TRACT NO. 6135

PHASE I OF VESTING TENTATIVE MAP NO. 6135
A PLANNED UNIT DEVELOPMENT

BEING A RE-SUBDIVISION OF THE REMAINDER OF TRACT NO. 5903, RECORDED IN VOLUME 83 OF PLATS, AT PAGES 36 AND 37, FRESNO COUNTY RECORDS

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN OCTOBER 2016, BY GARY G. GIANNETTA

CONSISTING OF TWO SHEETS
SHEET ONE OF TWO 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.

NORMAN KIZIRIAN AND PAMELA S. KIZIRIAN, HUSBAND AND WIFE AS JOINT TENANTS

BY: _____ BY: _____
NORMAN KIZIRIAN PAMELA S. KIZIRIAN

JP MORGAN CHASE BANK NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK FKA, WASHINGTON MUTUAL BANK FA, DEED OF TRUST DATED OCTOBER 5, 2006 AND RECORDED OCTOBER 13, 2006 AS DOCUMENT NUMBER 2006-0220042, AS BENEFICIARY

BY: _____

JP MORGAN CHASE BANK NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK FKA, WASHINGTON MUTUAL BANK FA, DEED OF TRUST DATED APRIL 27, 2007 AND RECORDED MAY 3, 2007 AS DOCUMENT NUMBER 2007-0088162, AS BENEFICIARY

BY: _____

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 TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA |
COUNTY 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 WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED 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 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 LOUISIANA |
PARISH OF OUACHITA |

ON _____, 2018, BEFORE ME APPEARED _____
TO ME PERSONALLY KNOWN, WHO DID SAY THAT S/HE/THEY (ARE) IS THE VICE PRESIDENT OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSRUANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA AND THAT THEINSTRUMENT WAS SIGNED ON BEHALF OF THE CORPORATION (OR ASSOCIATION), BY AUTHORITY FROM ITS BOARD OF DIRECTORS, AND THAT S/HE/THEY ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE ACT AND DEED OF THE CORPORATION (OR ASSOCIATION).

_____
_____ NOTARY PUBLIC
LA NOTARY ID#: _____ LIFETIME COMMISSION

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 TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF LOUISIANA |
PARISH OF OUACHITA |

ON _____, 2018, BEFORE ME APPEARED _____
TO ME PERSONALLY KNOWN, WHO DID SAY THAT S/HE/THEY (ARE) IS THE VICE PRESIDENT OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSRUANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA AND THAT THEINSTRUMENT WAS SIGNED ON BEHALF OF THE CORPORATION (OR ASSOCIATION), BY AUTHORITY FROM ITS BOARD OF DIRECTORS, AND THAT S/HE/THEY ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE ACT AND DEED OF THE CORPORATION (OR ASSOCIATION).

_____
_____ NOTARY PUBLIC
LA NOTARY ID#: _____ LIFETIME COMMISSION

LEGAL DESCRIPTION:

PARCEL C OF LOT LINE ADJUSTMENT NO. 02-13, DESCRIBED AS FOLLOWS:

THAT CERTAIN REAL PROPERTY SITUATE IN SECTION 12, TOWNSHIP 13 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING A PORTION OF PARCEL 2, AS SAID PARCEL IS SHOWN ON PARCEL MAP NO. 3989, FILED IN BOOK 27 OF PARCEL MAPS, AT PAGES 95 AND 96, FRESNO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE

1) SOUTH 88°43'40" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 3989, A DISTANCE OF 1,322.08 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE

2) NORTH 01°22'45" EAST, ALONG THE WEST LINE OF SAID PARCEL 2, A DISTANCE OF 610.62 FEET TO THE MOST WESTERLY CORNER OF PARCEL B OF LOT LINE ADJUSTMENT NO. 02-13; THENCE LEAVING SAID WEST LINE

3) NORTH 88°43'21" EAST, ALONG THE SHARED BOUNDARY BETWEEN THIS DESCRIBED PARCEL C AND SAID PARCEL B, A DISTANCE OF 107.18 FEET; THENCE CONTINUING ALONG SAID SHARED BOUNDARY, FOLLOWING THE SUBSEQUENT COURSES AND DISTANCES:

4) SOUTH 71°24'21" EAST, A DISTANCE OF 586.95 FEET; THENCE

5) SOUTH 88°18'45" EAST, A DISTANCE OF 119.60 FEET; THENCE

6) SOUTH 67°59'34" EAST, A DISTANCE OF 279.59 FEET; THENCE

7) SOUTH 75°32'47" EAST, A DISTANCE OF 273.77 FEET; THENCE

8) SOUTH 01°52'36" WEST, A DISTANCE OF 150.39 FEET; THENCE

9) SOUTH 88°07'24" EAST, A DISTANCE OF 34.88 FEET, TO A POINT ON THE EAST LINE OF SAID PARCEL 2; THENCE LEAVING SAID SHARED BOUNDARY LINE

10) SOUTH 01°53'04" WEST, ALONG THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 30.07 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF IN ALL OIL, GAS AND OR MINERALS IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT, AT ALL TIMES TO ENTER ON THE ABOVE DESCRIBED LANDS AND TAKE ALL THE USUAL, NECESSARY OR CONVENIENT MEANS TO BORE WELLS, MAKE EXCAVATIONS AND TO REMOVE ALL THE OIL, GAS AND/OR MINERALS HEREIN RESERVED AND FOUND THEREON, AS RESERVED IN THE DEED FROM OCCIDENTAL LIFE INSURANCE COMPANY, A CORPORATION RECORDED OCTOBER 6, 1937 IN BOOK 1611, PAGE 180, OFFICIAL RECORDS, FRESNO COUNTY RECORDS.

ALSO EXCEPTING LOTS 1 THROUGH 8, INCLUSIVE, AND OUTLOT A OF TRACT NO. 5903, RECORDED IN VOLUME 83 OF PLATS, AT PAGES 36 AND 37, FRESNO COUNTY RECORDS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. THE EFFECT OF AN INSTRUMENT ENTITLED "BEFORE THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN 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, OFFICIAL RECORDS.
2. DECLARATIONS AND RESTRICTIONS IN THE DOCUMENT RECORDED MAY 5, 1978 IN BOOK 7025 PAGE 531 AS DOCUMENT NO. 48061 OF OFFICIAL RECORDS.
3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT TO IMPROVE PRIVATE ROAD" RECORDED AUGUST 28, 1984 AS DOCUMENT NO. 84082777 OF OFFICIAL RECORDS.
4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT AGREEMENT" RECORDED FEBRUARY 8, 1996 AS DOCUMENT NO. 96017468 OF OFFICIAL RECORDS.
5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED OCTOBER 26, 1993 AS DOCUMENT NO. 93165786 OF OFFICIAL RECORDS, NOTICE OF CORRECTION RECORDED DECEMBER 14 1993 AS DOCUMENT NO. 93193199, FRESNO COUNTY RECORDS, MODIFICATION RECORDED JUNE 28, 1994 AS DOCUMENT NO. 94104667, FRESNO COUNTY RECORDS, AND MODIFICATION RECORDED SEPTEMBER 13, 2002 AS DOCUMENT NO. 2002-0158739, FRESNO COUNTY RECORDS.
6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CERTIFICATE OF COMPLIANCE NO. PLA 02-13(c)" RECORDED JANUARY 12, 2004 AS DOCUMENT NO. 2004-0008182 OF OFFICIAL RECORDS.
7. NOTICE OF SPECIAL TAX LIEN, CITY OF FRESNO COMMUNITIES FACULTIES DISTRICT NO. 15 FORMATION, RECORDED AUGUST 9, 2016 AS DOCUMENT NO. 2016-0103643, FRESNO COUNTY RECORDS.
8. RIGHT TO FARM COVENANT RECORDED JANUARY 4, 2012 AS DOCUMENT NO. 2012-0000988, FRESNO COUNTY RECORDS.
9. COVENANT FOR DRAINAGE EASEMENT RECORDED MARCH 5, 2012 AS DOCUMENT NO. 2012-0031537, FRESNO COUNTY RECORDS.
10. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6135, PHASE I OF VESTING TENTATIVE MAP NO. 6135, RECORDED _____, DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
11. A 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. 6135, PHASE I OF VESTING TENTATIVE MAP NO. 6135, RECORDED _____, DOCUMENT NO: _____, FRESNO COUNTY RECORDS.
12. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6135, PHASE I OF VESTING TENTATIVE MAP NO. 6135, RECORDED _____, DOCUMENT NO: _____, FRESNO COUNTY RECORDS.
13. ANNEXATION SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS & EASEMENTS, TRACT NO. 5270, PLANNED DEVELOPMENT VILLA ALICANTE AT COPPER RIVER (LOTS __ THROUGH __ INCLUSIVE OF TRACT NO. 6135), RECORDED _____, AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.

ENGINEER'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 NORM KIZIRIAN ON OCTOBER 1, 2016. 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 CONDITIONALLY APPROVED TENTATIVE MAP.

_____ _____
GARY GIANNETTA, RCE 26996 LIC. EXP. 3-31-19 DATE

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, PE 50022 CITY ENGINEER DATE
LICENSE EXPIRES 6-30-2019

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 8636 DATE
LICENSE EXPIRES 12-31-2019
CHIEF SURVEYOR

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 REQUIREMENTS IMPOSED BY THE FRESNO CITY PLANNING COMMISSION AS A CONDITION TO THE ACCEPTANCE OF THE FINAL MAP.

_____ _____
JENNIFER CLARK DATE
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. _____ ADOPTED ON _____, 2018, 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 STREETS 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 DATE

RECORDER'S CERTIFICATE:

DOCUMENT NO. _____ FEE $ _____
FILED THIS ___DAY OF _____, 2018
AT _____ M. IN VOLUME _____OF PLATS, AT PAGES _____
AND _____ AT THE REQUEST OF GARY G. GIANNETTA

FRESNO COUNTY RECORDS
PAUL DICTOS, C.P.A., RECORDER

BY: _____
DEPUTY

TRACT NO. 6135

PHASE I OF VESTING TENTATIVE MAP NO. 6135
A PLANNED UNIT DEVELOPMENT

BEING A RE-SUBDIVISION OF THE REMAINDER OF TRACT NO. 5903, RECORDED IN VOLUME 83 OF PLATS, AT PAGES 36 AND 37, FRESNO COUNTY RECORDS

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN OCTOBER 2016, BY GARY G. GIANNETTA

CONSISTING OF TWO SHEETS
SHEET TWO OF TWO SHEETS

SCALE: 1" = 100'

MONUMENTS:

(A) 3/4" IRON PIPE, 15" DOWN, TAGGED RCE 26996, AS BEING THE ANGLE POINT ON THE EAST BOUNDARY OF LOT 3 OF TRACT NO. 5903

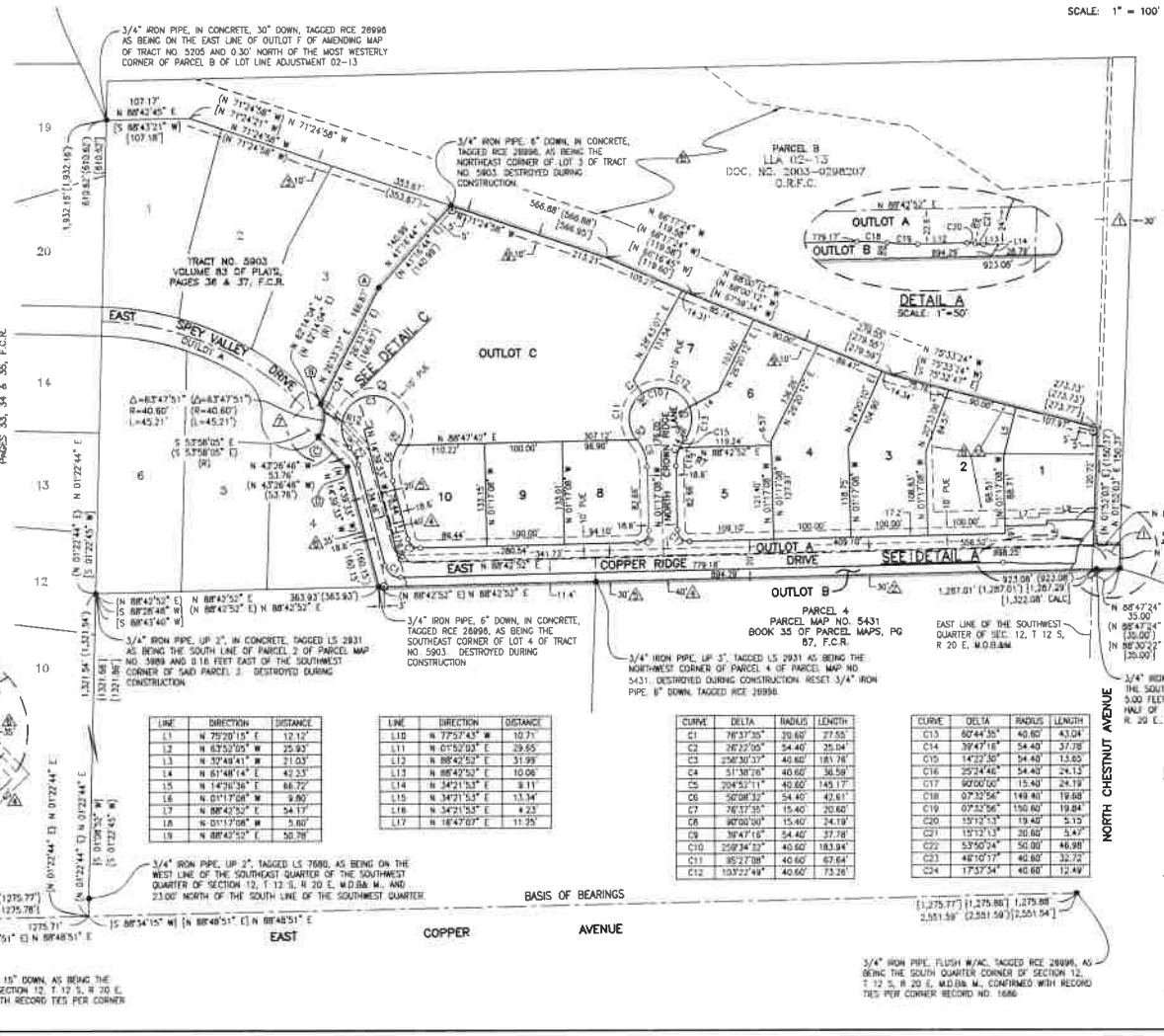
(B) 3/4" IRON PIPE, 3" DOWN, TAGGED RCE 26996, AS BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 3 OF TRACT NO. 5903

(C) 3/4" IRON PIPE, 7" DOWN, TAGGED RCE 26996, AS BEING THE MOST NORTHERLY NORTHEAST CORNER OF LOT 4 OF TRACT NO. 5903

(D) 3/4" IRON PIPE, 6" DOWN, TAGGED RCE 26996, AS BEING THE ANGLE POINT ON THE EAST BOUNDARY OF LOT 4 OF TRACT NO. 5903. DESTROYED DURING CONSTRUCTION.

LEGEND:

●	MONUMENT FOUND AND ACCEPTED AS NOTED
⊙	SET 3/4" IRON PIPE, 30" LONG, 6" DOWN, TAGGED RCE 26996, OR AS NOTED
⊙	SET 3/4" IRON PIPE, 30" LONG, 4" UP IN 6" DIAMETER x 30" P.C.C. MONUMENT, DOWN 8" BELOW GROUND, TAGGED RCE 26996
( )	RECORD DATA AS PER THE MAP OF TRACT NO. 5903, RECORDED IN VOLUME 83 OF PLATS, AT PAGES 36 & 37, FRESNO COUNTY RECORDS
[ ]	RECORD DATA AS PER AMENDING MAP OF TRACT 5205, RECORDED IN VOLUME 76, PAGES 46 THROUGH 70 OF PLATS, F.C.R.
{ }	RECORD DATA AS PER PARCEL MAP NO. 3989, RECORDED IN BOOK 27, PAGES 95 AND 96 OF PARCEL MAPS, F.C.R.
(1)	PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT RECORDED FEBRUARY 4, 1982 IN BOOK 7855, PAGE 476 AS DOCUMENT NO. 10194 OF OFFICIAL RECORDS
(2)	EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 4, 1980 IN BOOK 7559, PAGE 600 AS DOCUMENT NO. 72222 OF OFFICIAL RECORDS
(3)	CONVEYANCE OF EASEMENT COVENANT AS SHOWN ON DOCUMENT RECORDED SEPTEMBER 3, 2013 AS DOCUMENT NO. 2013-0125271, FRESNO COUNTY RECORDS
(4)	SEWER AND WATER EASEMENT AS SHOWN ON DOCUMENT RECORDED AUGUST 7, 2013 AS DOCUMENT NO. 2013-0111697, FRESNO COUNTY RECORDS
(5)	EMERGENCY VEHICLE ACCESS EASEMENT AS SHOWN ON DOCUMENT RECORDED SEPTEMBER 3, 2013 AS DOCUMENT NO. 2013-0125259, FRESNO COUNTY RECORDS
(6)	COVENANT FOR DRAINAGE EASEMENT PURPOSES PREVIOUSLY RECORDED MARCH 5, 2012 AS DOCUMENT NO. 2012-0031537, FRESNO COUNTY RECORDS
(7)	PUBLIC UTILITY EASEMENT PREVIOUSLY DEDICATED PER DOCUMENT RECORDED AUGUST 7, 2013 AS DOCUMENT NO. 2013-0111696, F.C.R.
(8)	FRESNO METROPOLITAN FLOOD CONTROL DISTRICT EASEMENT FOR THE PERPETUAL AND EXCLUSIVE RIGHT AND EASEMENT TO CONSTRUCT, RECONSTRUCT, INSTALL, CONDUCT WATER THROUGH, OPERATE, MAINTAIN AND REPAIR A PIPELINE, CHANNEL, DITCH OR OTHER STRUCTURE TO CONVEY WATER, TOGETHER WITH ALL RIGHTS NECESSARY, CONVENIENT OR INCIDENTAL THERETO INCLUDING THE RIGHT OF INGRESS TO AND EGRESS FROM AND INCIDENTAL PURPOSES, RECORDED APRIL 23, 1998 AS DOCUMENT NO. 98051722 OF OFFICIAL RECORDS
(9)	CONVEYANCE OF EASEMENT COVENANT AS SHOWN ON DOCUMENT RECORDED _____, 2017 AS DOCUMENT NO. 2017-_____, FRESNO COUNTY RECORDS.
(10)	PORTION OF FRESNO METROPOLITAN FLOOD CONTROL DISTRICT EASEMENT RECORDED APRIL 23, 1998 AS DOCUMENT NO. 98051722 OF OFFICIAL RECORDS, QUITCLAIMED AS PER DOCUMENT RECORDED _____, 2017 AS DOCUMENT NO. 2017-_____, FRESNO COUNTY RECORDS
▲	EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
CALC	CALCULATED FROM RECORD DATA
F.C.R.	FRESNO COUNTY RECORDS
PUE	PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
(R)	INDICATES RADIAL BEARING TO CURVE
SDE	FRESNO METROPOLITAN FLOOD CONTROL DISTRICT CHANNEL EASEMENT RECORDED _____, 2017 AS DOCUMENT NO. 2017-_____ FRESNO COUNTY RECORDS
———	INDICATES THE LIMITS OF THIS SUBDIVISION



LINE	DIRECTION	DISTANCE
L1	N 75°20'15" E	12.12'
L2	N 63°52'05" W	25.93'
L3	N 32°49'41" W	21.03'
L4	N 61°48'14" E	42.33'
L5	N 14°26'36" E	66.72'
L6	N 01°17'08" W	9.80'
L7	N 88°42'52" E	54.17'
L8	N 01°17'08" W	5.60'
L9	N 88°42'52" E	50.78'

LINE	DIRECTION	DISTANCE
L10	N 77°57'43" W	10.71'
L11	N 01°52'03" E	29.65'
L12	N 88°42'52" E	31.99'
L13	N 88°42'52" E	10.06'
L14	N 34°21'53" E	9.11'
L15	N 34°21'53" E	13.34'
L16	N 34°21'53" E	4.23'
L17	N 18°47'07" E	11.25'

CURVE	DELTA	RADIUS	LENGTH
C1	76°37'35"	20.60'	27.55'
C2	26°22'05"	54.40'	25.04'
C3	256°30'37"	40.60'	181.76'
C4	51°38'26"	40.60'	36.59'
C5	204°52'11"	40.60'	145.17'
C6	50°08'32"	54.40'	42.61'
C7	76°37'35"	15.40'	20.60'
C8	90°00'00"	15.40'	24.19'
C9	39°47'16"	54.40'	37.78'
C10	258°34'23"	40.60'	183.94'
C11	95°27'08"	40.60'	67.64'
C12	103°22'49"	40.60'	73.26'

CURVE	DELTA	RADIUS	LENGTH
C13	60°44'35"	40.60'	43.04'
C14	39°47'16"	54.40'	37.78'
C15	14°22'30"	54.40'	13.65'
C16	25°24'46"	54.40'	24.13'
C17	90°00'00"	15.40'	24.19'
C18	97°32'56"	149.40'	19.88'
C19	07°32'56"	150.60'	19.84'
C20	15°12'13"	19.40'	5.15'
C21	15°12'13"	20.60'	5.47'
C22	53°50'24"	50.00'	46.98'
C23	48°10'17"	40.60'	32.72'
C24	17°37'34"	40.60'	12.49'

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN AS BEARING N 88°48'51" E AS PER AMENDING MAP OF TRACT 5205 RECORDED IN VOLUME 76 PAGES 46 THROUGH 70 OF PLATS, FRESNO COUNTY RECORDS

NOTE:

1. SET 3/4" IRON PIPE, 8" DOWN, TAGGED RCE 26996 AT ALL LOT CORNERS AND ANGLE POINTS.
2. OUTLOT A FOR PRIVATE STREETS, SIDEWALKS AND STREETSCAPE
3. OUTLOT A IS A PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
4. OUTLOT B FOR LANDSCAPING AND OPEN SPACE PURPOSES
5. OUTLOT C FOR FUTURE DEVELOPMENT.

RADIAL	DIRECTION
R1	S 48°58'22" W
R2	S 54°31'01" E
R3	S 48°55'36" W
R4	N 35°37'16" W
R5	N 67°45'33" E
R6	S 51°29'52" E
R7	N 60°52'22" W
R8	N 06°15'48" E
R9	N 13°56'05" E
R10	S 89°43'43" W
R11	N 36°25'53" W
R12	N 79°23'12" W