



REPORT TO THE CITY COUNCIL

AGENDA ITEM NO. 1A
COUNCIL MEETING 03/20/14
APPROVED BY _____

DEPARTMENT DIRECTOR 

CITY MANAGER 

March 20, 2014

FROM: SCOTT L. MOZIER, PE, Director
Public Works Department

BY: SCOTT TYLER, PE, City Traffic Engineer/Interim Assistant Director
Public Works Department, Traffic and Engineering Services Division

JONATHAN BARTEL, Supervising Engineering Technician 
Public Works Department, Traffic and Engineering Services Division

SUBJECT: Resolution of the Council of the City of Fresno, California, to approve the Final Map of Tract No. 5599, accepting dedicated public uses therein except for dedications offered subject to city acceptance of developer installed required improvements (east side of North Polk Avenue between West Gettysburg Avenue and West Shaw Avenue) (Council District 1)

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving the Final Map of Tract No. 5599 and accepting the dedicated public uses offered therein.

EXECUTIVE SUMMARY

The Subdivider, ABN Investments, LLC, a California Limited Liability Company, (Raj Singh, President), has filed for approval, the Final Map of Tract No. 5599, of Vesting Tentative Map No. 5599 for a 65-lot single-family residential subdivision with a remainder, located on the east side of North Polk Avenue between West Gettysburg Avenue and West Shaw Avenue on 13.06 acres.

BACKGROUND

The Fresno City Council on November 28, 2006 adopted Resolution No. 2006-525 approving Vesting Tentative Map No. 5599 (Tentative Map) for a 61-lot single-family residential subdivision with a remainder on 13.06 acres at an overall density of 4.77 units per acre. On October 29, 2007, the Development and Resource Management Department approved a revision to Vesting Tentative Map No. 5599 increasing the number of lots from 61 to 65. On February 13, 2014, the Development and Resource Management Department approved a revision to Vesting Tentative Map No. 5599 to revise the subdivision boundary. The Tentative Map was approved consistent with the 2025 General Plan and the West Area Community Plan to comply with the provisions of the Subdivision Map Act. The approval of Vesting Tentative Map No. 5599 will expire on November 28, 2015. The Final Map is technically correct and conforms to the approved Vesting

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, TO APPROVE THE FINAL MAP OF TRACT NO. 5599, ACCEPTING DEDICATED PUBLIC USES THEREIN EXCEPT FOR DEDICATIONS OFFERED SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS

WHEREAS, ABN INVESTMENTS, LLC, a California Limited Liability Company, has offered for approval a Final Map designated as Tract No. 5599, pursuant to approved Vesting Tentative Map No. 5599 ("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: MRD

Resolution No.

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 City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of _____, 2014.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2014
Mayor Approval/No Return: _____, 2014
Mayor Veto: _____, 2014
Council Override Vote: _____, 2014

YVONNE SPENCE, CMC
City Clerk

BY: _____
Deputy

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

BY: _____
Mary Raterman-Doidge, Deputy
Dated:

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.

ABN INVESTMENTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: RAJ SINGH, PRESIDENT

FRESNO IRRIGATION DISTRICT, AS AN EASEMENT HOLDER

BY: RYAN JACOBSEN, PRESIDENT GARY R. SERRATO, SECRETARY

UNITED SECURITY BANK

BY: WILLIAM YARBENET, SENIOR VICE PRESIDENT

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF FRESNO

ON _____ BEFORE ME, _____ 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:

STATE OF CALIFORNIA
COUNTY OF FRESNO

ON _____ BEFORE ME, _____ 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:

STATE OF CALIFORNIA
COUNTY OF FRESNO

ON _____ BEFORE ME, _____ 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 _____

TRACT NO. 5599

BEING A MERGER AND RESUBDIVISION OF A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN APRIL 2007, BY GARY G. GIANNETTA
**CONSISTING OF TWO SHEETS
SHEET ONE OF TWO SHEETS**

LEGAL DESCRIPTION:

PARCEL 1

PARCEL 0 OF LOT LINE ADJUSTMENT 2009-02, RECORDED JUNE 11, 2009 AS INSTRUMENT NO. 2009-007819 OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 520.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE CITY OF FRESNO, COUNTY OF FRESNO, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THAT PORTION OF THE NORTH 323.23 FEET OF SAID NORTH HALF LYING EAST OF THE WEST 853.40 FEET OF SAID NORTH HALF.

ALSO EXCEPTING THEREFROM THE WEST 553.40 FEET OF SAID NORTH HALF LYING SOUTH OF THE NORTH 254.00 FEET OF SAID NORTH HALF.

PARCEL 2

THE NORTH 323.23 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF FRESNO, COUNTY OF FRESNO, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE NORTH 200 FEET OF THE SOUTH 520 FEET OF THE WEST 653.4 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- 1. AN EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF IRRIGATION DITCHES OR CANALS AND RIGHTS INCIDENTAL THEREIN IN FAVOR OF FRESNO IRRIGATION DISTRICT AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 23, 1941 IN BOOK 1893 PAGE 450 AS DOCUMENT NO. 43378 OF OFFICIAL RECORDS FRESNO COUNTY, AFFECTS SAID LAND.
- 2. THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "AGREEMENT FOR SUBSTITUTION AND RELOCATION OF PIPELINE OWNED BY FRESNO IRRIGATION DISTRICT DATED JANUARY 19, 2012, BY AND BETWEEN ABN INVESTMENTS, LLC AND FRESNO IRRIGATION DISTRICT UPON THE TERMS THEREIN PROVIDED RECORDED FEBRUARY 3, 2012 AS DOCUMENT NO. 2012-0219143 OF OFFICIAL RECORDS FRESNO COUNTY.
- 3. THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "EARLY CONSTRUCTION AGREEMENT FOR SEWER AND WATER IMPROVEMENTS FOR TRACT NO. 5599" DATED 09-17-12, BY AND BETWEEN CITY OF FRESNO AND ABN INVESTMENTS LLC A CALIFORNIA LIMITED LIABILITY COMPANY UPON THE TERMS THEREIN PROVIDED RECORDED SEPTEMBER 21, 2012 AS DOCUMENT NO. 2012-0135258 OF OFFICIAL RECORDS FRESNO COUNTY.
- 4. THE EFFECT OF A MAP ENTITLED "AMENDED OFFICIAL PLAT LINES", RECORDED IN VOLUME 7 PAGES 52, 53 AND 54, OF PRECISE PLAT LINES
- 5. A SUBDIVISION AGREEMENT INCLUDING "ADDENDUM TO SUBDIVISION AGREEMENT" FOR RIGHTS-OF-WAY ACQUISITION FOR THE FINAL MAP OF TRACT NO. 5599, RECORDED _____ DOCUMENT NO. _____ FRESNO COUNTY RECORDS.
- 6. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 5599, RECORDED _____ AS DOCUMENT NO. _____ FRESNO COUNTY RECORDS.
- 7. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING SPECIAL SOLID WASTE DISPOSAL SERVICES FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 5599, RECORDED _____ AS DOCUMENT NO. _____ FRESNO COUNTY RECORDS.
- 8. 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 LEM FOR THE FINAL MAP OF TRACT NO. 5599, RECORDED _____ DOCUMENT NO. _____ FRESNO COUNTY RECORDS.
- 9. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND MAY BE SUBJECT TO ASSESSMENT FOR DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES, AS DISCLOSED BY EMFCD RESOLUTION NO. 1618 RECORDED JULY 31, 1995 AS DOCUMENT NO. 95092128, OF OFFICIAL RECORDS, FRESNO COUNTY.
- 10. THE MATTERS CONTAINED IN AN DOCUMENT ENTITLED "ZONING CONTRACT NO. P-01-026", BY AND BETWEEN CITY OF FRESNO AND CENTRAL COMMUNITY CHURCH A CALIFORNIA CORPORATION UPON THE TERMS THEREIN PROVIDED RECORDED NOVEMBER 1, 2002 AS DOCUMENT NO. 2002-0186249 OF OFFICIAL RECORDS FRESNO COUNTY.
- 11. THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "ORDINANCE OF THE COUNCIL OF THE CITY OF FRESNO ORDINANCE NO. 2003-77" DATED SEPTEMBER 24, 2003, BY AND BETWEEN CITY OF FRESNO UPON THE TERMS THEREIN PROVIDED RECORDED DECEMBER 12, 2003 AS DOCUMENT NO. 2003-0298219 OF OFFICIAL RECORDS FRESNO COUNTY.
- 12. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR LOT 1 OF THE FINAL MAP OF TRACT NO. 5599, 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 RAJ SINGH ON APRIL 1, 2007. 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 TRUE 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, R.C.E. 26996 U.C. EXP. 3-31-15

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.

SCOTT L. MOZDER, PE 54417
LICENSE EXPIRES 12-31-2015

CITY ENGINEER

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.

ACTING FOR THE CITY OF FRESNO:
BLAIR, CHURCH & FLYNN CONSULTING ENGINEERS
431 CLOVIS AVENUE, SUITE 200, CLOVIS, CA 93612

BY: RANDELL SCOTT WEST, LS 8863
LICENSE EXPIRES 12-31-2015

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.

KEITH BERGTOLD
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 _____ 2014, 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, CHIC
CITY CLERK

BY: DEPUTY

DATE

RECORDER'S CERTIFICATE:

DOCUMENT NO. _____ FEE \$ _____
FILED THIS _____ DAY OF _____ 2014
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. 5599

BEING A MERGER AND RESUBDIVISION OF A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN. IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN APRIL 2007, BY GARY G. GIANNETTA

CONSISTING OF TWO SHEETS
SHEET TWO OF TWO SHEETS

1/4" IRON PIPE, FLUSH WITH AC ON THE NORTHELY PROLONGATION OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, 3/4" NORTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER.

LEGEND

- MONUMENT FOUND AND ACCEPTED AS NOTED
- X MONUMENT FOUND AND NOT ACCEPTED AS NOTED
- SET 3/4" IRON PIPE 30" LONG, 6" DOWN BELOW GROUND, TAGGED RCE 26998
- ⊙ SET 3/4" IRON PIPE 30" LONG, 4" UP IN 6" DIAMETER 1" 30" P.C.E. MONUMENT, 6" 6" BELOW GROUND, TAGGED R.C.E. 26996
- SET 3/4" IRON PIPE 30" LONG, 6" BELOW GROUND, TAGGED RCE 26998, 1.00' FROM LOT CORNER ON SIDE WARD LOT LINE AS SHOWN (DISTANCES SHOWN ARE TO TRUE LOT CORNER)
- ▲ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET EASEMENT PURPOSES
- INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- () RECORD DATA AS PER TRACT NO. 2842, RECORDED IN VOLUME 33 OF PLATS, PAGE 75, FRESNO COUNTY RECORDS
- [] RECORD DATA AS PER TRACT NO. 4217, RECORDED IN VOLUME 56 OF PLATS, PAGES 64 & 65, FRESNO COUNTY RECORDS
- CALC CALCULATED FROM RECORD DATA
- F.C.R. FRESNO COUNTY RECORDS
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PPUE PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- FD FRESNO IRRIGATION DISTRICT PIPELINE EASEMENT RECORDED FEBRUARY 17, 2011 AS DOC. NO. 2011-0019143, F.C.R.
- (R) DENOTES RACIAL BEARING TO CURVE
- BLUE BORDER INDICATES THE LIMITS OF THIS SUBMISSION

BASIS OF BEARINGS:

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 19 EAST TAKEN AS BEARING N 89°58'03" W AS PER TRACT NO. 4217, RECORDED IN VOLUME 56 OF PLATS, PAGES 64 & 65, FRESNO COUNTY RECORDS

NOTES:

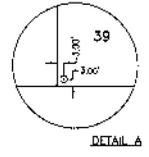
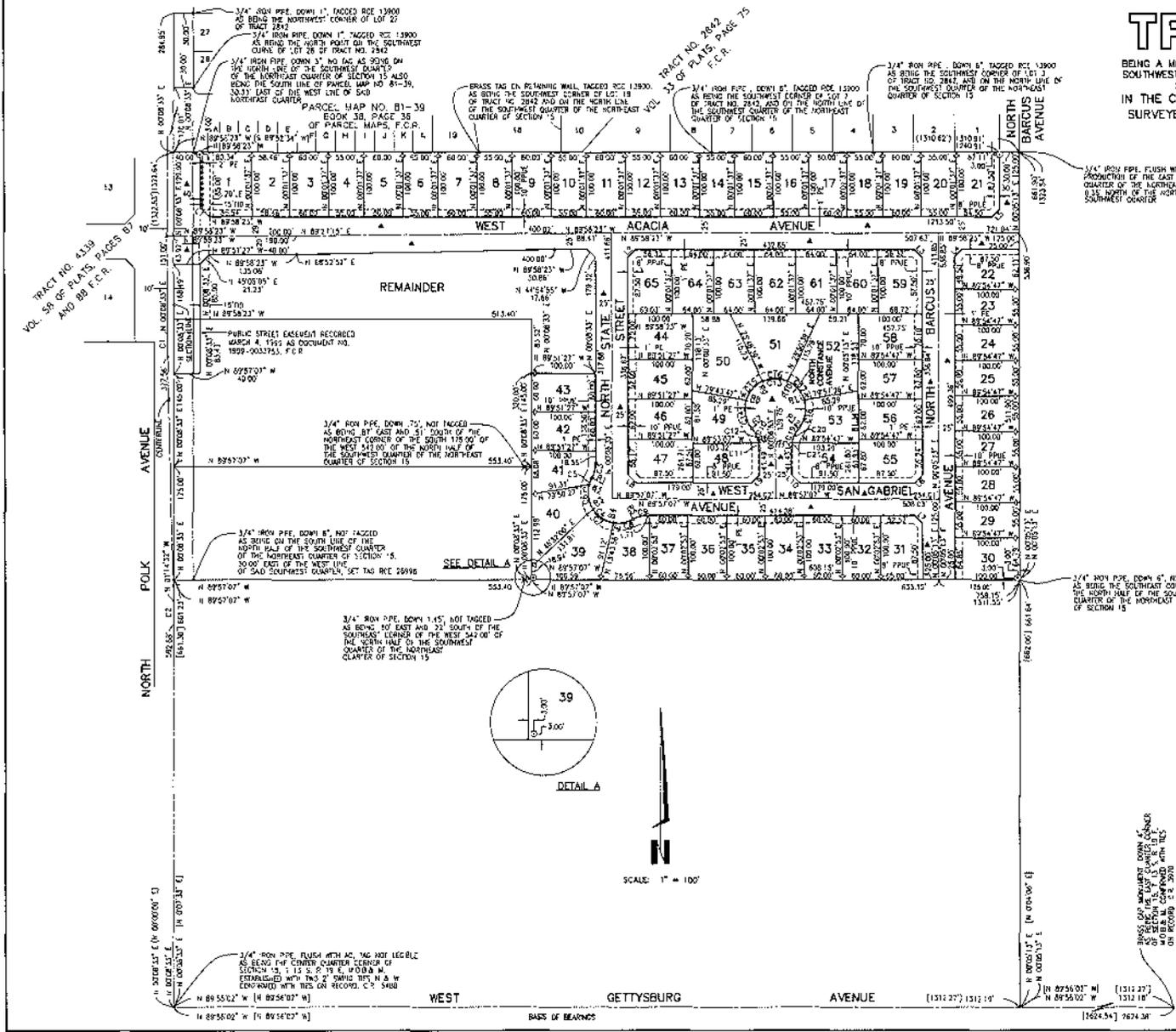
1. SET 3/4" x 30" IRON PIPE, 6" DOWN, TAGGED RCE 26996 AT ALL LOT CORNERS, BLOCK CORNERS, ANGLE POINTS AND CURVE POINTS
2. THE REMAINDER PARCELS SHALL REQUIRE A CERTIFICATE OF COMPLIANCE OR ADDITIONAL CERTIFICATE OF COMPLIANCE, WHICHEVER APPLIES, PRIOR TO THE SALE, LEASE OR FINANCING OF THE REMAINDER PARCEL.

PARCEL	SHEET 1/201
R1	N 50°44'50" W
R2	N 25°40'11" W
R3	S 72°28'04" W
R4	S 30°41'28" W
R5	S 30°41'28" W
R6	N 69°59'14" E
R7	N 50°19'21" E
R8	N 71°04'04" W
R9	N 24°12'53" W
R10	N 24°29'48" E
R11	N 21°12'50" E
R12	N 50°05'59" W
R13	N 50°17'28" W

CURVE	BEARS	LENGTH	ANGLE	DATA
C1	150°00'	36.21'	18.13'	01/21/05
C2	150°00'	36.21'	18.13'	01/23/05
C3	48.00'	24.29'	12.46'	28/06/07
C4	47.00'	21.63'	10.62'	14/18/05
C5	47.00'	18.69'	5.36'	13/01/01
C6	47.00'	49.00'	21.00'	48/45/48
C7	47.00'	45.00'	21.00'	48/45/48
C8	47.00'	36.98'	16.00'	37/46/05
C9	45.00'	11.10'	12.46'	27/06/08
C10	45.00'	11.10'	12.46'	27/06/08
C11	45.00'	1.82'	1.97'	09/27/07
C12	46.00'	23.41'	13.01'	30/19/07
C13	47.00'	212.73'	39.14'	20/04/01
C14	47.00'	46.47'	23.31'	26/30/07
C15	47.00'	40.00'	21.30'	48/45/48
C16	47.00'	40.00'	21.30'	48/45/48
C17	47.00'	40.00'	21.30'	48/45/48
C18	47.00'	46.48'	23.31'	26/30/07
C19	46.00'	33.33'	17.33'	17/47/04
C20	45.00'	11.10'	12.46'	27/06/08
C21	45.00'	11.10'	12.46'	27/06/08

THIS CURVE WAS MEASURED DOWN AT CORNER MONUMENT COMPARED WITH TIES ON RECORD C.S. 3000

LINE	DIRECTION	DISTANCE
L1	N 44°56'25" W	21.19'
L2	N 45°05'07" E	17.30'
L3	N 44°58'50" W	17.30'
L4	N 45°02'25" E	17.69'
L5	N 45°02'25" E	17.69'
L6	N 45°04'03" E	17.68'
L7	N 44°58'51" W	17.67'
L8	N 44°58'11" W	17.68'
L9	N 44°58'11" W	17.68'
L10	N 44°58'11" W	17.67'



SCALE: 1" = 100'

BASIS OF BEARINGS

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