 42 AND 43, FRESNO COUNTY RECORDS.
- < ... > RECORD DATA AS SHOWN ON TRACT MAP OF TRACT NO. 2376 ROUGHRIDER HOMES NO. 3, RECORDED IN VOLUME 26 OF PLATS AT PAGE 93, FRESNO COUNTY RECORDS.
- [...] RECORD DATA AS SHOWN ON TRACT MAP OF EASTERBY HEIGHTS RECORDED APRIL 15, 1912 N BOOK 7 OF PER RECORD OF SURVEYS AT PAGE 44, FRESNO COUNTY RECORDS.
- ((...)) RECORD DATA AS SHOWN ON PARCEL MAP NO. 77-17 RECORDED APRIL 21, 1978 IN BOOK 27 OF PARCEL MAPS AT PAGE 80, FRESNO COUNTY RECORDS.
- F.C.R. FRESNO COUNTY RECORDS.
- M.D.B.&M. MOUNT DIABLO BASE AND MERIDIAN.
- PUE INDICATES PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PE INDICATES PEDESTRIAN EASEMENT.
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY.
- BLUE BORDER INDICATES LIMITS OF THIS SUBDIVISION.
- ▲▲▲▲ INDICATES RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS.
- 1 EXISTING EASEMENT FOR RIGHT OF WAY FOR IRRIGATION DITCH AND INCIDENTAL PURPOSES, AS RESERVED, IN DEED RECORDED FEBRUARY 21, 1913, (BOOK) 527 (PAGE) 56 OF DEEDS. AN EASEMENT AFFECTS A STRIP OF LAND TWO FEET IN WIDTH ALONG THE WEST LINE OF SAID LOT. (SEE MAP).



WITNESS CORNER DETAIL
FOR FRONT AND REAR YARDS

NO SCALE

SHEET TWO OF TWO

WEST QUARTER CORNER SECTION 6, TOWNSHIP 14 SOUTH, RANGE 21 EAST, M.D.B.&M. FOUND FRESNO COUNTY BRASS CAP MONUMENT IN HAND WELL. VERIFIED POSITION BY TIES ON FILE WITH FRESNO COUNTY SURVEYOR, CORNER RECORD NO. 4597.

EAST TULARE STREET
S 89°59'45" E 2652.57' < N 89°59' E 2652.00' >

CENTER QUARTER CORNER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 21 EAST, M.D.B.&M. POSITION FALLS ON MANHOLE. ESTABLISHED POSITION BY TIES ON FILE WITH FRESNO COUNTY SURVEYOR, CORNER RECORD NO. 4659.

BASIS OF BEARINGS:

EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, WAS TAKEN TO BE NORTH 00°07'20" EAST AS SHOWN ON THE MAP OF TRACT NO. 4209 WILLOWWOOD ESTATES NO. 2, RECORDED IN VOLUME 53 OF PLATS AT PAGES 1 AND 2, FRESNO COUNTY RECORDS.

FOUND 3/4" IRON PIPE DOWN 6", TAGGED LS 5277 ACCEPTED AS THE NORTHWEST CORNER OF LOT 6 EASTERBY HEIGHTS FILED IN BOOK 7 AT PAGE 44 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS. ACCEPTED AS THE NORTHWEST CORNER OF UNRECORDED TRACT MAP 5569 ON FILE WITH THE CITY OF FRESNO, AND THE SOUTHWEST CORNER OF LOT 12 PER TRACT 3835 FILED IN VOLUME 46 AT PAGES 42 & 43, FRESNO COUNTY RECORDS.

FOUND 3/4" IRON PIPE DOWN 6", TAGGED RCE 19789.

OUTLOT "A"

EAST KERCKHOFF AVENUE

FOUND 3/4" IRON PIPE DOWN 6", TAGGED RCE 26996.

EAST LAUREL AVENUE

FOUND 3/4" IRON PIPE DOWN 6", TAGGED LS 5277 ACCEPTED AS THE SOUTHWEST CORNER OF LOT 6 EASTERBY HEIGHTS FILED IN BOOK 7 AT PAGE 44 OF RECORD OF SURVEYS, F.C.R. AND ACCEPTED AS THE SOUTHWEST CORNER OF UNRECORDED TRACT MAP 5569 ON FILE WITH THE CITY OF FRESNO.

FOUND 3/4" IRON PIPE DOWN 6", TAG ILLEGIBLE, ACCEPTED AS THE SOUTHEAST CORNER OF LOT 61 PER TRACT NO. 2376 ROUGHRIDER HOMES NO. 2, FILED IN VOL. 26 OF PLATS, AT PAGE 93, F.C.R.

NOTES:

- SET 3/4" X 30" IRON PIPE, DOWN 0.5", TAGGED "PLS 8861", AT ALL LOT CORNERS, BLOCK CORNERS, ANGLE POINTS AND CURVE POINTS
- 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 8861".
- ALL CURVES ARE TANGENTIAL UNLESS A RADIAL BEARING IS SHOWN.
- DISTANCES NOT MONUMENTED ARE CALCULATED.
- OUTLOTS "A" AND "B" NOW OFFERED TO CITY OF FRESNO FOR LANDSCAPING PURPOSES.

RADIAL TABLE

LINE #	DIRECTION
(R)1	S78° 56' 50"W
(R)2	S00° 07' 43"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	36.23'	47.00'	44° 09' 49"
C2	46.66'	47.00'	56° 52' 33"
C3	64.66'	47.00'	78° 49' 06"
C4	48.73'	47.00'	59° 24' 15"
C5	196.27'	47.00'	239° 15' 44"
C6	44.48'	43.00'	59° 15' 44"

SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 21 EAST, M.D.B.&M. FOUND FRESNO COUNTY BRASS CAP MONUMENT. VERIFIED POSITION BY TIES ON FILE WITH FRESNO COUNTY SURVEYOR, CORNER RECORD NO. 6912.

