



AGENDA ITEM NO.  
COUNCIL MEETING

May 6, 2008

APPROVED BY

DEPARTMENT DIRECTOR

CITY MANAGER

FROM: KEITH BERGTHOLD, Assistant Director  
Planning and Development Department

BY: DARRELL UNRUH, Planning Manager  
Planning Division

SUBJECT: APPROVING THE FINAL MAP OF TRACT NO. 5512

**KEY RESULT AREA**

One Fresno

**RECOMMENDATIONS**

1. ADOPT the attached Resolution:
  - a. Approving the Final Map of Tract No. 5512 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 Maintenance of Certain Improvements.
3. AUTHORIZE the Public Utilities Director to execute the:
  - a. Statement of Covenants Affecting Land Development Providing Special Solid Waste Disposal Services for Certain Lots.
4. 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 for Acknowledging Right-to-Farm Law.

**EXECUTIVE SUMMARY**

The Subdivider, SPINO INC., a California Corporation, has filed for approval, the Final Map of Tract No. 5512. The project, a Final Map of Vesting Tentative Map No. 5512/UGM, a 126 lot single-family residential subdivision with 3 outlots on 34.2 acres, is located on the east side of North Cornelia Avenue between West Clinton and West Shields Avenues. 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 West Area 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.

## KEY OBJECTIVE BALANCE

Council action regarding this final map optimizes the three Key Objectives of Customer Satisfaction, Employee Satisfaction, and Financial Management. Affirmative action by the Council will result in timely deliverance of the technical review, processing and filing of the final map as is reasonably expected by the customer. Prudent financial management is demonstrated by the expeditious completion of this final map in as much as the customer has paid to the City a fee for the processing of this final map and that fee is, in turn, funding the operations of the Planning and Development Department. Employee satisfaction is derived from the fact that the staff, who have reviewed and made a recommendation on this final map, have done so in a thorough and professional manner, thereby enhancing the sense of accomplishment in the completion of the final map process.

## PROJECT INFORMATION

PROJECT	The project, a Final Map of Vesting Tentative Map No. 5512/UGM, a 126 lot single-family residential subdivision with 3 outlots on 34.2 acres .
LOCATION	East side of North Cornelia Avenue, between West Clinton and West Shields Avenues. <i>(Council District 1, Council Member Xiong)</i>
SUBDIVIDER	SPINO INC., A California Corporation Thomas A. Spino, President
LAND USE & ZONING	Medium density residential; R-1/UGM (single-family residential/Urban Growth Management Area) is effective pursuant to Rezone Application No. R-05-51.
PLAN CONSISTENCY	The project is consistent with the Medium density residential land use designation of the West Area Community Plan.
COMPLIANCE WITH SUBDIVISION MAP ACT AND LOCAL ORDINANCES	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. 5512/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 May 31, 2006 adopted Resolution No. 12491 approving Vesting Tentative Map No. 5512/UGM for a 126 lot single-family residential subdivision, at an overall density of 4.82 units per acre.

The approval of the Vesting Tentative Map remains in effect until May 31, 2008

**Subdivision Agreement, Securities, Fees & Covenants:** The Subdivider has executed the Subdivision Agreement and has posted securities in the amount of \$1,040,000 for performance and \$520,000 for labor and materials to guarantee the installation of the balance of the required public improvements. The Subdivider has paid cash in the amount of \$525,418.94 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 \$626,497.66 to the time of issuance of Certificates of Occupancy. The Subdivider has also entered into covenants providing for Maintenance of Certain Public Improvements, Special Solid Waste Disposal Services and Right-to-Farm Law .

The subdivision documents, securities and resolutions have been reviewed and approved by the City Attorney's office.

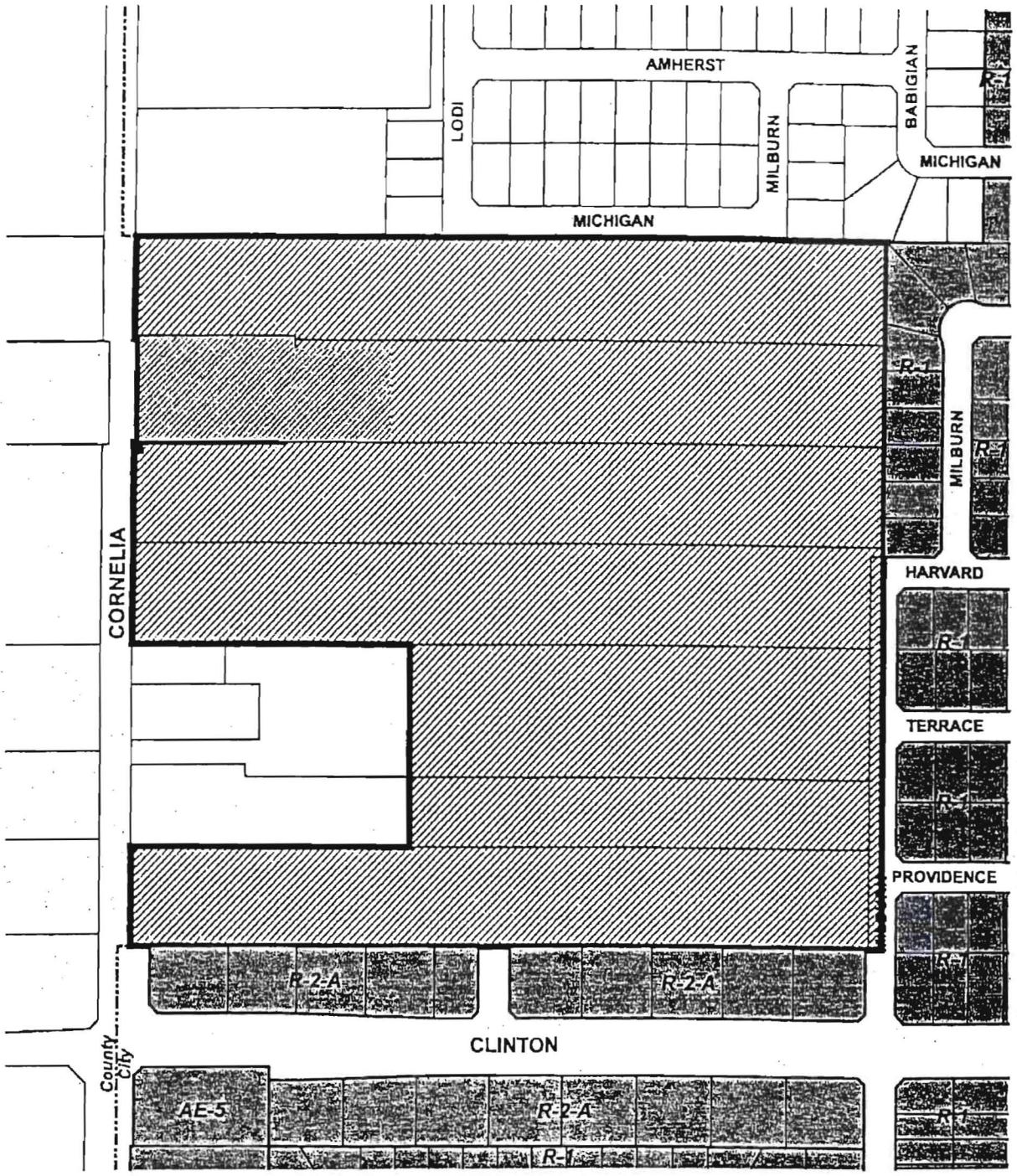
**CALTRANS Fee.** Pursuant to the Traffic Mitigation Agreement, Fair Share Deferment with CALTRANS, the Subdivider has paid the pro rated share of \$54,793 for the anticipated total costs of the improvements required to mitigate impacts to the State Route 99 interchanges at Shaw and Ashlan Avenues.

**Maintenance District:** A condition of approval of the Tentative Map is to install and maintain the landscaping and irrigation system within the street right-of-ways (park ways and median islands), landscape easements and outlots, and features within and adjacent to the Final Map along North Cornelia Avenue in accordance with the adopted standards of the City.

The Subdivider has executed the covenant for Landscape Maintenance 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 \$629.00 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. 5512/UGM  
                          Final Map of Tract No. 5512  
                          Resolution Approving the Final Map of Tract No. 5512



**LEGEND**



Subject Property



U.G.M. Area

**VICINITY MAP**

REZONE APPLICATION NO. R-05-51  
From RR (County) to R-1/UGM

Northeast corner Clinton and Cornelia Ave.

**PLANNING & DEVELOPMENT DEPARTMENT**

312-700-13,14,15  
A.P.N.: 312-710-01.02.03.04

ZONE MAP: 2145

BY/DATE: J.S. / 12-14-05



NOT TO SCALE





# FINAL MAP OF TRACT NO. 5512 WEST POINT

BEING A SUBDIVISION OF A PORTION OF THE SW QUARTER OF THE NW QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN.

IN THE CITY OF FRESNO,  
FRESNO COUNTY, CALIFORNIA

SURVEYED AND PLATTED IN AUGUST, 2006

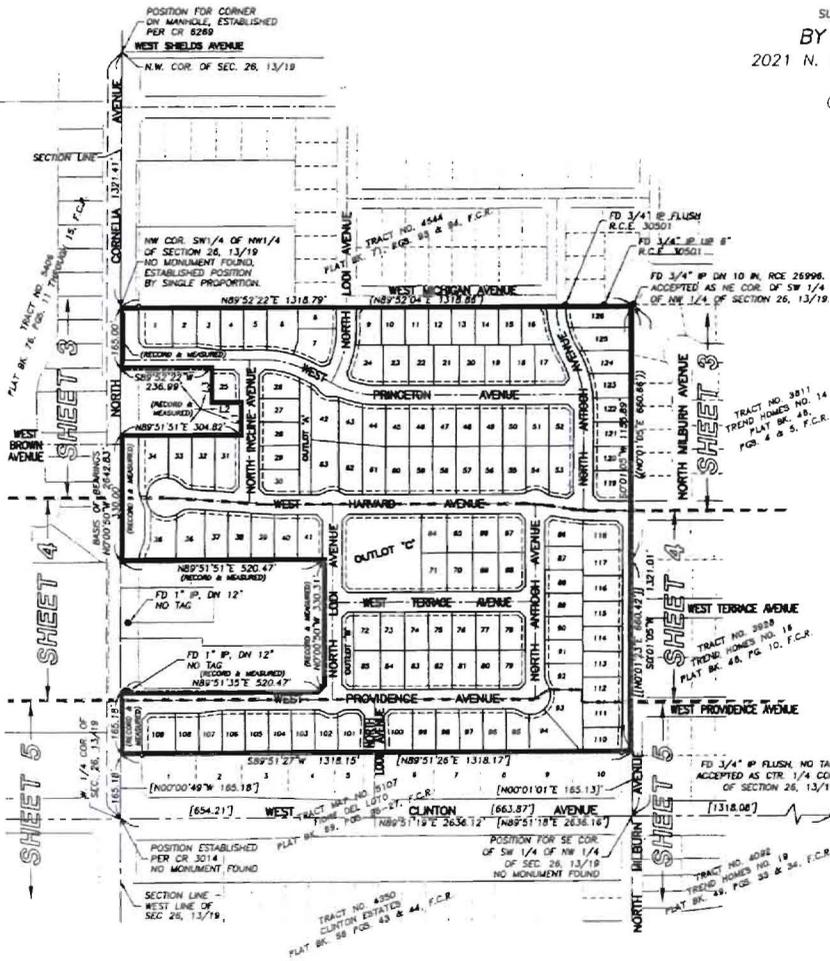
BY RABE ENGINEERING, INC.

2021 N. GATEWAY BLVD., FRESNO, CALIFORNIA

(559) 252-7223

CONSISTING OF FIVE SHEETS

SHEET 2 OF 5



**THIS PROPERTY IS SUBJECT TO THE FOLLOWING:**

1. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING SPECIAL SOLID WASTE DISPOSAL SERVICES FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 5512. RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
2. 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. 5512. RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
3. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 5512. RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
4. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT TO FARM LAW FOR THE FINAL MAP OF TRACT NO. 5512. RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.
5. SUBDIVISION AGREEMENT FINAL MAP OF TRACT NO. 5512 INCLUDING ADDENDUM FOR RIGHTS OF WAY ADJUSTION. RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, FRESNO COUNTY RECORDS.

**BASIS OF BEARINGS**

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 26, T. 13 S., R. 19 E., M.D.B.M. IS TAKEN TO BE NORTH 00°00'00" WEST, AS SHOWN PER MAP OF TRACT NO. 3811, TREND HOMES NO. 14, RECORDED IN VOLUME 48 OF PLATS, PAGES 4 & 5, F.C.R. FRESNO COUNTY RECORDS.

NOTE:  
SET 1" O.D. IRON PIPE 30" LONG 6" DOWN TAGGED R.C.E. 10782 AT ALL LOT CORNERS AND AT THE BEGINNING AND END OF CURVES OR WILL BE SET WITHIN ONE YEAR OR ANY APPROVED EXTENSION THEREOF FOR INTERIOR CORNERS.

**LEGEND**

- SET 1" O.D. IRON PIPE 30" LONG UP 4" IN 8" DIA. X 30" CONCRETE MONUMENT DOWN 6", TAGGED R.C.E. 10782
- MONUMENT SET 1" O.D. X 30" LONG IRON PIPE, TAGGED R.C.E. 10782, DOWN 6" AT ALL LOT CORNERS, ANGLE POINTS AND AT THE BEGINNING AND END OF ALL CURVES OR WILL BE SET WITHIN ONE YEAR OR APPROVED EXTENSION THEREOF
- ( ) RECORD DATA PER TRACT MAP NO. 4544, VOLUME 71 OF PLATS, PAGES 83 THROUGH 84, F.C.R.
- [ ] RECORD DATA PER TRACT MAP NO. 5107, VOLUME 69 OF PLATS, PAGES 28 THROUGH 27, F.C.R.
- ( ( ) RECORD DATA PER TRACT MAP NO. 3028 TREND HOMES NO. 16, VOLUME 46 OF PLATS, PAGE 10, F.C.R.
- [ [ ] RECORD DATA PER TRACT MAP NO. 3811 TREND HOMES NO. 14, VOLUME 48 OF PLATS, PAGES 4 AND 5, F.C.R.
- BLUE BORDER INDICATES LIMITS OF THIS SUBDIVISION.
- MONUMENT FOUND AND ACCEPTED AS NOTED.

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N00°00'50"W	74.71'
L2	S89°52'22"W	75.52'
L3	N00°00'50"W	90.95'

SCALE: 1" = 200'

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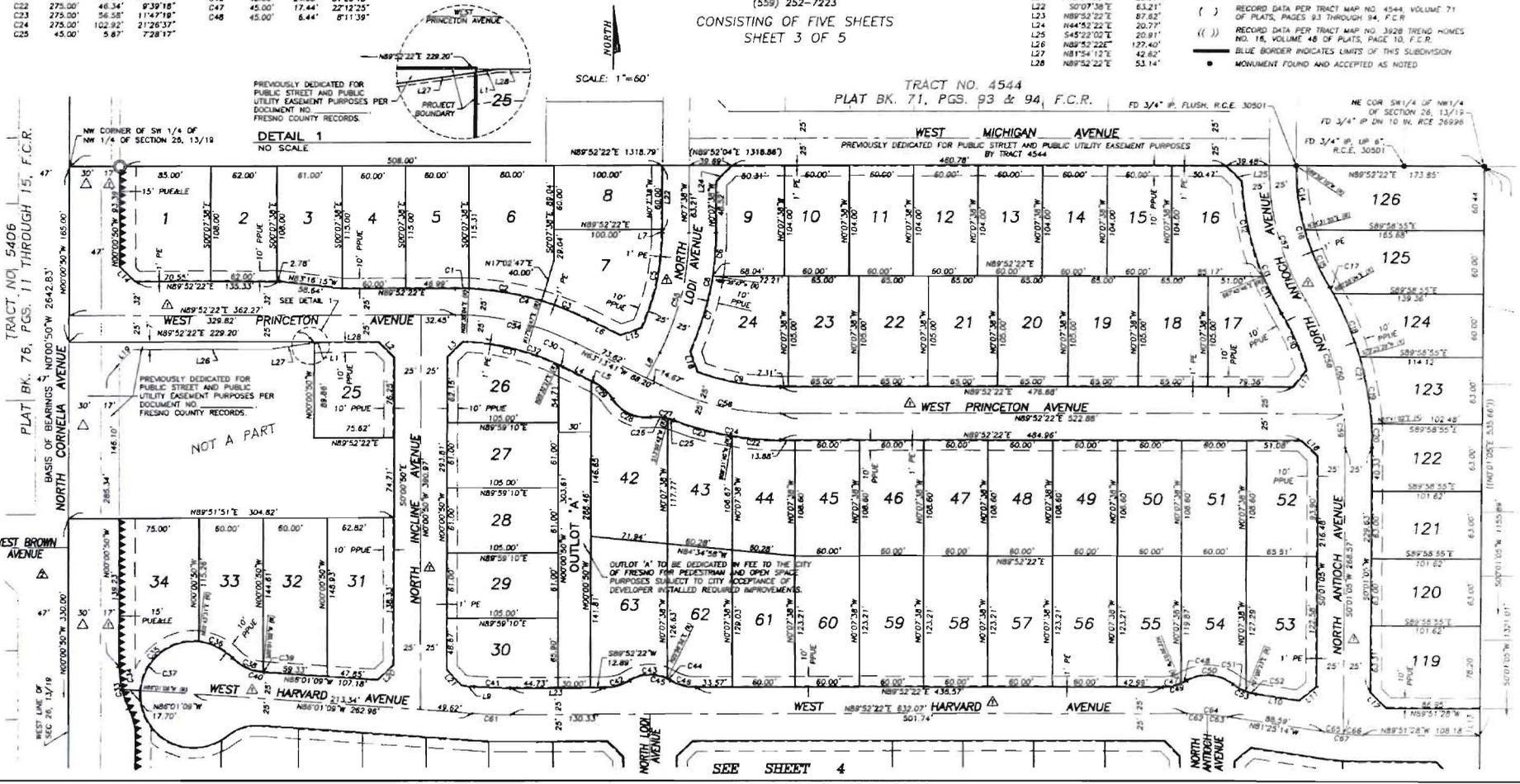
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CONSISTING OF FIVE SHEETS  
SHEET 3 OF 5

CURVE DATA				CURVE DATA				CURVE DATA			
CURVE	RADIUS	LENGTH	DELTA	CURVE	RADIUS	LENGTH	DELTA	CURVE	RADIUS	LENGTH	DELTA
C1	275.00'	13.02'	2°42'42"	C26	45.00'	15.99'	202°11'18"	C49	45.00'	23.88'	307°24'04"
C2	275.00'	68.41'	14°27'43"	C27	45.00'	21.85'	27°49'35"	C50	37.00'	44.89'	69°31'12"
C3	275.00'	46.58'	9°43'32"	C28	37.00'	41.76'	64°40'13"	C51	45.00'	14.13'	17°59'07"
C4	275.00'	128.11'	26°53'57"	C29	45.00'	24.85'	312°31'08"	C52	45.00'	9.78'	12°25'37"
C5	225.00'	92.92'	23°39'43"	C30	225.00'	4.83'	1°13'52"	C53	45.00'	23.89'	307°24'44"
C6	275.00'	40.95'	8°31'51"	C31	225.00'	93.48'	23°48'13"	C54	250.00'	117.37'	26°53'57"
C7	275.00'	74.37'	15°29'44"	C32	225.00'	98.31'	25°02'55"	C55	250.00'	117.37'	26°53'57"
C8	275.00'	115.32'	24°01'35"	C33	80.00'	40.59'	25°50'31"	C56	250.00'	117.37'	26°53'57"
C9	225.00'	80.57'	20°30'59"	C34	90.00'	21.09'	13°25'42"	C57	250.00'	132.55'	307°22'42"
C10	250.00'	58.42'	13°23'24"	C35	50.00'	60.08'	91°44'40"	C58	275.00'	114.10'	23°48'22"
C11	275.00'	38.14'	8°08'18"	C36	50.00'	35.80'	40°47'33"	C59	275.00'	31.88'	6°38'15"
C12	275.00'	91.89'	19°08'41"	C37	50.00'	231.32'	255°04'26"	C60	275.00'	145.98'	307°24'36"
C13	275.00'	145.76'	30°22'05"	C38	45.00'	32.59'	41°30'02"	C61	500.00'	35.84'	4°06'28"
C14	225.00'	60.89'	15°27'15"	C39	45.00'	0.81'	1°02'11"	C62	250.00'	19.03'	4°21'56"
C15	225.00'	58.61'	14°55'27"	C40	45.00'	33.41'	42°32'11"	C63	250.00'	18.94'	4°20'28"
C16	225.00'	119.30'	30°22'42"	C41	475.00'	34.09'	4°06'29"	C64	250.00'	37.99'	8°42'23"
C17	300.00'	7.12'	1°21'36"	C42	45.00'	24.85'	31°23'17"	C65	250.00'	18.35'	4°12'24"
C18	300.00'	65.22'	12°27'25"	C43	37.00'	37.13'	57°29'47"	C66	250.00'	18.44'	4°13'50"
C19	300.00'	64.19'	12°15'33"	C44	37.00'	3.41'	5°16'48"	C67	250.00'	36.81'	8°26'14"
C20	300.00'	22.99'	4°20'13"	C45	37.00'	40.54'	62°46'35"				
C21	300.00'	159.23'	30°24'37"	C46	45.00'	24.85'	31°23'16"				
C22	275.00'	46.34'	9°39'18"	C47	45.00'	17.44'	22°12'25"				
C23	275.00'	56.58'	11°47'18"	C48	45.00'	6.44'	8°11'39"				
C24	275.00'	102.92'	21°26'37"								
C25	45.00'	5.87'	7°28'17"								

LINE DATA		
LINE	BEARING	DISTANCE
L1	N81°54'12"E	7.86'
L2	S45°04'14"E	20.76'
L3	N45°40'11"E	20.71'
L4	S53°13'41"E	28.75'
L5	S53°13'41"E	2.17'
L6	S53°13'41"E	33.70'
L7	N0°07'38"W	3.21'
L8	N26°46'19"E	26.96'
L9	N87°01'09"W	11.98'
L10	N81°25'14"W	40.63'
L11	S49°17'55"W	20.56'
L12	N44°55'11"W	20.77'
L13	N0°01'05"E	25.00'
L14	N45°11'01"W	20.68'
L15	S71°33'22"W	20.67'
L16	N19°22'04"W	20.71'
L17	S36°23'52"W	20.50'
L18	S45°03'16"E	20.75'
L19	N44°55'46"E	17.83'
L20	S46°58'59"W	20.63'
L21	N43°01'00"W	20.97'
L22	S07°39'38"E	63.21'
L23	N89°52'22"E	87.62'
L24	N44°52'22"E	20.77'
L25	S45°22'00"E	20.81'
L26	N89°52'22"E	127.40'
L27	N81°54'12"E	42.62'
L28	N89°52'22"E	53.14'

- ### LEGEND
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  - LE LANDSCAPE EASEMENT OFFERED FOR DEDICATION FOR PUBLIC USE
  - PU/E PUBLIC UTILITY EASEMENT
  - INDICATES PREVIOUSLY DEDICATED PUBLIC STREET EASEMENT
  - NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITY EASEMENT PURPOSES
  - 30' WIDE PRESCRIPTIVE RIGHT OF WAY, NOW OFFERED FOR PUBLIC STREET AND PUBLIC UTILITY EASEMENT PURPOSES
  - RELINQUISHMENT OF DIRECT ACCESS RIGHTS
  - PP/E PLANNING AND PUBLIC UTILITY EASEMENT
  - PE PEDESTRIAN EASEMENT
  - ( ) RECORD DATA PER TRACT MAP NO. 4544 VOLUME 71 OF PLATS, PAGES 93 THROUGH 94, F.C.R.
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  - BLUE BORDER INDICATES LIMITS OF THIS SUBDIVISION
  - MONUMENT FOUND AND ACCEPTED AS NOTED



# FINAL MAP OF TRACT NO. 5512 WEST POINT

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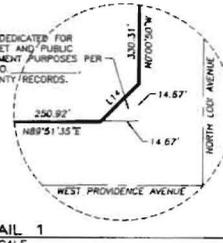
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CONSISTING OF FIVE SHEETS  
SHEET 4 OF 5

PREVIOUSLY DEDICATED FOR PUBLIC STREET AND PUBLIC UTILITY EASEMENT PURPOSES PER DOCUMENT NO. FRESNO COUNTY RECORDS.



DETAIL 1  
NO SCALE

### LEGEND

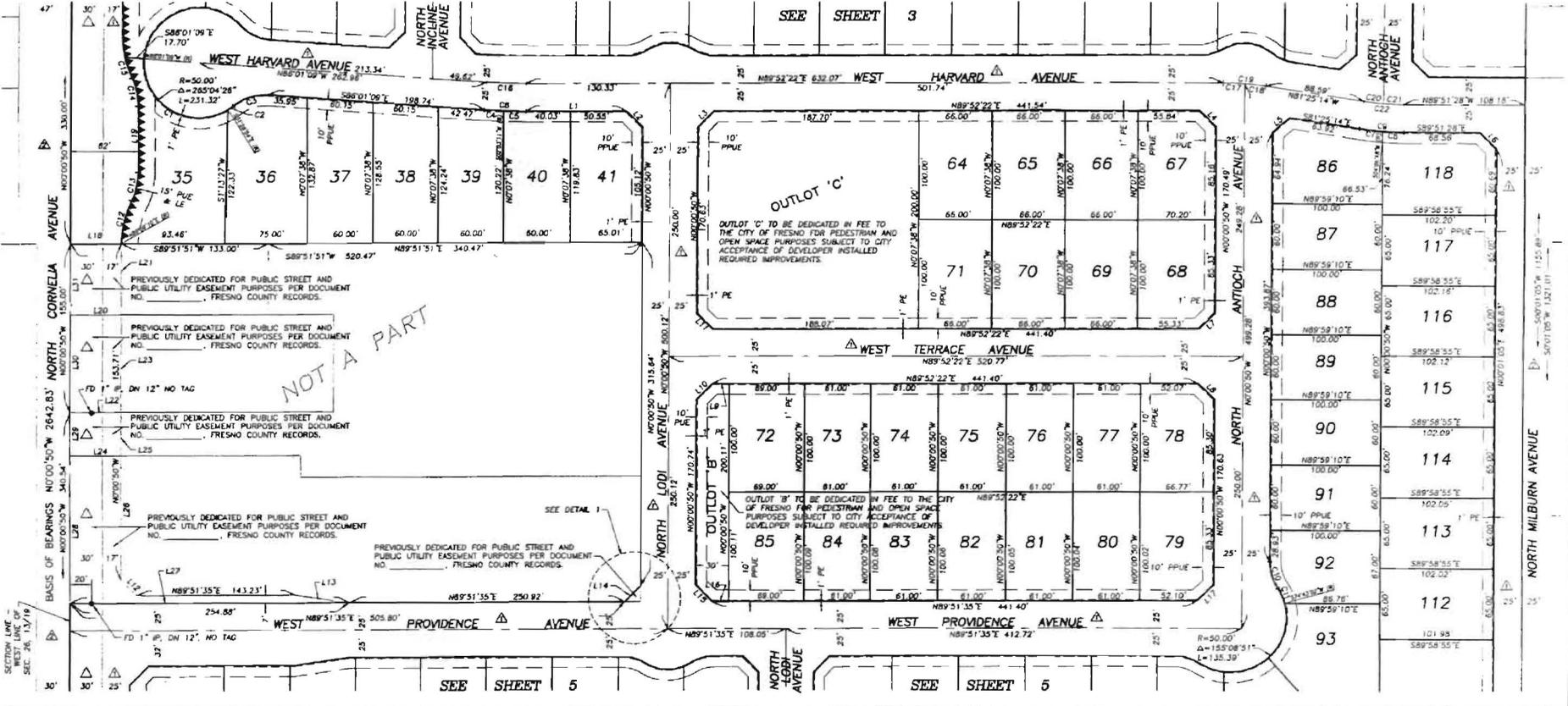
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- MONUMENT FOUND AND ACCEPTED AS NOTED
- BLUE BORDER INDICATES LIMITS OF THIS SUBDIVISION

### CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	CURVE	RADIUS	LENGTH	DELTA
C1	50.00'	109.49'	125.27°45"	C12	90.00'	40.59'	25°50'31"
C2	50.00'	6.17'	7°04'28"	C13	60.00'	27.06'	25°50'31"
C3	45.00'	33.41'	42°32'13"	C14	60.00'	27.06'	25°50'31"
C4	525.00'	17.66'	1°35'40"	C15	90.00'	19.30'	12°24'49"
C5	525.00'	19.88'	2°10'46"	C16	300.00'	35.85'	4°06'28"
C6	525.00'	37.64'	4°06'28"	C17	250.00'	19.05'	4°21'56"
C7	275.00'	21.48'	4°28'28"	C18	250.00'	18.94'	4°20'28"
C8	275.00'	18.02'	3°57'46"	C19	250.00'	37.89'	8°42'23"
C9	275.00'	40.50'	8°28'14"	C20	250.00'	18.35'	4°12'24"
C10	45.00'	25.83'	32°38'13"	C21	250.00'	18.46'	4°13'50"
C11	50.00'	15.16'	17°22'05"	C22	250.00'	36.81'	8°26'14"

### LINE DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°52'22"E	80.58'	L16	S89°51'35"W	15.30'
L2	S45°04'14"E	20.76'	L17	S44°53'22"W	20.77'
L3	N44°55'46"E	20.77'	L18	N89°51'51"E	47.00'
L4	S44°31'10"E	20.77'	L19	N00°00'30"W	60.00'
L5	N48°48'48"E	20.53'	L20	N89°51'51"E	47.00'
L6	S44°55'17"E	20.77'	L21	N00°00'30"W	65.00'
L7	N44°55'46"E	20.77'	L22	N89°51'51"E	47.00'
L8	S45°04'14"E	20.76'	L23	N00°00'30"W	90.00'
L9	N89°52'22"E	15.32'	L24	N89°51'35"E	47.00'
L10	N44°55'46"E	20.77'	L25	N00°00'30"W	40.35'
L11	N45°04'14"E	20.76'	L26	N00°00'30"W	113.36'
L12	N45°04'38"W	20.67'	L27	N89°51'35"E	254.88'
L13	N89°10'15"W	50.46'	L28	N00°00'30"W	135.00'
L14	S44°55'22"W	20.77'	L29	N00°00'30"W	40.35'
L15	N45°04'38"W	20.76'	L30	N00°00'30"W	90.00'
			L31	N00°00'30"W	65.00'



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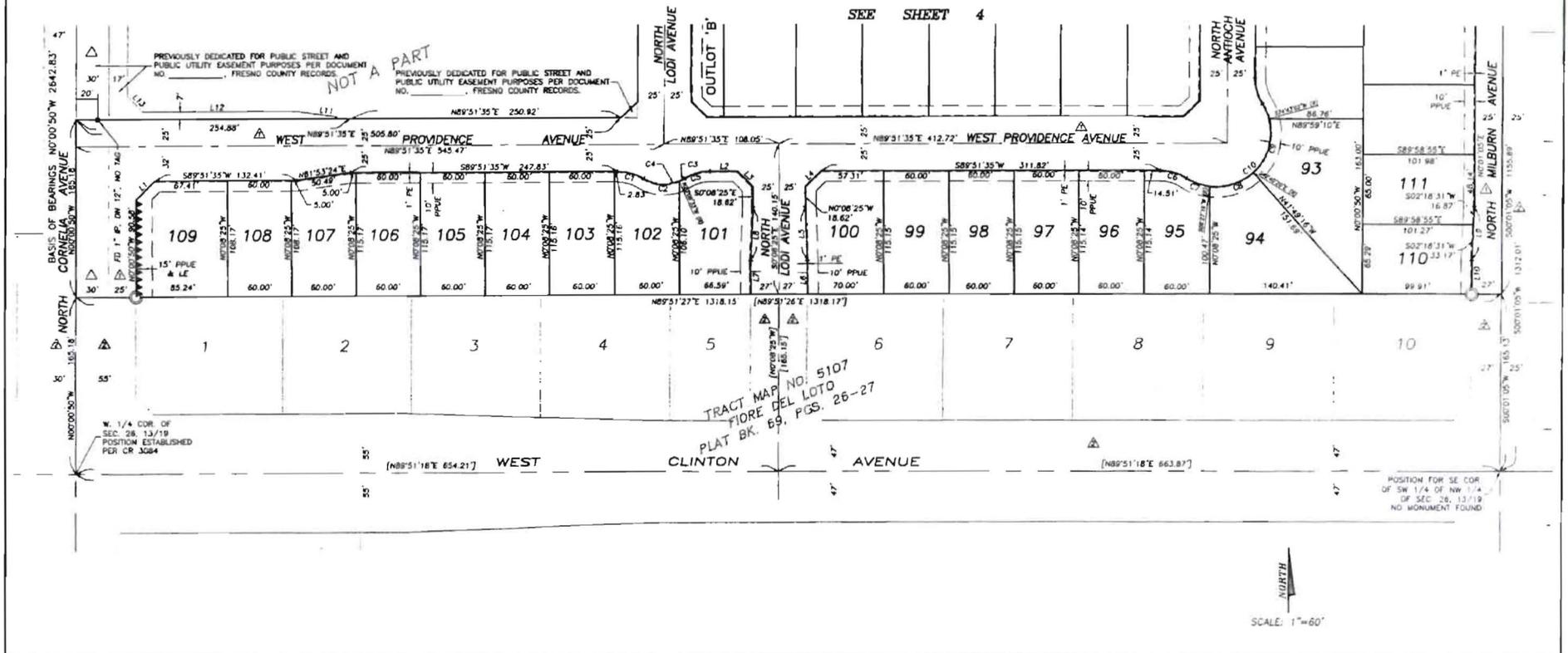
CONSISTING OF FIVE SHEETS  
SHEET 5 OF 5

CURVE DATA			
CURVE	RADIUS	LENGTH	DELTA
C1	45.00'	24.65'	31°23'17"
C2	37.60'	35.12'	54°23'25"
C3	37.60'	5.42'	6°23'10"
C4	50.00'	135.39'	153°08'51"
C5	45.00'	24.65'	31°23'18"
C6	45.00'	25.63'	32°38'13"
C7	50.00'	22.73'	28°02'29"
C8	30.00'	42.85'	48°07'39"
C9	30.00'	54.64'	62°36'38"
C10	50.00'	135.39'	153°08'51"

LINE DATA		
LINE	BEARING	LENGTH
L1	N44°55'22"E	24.91'
L2	N89°51'35"E	25.66'
L3	S45°06'28"E	20.77'
L4	N44°51'34"E	20.77'
L5	N2°25'51"W	50.04'
L6	N0°08'25"W	31.85'
L7	N0°08'25"W	31.85'
L8	N2°06'01"E	50.04'
L9	S2°18'31"W	50.04'
L10	S0°01'05"W	31.87'
L11	N62°10'15"W	50.49'
L12	N89°51'35"E	143.23'
L13	N45°04'38"W	20.67'

### LEGEND

- SET 1" O.D. IRON PIPE 30" LONG UP 4" IN 6" DIA. X 30" CONCRETE MONUMENT DOWN 6", TAGGED R.C.E. 10782
- MONUMENT SET 1" O.D. X 30" LONG IRON PIPE, TAGGED R.C.E. 10782, DOWN 6" AT ALL LOT CORNERS, ANGLE POINTS AND AT THE BEGINNING AND END OF ALL CURVES OR WILL BE SET WITHIN ONE YEAR OR APPROVED EXTENSION THEREOF
- LE LANDSCAPE EASEMENT OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT
- △ INDICATES PREVIOUSLY DEDICATED PUBLIC STREET EASEMENT AND PUBLIC UTILITY EASEMENT PURPOSES
- △ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITY EASEMENT PURPOSES
- △ 30' WIDE PRESRIPTIVE RIGHT OF WAY, NOW OFFERED FOR PUBLIC STREET AND PUBLIC UTILITY EASEMENT PURPOSES
- ▲▲▲▲ RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- PPUE PLANTING AND PUBLIC UTILITY EASEMENT
- PE PEDESTRIAN EASEMENT
- [ ] RECORD DATA PER TRACT MAP NO. 5107, VOLUME 69 OF PLATS, PAGES 26 THROUGH 27, F.C.R.
- BLUE BORDER INDICATES LIMITS OF THIS SUBDIVISION
- MONUMENT FOUND AND ACCEPTED AS NOTED



RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO,  
CALIFORNIA, APPROVING THE FINAL MAP OF TRACT NO. 5512 AND  
ACCEPTING DEDICATED PUBLIC USES THEREIN**

**WHEREAS**, SPINO INC., a California Corporation , has offered for approval a Final Map designated as Tract No. 5512, ("map"), pursuant to approved Vesting Tentative Map No. 5512/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. That the map is hereby approved and all of the streets, public utility easements, access rights and other public properties and uses 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 Developers installed improvements, subject to complete compliance with Sections 66492 and 66493 of the Subdivision Map Act prior to release of the map for recordation.
2. 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.

\* \* \* \* \*

CLERK'S CERTIFICATE

STATE OF CALIFORNIA )  
COUNTY OF FRESNO )  
CITY 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 \_\_\_\_\_, 2008.

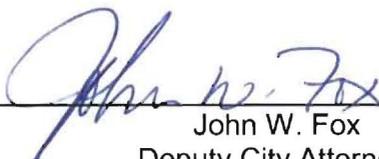
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

REBECCA E. KLISCH, CMC  
CITY CLERK

By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

JAMES C. SANCHEZ  
City Attorney

By:  \_\_\_\_\_  
John W. Fox  
Deputy City Attorney

Date: 4/30/2008