City of FRESNO

REPORT TO THE CITY COUNCIL

AGENDA ITEM NO.	1 A
COUNCIL MEETING	4/8/2010
APPROVED BY	
DEPARTMENT DIRECTOR	
CITY MANAGER	

April 8, 2010

FROM: JERRY D. BISHOP, Assistant Director
Planning and Development Department

KEITH BERGTHOLD, Assistant Director
Planning and Development Department

THROUGH: KEVIN FABINO, Planning Manager
Development Services Division

BY: ALAN KAWAKAMI, Chief Engineering Technician
Development Services Division

SUBJECT: APPROVING THE FINAL MAP OF TRACT NO. 5553

RECOMMENDATIONS

1. ADOPT the attached Resolution:
   a. Approving the Final Map of Tract No. 5553 and accepting the dedicated public uses therein.

2. AUTHORIZE the Public Works Director to execute the:
   a. Subdivision Agreement.
   b. Statement of Covenants Affecting Land Development for the Maintenance of Certain Improvements.

3. AUTHORIZE the Planning and Development Director to execute the:
   a. Statement of Covenants Affecting Land Development Deferring Certain Sewer Connection Charges, Water Connection Charges, Urban Growth Management Fees and Development Fees to the Time of Issuance of Certificate of Occupancy and Creation of Lien.
   b. Statement of Covenants Affecting Land Development Acknowledging Right-to-Farm Law.

EXECUTIVE SUMMARY

The Subdivider, De Young Properties 5553 L.P., a California Limited Partnership, has filed for approval, the Final Map of Tract No. 5553. The project, a Final Map of Vesting Tentative Map No. 5553/UGM, a 42 lot single family residential subdivision on approximately 10.28 acres, is located on the northeast corner of East Teague Avenue and North Chestnut Avenue. The Final Map is technically correct and conforms to the conditionally approved tentative map, the Subdivision Map Act and local ordinances; it is consistent with, and implements the 2025 General Plan and the Woodward Park Community Plan. The provisions of Sections 66457 and 66474.1 of the Subdivision Map Act require that such final map be approved by the City Council.

PROJECT INFORMATION

PROJECT	The Final Map of Tract No. 5553, pursuant to Vesting Tentative Map No. 5553/UGM, a 42 lot single family residential subdivision on approximately 10.28 acres.
LOCATION	Northeast corner of East Teague Avenue and North Chestnut Avenue. APN: 403-050-26 (Council District 6, Council Member Brand)
SUBDIVIDER	De Young Properties 5553 L.P., a California Limited Partnership Jerry A. De Young, President
LAND USE & ZONING	Medium Low Density Residential; R-1/UGM (Single Family Residential District/Urban Growth Management) is effective pursuant to Rezone Application No. R-05-62.
PLAN CONSISTENCY	The project is consistent with the 2025 Fresno General Plan and the Woodward Park Community Plan planned land use designation of medium low density residential.
COMPLIANCE WITH	The Final Map conforms to all requirements of the Subdivision Map Act and local subdivision ordinances applicable to the conditions of approval of Vesting Tentative Map No. 5553/UGM; the completion of all public improvement requirements have been guaranteed and applicable fees paid.

BACKGROUND

Tentative Map Approval: The Fresno City Planning Commission on March 15, 2006 adopted Resolution No. 12438 approving Vesting Tentative Map No. 5553 for a 42 lot single family residential subdivision with 1 outlot for future development at an overall density of 4.09 units per acre. On May 31, 2006, the Planning and Development Director approved a revision to the tentative map to eliminate Outlot A and to revise the conditions of approval. The City of Fresno Planning Commission received notification of the above revisions at its May 31, 2006 meeting.

The approval of Vesting Tentative Map No. 5553 expired on March 15, 2008. However the Final Map was timely filed for processing prior to the March 15, 2008 expiration date of the approved Vesting Tentative Map and pursuant to Section 66452.6(d) of the Subdivision Map Act, may be processed to approval and recording.

Subdivision Agreement, Securities, Fees & Covenants: The Subdivider has executed the Subdivision Agreement and has posted securities in the amount of $1,086,000 for performance and $543,000 for labor and materials to guarantee the installation of the required public improvements. The Subdivider has paid cash in the amount of $236,404.09 for applicable fees and has entered into a covenant to defer the payment of certain sewer connection charges, water connection charges, Urban Growth Management fees and development fees in the amount of $261,901.77 to the time of issuance of Certificates of Occupancy. The Subdivider has also entered into covenants providing for Maintenance of Certain Improvements and Right-to-Farm.

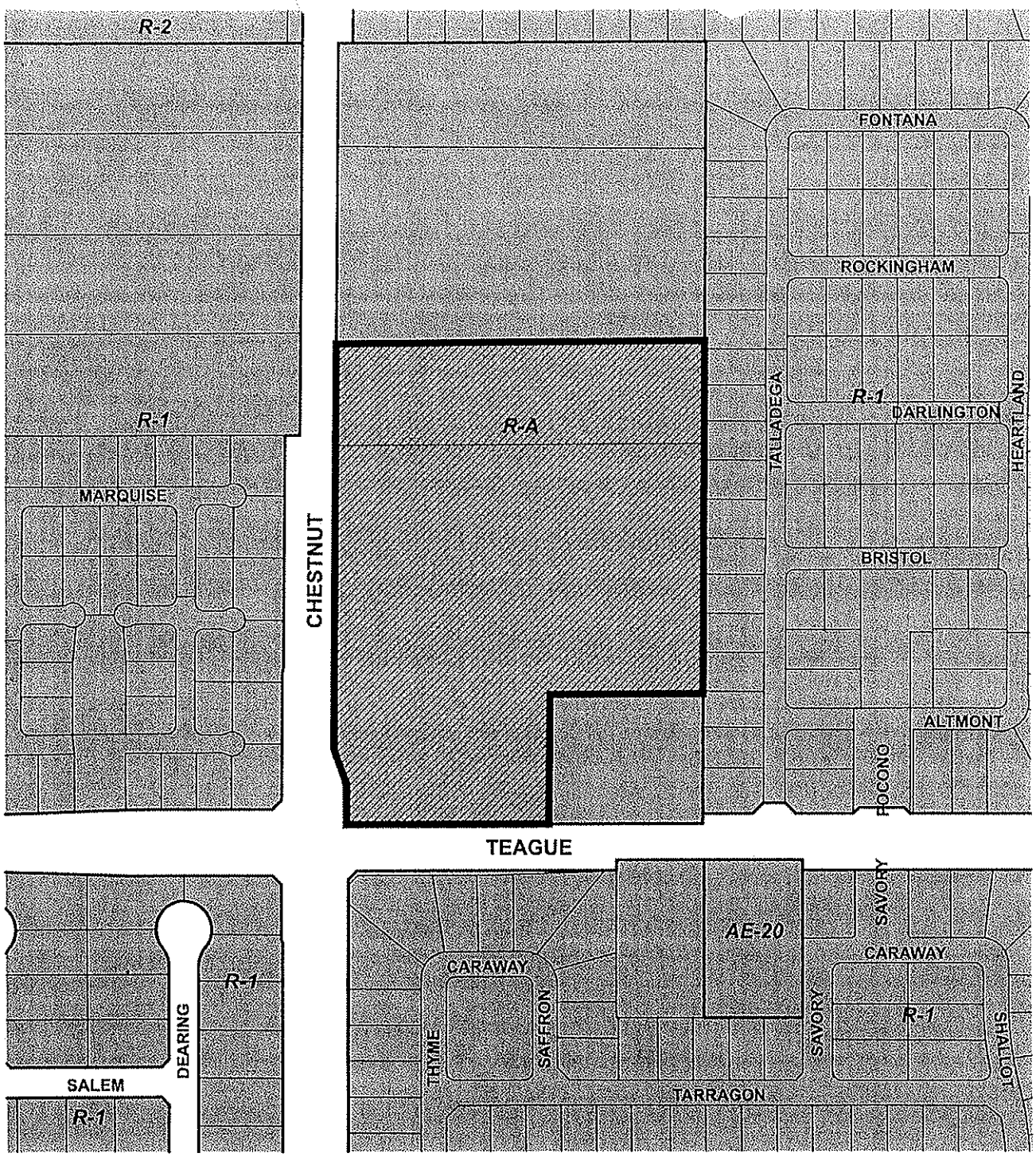
The subdivision documents, securities, insurance certificates and resolution have been reviewed and approved by the Risk Management and City Attorney offices.

Maintenance District: A condition of approval of the Tentative Map is to install and maintain the landscaping and features within and adjacent to North Chestnut and East Teague Avenues located within this map in accordance with the adopted standards of the City. The Subdivider has satisfied the maintenance requirement by annexing the subdivision into the City's Community Facility District No. 11 (CFD-11) on December 12, 2006.

The Subdivider has executed the covenant for Maintenance of Certain Improvements and as a condition of the Subdivision Agreement, is required to provide every prospective purchaser of each lot of the subdivision the "Notice of Special Tax", in accordance with the provision of Section 53341.5 of the California Government Code. The maximum annual assessment is $872.38 per lot with an annual 3% adjustment plus the increase, if any, in the construction cost index for the San Francisco Region.

Street Improvements: All interior streets, shall be dedicated in accordance with the 50-foot and 54-foot standards and will be fully improved with standard curb, gutter, street lighting, permanent pavement, and sidewalks on both sides of the streets.

Attachments: Vicinity Map
Vesting Tentative Map No. 5553/UGM
Final Map of Tract No. 5553
Resolution Approving the Final Map of Tract No. 5553



LEGEND

Subject Property

U.G.M. Area

VICINITY MAP

VESTING TENTATIVE MAP OF TRACT NO. 5553/UGM
REZONE APPLICATION NO. R-05-062
From RA/UGM to R-1/UGM

Northeast corner, Chestnut and Teague Aves.

N
W E
S

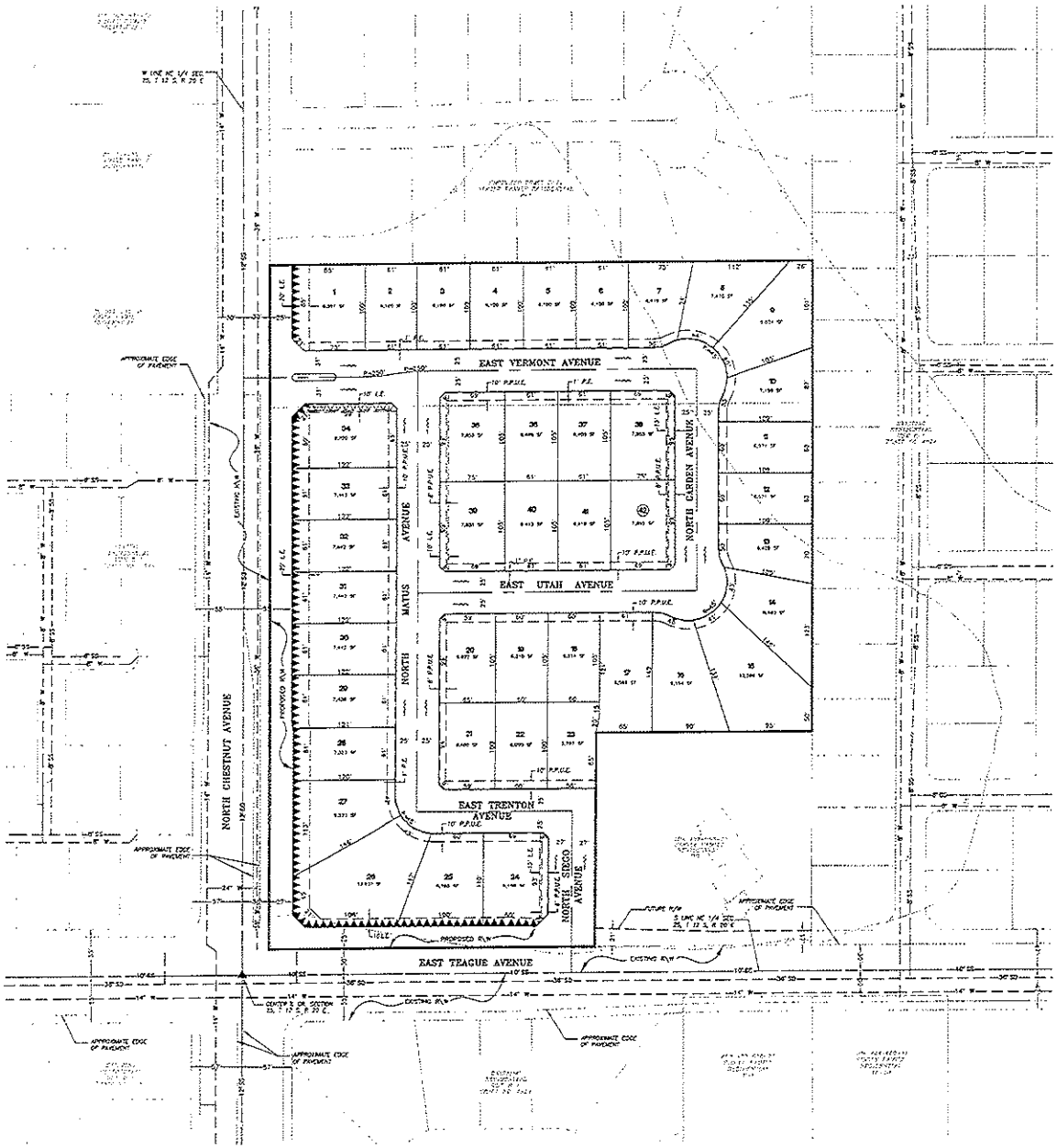
NOT TO SCALE

PLANNING & DEVELOPMENT DEPARTMENT

A.P.N.: 403-050-18,26

ZONE MAP: 1553

BY/DATE: J.S. / 3-3-06



REVISED
VESTING TENTATIVE SUBDIVISION MAP
TRACT NO. 5553

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

LEGAL DESCRIPTION:

PARCEL 1: PARCEL 3 OF PARCEL MAP NO. 3273, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 27 PAGE 5 OF PARCEL MAPS, FRESNO COUNTY RECORDS.

PARCEL 2: PARCEL 4 OF PARCEL MAP NO. 3273, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 27 PAGE 5 OF PARCEL MAPS, FRESNO COUNTY RECORDS.

APRIL 2006

NOTES:

EXISTING ZONING : R-A

PROPOSED REZONE : R-1

SITE AREA : 10.11 ACRES (GROSS); 9.44 ACRES (NET)

DENSITY: 4.45 DWELLING UNITS PER NET ACRE

ASSESSOR'S PARCEL NO. : 403-050-26 & 403-050-18

EXISTING USE: RESIDENTIAL / ORCHARD

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

PROPOSED SEWER, WATER, CONCRETE CURBS, GUTTERS AND SIDEWALKS, STREET LIGHTS AND STREET PAVEMENT TO BE INSTALLED PER CITY OF FRESNO STANDARD SPECIFICATIONS.

ALL STREETS WITHIN THIS SUBDIVISION TO BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.

ALL EXISTING WATER LINES, SEWERS, AND STORM DRAINS WILL REMAIN

ALL EXISTING ABOVE GROUND STRUCTURES TO BE REMOVED.

APPROXIMATELY 6.8 ACRES OF ORCHARD TO BE REMOVED.

THIS SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY RESOURCES (82% OF THE HOMES WILL HAVE A NORTH-SOUTH ORIENTATION).

TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO DUMP SITES, OPEN CANALS OR DITCHES ON THIS PROPERTY.

CONTOURS FROM FRESNO METROPOLITAN FLOOD CONTROL DISTRICT TOPO MAP.

MINOR DEVIATION ON LOT 23 IS REQUESTED.

UTILITY INFORMATION:

SEWER AND WATER:
CITY OF FRESNO
2600 FRESNO STREET
FRESNO, CA 93721
PHONE: (559)498-1401

TELEPHONE:
PACIFIC BELL
3555 EAST OLIVE AVENUE,
RM. E-100-DE
FRESNO, CA 93762
PHONE: (559)454-3778

GAS AND ELECTRIC:
PACIFIC GAS AND
ELECTRIC COMPANY
650 'O' STREET
FRESNO, CA 93760-0001
PHONE: (559)253-5636

STORM DRAIN:
FRESNO METROPOLITAN
FLOOD CONTROL DISTRICT
5469 EAST OLIVE AVENUE
FRESNO, CA 93725
PHONE: (559) 456-3292

CABLE TELEVISION:
COMCAST
2441 NORTH GROVE
INDUSTRIAL DRIVE
FRESNO, CA 93727
PHONE: (559)252-8210
EXT. 4222

LEGEND:

	TRACT BOUNDARY
	RELINQUISHMENT OF ACCESS RIGHTS
	RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS
P.E.	PEDESTRIAN EASEMENT
P.P.U.E.	PLANTING & PUBLIC UTILITIES EASEMENT
L.E.	LANDSCAPE EASEMENT
W	EXISTING WATER MAIN
SS	EXISTING SEWER MAIN
SD	EXISTING STORM DRAIN
	EXISTING TREE

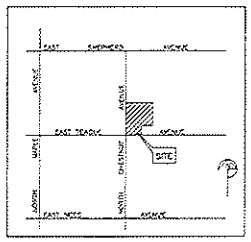
SUBDIVIDER:

TEAM 5 PROPERTIES
2109 WEST BULLARD AVENUE
SUITE 101
FRESNO, CA 93711
(559)435-0900

RECORD OWNERSHIP:

APN: 403-050-18 & 403-050-26

DEYOUNG PROPERTIES 5553 L.P.,
2109 WEST BULLARD AVENUE, SUITE 101
FRESNO, CA 93711
(559)435-0900



VICINITY MAP

ENGINEER:

Quad Knopf

OK PROJECT: 000634

SCALE: 1" = 60'

SHEET 1 OF 1

FINAL MAP OF

TRACT NO. 5553

IN THE CITY OF FRESNO,
COUNTY OF FRESNO, STATE OF CALIFORNIA,
BEING A MERGER AND RESUBDIVISION OF PARCEL 3 AND PORTION OF PARCEL 4 OF
PARCEL MAP NO. 3273 RECORDED IN BOOK 27 OF PARCEL MAPS, PAGE 5, F.C.R.

SURVEYED AND PLATTED IN MARCH 2006
BY QUAD KNOPF INC.

CONSISTING OF 2 SHEETS
SHEET 1 OF 2

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.

DE YOUNG PROPERTIES 5553 L.P., A CALIFORNIA LIMITED PARTNERSHIP

BY: TEAM 5 PROPERTIES, INC., A CALIFORNIA CORPORATION,
ITS SOLE GENERAL PARTNER

BY: _____
JERRY A. DE YOUNG, PRESIDENT

CALIFORNIA BANK & TRUST, A CALIFORNIA BANKING CORPORATION,
AS BENEFICIARY

BY: _____
SHEFFIE HILLIARD, VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF Fresno }

ON February 25, 2010 BEFORE ME, Sarah M. Rich, Notary Public,
PERSONALLY APPEARED Jerry A. DeYoung
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 THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXCEUTED 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 Sarah M. Rich
NAME Sarah M. Rich
COUNTY OF Fresno
MY COMMISSION EXPIRES 12/19/13
COMMISSION NUMBER 1871879

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF Fresno }

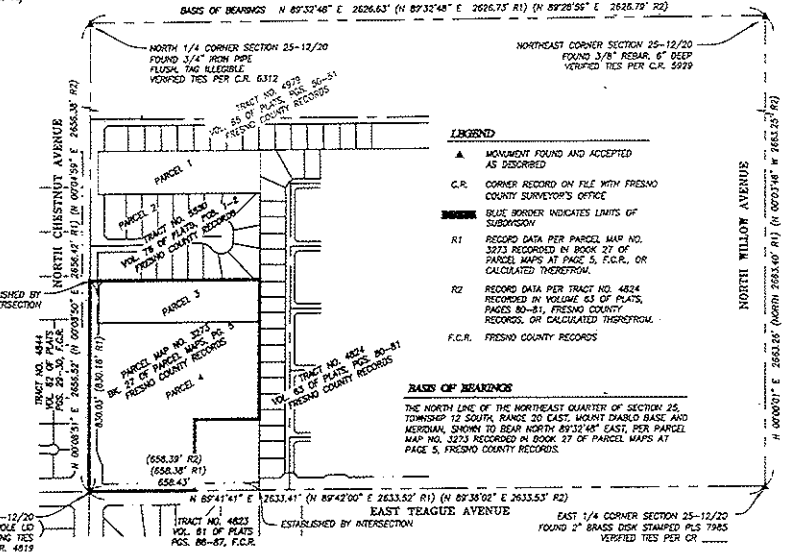
ON February 25, 2010 BEFORE ME, Sarah M. Rich, Notary Public,
PERSONALLY APPEARED Sheffie Hilliard
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXCEUTED 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 Sarah M. Rich
NAME Sarah M. Rich
COUNTY OF Fresno
MY COMMISSION EXPIRES 12/19/13
COMMISSION NUMBER 1871879

SCALE: 1" = 300'
300' 0' 300'



LEGAL DESCRIPTION

PARCEL 1:

PARCEL 3 OF PARCEL MAP NO. 3273, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 27, PAGE 5 OF PARCEL MAPS, FRESNO COUNTY RECORDS.

PARCEL 2:

PARCEL 4 OF PARCEL MAP 3273, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 27, PAGE 5 OF PARCEL MAPS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THE SOUTH 250 FEET OF THE EAST 250 FEET THEREOF.

LEGEND

▲	MONUMENT FOUND AND ACCEPTED AS DESCRIBED
C.R.	CORNER RECORD ON FILE WITH FRESNO COUNTY SURVEYOR'S OFFICE
	BLUE BORDER INDICATES LIMITS OF SUBDIVISION
R1	RECORD DATA PER PARCEL MAP NO. 3273 RECORDED IN BOOK 27 OF PARCEL MAPS AT PAGE 5, F.C.R., OR CALCULATED THEREFROM.
R2	RECORD DATA PER TRACT NO. 4824 RECORDED IN VOLUME 63 OF PLATS, PAGES 80-81, FRESNO COUNTY RECORDS, OR CALCULATED THEREFROM.
F.C.R.	FRESNO COUNTY RECORDS

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, SHOWN TO BEAR NORTH 89°32'48" EAST, PER PARCEL MAP NO. 3273 RECORDED IN BOOK 27 OF PARCEL MAPS AT PAGE 5, FRESNO COUNTY RECORDS.

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 TEAM 5 PROPERTIES, ON 03/09/2006. I HEREBY STATE THAT ALL 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.

PROFESSIONAL LAND SURVEYOR MICHAEL R. MARTIN P.L.S. 4714 Exp. 9-30-11 STATE OF CALIFORNIA

BY: _____ 11/4/09
MICHAEL R. MARTIN P.L.S. #714 EXP. 09/30/11 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.

BY: _____ DATE
SCOTT L. MOZIER, PE 54417
LICENSE EXPIRES 12/31/09
CITY ENGINEER

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.

LICENSED LAND SURVEYOR BRIAN L. STOCKINGER No. 6995 Exp. 9/30/11 STATE OF CALIFORNIA

URS CORPORATION AMERICAS
3440 VINCENT ROAD, SUITE C
PLEASANT HILL, CA 94523

BY: _____ 11/05/09
BRIAN STOCKINGER, PLS 6995, LICENSE EXPIRES 9/30/11 DATE
ACTING FOR THE CITY OF FRESNO

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.

BY: _____ DATE
KEITH BERGTHOLD
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_____, 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.

REBECCA E. KLISCH, CMC
CITY CLERK

BY: _____
DEPUTY DATE

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. RESERVATIONS CONTAINED IN THE UNITED STATES PATENT RECORDED APRIL 22, 1876 IN BOOK 1 OF PATENTS AT PAGE 36, FRESNO COUNTY RECORDS.
2. SAID LAND LIES WITHIN THE BOUNDARIES OF THE FRESNO IRRIGATION DISTRICT AND IS SUBJECT TO ANY AND ALL ASSESSMENTS LEVIED THEREUNDER.
3. SAID LAND LIES WITHIN THE BOUNDARIES OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND IS SUBJECT TO THE POTENTIAL PAYMENT OF DRAINAGE FEES AND/OR THE REQUIREMENT OF CONSTRUCTION OF DRAINAGE FACILITIES AS A CONDITION OF DEVELOPMENT, RECONSTRUCTION, ADDITIONS OR ALTERATIONS ASSOCIATED WITH SAID LAND.
4. AN EARLY CONSTRUCTION AGREEMENT WITH SUBORDINATION FOR SEWER, WATER AND STORM DRAIN IMPROVEMENTS FOR TRACT MAP NO. 5553 RECORDED AUGUST 24, 2006 AS DOCUMENT NO. 2006-0178016, FRESNO COUNTY RECORDS.
5. A NOTICE OF SPECIAL TAX LIEN FOR THE FINAL MAP OF TRACT NO. 5553 RECORDED DECEMBER 14, 2006 AS DOCUMENT NO. 2006-0262012, FRESNO COUNTY RECORDS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING (CONT.):

6. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER CONNECTION CHARGES, WATER CONNECTION CHARGES, URBAN GROWTH MANAGEMENT FEES AND DEVELOPMENT FEES TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN FOR THE FINAL MAP OF TRACT NO. 5553, RECORDED _____, AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
7. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 5553, RECORDED _____, AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
8. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 5553, RECORDED _____, AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.
9. SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 5553, RECORDED _____, AS DOCUMENT NO. _____, FRESNO COUNTY RECORDS.

RECORDER'S CERTIFICATE

DOCUMENT NO.: _____ FEE: $ _____
FILED THIS _____ DAY OF _____, 200____, AT _____ M. IN VOLUME _____
OF PLATS, AT PAGES _____ AT THE REQUEST OF
MICHAEL R. MARTIN

FRESNO COUNTY RECORDS.
ROBERT C. WERNER, COUNTY RECORDER

BY: _____
DEPUTY

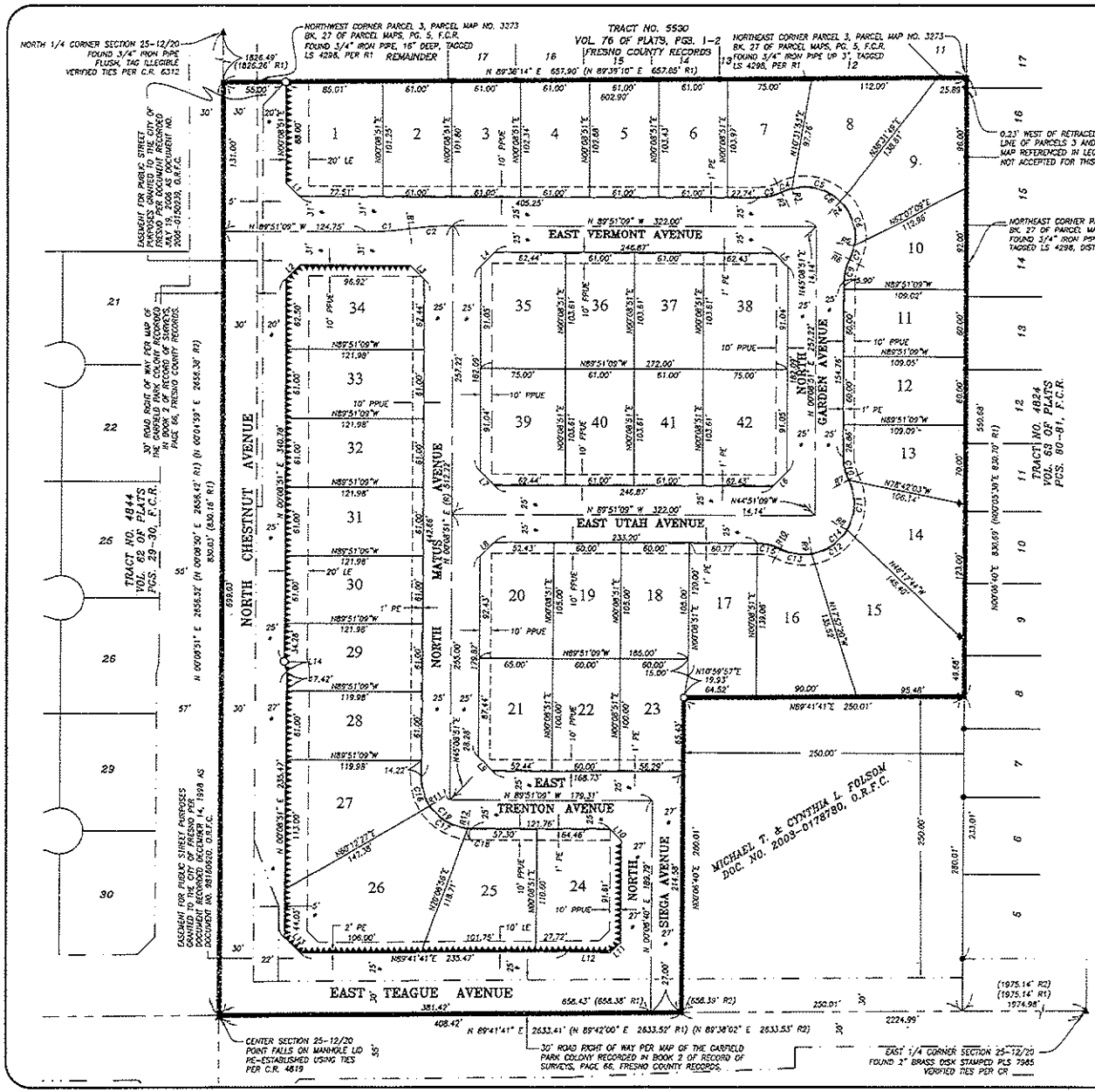
Quad Knopf
8406 NORTH FRESNO STREET
SUITE 300
FRESNO, CA 93720
TEL: (559) 448-2400
FAX: (559) 436-2605
WEBSITE: www.quadknopf.com

FINAL MAP OF
TRACT NO. 5553

IN THE CITY OF FRESNO,
COUNTY OF FRESNO, STATE OF CALIFORNIA,
BEING A MERGER AND RESUBDIVISION OF PARCEL 3 AND PORTION OF PARCEL 4 OF PARCEL MAP RECORDED IN BOOK 27 OF PARCEL MAPS, PAGE 5, F.C.R.

SURVEYED AND PLATTED IN MARCH 2006
BY QUAD KNOPF INC.

CONSISTING OF 2 SHEETS
SHEET 2 OF 2



LEGEND

- ▲ MONUMENT FOUND AND ACCEPTED AS DESCRIBED
- ● FOUND AND ACCEPTED 3/4" IRON PIPE TAGGED RCE 19789, PER R2 UNLESS NOTED OTHERWISE.
- ■ FOUND AND ACCEPTED 3/4" IRON PIPE TAGGED RCE 26996, PER FINAL TRACT MAP NO. 5530, RECORDS IN VOL. 76 OF PLATS, AT PAGES 1 & 2, FRESNO COUNTY RECORDS
- ◆ SET WITNESS CORNER 3/4" X 30" IRON PIPE, DOWN 6", TAGGED PLS 4714 ON LOT LINE AS SHOWN AT 3.00' OFFSET FROM NEAREST LOT CORNER. (DISTANCES SHOWN ARE TO TRUE CORNER) PER CITY OF FRESNO PUBLIC WORKS STANDARD P-35
- ○ SET 3/4" IRON PIPE, 30" LONG, 4" UP IN P.C.C. 6" DIA. MONUMENT TAGGED PLS 4714
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PPUE PLANTING & PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- (R) RADIAL BEARING
- O.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY
- F.C.R. FRESNO COUNTY RECORDS
- BLUE BORDER INDICATES LIMITS OF SUBDIVISION
- ▲▲▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- * INDICATES AREA NOW OFFERED FOR DEDICATION FOR PUBLIC STREET EASEMENT PURPOSES
- R1 RECORD DATA PER PARCEL MAP NO. 3273 RECORDED IN BOOK 27 OF PARCEL MAPS, AT PAGE 5, FRESNO COUNTY RECORDS, OR CALCULATED THEREFROM.
- R2 RECORD DATA PER TRACT NO. 4824 RECORDED IN VOLUME 63 OF PLATS, PAGES 80-81, FRESNO COUNTY RECORDS, OR CALCULATED THEREFROM.

NOTES

1. SET 3/4" BY 30" IRON PIPE, 6" BELOW SURFACE, TAGGED PLS 4714, AT ALL LOT CORNERS, BEGINNING AND ENDING OF CURVES AND ANGLE POINTS OF RIGHT OF WAY, UNLESS OTHERWISE NOTED.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	8°53'06"	250.00'	38.77'
C2	8°53'06"	250.00'	38.77'
C3	27°15'58"	45.00'	21.41'
C4	12°19'37"	45.00'	9.68'
C5	59°56'21"	45.00'	47.08'
C6	55°31'23"	45.00'	43.61'
C7	16°44'35"	45.00'	13.15'
C8	144°31'56"	45.00'	113.52'
C9	27°15'58"	45.00'	21.41'
C10	27°15'58"	45.00'	21.41'
C11	57°35'19"	45.00'	45.23
C12	50°55'47"	45.00'	40.00
C13	36°00'50"	45.00'	28.29'
C14	144°31'56"	45.00'	113.52'
C15	27°15'58"	45.00'	21.41'
C16	34°05'13"	45.00'	26.77'
C17	50°55'37"	45.00'	40.00'
C18	4°59'10"	45.00'	3.92'
C19	90°00'00"	45.00'	70.69'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°51'09"W	17.67'
L2	N45°08'51"E	17.67'
L3	N44°51'09"W	17.77'
L4	N45°08'51"E	17.77'
L5	N44°50'57"W	17.77'
L6	N45°09'03"E	17.77'
L7	N44°50'48"W	17.77'
L8	N45°08'51"E	17.77'
L9	N44°51'09"W	17.77'
L10	N44°57'15"W	14.94'
L11	N45°05'42"E	13.19'
L12	N89°23'42"W	37.90'
L13	N45°04'44"W	20.47'
L14	N11°58'05"W	8.61'

RADIAL TABLE	
RADIAL	BEARING
R1	S06°44'15"E
R2	S27°07'07"E
R3	N14°47'30"W
R4	N45°08'51"E
R5	S78°19'46"E
R6	S82°35'11"E
R7	N57°57'53"E
R8	S59°31'46"E
R9	S38°36'01"E
R10	S27°24'49"W
R11	S56°03'38"W
R12	S82°08'01"W

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, SHOWN TO BEAR NORTH 89°32'48" EAST, PER PARCEL MAP NO. 3273 RECORDED IN BOOK 27 OF PARCEL MAPS AT PAGE 5, FRESNO COUNTY RECORDS.

N

SCALE: 1" = 60'

60' 0' 60'

RESOLUTION NO._____

RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, APPROVING THE FINAL MAP OF TRACT NO. 5553 AND ACCEPTING DEDICATED PUBLIC USES THEREIN

WHEREAS, De Young Properties 5553 L.P., a California Limited Partnership, has offered for approval a Final Map designated as Tract No. 5553, ("map"), pursuant to approved Vesting Tentative Map No. 5553/UGM ("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,

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.

* * * *

CITY'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO)

I, REBECCA E. KLISCH, City Clerk of the City of Fresno, certify that the foregoing Resolution was adopted by the Council of the City of Fresno, California, at a regular meeting held on the _____ day of _____, 2010.

AYES:

NOES:

ABSENT:

ABSTAIN:

REBECCA E. KLISCH, CMC
City Clerk, City Of Fresno

By:_____
Deputy

APPROVED AS TO FORM:

JAMES C. SANCHEZ
City Attorney

By:_____
Shannon Chaffin
Deputy City Attorney

Date:_____