

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.

PLATINUM DEVELOPMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: NASER SALEM, PRESIDENT

FRESNO IRRIGATION DISTRICT CERTIFICATION:

A SEPARATE CONSENT TO THE FINAL MAP PURSUANT TO GOVERNMENT CODE SECTION 66435.1 FOR TRACT MAP NO. 5551, RECORDED _____, AS DOCUMENT NO. _____, OFFICIAL RECORDS FRESNO COUNTY. ALSO SUBJECT TO THE EASEMENTS AS SHOWN ON PAGE 2 OF THIS MAP.

NOTARY'S 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 _____

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.

NAME: _____ SIGNATURE _____

MY COMMISSION EXPIRES _____ COMMISSION NUMBER _____

PRINCIPAL OFFICE LOCATED IN THE COUNTY OF _____

(DO NOT SEAL)

FINAL MAP OF
TRACT NO. 5551

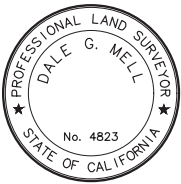
A PLANNED UNIT DEVELOPMENT

BEING A RESUBDIVISION OF LOT 997 AND A PORTION OF LOT 996 OF "BULLARD LANDS IRRIGATED, SUBDIVISION NO.6", FILED IN VOLUME 8 OF PLATS, PAGE 25, F.C.R.

IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA

SURVEYED AND PLATTED IN SEPTEMBER 2014
BY DALE G. MELL & ASSOCIATES

CONSISTING OF 2 SHEETS
SHEET 1 OF 2 SHEETS



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 NASER SALEM ON SEPTEMBER 16, 2014. 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.

DALE G. MELL PLS 4823 EXP 09/30/20 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
LICENSE EXPIRES 06-30-2021
CITY ENGINEER DATE: _____

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
LICENSE EXPIRES 12-31-2021
CHIEF SURVEYOR DATE: _____

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
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. _____ 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 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 _____, 2020, AT _____ M. IN VOLUME _____

OF PLATS, AT PAGES _____, AT THE REQUEST OF DALE G. MELL & ASSOCIATES.

FRESNO COUNTY RECORDS.

PAUL DICTOS, C.P.A., RECORDER

BY: _____ DEPUTY

PREPARED BY:



DALE G. MELL
& ASSOCIATES

ENGINEERING & SURVEYING SERVICES
2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703
(559) 292-4046 * FAX 251-9220
13:100FM 07:13:2020

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 FRESNO COUNTY.
2. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING SPECIAL SOLID WASTE DISPOSAL SERVICES FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 5551, RECORDED _____, AS DOCUMENT NO. _____, OFFICIAL RECORDS FRESNO COUNTY.
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. 5551, RECORDED _____, AS DOCUMENT NO. _____, OFFICIAL RECORDS FRESNO COUNTY.
4. DECLARATION COVENANTS, CONDITIONS & RESTRICTIONS FOR THE HOME OWNERS ASSOCIATION FOR TRACT NO. 5551, RECORDED _____, DOCUMENT NO. _____, OFFICIAL RECORDS FRESNO COUNTY.

TRACT NO. 5184
VOLUME 70 OF PLATS
AT PAGES 13-14 F.C.R.

LOT 970
B.L.I.S. NO. 6

BASIS OF BEARINGS

THE NORTHEASTERLY LINE OF LOTS 116 THROUGH 123 OF TRACT NO. 3142, FILED IN
VOLUME 38 OF PLATS AT PAGES 52-54, F.C.R., TAKEN TO BE N 51°00'59" W

FINAL MAP OF

TRACT NO. 5551

A PLANNED UNIT DEVELOPMENT

BEING A RESUBDIVISION OF LOT 997 AND A
PORTION OF LOT 996 OF "BULLARD LANDS
IRRIGATED, SUBDIVISION NO.6", FILED IN VOLUME 8
OF PLATS, PAGE 25, F.C.R.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, CALIFORNIA

SURVEYED AND PLATTED IN SEPTEMBER 2014
BY DALE G. MELL & ASSOCIATES

SHEET 2 OF 2 SHEETS

LEGEND

- ◇ SET 1" OD x 30" I.P. W/TAG PLS 4823 @ 0.15' BELOW BACK OF CURB
- SET 1" OD x 30" I.P. W/TAG PLS 4823 3.00' REFERENCE MONUMENT ON LOT LINE EXCEPT AS NOTED BY 6' OR 13' AS REFERENCE DISTANCE TO LOT CORNER
- MONUMENTS FOUND AND ACCEPTED AS NOTED
- ⊙ SET 3/4"x30" IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6", TAGGED P.L.S. 4823
- () R-1 RECORD DATA PER THE 1980 SURVEY BY HANNA AND HANNA INC., WILLARD D. TULLOCK II, R.C.E. 29778 SHOWN ON TRACT NO. 3142 FILED IN VOLUME 38 OF PLATS AT PAGES 52-54, F.C.R.
- () R-2 RECORD DATA PER THE 1984 SURVEY BY GARY GIANNETTA, R.C.E. 26996 SHOWN ON TRACT NO. 3648 IN FILED IN VOLUME 42 OF PLATS AT PAGE 75, F.C.R.
- B.L.I.S. BULLARD LANDS IRRIGATED SUBDIVISION
- F.C.R. FRESNO COUNTY RECORDS
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
- P.E. PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- P.U.E. PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- L.E. LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- (R) DENOTES RADIAL BEARING
- ① AN EASEMENT DEEDED TO FRESNO IRRIGATION DISTRICT FOR PIPELINE PURPOSES PER DOCUMENT RECORDED MARCH 4, 2015 AS DOCUMENT NO. 2015-0031661, O.R.F.C.
- ② A 5' WIDE UTILITY EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC COMPANY AND FRESNO CABLE TV LIMITED PER DOCUMENT RECORDED MAY 28, 1985 AS DOCUMENT NO. 85052014, O.R.F.C.
- △ INDICATES PUBLIC STREET EASEMENT IN FAVOR OF CITY OF FRESNO, PER DOCUMENT RECORDED FEBRUARY 7, 2019, AS DOCUMENT NO. 2019-0012851, O.R.F.C.
- ◇ PORTION PREVIOUSLY OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES PER MAP OF "BULLARD'S LANDS IRRIGATED, SUBDIVISION NO. 6 FILED IN VOLUME 8 OF PLATS AT PAGE 25, F.C.R.
- SET PLS 4823 TAG W/TACK IN EPOXY FLUSH @ CRT "+" CUT IN CONCRETE
- △ SET 1" OD x 30" I.P. W/TAG PLS 4823 FLUSH W/BACK OF CURB
- ▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- BLUE BORDER INDICATES LIMITS OF THIS SUBDIVISION
- M1 FOUND 3/4" I.P. WITH TAG RCE 29778, DOWN 3" (BENT) (LOCATION TAKEN AT 0.3± DOWN FROM TOP OF PIPE) ACCEPTED AS BEING THE NORTH CORNER OF LOT 49 OF TRACT NO. 3142
- M2 FOUND 3/4" I.P. OPEN, DOWN 1.00', UPGRADED TO P-36 (DURABLE MONUMENT) STANDARD, ACCEPTED AS BEING THE NORTH CORNER OF LOT 116 OF TRACT NO. 3142, SET TAG PLS 4823
- M3 FOUND 3/4" I.P. OPEN, DOWN 1.00', ACCEPTED AS BEING THE SOUTHEAST CORNER OF LOT 970 OF B.L.I.S. NO. 6 SET TAG PLS 4823
- M4 FOUND 3/4" I.P. WITH TAG & TACK RCE 26996, DOWN 12", ACCEPTED AS BEING THE NORTHWESTERLY CORNER OF LOT 1 OF TRACT NO. 3648
- M5 FOUND 3/4" I.P. DURABLE WITH TAG & TACK RCE 26996, DOWN 18", ACCEPTED AS BEING THE SOUTH CORNER OF LOT 9 OF TRACT NO. 3648
- M6 FOUND 3/4" I.P. OPEN, ACCEPTED AS BEING THE NORTH CORNER OF PARCEL 'D' OF PARCEL MAP NO. 82-56A, SET TAG PLS 4823
- M7 FOUND 3/4" I.P. OPEN, DOWN 12", ACCEPTED AS BEING THE NORTH CORNER OF PARCEL 'D' OF PARCEL MAP NO. 82-56A, SET TAG PLS 4823
- M8 FOUND 3/4" I.P. OPEN, DOWN 15", ACCEPTED AS BEING THE NORTH CORNER OF LOT 123 OF TRACT NO. 3142, SET TAG PLS 4823
- M9 FOUND 3/4" I.P. OPEN, DOWN 15", ACCEPTED AS BEING THE NORTH CORNER OF LOT 121 OF TRACT NO. 3142, SET TAG PLS 4823
- M10 FOUND 3/4" I.P. WITH TAG L.S. 5277, DOWN 6", ACCEPTED AS BEING THE NORTH CORNER OF LOT 120 OF TRACT NO. 3142
- M11 FOUND 3/4" I.P. DURABLE TAGGED RCE 29778, DOWN 18" IN CONCRETE ACCEPTED AS BEING THE WEST CORNER OF PARCEL 'M' OF PARCEL MAP NO. 82-56A
- M12 SET 3/4" I.P. IN CONCRETE DOWN 6", 0.50' SE OF BACK WALK, 0.70' SW OF GUTTER LIP TAGGED DG MELL PLS 4823

NOTES:

OUTLOT "A" IS FOR PRIVATE VEHICULAR & PEDESTRIAN ACCESS, PUBLIC UTILITIES, ENTRANCE GATE AND LANDSCAPE.

OUTLOT "A" IS NOW OFFERED FOR DEDICATION FOR PUBLIC UTILITY EASEMENT PURPOSES FOR PUBLIC USE

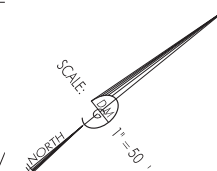
OUTLOT "B" IS FOR OPEN SPACE PURPOSES

1" O.D. X 30" LONG IRON PIPE TO BE SET 6" DOWN AND TAGGED PLS 4823 AT ALL LOT CORNERS, ANGLE POINTS, BEGINNING OF CURVES, AND END OF CURVES EXCEPT AS NOTED

RADIAL LINE TABLE	
LINE	BEARING
R1	S66°41'07"E
R2	N62°58'45"E
R3	N35°20'01"E
R4	N00°10'01"E
R5	N46°05'42"W
R6	S55°56'15"E
R7	N81°15'15"E
R8	N38°57'40"E
R9	N00°36'47"W
R10	N46°05'42"W
R11	S55°56'15"E
R12	N78°23'21"E
R13	N38°57'40"E
R14	N00°36'47"W
R15	N46°05'42"W
R16	S27°06'45"W
R17	S11°18'37"E
R18	S41°25'20"E
R19	N60°36'37"W
R20	S41°25'20"E
R21	N60°36'37"W
R22	S41°25'20"E
R23	N89°17'22"E
R24	N55°55'59"E
R25	S23°21'39"W
R26	S11°55'20"E
R27	N05°46'04"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S51°00'59"E	11.63'
L2	S38°59'01"W	7.91'
L3	S38°59'01"W	16.66'
L4	S43°16'25"W	26.00'
L5	S38°59'01"W	11.56'
L6	N00°50'21"E	11.94'
L7	N76°10'06"E	11.58'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	40.00'	22.19'	31°47'18"
C2	40.00'	30.48'	43°39'34"
C3	40.00'	26.82'	38°25'22"
C4	40.00'	27.72'	39°42'22"
C5	40.00'	10.94'	15°40'08"
C6	40.00'	35.14'	50°20'08"
C7	40.00'	19.30'	27°38'44"
C8	40.00'	24.55'	35°10'00"
C9	40.00'	32.30'	46°15'43"
C10	40.00'	30.62'	43°51'50"
C11	50.00'	33.98'	38°56'33"
C12	18.00'	3.01'	9°35'39"
C13	18.00'	3.01'	9°35'39"
C14	50.00'	33.98'	38°56'33"
C15	40.00'	30.62'	43°51'49"
C16	40.00'	29.89'	42°48'30"
C17	40.00'	29.53'	42°17'35"
C18	40.00'	27.63'	39°34'27"
C19	40.00'	31.75'	45°28'56"
C20	40.00'	30.62'	43°51'49"
C21	50.00'	33.98'	38°56'33"
C22	18.00'	3.01'	9°35'39"
C23	18.00'	3.01'	9°35'39"
C24	50.00'	33.98'	38°56'33"
C25	40.00'	30.62'	43°51'49"
C26	40.00'	31.89'	45°40'24"
C27	40.00'	27.53'	39°25'41"
C28	40.00'	27.63'	39°34'27"
C29	40.00'	31.75'	45°28'56"
C30	40.00'	30.62'	43°51'49"
C31	50.00'	33.98'	38°56'33"
C32	18.00'	3.01'	9°35'39"
C33	40.00'	180.04'	62°22'25°53'06"
C34	40.00'	180.04'	62°22'25°53'06"
C35	40.00'	152.85'	218°56'33"
C36	40.00'	85.02'	121°47'18"
C37	40.71'	23.70'	33°21'23"
C38	42.71'	26.30'	35°16'59"
C39	24.29'	2.61'	6°09'16"



DETAIL "A"
SCALE: 1"=30'

PARCEL MAP NO. 82-56 A
BOOK 40 OF PARCEL MAPS AT PAGES 18 & 19, F.C.R.