

FINAL MAP OF
TRACT NO. 6095
BRING A SUBDIVISION OF A PORTION OF THE NORTHEAST
QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 21 EAST,
MOUNT Diablo Base and Meridian
FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN NOVEMBER, 2016
BY IBA
CONSISTING OF TWO SHEETS
SHEET 1 OF 2

RECORD TITLE INTEREST STATEMENT.

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THE SUBDIVISION, HAVE HEREBY OFFERED FOR RECORD AND FOR THE PURPOSES SPECIFIED THEREIN, AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION

BY [Signature]
VIRGINIA MACKS MILLER
VICE PRESIDENT

NOTARY ACKNOWLEDGMENTS:

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 Fresno

ON 11/17/17 25

NOTARY PUBLIC, PERSONALLY APPEARED, [Signature] TO ME, THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE/SHE/IT/WE EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, HE/SHE/IT/WE INTEND TO SIGN BEHALF OF WHICH THE PERSON(S) AGEN, DECEASED THE SUBDIVISION.

WITNESS MY HAND AND NAME [Signature] SIGNATURE

MY COMMISSION EXPIRES 10/17/2019 COMMISSION NUMBER 22131344

COUNTY OF Fresno

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 185 FEET OF THE WEST 840 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. THE EJECT OF AN INSTRUMENT DATED 7/27/17, THE BOARD OF SUPERVISORS OF THE FRESNO COUNTY FLOOD CONTROL DISTRICT RESOLUTION PROVIDING FOR THE REFORMATION OF A MAP IDENTIFYING AREAS SUBJECT TO PAYMENT OF DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT MAINTAINED LOCAL DRAINAGE FACILITIES, RECORDED JULY 27, 1987 AS DOCUMENT NO. 87091088 OF OFFICIAL RECORDS FRESNO COUNTY.
2. AN EASEMENT FOR PUBLIC ROADS AND INCIDENTAL PURPOSES, RECORDED JANUARY 30, 1920 IN BOOK 586 OF DEEDS, PAGE 408, OFFICIAL RECORDS FRESNO COUNTY, EASEMENT IN A STRIP OF LAND 20 FEET IN WIDTH OFF THE WEST SIDE OF SAID LAND.
3. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 27, 1987 AS DOCUMENT NO. 87091088, OFFICIAL RECORDS FRESNO COUNTY.
4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CERTIFICATE OF COMPLETION, FRESNO COUNTY LOCAL AGENCY FORMATION COMMISSION" RECORDED DECEMBER 11, 2015 AS DOCUMENT NO. 2015-0195288 OF OFFICIAL RECORDS FRESNO COUNTY.
5. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6095, RECORDED AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
6. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR FINAL MAP OF TRACT NO. 6095, RECORDED AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
7. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR CERTAIN COVENANTS FOR THE FINAL MAP OF TRACT NO. 6095, RECORDED AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
8. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT REGARDING CERTAIN EASEMENT CONNECTION CHANGES, WATER CONNECTION CHANGES, URBAN GROWTH MANAGEMENT FEES, CITY-MILE FEES, AND DEVELOPMENT FEES TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND DURATION OF NON FOR THE FINAL MAP OF TRACT NO. 6095, RECORDED AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
9. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6095, RECORDED AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.

RECORDED BY



IBAS
CITY ENGINEERING & SURVEYING
1000 EAST 10TH AVENUE
FRESNO, CALIFORNIA 93721
(559) 291-0427

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 CALIFORNIA LAW AND THE SUBDIVISION MAP ACT. 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 THE DATE OF THE RECORDING OF THIS MAP. I HAVE BEEN AWARE OF THE EXISTENCE OF THE MONUMENTS ARE OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY [Signature]
ANDREW J. BENDELL
LICENSED SURVEYOR 12/21/17 DATE MM/DD/YY

CITY ENGINEER'S STATEMENT

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

ACTING FOR THE CITY OF FRESNO:
BLAIR CHURCH & PLANNING CONSULTING ENGINEERS
451 CLOVIS AVENUE, SUITE 200, CLOVIS, CA 93612
DATE _____

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.

BY [Signature]
ANDREW J. BENDELL, P.E. 45022
CITY ENGINEER
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.

BY [Signature]
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 APPROVED THE SUBDIVISION SHOWN ON THIS MAP AND HAS ORDERED THE CITY CLERK TO RECORDE THE MAP AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION AND APPROVED THE AMENDMENT OF THOSE PUBLIC STREETS AND/OR PUBLIC EASEMENTS NOT SHOWN ON THE MAP AND NOTED AS AMENDED BY THE TERMS OF THE MAP.

BY [Signature]
CITY CLERK
DATE _____

RECORDER'S CERTIFICATE

DOCUMENT NO. _____ FILED THIS _____ DAY OF _____, 2016, AT _____ AM, IN VOLUME _____ OF PLATS, AT PAGES _____ AT THE REQUEST OF IBA
FRESNO COUNTY RECORDS
PAUL DICTOR, C.P.A., RECORDER
BY [Signature]
DEPUTY

FINAL MAP OF

IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN NOVEMBER, 2015
BY I B A
CONSISTING OF TWO SHEETS
SHEET 2 OF 2

BY I B A

CONSISTING OF TWO SHEETS
SHEET 2 OF 2

T. EGHNID

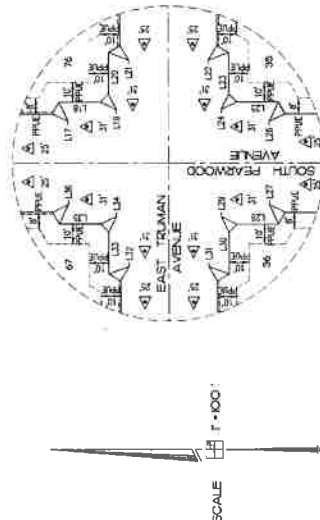
●	EXISTING MONUMENT FOUND AND ACCEPTED OR AS NOTED.	HE	PEDESTAL EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
⊙	EXISTING DURABLE MONUMENT FOUND AND ACCEPTED OR AS NOTED.	PHIE	PLANNING/PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
⊗	SET 1" O.D. IRON PIPE, 30" LONG, MONUMENT FOUND 6" AND TAPPED 51' 6619, EXCEPT AS NOTED.	NUF	NON-ADJACENT EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
(...)	RECORD DATA PER PARCEL MAP NO. 2860, RECORDED IN BOOK 19, PAGE 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 79		

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 15, T.13 S., R.21 E., M.D.B.M. WAS TAKEN TO BE NORTH 00°02'34" WEST, PER PARCEL MAP NO. 2980, RECORDED IN BOOK 19 OF PARCEL MAPS AT PAGE 80, FRESDO COUNTY RECORDS.

NOTE:

* 0.0 x 30" LONG IRON PIPE TO BE SET 6" DOWN AND TAPPED 13-2619. AT ALL LOT CORNERS, W/ANGLE PANTS, BEGINNING ON CURVES AND END OF CURVES, OR AS NOTED WITHIN THE TIME THAT SPECIFIED IN THE SUBDIVISION AGREEMENT FOR THE TRACT.



DETAIL "A"
SCALE 1"=40'

