RESOLUTION	NO	
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A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, TO APPROVE THE FINAL MAP OF TRACT NO. 6004, ACCEPTING DEDICATED PUBLIC USES THEREIN EXCEPT FOR DEDICATIONS OFFERED SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS

WHEREAS, COPPER/MAPLE NO. 4, Inc., a Delaware Corporation, has offered for approval a Final Map designated as Tract No. 6004, Phase 2 ("map"), pursuant to approved Vesting Tentative Map No. 6003 ("tentative map"); and,

WHEREAS, all the certificates which appear on the map (except the approval certificate of the Council of the City of Fresno and the recording certificate of the Recorder of the County of Fresno) have been signed and acknowledged and said map has been filed for approval; and,

WHEREAS, the subdivision lies within the boundaries of the City of Fresno; and,

WHEREAS, the map conforms to all of the requirements of the Subdivision Map Act of the State of California, and City ordinances, resolutions and standards, except that Section 66492 and 66493 of the Subdivision Map Act may not be fully complied with at the time of passage of this resolution and owner having previously filed with the Clerk of the Board of Supervisors of Fresno County a Tax Compliance Certificate Request along with copies of the map considered herewith by the Council; and,

WHEREAS, the Council finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with all applicable general and specific plans of the City; and,

1 of 3

Date Adopted: Date Approved: Effective Date:

City Attorney Approval: MKD

WHEREAS, the Subdivider and the Owners, whose signatures appear on the map, and others have offered for dedication certain streets, public utility easements, access rights and other public properties and uses as shown and delineated upon said map; and,

WHEREAS, the Planning Commission of the City of Fresno, by formal resolution, approved said tentative map.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

- 1. The Council finds that the map is in substantial compliance with said tentative map, any deviations therefrom being deemed to be approved by the Council.
- 2. That the map is hereby approved and any and all of the streets, public utility easements, public utility facilities, access rights and all parcels of land and easements offered for dedication on the map are hereby accepted, unless it is stated on the Final Map that said dedications are subject to City acceptance of Developer installed improvements, subject to complete compliance with Sections 66492 and 66493 of the Subdivision Map Act prior to release of the map for recordation.

\* \* \* \* \* \* \* \* \* \* \* \* \* \* \*

STATE OF CALIFORNIA ) COUNTY OF FRESNO ) ss. CITY OF FRESNO )	
I, YVONNE SPENCE, City Clerk of the resolution was adopted by the Council of the the day of, 2014.	
AYES : NOES : ABSENT : ABSTAIN :	
Mayor Approval: Mayor Approval/No Return: Mayor Veto: Council Override Vote:	, 2014
	YVONNE SPENCE, CMC City Clerk
	BY: Deputy
APPROVED AS TO FORM: CITY ATTORNEY'S OFFICE	
BY:	
BY: Mary Raterman-Doidge, Deputy Dated:	

# RECORD TITLE INTEREST STATEMENT

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAMD 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.

COPPER/MAPLE NO. 4, INC., A DELAWARE CORPORATION

BOBERT A. MCCAFFREY CHIEF EXECUTIVE OFFICER BRENT MICHAEL McCAFFREY

U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS BENEFICIARY

THOMAS G. WALKER, SENIOR VICE PRESIDENT

## NOTARY ACKNOWLEDGMENT

STATE OF COUNTY OF A NOTARY PUBLIC, . BEFORE ME, PERSONALLY APPEARED INFO POPUED IN E ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACCOMMENDED TO ME THAT HE SHETIMEY EXECUTED THE SAME IN HIS/HER/INDER/DATAPHYLES, DATAPHYLES, AND THE INSTRUMENT THE ASSEMBLY SHE PRESON(S), ON 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.

SIGNATURE

MY PRINCIPAL PLACE OF BUSINESS IS

MY COMMISSION NO.

MY COMMISSION EXPIRES

# NOTARY ACKNOWLEDGMENT

STATE OF COUNTY OF A NOTARY PUBLIC. , BEFORE ME,

INFO PROVISO TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ISIANE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACCORDING DOED TO ME THAT HE SHETTHEY EXECUTED THE SAME IN HIS/HERITHEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HERITHEIR STOWNINGE(S) ON THE INSTRUMENT THE PRESON(S) OF THE ENTITY UPON BEHALF OF WHICH THE PRESON(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

STONATURE

MY PRINCIPAL PLACE OF BUSINESS IS

MY COMMISSION NO. MY COMMISSION EXPIRES

# FINAL MAP OF **TRACT NO. 6004**

# A PLANNED UNIT DEVELOPMENT PHASE 2 OF VESTING TENTATIVE MAP NO. 6003 BEING A SUBDIVISION OF OUTLOTS C & D OF TRACT NO. 6003 **VOLUME 83 PLATS, PAGES 69-72, FRESNO COUNTY RECORDS**

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN JUNE, 2014

BY MORTON & PITALO, INC.

CONSISTING OF 3 SHEETS SHEET 1 OF 3 SHEETS

#### LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF

OUTLOTS C AND D, AS SAID OUTLOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP ENTITLED, "TRACT NO. 6003" FILED DECEMBER 4, 2013 IN VOLUME 83 OF PLATS, PAGES 69 THROUGH 72, FRESNO COUNTY

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GOLD OR OTHER MINERALS THAT MAY SITUATED IN OR UNDER SAID LAND AS RESERVED IN DEED RECORDED NOVEMBER 5, 1925 IN BOOK 608, AT

# THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- 1. THE EFFECT OF AN INSTRUMENT ENTITLED, "BEFORE THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN THE EFFECT OF AN INSTRUMENT ENTITLES.

  FLOOD CONTROL DISTRICT RESOLUTION PROVIDING FOR THE RECORDATION OF A MAP IDENTIFYING AREAS SUBJECT TO PAYMENT OF DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES', EXECUTED BY FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND CITY OF FRESNO, RECORDED JULY 31, 1995 AS DOCUMENT NO. 95092128 OF OFFICIAL RECORDS.
- 2. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED, "EARLY CONSTRUCTION AGREEMENT WITH THE TERMS AND PROVISIONS CONTAINED IN THE BOSONIA CONTAINED IN THE BOSO
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED, "EARLY CONSTRUCTION AGREEMENT WITH SUBGRDINATIONS FOR STREET AND STREET LIGHT IMPROVEMENTS FOR TRACT MAP NO. 6003" RECORDED MARCH 25, 2013 AS INSTRUMENT NO. 2013-0043247 OF OFFICIAL RECORDS.
- 4. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER CONNECTION CHARGES, A STATEMENT OF COVENNITS AFFECTING LAND DEVELOPMENT DEPENHING CERTAIN SERBH CUMMENTION CHANGES, METER COMMENTION CHANGES, METER COMMENT ON CHANGES, AND DEVELOPMENT FEES TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN FOR THE FINAL MAP OF TRACT NO. 6004, PHASE 2 OF VESTING TENTATIVE MAP NO. 6003, RECORDED PACES OF VESTIN
- 5. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 8004, PHASE 2 OF VESTING TENTATIVE MAP NO. 8003, RECORDED , DOCUMENT NO. FRESNO COUNTY RECORDS.
- 6. NOTICE OF ADDITION OF TERRITORY AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HEIGHTS ON COPPER" RECORDED 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.

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 REQUEST OF CLAD PROPERTIES, LICO ON SEPTEMBER 30, 2011. I HENRE SYSTAR THAT ALL THE MOUNTAINS AND OF THE OWNANCER 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 THE CITY TOWNSHEET. THE MOUNTAINTS, ARE OR WILL BE, SUFFICIENT TO BANGE THE SURVEY TO BE TRANCED, AND THAT THIS FINAL MAP SUSTAINTIALLY CONFIDENCE TO CONSTITUENTLY PROPROCED TEACHINITY MAP.

DATED

CHRISTOPHER J. GORGES



#### 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 MAVE BEEN COMPLIED MITH.

SCOTT L. MOZIER, P.E. 54417 LICENSE EXPIRES 12-31-2015 CITY ENGINEER

## CONSULTING LAND SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISIFIED THAT THE MAP IS TECHNICALLY CORRECT.

ACTING FOR THE CITY OF FRESNO:
RLAIR. CHURCH & FLYNN CONSULTING ENGINEERS 451 CLOVIS AVENUE, SUITE 200, CLOVIS, CA 93612

RANDELL SCOTT WEST, L.S. 8663 LICENSE EXPIRES 12-31-2015 DATED

#### 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 REGUIREMENTS IMPOSED BY THE FRESMO CITY PLANNING COMMISSION AS A CONDITION TO THE ACCEPTANCE OF THE FIRMA MAP.

JENNIFER CLARK SECRETARY OF THE FRESNO CITY PLANNING COMMISSION

## CITY CLERK'S CERTIFICATE

I HERBBY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESHO, BY RESOLUTION NO.
ADDRIED ON
ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN COMPONITY WITH THE
TERMS OF THE OFFER OF DEDICATION.

YVONNE SPENCE, CMC CITY CLERK 

#### RECORDER'S CERTIFICATE

FFF . \$ FILED THIS \_\_\_\_\_ DAY OF \_\_\_ , AT THE REQUEST OF MORTON & PITALO, INC. FRESNO COUNTY RECORDS.

PAUL DICTOS, C.P.A., RECORDER

11-0037