

## **LEGAL DESCRIPTION:** LEGAL DESCRIPTION: (CONTINUED) LEGAL DESCRIPTION (CONTINUED): TENTATIVE SUBDIVISION MAP PARCEL D OF LOT LINE ADJUSTMENT NO. 2019-16, AS DOCUMENT NUMBER 2019-0082532, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY TOGETHER WITH THAT PORTION OF PARCEL A OF LOT LINE ADJUSTMENT NO. 2019-06, RECORDED JUNE 3, 2019 AS DOCUMENT NO. 2019-0057495, FRESNO BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 4; THENCE NORTH 88' 39' 16" EAST, ALONG THE NORTH LINE COUNTY RECORDS, DESCRIBED AS FOLLOWS: DESCRIBED AS FOLLOWS: OF SAID PARCEL 4, A DISTANCE OF 24.77 FEET: THENCE SOUTH 15' 10' 41" WEST, A DISTANCE OF 107.73 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID PARCEL 3; THENCE SOUTH 22' 53' 58" WEST, A DISTANCE OF 69.90 FEET; TRACT No. 6248 PARCEL A OF LOT LINE ADJUSTMENT 02-13 AS DESCRIBED IN CERTIFICATE OF COMPLIANCE NO. PLA 02-13(A) RECORDED JANUARY 12, 2004, AS DOCUMENT NO. BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE SOUTH 88' 24' THENCE SOUTH 15' 17' 13" WEST, A DISTANCE OF 138.15 FEET; THENCE SOUTH 13' 03' 31" WEST, A DISTANCE OF 20040008180, OFFICIAL RECORDS FRESNO COUNTY, DESCRIBED AS FOLLOWS: 57" WEST, ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 481.87 FEET; THENCE SOUTH 88 24 57 WEST, ALONG SAID BOUNDARY, A DISTANCE OF 400.74 FEET; THENCE SOUTH 26' 58' 24" WEST, A DISTANCE OF 13.42 FEET; THENCE SOUTH 63' 50' 35" WEST, A 35.63 FEET; THENCE NORTH 00' 07' 08" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 308.54 FEET; THENCE NORTH 45' 14' 46" WEST, ALONG SAID DISTANCE OF 35.79 FEET; THENCE SOUTH 83' 05' 53" WEST, A DISTANCE OF 157.58 FEET; THENCE NORTH 84' 59' THAT CERTAIN REAL PROPERTY SITUATE IN SECTION 12, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF FRESNO, STATE OF BOUNDARY, A DISTANCE OF 20.29 FEET; THENCE NORTH 89' 37' 41" EAST, A DISTANCE OF 172.36 FEET; THENCE NORTH 43' 10' 29" EAST, A DISTANCE OF 45" WEST, A DISTANCE OF 57.38 FEET; THENCE NORTH 64' 27' 51" WEST, A DISTANCE OF 90.79 FEET; THENCE CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING A PORTION OF PARCEL 2, PARCEL 3 AND PARCEL 4, AS SAID PARCELS ARE SHOWN ON PARCEL A VESTING MAP 132.94 FEET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 43' 10' 29" WEST, HAVING A RADIUS OF 58.00 WESTERLY ALONG A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 118.00 FEET, THROUGH A CENTRAL MAP NO. 6349, FILED IN BOOK 42 OF PARCEL MAPS AT PAGE 50, FRESNO COUNTY RECORDS, ALSO BEING A PORTION OF PARCEL 2, AS SHOWN ON PARCEL MAP FEET, THROUGH A CENTRAL ANGLE OF 44' 46' 05", A DISTANCE OF 45.32 FEET; THENCE NORTH 88' 24' 24" EAST, A DISTANCE OF 222.05 FEET; THENCE ANGLE OF 69' 51' 33", A DISTANCE OF 143.87 FEET; THENCE SOUTH 45' 40' 36" WEST, A DISTANCE OF 21.32 FEET; NO. 3989, FILED IN BOOK 27 OF PARCEL MAPS AT PAGES 95 AND 96, FRESNO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PHASED MAP EASTERLY ALONG A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 647.00 FEET, THROUGH A CENTRAL ANGLE OF 01° 31' 03", A DISTANCE OF 17.14 THENCE SOUTH 69' 25' 56" WEST, A DISTANCE OF 46.67 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID FEET TO THE INTERSECTION WITH THE EAST BOUNDARY OF SAID PARCEL A; THENCE SOUTH 01' 38' 20" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 397.37 BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2 OF PARCEL MAP NO. 6349; THENCE PARCEL 3; THENCE NORTH 01' 52' 12" EAST, A DISTANCE OF 732.19 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 88' 39' 16" EAST, A DISTANCE OF 659.90 FEET TO THE POINT OF BEGINNING. APN 579-075-47, 579-390-45 & 551) SOUTH 01' 53' 10" WEST, ALONG THE EAST LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 6349, A DISTANCE OF 482.34 FEET TO THE SOUTHEAST CORNER ALSO TOGETHER WITH PARCEL A OF LOT LINE ADJUSTMENT NO. 2018-41, AS DOCUMENT NUMBER 2019-0057499, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND OF SAID PARCEL 2; THENCE MORE PARTICULARLY DESCRIBED AS FOLLOWS: 11966 N. ALICANTE DR. 2) SOUTH 01' 53' 10" WEST, ALONG THE EAST LINE OF SAID PARCEL 3 OF PARCEL MAP NO. 6349, A DISTANCE OF 180.89 FEET TO THE SOUTHEAST CORNER THAT PORTION OF PARCEL 3 AND PARCEL 4 OF PARCEL MAP NO. 3989, RECORDED IN BOOK 27 OF PARCEL MAPS, AT PAGES 95 AND 96, FRESNO COUNTY GROSS AREA = 27.69 ACRES RECORDS, DESCRIBED AS FOLLOWS: NET AREA = 26.33 ACRES3) SOUTH 01' 53' 10" WEST, ALONG THE EAST LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 3989, A DISTANCE OF 68.94 FEET TO THE MOST EASTERLY CORNER OF PARCEL B OF LOT LINE ADJUSTMENT 02-13, SUBSEQUENTLY DESCRIBED HEREIN; THENCE LEAVING SAID EAST LINE SHEET ONE OF TWO SHEETS 4) SOUTH 27' 45' 02" WEST, ALONG THE SHARED BOUNDARY BETWEEN THIS DESCRIBED PARCEL A AND SAID PARCEL B, A DISTANCE OF 76.02 FEET; THENCE CONTINUING ALONG SAID SHARED BOUNDARY FOLLOWING THE SUBSEQUENT COURSES AND DISTANCES: 5) NORTH 82' 17' 14" WEST, A DISTANCE OF 131.73 FEET; THENCE 6) NORTH 51' 48' 10" WEST, A DISTANCE OF 122.90 FEET; THENCE 7) NORTH 72' 21' 05" WEST, A DISTANCE OF 59.04 FEET; THENCE 8) NORTH 81' 25' 27" WEST, A DISTANCE OF 102.48 FEET; THENCE 9) NORTH 81' 25' 27" WEST, A DISTANCE OF 82.35 FEET; THENCE 10) NORTH 73° 04' 03" WEST. A DISTANCE OF 13.65 FEET: THENCE 11) NORTH 56' 55' 45" WEST, A DISTANCE OF 171.40 FEET; THENCE 12) NORTH 56' 55' 45" WEST, A DISTANCE OF 6.21 FEET; THENCE 13) NORTH 19' 52' 01" EAST, A DISTANCE OF 16.94 FEET: THENCE 14) NORTH 19' 52' 01" EAST, A DISTANCE OF 164.68 FEET; THENCE SCALE: 1" = 200'15) SOUTH 89' 14' 36" EAST, A DISTANCE OF 121.39 FEET; THENCE 16) NORTH 01' 51' 02" WEST, A DISTANCE OF 121.98 FEET; THENCE 17) NORTH 01° 51' 02" WEST, A DISTANCE OF 255.85 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 6349; THENCE LEAVING APN 579-074-45 SAID SHARED BOUNDARY LINE CC,CG,RS-4 & RS-5/UGM/cz 18) NORTH 88' 39' 00" EAST, ALONG SAID NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 516.78 FEET TO THE POINT OF BEGINNING. APN 579-074-38 VICINITY MAP 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 GOLF COURSE 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, OF OFFICIAL RECORDS, FRESNO COUNTY RECORDS. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION: APN 579-074-46 VACANT RS-4 & PR BEGINNING AT A POINT ON THE SHARE BOUNDARY BETWEEN SAID PARCEL A AND PARCEL B OF LOT LINE ADJUSTMENT 02-13, AS DESCRIBED IN CERTIFICATE OF COMPLIANCE NO. PLA 02-13(B) RECORDED JANUARY 12, 2004, AS DOCUMENT NO. 20040008181 OFFICIAL RECORDS FRESNO COUNTY, SAID POINT BEING THE NORTHEASTERLY TERMINUS OF THAT COURSE NUMBERED 14 IN SAID CERTIFICATE OF COMPLIANCE PLA 02-13(A); THENCE ALONG SAID SHARED BOUNDARY 1) SOUTH 19' 52' 01" WEST, A DISTANCE OF 113.24 FEET; THENCE LEAVING SAID SHARED BOUNDARY TRACT NO. 6238 2) SOUTH 88' 24' 55" EAST, A DISTANCE OF 22.84 FEET; THENCE 3) NORTH 20' 54' 11" EAST, A DISTANCE OF 100 FEET; THENCE —THE CENTER QUARTER CORNER OF TRACT NO. 6385 SECTION 12, T 12 S, R 20 E, M.D.B.& M. 4) SOUTH 88° 28' 29" EAST, A DISTANCE OF 52.78 FEET; THENCE VOL. 94 OF PLATS, COPPER RIVER 5) NORTH 00' 06' 51" EAST, A DISTANCE OF 14.15 FEET TO A POINT ON SAID SHARED BOUNDARY; THENCE PAGES 1, 2 & 3, F.C.R. 6) NORTH 89' 14' 36" WEST, ALONG SAID SHARED BOUNDARY, A DISTANCE OF 72.82 FEET TO THE POINT OF BEGINNING. **AVENUE** COPPER TOGETHER WITH A PORTION OF SAID PARCEL B OF LOT LINE ADJUSTMENT 02-13, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL B; THENCE 1) SOUTH 01' 51' 02" EAST, ALONG THE SHARED BOUNDARY BETWEEN SAID PARCEL B AND SAID PARCEL A, A DISTANCE OF 377.82 FEET; THENCE 2) NORTH 89' 14' 36" WEST, A DISTANCE OF 48.57 FEET; THENCE LEAVING SAID SHARED BOUNDARY APN 579-074-14 COPPER RIVER GOLF COURSE REMAINDER PR/UGM 3) NORTH 00' 06' 51" EAST, A DISTANCE OF 376.15 FEET, TO A POINT ON THE NORTH LINE OF SAID PARCEL B; THENCE 4) NORTH 88' 38' 59" EAST, ALONG THE NORTH LINE OF SAID PARCEL B, A DISTANCE OF 35.62 FEET, TO THE POINT OF BEGINNING. ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF SAID PARCEL B OF LOT LINE ADJUSTMENT 02-13: THE SOUTH LINE OF THE NORTHEAST APN 579-390-08 BEGINNING AT A POINT ON THE SHARED BOUNDARY BETWEEN SAID PARCEL B AND SAID PARCEL A, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT QUARTER OF SECTION 12, T 12 S, COPPER RIVER GOLF COURSE R 20 E, M.D.B.& M. COURSE NUMBER 14 IN SAID CERTIFICATE OF COMPLIANCE PLA 02-13(B); THENCE ALONG SAID SHARED BOUNDARY FOLLOWING THE SUBSEQUENT COURSES AND PR/UGM DISTANCES: SOURCE OF DATA: 1) NORTH 82' 17' 14" WEST, A DISTANCE OF 131.73 FEET; THENCE 1. LOT LINE ADJUSTMENT NO. 2019-16 2) NORTH 51' 48' 10" WEST, A DISTANCE OF 122.90 FEET; THENCE FIELD SURVEY 52 3. ASSESSORS MAPS 3) NORTH 72' 21' 05" WEST, A DISTANCE OF 59.04 FEET; THENCE APN 579-390-72 4) NORTH 81° 25' 27' WEST, A DISTANCE OF 184.83 FEET; THENCE RS-3/UGM/cz 5) NORTH 73' 04' 03" WEST, A DISTANCE OF 13.65 FEET; THENCE 6) NORTH 56' 55' 45" WEST, A DISTANCE OF 177.61 FEET; THENCE APN 579-390-02 7) NORTH 19' 52' 01" EAST, A DISTANCE OF 68.39 FEET; THENCE LEAVING SAID SHARED BOUNDARY COPPER RIVER GOLF COURSE APN 579-390-46 PR/UGM COPPER RIVER GOLF COURSE 8) NORTH 88° 24' 55" WEST, A DISTANCE OF 7.16 FEET; THENCE TRACT NO. 6250 9) SOUTH 20' 54' 11" WEST, A DISTANCE OF 74.35 FEET; THENCE THE EAST LINE OF THE SOUTHWEST-10) SOUTH 56' 47' 29" EAST, A DISTANCE OF 186.10 FEET; THENCE QUARTER OF SECTION 12, T 12 S, R 20 E, M.D.B.& M. 11) SOUTH 80' 48' 42" EAST, A DISTANCE OF 151.22 FEET; THENCE TRACT NO. 5903 **APPL. NO. T-6248** 12) SOUTH 76' 16' 45" EAST, A DISTANCE OF 87.18 FEET; THENCE PLANNING REVIEW BY 13) SOUTH 56' 29' 34" EAST, A DISTANCE OF 152.02 FEET; THENCE APN 579-390-47 TRAFFIC ENG. 14) SOUTH 83' 13' 43" EAST, A DISTANCE OF 117.88 FEET; THENCE RS-5/UGM/cz 15) NORTH 27' 45' 02" EAST, A DISTANCE OF 10.71 FEET, TO THE POINT OF BEGINNING. APPROVED BY TRACT ALSO EXCEPTING THEREFROM FROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND MINERALS IN AND UNDER THE REAL PROPERTY, TOGETHER WITH THE CITY OF FRESNO DARM DEPT RIGHT OF THE GRANTEE, ITS SUCCESSORS, ASSIGNS, LESSEES AND LEGAL REPRESENTATIVES AT ALL TIMES TO ENTER ON THE HEREINAFTER DESCRIBED LANDS AND TAKE ALL THE USUAL, NECESSARY OR CONVENIENT MEANS TO BORE WELLS, MAKE EXCAVATIONS AND REMOVE ONE-HALF OF ALL THE OIL, GAS AND MINERALS FOUND THEREON, AS GRANTED TO CALIFORNIA LANDS INC., A CORPORATION IN THE DEED RECORDED MARCH 31, 1936 IN OFFICIAL RECORDS IN BOOK 1479, PAGE

GARY G. GIANNETTA

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CIVIL ENGINEERING & LAND SURVEYING

RECORD OWNERS:

1306 W. HERNDON AVE. STE 101

GRANVILLE HOMES, INC.

FRESNO, CA 93711

(559) 436-0900

SUBDIVIDER:

FRESNO, CA 93711

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GRANVILLE HOMES, INC.

1306 W. HERNDON AVE. STE 101

DATE: 6/30/25

ALSO EXCEPTING FROM A PORTION OF THE LAND ANY INTEREST IN THE OIL, GAS AND MINERALS IN AND UNDER SAID LAND THAT MAY HAVE BEEN EXCEPTED IN THE

ALSO EXCEPTING FROM A PORTION OF THE LAND ANY INTEREST IN THE MINERALS RIGHTS THAT MAY HAVE BEEN EXCEPTED IN THE GRANT DEED FROM NORM

GRANT DEED FROM NORMAN KIZIRIAN ET AL. TO MADS S. BECK RECORDED SEPTEMBER 11, 1978 IN OFFICIAL RECORDS IN BOOK 7115, PAGE 540.

KIZIRIAN ET AL. TO NORMAN KIZIRIAN AND PAMELA S. KIZIRIAN RECORDED JUNE 16, 1980 IN OFFICIAL RECORDS IN BOOK 7534, PAGE 718.

