RESOLUTION NO. 2011-28

RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, APPROVING THE FINAL MAP OF TRACT NO. 5869 AND ACCEPTING DEDICATED PUBLIC USES THEREIN EXCEPT FOR DEDICATIONS OFFERED SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS

WHEREAS, LENNAR FRESNO, Inc., a California Corporation, has offered for approval a Final Map designated as Tract No. 5869 ("map"), pursuant to approved Vesting Tentative Map No. 5600/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.

Adopted 2-17-11
Approved 2-17-11
Effective 2-17-11

2011-28

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 17th day of February, 2011.

AYES: Baines, Borgeas, Olivier, Quintero, Westerlund, Xiong, Brand

NOES: None

ABSENT: None

ABSTAIN: None

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

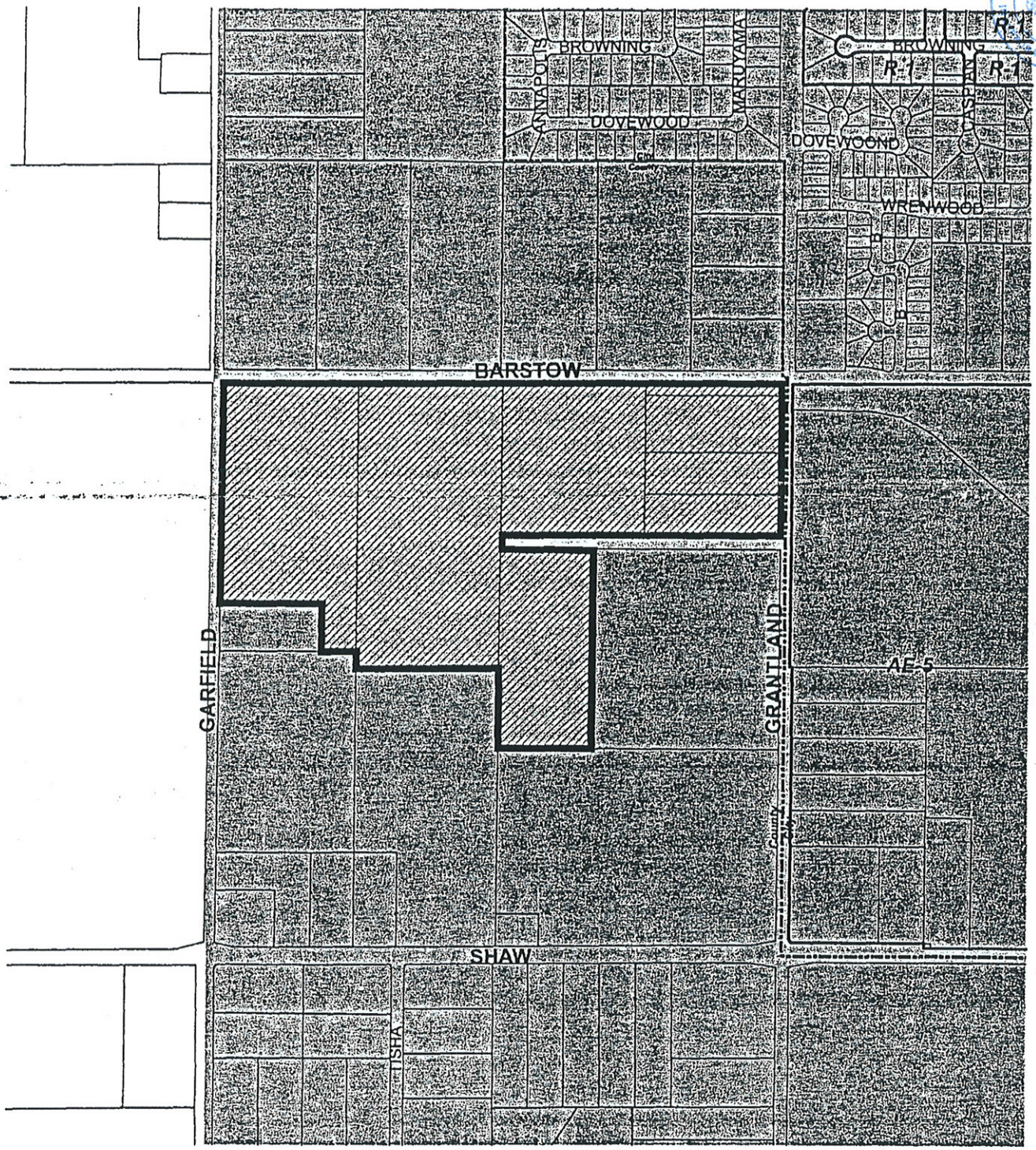
By: Rebecca E. Klisch
Deputy

APPROVED AS TO FORM:

JAMES C. SANCHEZ
City Attorney

By: _____
Shannon Chaffin
Deputy City Attorney

Date: 2/7/11



LEGEND

Subject Property

U.G.M. Area

VICINITY MAP

TENTATIVE MAP OF TRACT NO. 5600

REZONE APPLICATION NO. R-06-001
From R-R (County) to R-1/UGM

West Barstow Ave. Betw. N. Garntand and N. Garfield Aves.

N
W E
S
NOT TO SCALE

PLANNING & DEVELOPMENT DEPARTMENT

A.P.N.: 505-050-06,07,10,23,24,25,27

ZONE MAP: 1943

BY/DATE: D.N. / 11-21-06

FINAL MAP OF

TRACT NO. 5869

PHASE 2 OF VESTING TENTATIVE MAP NO. 5600

BEING A MERGER AND RESUBDIVISION OF PORTIONS OF LOTS 18 & 23 OF THE PLAT OF MUSCATEL ESTATE
RECORDED IN VOLUME 4 OF PLATS AT PAGE 67, F.C.R. AND
OUTLOT E OF TRACT NO. 5600 RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 – 73, F.C.R.
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN DECEMBER 2009 BY YAMABE & HORN ENGINEERING, INC.
CONSISTING OF SEVEN SHEETS, SHEET 1 OF 7

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.

LENNAR FRESNO, INC., A CALIFORNIA CORPORATION

BY: _____
LES PETERSON, VICE PRESIDENT

FRESNO IRRIGATION DISTRICT, AS EASEMENT HOLDER

BY: _____ JEFF BOSWELL, PRESIDENT BY: _____ GARY R. SERRATO, SECRETARY

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF FRESNO }

ON 5th January, 2011 BEFORE ME P.E. Bennett, NOTARY PUBLIC, PERSONALLY APPEARED LES PETERSON, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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.

P.E. Bennett P.E. Bennett
PRINT NAME SIGNATURE

MY COMMISSION EXPIRES: 10-11-12 COUNTY OF: Fresno

COMMISSION NUMBER: 1816483

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF FRESNO }

ON January 24, 2011 BEFORE ME Norma Cecil, NOTARY PUBLIC, PERSONALLY APPEARED JEFF BOSWELL AND GARY R. SERRATO, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAME IS SUBSCIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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.

Norma Cecil Norma Cecil
PRINT NAME SIGNATURE

MY COMMISSION EXPIRES: Dec. 26, 2013 COUNTY OF: Fresno

COMMISSION NUMBER: 1874894

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1
THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA.

EXCEPTING THE SOUTH 74.00 FEET THEREOF.

ALSO EXCEPTING THE NORTH 220.00 FEET OF THE SOUTH 294.00 FEET OF THE WEST 495.00 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8.

ALSO EXCEPTING A PORTION OF LOT 18 OF MUSCATEL ESTATE ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 4 OF PLATS AT PAGE 67, FRESNO COUNTY RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, SAID POINT BEING SOUTH 00°24'37" WEST, 264.67 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 89°35'23" EAST, ALONG A LINE PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 18, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00°24'37" EAST, ALONG THE WEST LINE OF SAID LOT 18, A DISTANCE OF 105.00 FEET; THENCE SOUTH 89°35'23" EAST, ALONG A LINE PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 91.28 FEET; THENCE NORTH 57°59'20" EAST, A DISTANCE OF 46.63 FEET; THENCE
SOUTH 89°35'23" EAST, ALONG A LINE PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 60.94 FEET, TO A POINT ON A LINE 221.58 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 00°24'37" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 125.00 FEET; THENCE NORTH 89°35'23" WEST, ALONG A LINE PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 34.58 FEET TO A POINT ON A LINE 187.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE; THENCE SOUTH 00°24'37" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°35'23" WEST, ALONG A LINE PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 157.00 FEET TO THE TRUE POINT OF BEGINNING.

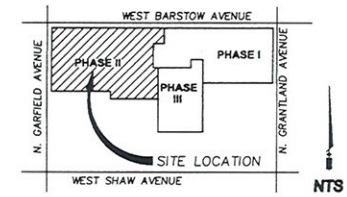
FOR THE PURPOSE OF THIS DESCRIPTION THE WEST LINE OF SAID LOT 18 IS A LINE TAKEN TO BE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8.

PARCEL 2
OUTLOT E OF TRACT NO. 5600, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 THROUGH 73, FRESNO COUNTY RECORDS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

SEE SHEET 2

VICINITY MAP:



PROFESSIONAL LAND SURVEYOR HARRY DAVID JAYNE Exp. 12/31/11 No. 7923 STATE OF CALIFORNIA

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 LENNAR FRESNO, INC ON DECEMBER 15, 2009. 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.

H.D. Jayne January 4, 2011
HARRY DAVID JAYNE, PLS 7923, EXP. 12-31-11 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.

_____ _____
SCOTT L. MOZIER, PE 54417 DATE
LICENSE EXPIRES 12-31-2011
CITY ENGINEER

CONSULTING LAND SURVEYOR'S STATEMENT:

I HERERBY 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
451 CLOVIS AVENUE, SUITE 200, CLOVIS, CA 93612

BY: _____ 1/26/11
HIMAWAN BRASALI, LS 7800 DATE
LICENSE EXPIRES 12-31-2011

LICENSED LAND SURVEYOR HIMAWAN BRASALI EXP. 12/31/11 NO. 7800 STATE OF CALIFORNIA

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.

_____ _____
JOHN M. DUGAN, AICP DATE
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

RECORDER'S CERTIFICATE

DOCUMENT NO._____ FEE: $____

FILED THIS _____ DAY OF _____, 20___, AT _____ .M.

IN VOLUME _____ OF PLATS, AT PAGES _____, AT THE REQUEST OF

NORTH AMERICAN TITLE COMPANY

FRESNO COUNTY RECORDS
PAUL DICTOS, C.P.A., RECORDER

BY: _____
DEPUTY

YAMABE & HORN ENGINEERING, INC.

2985 N. BURL AVE.
SUITE 101
FRESNO, CA 93727

TEL (559) 244-3125
FAX (559) 244-3120

CITY OF FRESNO INCORPORATED OCT. 12, 1885

FINAL MAP OF

TRACT NO. 5869

PHASE 2 OF VESTING TENTATIVE MAP NO. 5600

BEING A MERGER AND RESUBDIVISION OF PORTIONS OF LOTS 18 & 23 OF THE PLAT OF MUSCATEL ESTATE
RECORDED IN VOLUME 4 OF PLATS AT PAGE 67, F.C.R. AND
OUTLOT E OF TRACT NO. 5600 RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 – 73, F.C.R.
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN DECEMBER 2009
BY YAMABE & HORN ENGINEERING, INC.
CONSISTING OF SEVEN SHEETS, SHEET 2 OF 7

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. THE EFFECTS OF AN INSTRUMENT EXECUTED BY THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND THE CITY OF FRESNO, IDENTIFYING THE LAND AS SUBJECT TO PAYMENT OF DRAINAGE FEES AND/OR THE REQUIREMENT TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES, RECORDED JULY 31, 1995 AS DOCUMENT NO. 95092128, O.R.F.C.

2. PROPERTY LIES WITHIN THE BOUNDARIES OF THE FRESNO IRRIGATION DISTRICT, AND IS SUBJECT TO ASSESSMENTS AND FEES APPLICABLE.

3. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR RIGHT TO FARM FOR THE BARSTOW-GRANTLAND NO. 3 REORGANIZATION RECORDED MAY 7, 2008 AS DOCUMENT NO. 2008-0067011, O.R.F.C.

4. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 5600, PHASE 1 OF VESTING TENTATIVE MAP NO. 5600/UGM RECORDED JUNE 12, 2008 AS DOCUMENT NO. 2008-0085137, O.R.F.C.

5. SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 5869, PHASE 2 OF VESTING TENTATVE MAP NO. 5600 RECORDED _____, _____, 2011 AS DOCUMENT NO. 2011 – _____, O.R.F.C.

6. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 5869, PHASE 2 OF VESTING TENTATIVE MAP NO. 5600 RECORDED_____, 2011 AS DOCUMENT NO. 2011-_____, O.R.F.C.

7. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR TEMPORARY ON-SITE STORM DRAINAGE FACILITIES FOR THE FINAL MAP OF TRACT NO. 5869, PHASE 2 OF VESTING TENTATIVE MAP NO. 5600 RECORDED_____, 2011 AS DOCUMENT NO. 2011 – _____, O.R.F.C.

8. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT TO PROVIDE SPECIAL SOLID WASTE DISPOSAL SERVICES FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 5869, PHASE 2 OF VESTING TENTATIVE MAP NO. 5600 RECORDED_____, 2011 AS DOCUMENT NO. 2011 – _____, O.R.F.C.

9. 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 LIEN FOR THE FINAL MAP OF TRACT NO. 5869, PHASE 2 OF VESTING TENTATIVE MAP NO. 5600 RECORDED _____, 2011 AS DOCUMENT NO. 2011 – _____, O.R.F.C.

10. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR TEMPORARY ON-SITE STREET FACILITIES FOR THE FINAL MAP OF TRACT NO. 5869, PHASE 2 OF VESTING TENTATIVE MAP NO. 5600 RECORDED_____, 2011 AS DOCUMENT NO. 2011 – _____ O.R.F.C.

11. EARLY CONSTRUCTION AGREEMENT FOR SEWER, WATER, AND STORM DRAIN IMPROVEMENTS FOR TRACT NO. 5869, RECORDED JANUARY 06, 2011 AS DOCUMENT NO. 2011-0002140, O.R.F.C.

LINE TABLE

MEASURED			RECORD	
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S00°24'37"W	264.67'	R2(S00°24'37"W)	R2(264.67')
L2	N00°24'37"E	129.94'	—	—
L3	N00°24'57"E	85.00'	R1(N00°24'57"E)	R1(85.00'OFR)
L4	S89°35'23"E	30.00'	R2(S89°35'23"E)	R2(30.00')
L5	S00°24'37"W	5.00'	R2(S00°24'37"W)	R2(5.00')
L6	N89°35'23"W	34.58'	R2(N89°35'23"W)	R2(34.58')
L7	S89°35'23"E	60.94'	R2(S89°35'23"E)	R2(60.94')
L8	N57°59'20"E	46.63'	R2(N57°59'20"E)	R2(46.63')
L9	S89°35'23"E	91.28'	R2(S89°35'23"E)	R2(91.28')
L10	N89°56'36"E	167.15'	R1(S89°56'36"W)	R1(167.15')
L11	N00°24'44"E	74.00'	R1(N00°24'44"E)	R1(74.00')
L12	N89°53'55"E	90.43'	R1(N89°53'55"E)	R1(90.43')
L13	S45°03'22"E	17.44'	R1(S45°03'22"E)	R1(17.44')
L14	N89°53'55"E	50.00'	R1(N89°53'55"E)	R1(50.00')
L15	N00°00'40"W	117.87'	R1(N00°00'40"W)	R1(117.87')
L16	N45°28'57"E	17.28'	R1(N45°28'57"E)	R1(17.28')
L17	N00°00'40"W	54.00'	R1(N00°00'40"W)	R1(54.00')
L18	S44°48'02"E	17.49'	R1(S44°48'02"E)	R1(17.49')
L19	S00°00'40"E	80.10'	R1(S00°00'40"E)	R1(80.10')
L20	N89°59'20"E	37.24'	R1(N89°59'20"E)	R1(37.24')
L21	S45°00'40"E	17.46'	R1(S45°00'40"E)	R1(17.46')
L22	N89°59'20"E	50.00'	R1(N89°59'20"E)	R1(50.00')
L23	N44°59'20"E	17.46'	R1(N44°59'20"E)	R1(17.46')
L24	N89°59'20"E	34.27'	R1(N89°59'20"E)	R1(34.28')
L25	N44°49'24"W	17.54'		
L26	N45°02'48"W	17.46'		
L27	N46°51'47"W	25.47'		
L28	N45°24'38"E	18.65'		
L29	N46°51'41"W	29.90'		
L30	N44°35'22"W	18.66'		
L31	N47°41'25"E	25.47'		
L32	N45°24'37"E	17.46'		
L33	N44°35'23"W	17.46'		
L34	N45°24'38"E	18.51'		
L35	N44°50'34"W	17.66'		
L36	N89°53'55"E	25.00'		
L37	N89°53'55"E	25.00'		
L38	N45°11'58"E	17.42'		
L39	N44°56'36"E	15.46'		
L40	N45°02'02"W	15.45'		
L41	N54°24'47"W	16.41'		
L42	N44°57'58"E	17.46'		
L43	N44°58'23"E	17.46'		
L44	N00°00'40"W	13.66'		
L45	N89°56'36"E	5.55'		
L46	N44°57'58"E	15.46'		
L47	N45°02'02"W	15.45'		
L48	N39°28'42"E	18.56'		
L49	N44°48'02"W	17.49'		
L50	N45°02'02"W	17.45'		
L51	N44°57'58"E	15.46'		
L52	N00°24'37"E	5.00'		
L53	N45°09'14"E	17.45'		
L54	N45°03'24"W	15.46'		
L56	N89°56'36"E	34.05'		
L57	N47°41'31"E	29.90'		
L58	N00°00'40"W	27.00'		
L59	N00°00'40"W	27.00'		
L60	N89°59'20"E	25.00'		
L61	N89°59'20"E	25.00'		
L62	N00°00'40"W	37.34'		
L63	S89°35'23"E	37.32'		
L64	N00°03'24"W	37.34'		
L65	N00°06'05"W	25.00'		
L66	N89°35'23"W	11.00'		
L67	N00°24'37"E	159.67'		
L68	N89°35'23"E	11.00'		

CURVE TABLE

MEASURED				RECORD		
CURVE	RADIUS	LENGTH	DELTA	RADIUS	LENGTH	DELTA
C1	45.00'	14.66'	18°40'18"	R1(45.00')	R1(14.66')	R1(18°40'18")
C2	50.00'	111.13'	127°20'36"	R1(50.00')	R1(111.13')	R1(127°20'36")
C3	45.00'	14.66'	18°40'18"	R1(45.00')	R1(14.66')	R1(18°40'18")
C4	577.00'	58.23'	5°46'57"			
C5	45.00'	12.96'	16°29'46"			
C6	50.00'	4.97'	5°41'26"			
C7	50.00'	48.78'	55°53'46"			
C8	50.00'	49.29'	56°29'01"			
C9	50.00'	15.71'	18°00'11"			
C10	45.00'	22.86'	29°06'37"			
C11	523.00'	56.88'	6°13'54"			
C12	577.00'	27.75'	2°45'20"			
C13	577.00'	60.33'	5°59'27"			
C14	577.00'	31.85'	3°10'20"			
C15	577.00'	23.57'	2°20'25"			
C16	577.00'	65.90'	6°32'39"			
C17	523.00'	64.32'	7°02'47"			
C18	577.00'	1.59'	0°09'29"			
C19	523.00'	62.89'	6°53'22"			
C20	523.00'	69.71'	7°38'13"			
C21	50.00'	20.60'	23°36'02"			
C22	550.00'	266.90'	27°48'16"			
C23	50.00'	44.73'	51°15'33"			
C24	50.00'	44.73'	51°15'33"			
C25	60.00'	24.16'	23°04'26"			
C26	50.00'	1.07'	1°13'28"			
C27	523.00'	76.42'	8°22'21"			
C28	577.00'	18.41'	1°49'40"			
C29	523.00'	88.73'	9°43'15"			
C30	523.00'	10.87'	1°11'28"			
C31	45.00'	19.45'	24°45'54"			
C32	50.00'	60.64'	69°29'33"			
C33	50.00'	51.49'	59°00'20"			
C34	45.00'	19.45'	24°45'52"			
C35	50.00'	9.26'	10°36'36"			
C36	50.00'	118.75'	136°04'24"			
C37	50.00'	121.39'	139°06'29"			
C38	550.00'	129.54'	13°29'41"			
C39	550.00'	137.36'	14°18'35"			
C40	523.00'	99.60'	10°54'41"			
C41	577.00'	70.18'	6°58'08"			
C42	577.00'	67.41'	6°41'36"			
C43	577.00'	65.78'	6°31'55"			
C44	40.00'	16.11'	23°04'26"			
C45	23.00'	12.79'	31°51'34"			
C46	39.00'	48.03'	70°33'44"			
C47	23.00'	12.79'	31°51'34"			
C48	39.00'	31.77'	46°40'45"			
C49	39.00'	16.26'	23°52'59"			

RADIAL TABLE

RADIAL	BEARING
R1	N13°44'39"W
R2	N45°15'41"E
R3	N65°14'46"W
R4	S85°03'36"W
R5	S33°48'03"W
R6	S17°27'30"E
R7	N78°28'57"W
R8	S05°49'17"E
R9	S13°27'30"E
R10	S20°20'52"E
R11	N27°14'10"W
R12	N20°41'31"W
R13	N3°31'55"W
R14	N08°20'10"W
R15	N02°20'43"W
R16	N00°46'49"W
R17	N10°30'04"W
R18	N19°01'18"W
R19	S25°33'59"E
R20	S18°35'51"E
R21	S11°54'15"E
R22	S05°22'20"E
R23	N13°53'58"W
R24	S45°02'02"W
R25	S10°51'44"E

YAMABE & HORN
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2985 N. BURL AVE.
SUITE 101
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TEL (559) 244-3123
FAX (559) 244-3180

CITY OF FRESNO
INCORPORATED OCT. 12, 1885

LEGEND

●	MONUMENT FOUND & ACCEPTED AS NOTED
R1 ( )	RECORD DATA PER FINAL MAP OF TRACT NO. 5600, RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 – 73, F.C.R.
R2 ( )	RECORD DATA PER GRANT DEED RECORDED OCTOBER 7, 2008 AS DOCUMENT NO. 2008-0143779, O.R.F.C.
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*	HERNDON CANAL RIGHT OF WAY RECORDED IN BOOK 107, PAGE 1 AS DOCUMENT NO. 20302, O.R.F.C.

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O.R.F.C.	OFFICIAL RECORDS FRESNO COUNTY
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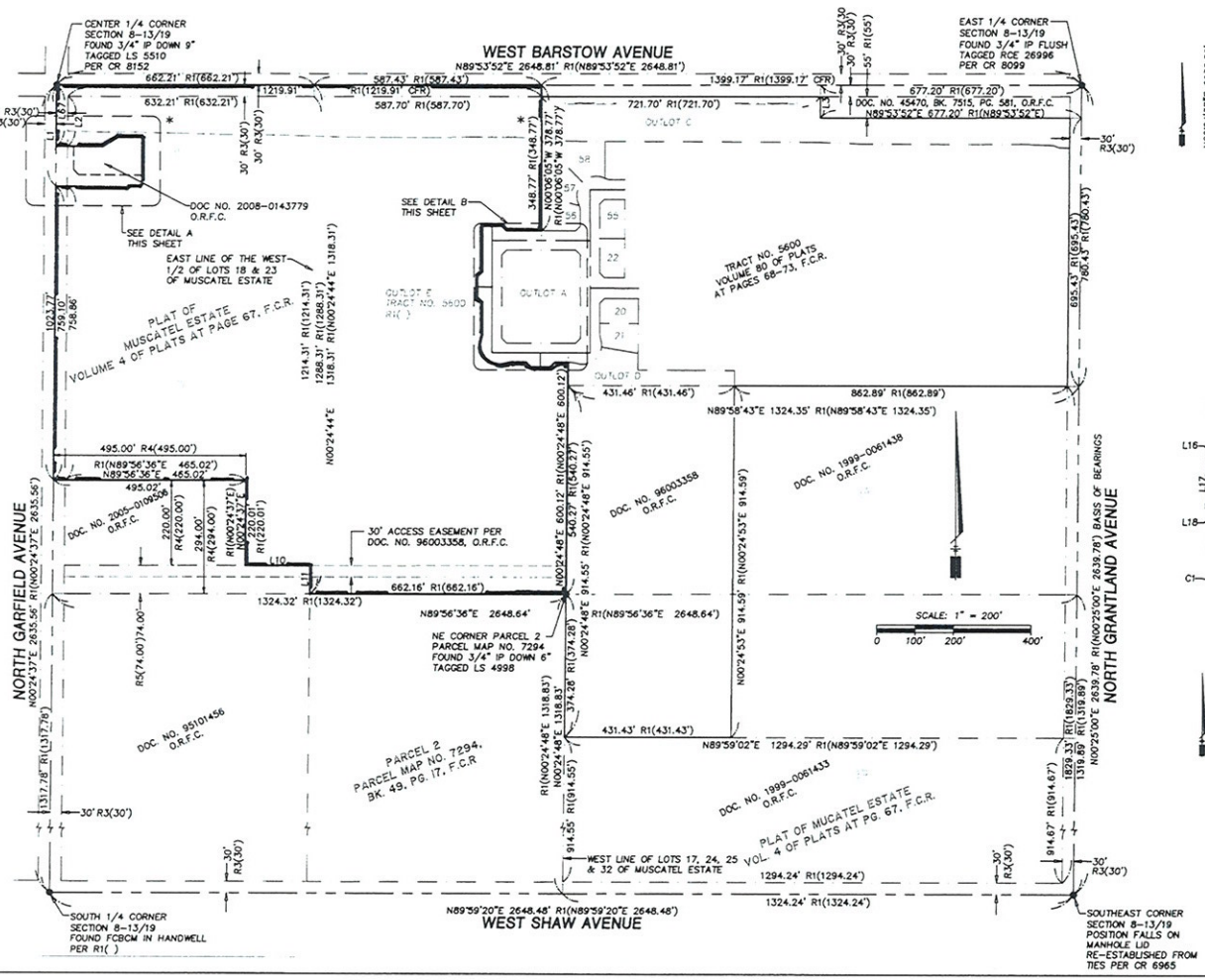
— — — —	SECTION LINE
— · — · —	EXISTING PROPERTY LINE
- - - - -	EASEMENT LINE
━━━━	BLUE BORDER INDICATES LIMITS OF SUBDIVISION
————	LIMITS OF VESTING TENTATIVE MAP NO. 5600
· · · · · ·	INDICATES EXTENSION OF LINE TO DIMENSION POINT AS SHOWN

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON THE FINAL MAP OF TRACT NO. 5600, RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 THROUGH 73, FRESNO COUNTY RECORDS. TAKEN TO BE NORTH 00°25'00" EAST.



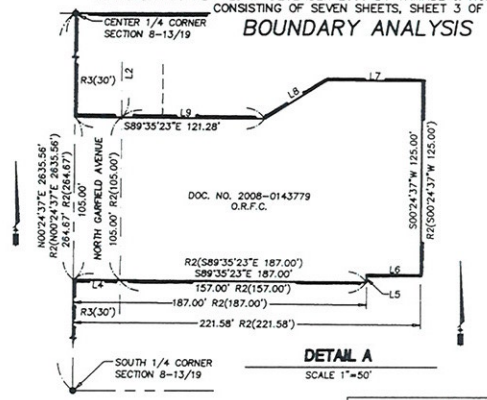
FINAL MAP OF

TRACT NO. 5869

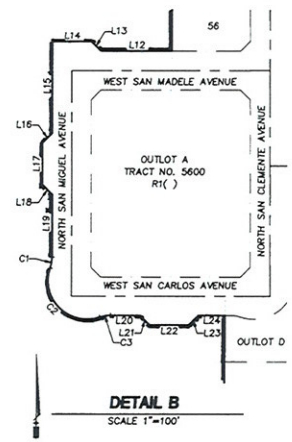
PHASE 2 OF VESTING TENTATIVE MAP NO. 5600

BEING A MERGER AND RESUBDIVISION OF PORTIONS OF LOTS 18 & 23 OF THE PLAT OF MUSCATEL ESTATE, RECORDED IN VOLUME 4 OF PLATS AT PAGE 67, F.C.R. AND OUTLOT E OF TRACT NO. 5600 RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 – 73, F.C.R. IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN DECEMBER 2009 BY YAMABE & HORN ENGINEERING, INC.
CONSISTING OF SEVEN SHEETS, SHEET 3 OF 7

BOUNDARY ANALYSIS



DETAIL A
SCALE 1"=50'



DETAIL B
SCALE 1"=100'

LINE TABLE				
MEASURED			RECORD	
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S00°24'37"W	264.67'	R2(S00°24'37"W)	R2(264.67')
L2	N00°24'37"E	129.94'	—	—
L3	N00°24'57"E	85.00'	R1(N00°24'57"E)	R1(85.00'CFR)
L4	S89°35'23"E	30.00'	R2(S89°35'23"E)	R2(30.00')
L5	S00°24'37"W	5.00'	R2(S00°24'37"W)	R2(5.00')
L6	N89°35'23"W	34.58'	R2(N89°35'23"W)	R2(34.58')
L7	S89°35'23"E	60.94'	R2(S89°35'23"E)	R2(60.94')
L8	N57°59'20"E	46.63'	R2(N57°59'20"E)	R2(46.63')
L9	S89°35'23"E	91.28'	R2(S89°35'23"E)	R2(91.28')
L10	N89°56'36"E	167.15'	R1(S89°56'36"W)	R1(167.15')
L11	N00°24'44"E	74.00'	R1(N00°24'44"E)	R1(74.00')
L12	N89°53'55"E	90.43'	R1(N89°53'55"E)	R1(90.43')
L13	S45°03'22"E	17.44'	R1(S45°03'22"E)	R1(17.44')
L14	N89°53'55"E	50.00'	R1(N89°53'55"E)	R1(50.00')
L15	N00°00'40"W	117.87'	R1(N00°00'40"W)	R1(117.87')
L16	N45°28'57"E	17.28'	R1(N45°28'57"E)	R1(17.28')
L17	N00°00'40"W	54.00'	R1(N00°00'40"W)	R1(54.00')
L18	S44°48'02"E	17.49'	R1(S44°48'02"E)	R1(17.49')
L19	S00°00'40"E	80.10'	R1(S00°00'40"E)	R1(80.10')
L20	N89°59'20"E	37.24'	R1(N89°59'20"E)	R1(37.24')
L21	S45°00'40"E	17.46'	R1(S45°00'40"E)	R1(17.46')
L22	N89°59'20"E	50.00'	R1(N89°59'20"E)	R1(50.00')
L23	N44°59'20"E	17.46'	R1(N44°59'20"E)	R1(17.46')
L24	N89°59'20"E	34.27'	R1(N89°59'20"E)	R1(34.26')
L67	N00°24'37"E	159.67'		

CURVE TABLE						
MEASURED				RECORD		
CURVE	RADIUS	LENGTH	DELTA	RADIUS	LENGTH	DELTA
C1	45.00'	14.66'	18°40'18"	R1(45.00')	R1(14.66')	R1(18°40'18")
C2	50.00'	111.13'	127°20'36"	R1(50.00')	R1(111.13')	R1(127°20'36")
C3	45.00'	14.66'	18°40'18"	R1(45.00')	R1(14.66')	R1(18°40'18")

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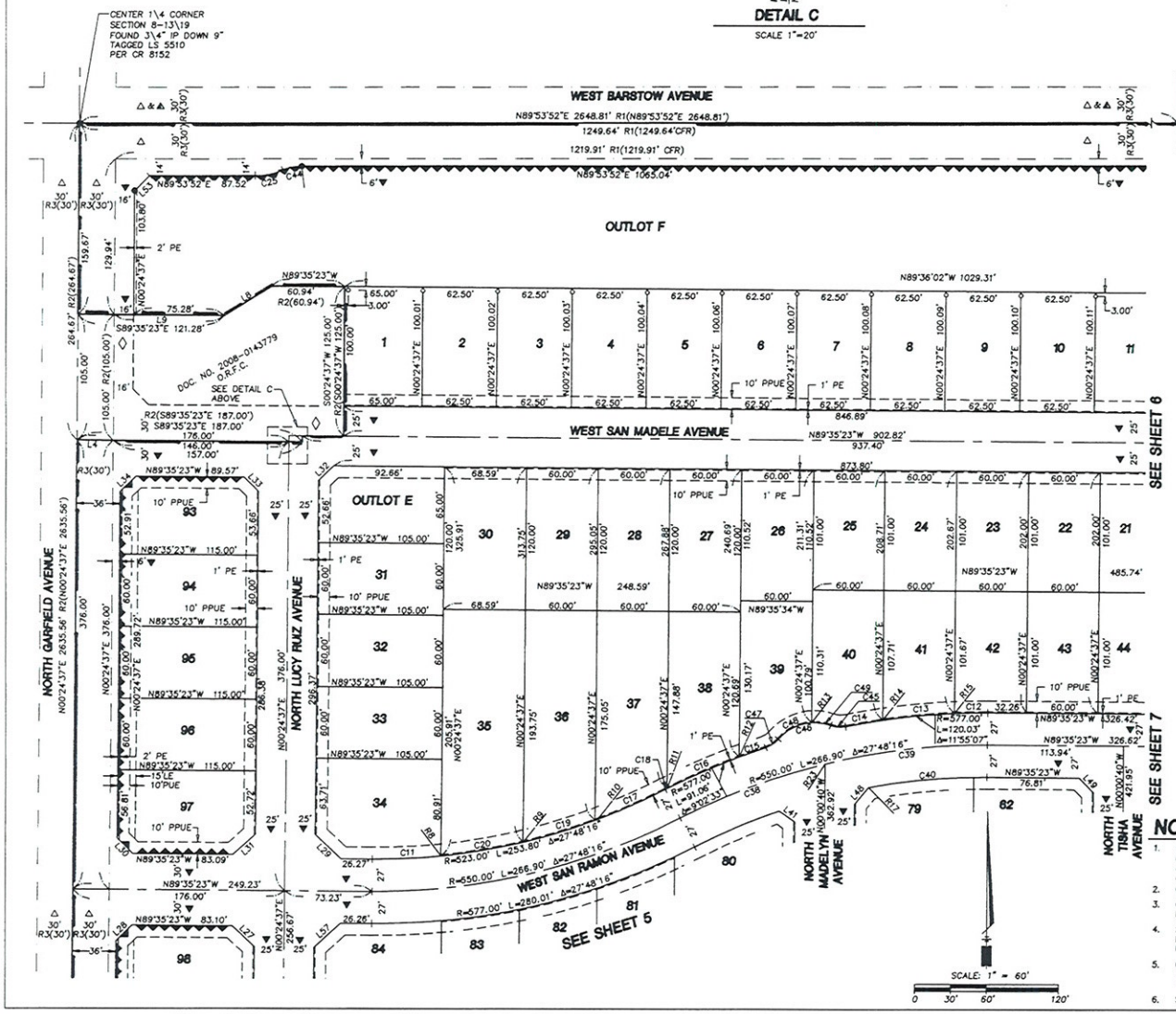
CITY OF FRESNO
INCORPORATED OCT. 12, 1885

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON THE FINAL MAP OF TRACT NO. 5600, RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 THROUGH 73, FRESNO COUNTY RECORDS. TAKEN TO BE NORTH 00°25'00" EAST. SEE SHEET 3.



FINAL MAP OF

TRACT NO. 5869

PHASE 2 OF VESTING TENTATIVE MAP NO. 5600

BEING A MERGER AND RESUBDIVISION OF PORTIONS OF LOTS 18 & 23 OF THE PLAT OF MUSCATEL ESTATE, RECORDED IN VOLUME 4 OF PLATS AT PAGE 67, F.C.R. AND OUTLOT E OF TRACT NO. 5600 RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 – 73, F.C.R. IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN DECEMBER 2009 BY YAMABE & HORN ENGINEERING, INC.
CONSISTING OF SEVEN SHEETS, SHEET 4 OF 7

LEGEND

●	MONUMENT FOUND AND ACCEPTED AS NOTED
◎	SET 3/4" X 30" IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT DOWN 6" BELOW GROUND, TAGGED LS 7923
○	SET 3\4"x 30" IRON PIPE DOWN 6" TAGGED LS 7923
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R4 ( )	RECORD DATA PER GRANT DEED, RECORDED MAY 18, 2005 AS DOCUMENT NO. 2005-0109506, O.R.F.C.
R5 ( )	RECORD DATA PER GRANT DEED, RECORDED MARCH 23, 1998 AS DOCUMENT NO. 98039777, O.R.F.C.
*	HERNDON CANAL RIGHT OF WAY RECORDED IN BOOK 107, PAGE 1, AS DOCUMENT NO. 20302, O.R.F.C.
△	PREVIOUSLY ACCEPTED FOR PUBLIC ROAD PURPOSES PER FRESNO COUNTY BOARD OF SUPERVISORS RESOLUTION ENDORSED FEBUARY 7, 1913 AND FILED IN VOLUME 29 OF MISCELLANEOUS AT PAGE 9, F.C.R.
▲	PREVIOUSLY GRANTED FOR PUBLIC ROAD PURPOSES PER BOOK 310 OF DEEDS AT PAGE 465, F.C.R.
▲	PREVIOUSLY DEDICATED FOR PUBLIC STREET EASEMENT PURPOSES PER FINAL MAP OF TRACT NO. 5600, RECORDED IN VOLUME 80 OF PLATS AT PAGES 68-73, F.C.R.
◇	PREVIOUSLY DEDICATED FOR PUBLIC STREET EASEMENT PURPOSES PER DEED OF EASEMENT RECORDED JANUARY 19, 2011 AS DOCUMENT NO. 2011-0007841, O.R.F.C.
	THE REAL PROPERTY DESCRIBED BELOW IS NOW OFFERED FOR DEDICATION AS AN EASEMENT FOR PUBLIC PURPOSES:
▼	NOW OFFERED FOR DEDICATION FOR PUBLIC STREET EASEMENT PURPOSES
PUE	PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
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▬▬▬	BLUE BORDER INDICATES LIMITS OF SUBDIVISION
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. . . . .	INDICATES EXTENSION OF LINE TO DIMENSION POINT AS SHOWN
— — — —	CENTERLINE

NOTE:

1. OUTLOTS A AND E ARE DEDICATED IN FEE TO THE CITY OF FRESNO FOR OPEN SPACE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.
2. OUTLOTS B, C, AND D ARE FOR FUTURE DEVELOPMENT PURPOSES.
3. OUTLOT F TO BE DEDICATED IN FEE TO THE FRESNO IRRIGATION DISTRICT FOR IRRIGATION PURPOSES.
4. SET 3/4" X 30" IRON PIPE DOWN 6", TAGGED "LS 7923", AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
5. OFFSET MONUMENTS SET 3\4"x 30" IRON PIPE DOWN 6" TAGGED LS 7923 AT 3.00 FEET ON LINE FROM LOT CORNER POSITION UNLESS OTHERWISE NOTED.
6. SEE SHEET 2 FOR COMPLETE LINE, CURVE AND RADIAL TABLES.

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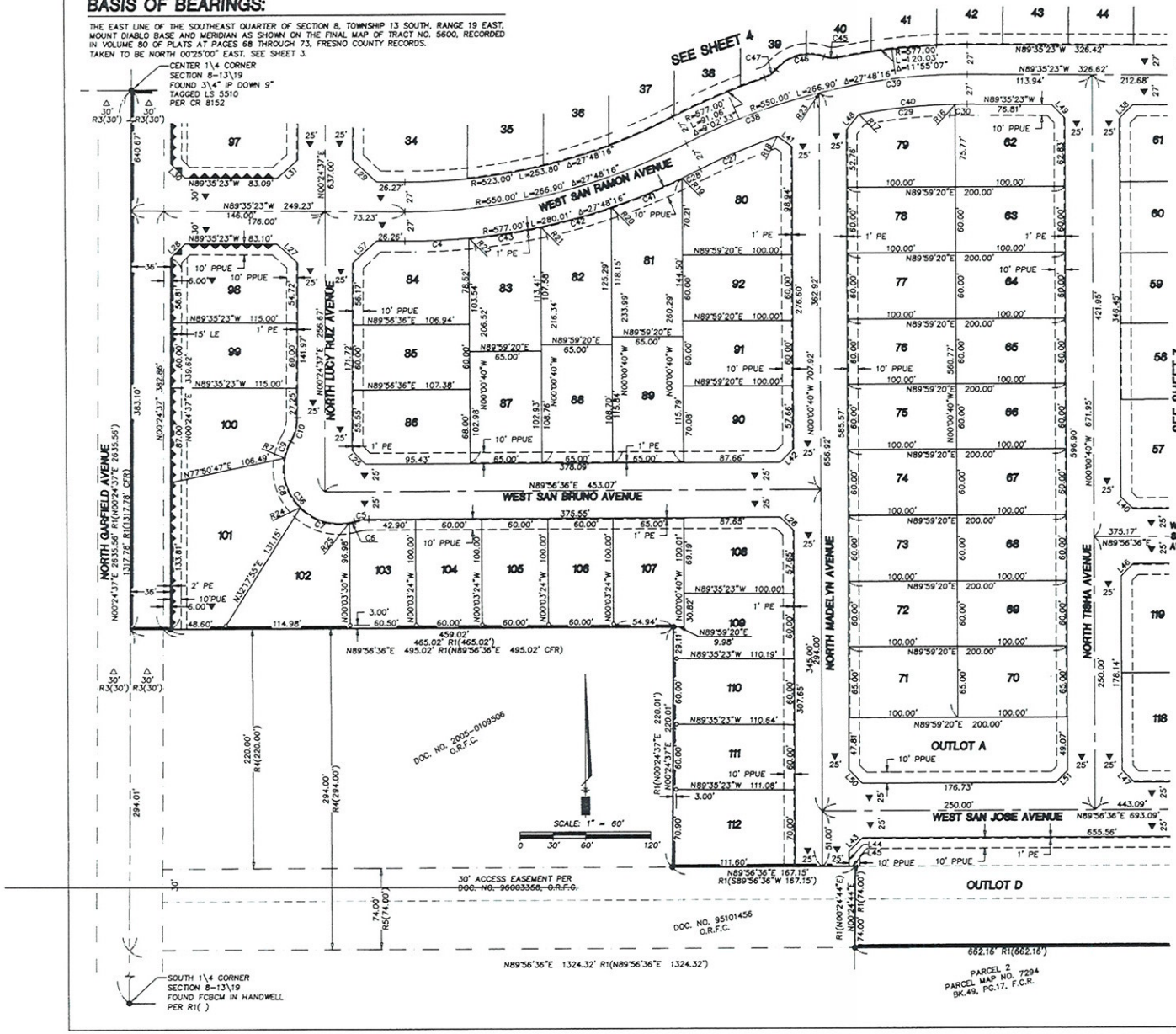
CITY OF FRESNO
INCORPORATED JAN. 12, 1885

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON THE FINAL MAP OF TRACT NO. 5600, RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 THROUGH 73, FRESNO COUNTY RECORDS. TAKEN TO BE NORTH 00°25'00" EAST. SEE SHEET 3.



FINAL MAP OF

TRACT NO. 5869

PHASE 2 OF VESTING TENTATIVE MAP NO. 5600

BEING A MERGER AND RESUBDIVISION OF PORTIONS OF LOTS 18 & 23 OF THE PLAT OF MUSCATEL ESTATE, RECORDED IN VOLUME 4 OF PLATS AT PAGE 67, F.C.R. AND OUTLOT E OF TRACT NO. 5600 RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 – 73, F.C.R.

IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA

SURVEYED AND PLATTED IN DECEMBER 2009 BY YAMABE & HORN ENGINEERING, INC. CONSISTING OF SEVEN SHEETS, SHEET 5 OF 7

LEGEND

●	MONUMENT FOUND AND ACCEPTED AS NOTED
◎	SET 3/4" X 30" IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT DOWN 6" BELOW GROUND, TAGGED LS 7923
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NOTE:

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CITY OF FRESNO INCORPORATED OCT 12, 1885

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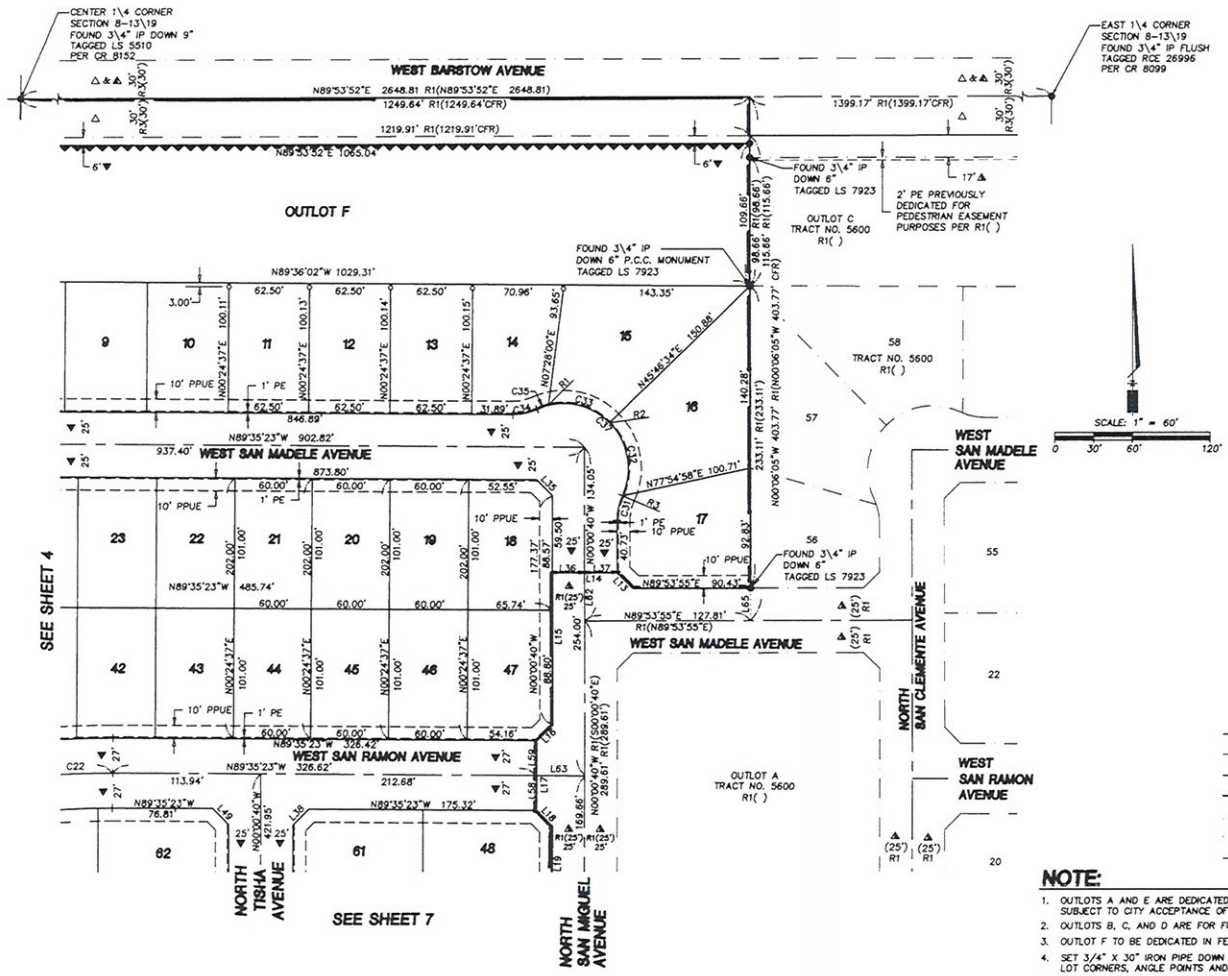
CONSISTING OF SEVEN SHEETS, SHEET 6 OF 7



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4. SET 3/4" X 30" IRON PIPE DOWN 6", TAGGED "LS 7923", AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
5. OFFSET MONUMENTS SET 3\4"x 30" IRON PIPE DOWN 6" TAGGED LS 7923 AT 3.00 FEET ON LINE FROM LOT CORNER POSITION UNLESS OTHERWISE NOTED.
6. SEE SHEET 2 FOR COMPLETE LINE, CURVE AND RADIAL TABLES.

YAMABE & HORN ENGINEERING, INC.
2906 N. BURL AVE.
SUITE 101
FRESNO, CA 93727
TEL (559) 244-3123
FAX (559) 244-3120

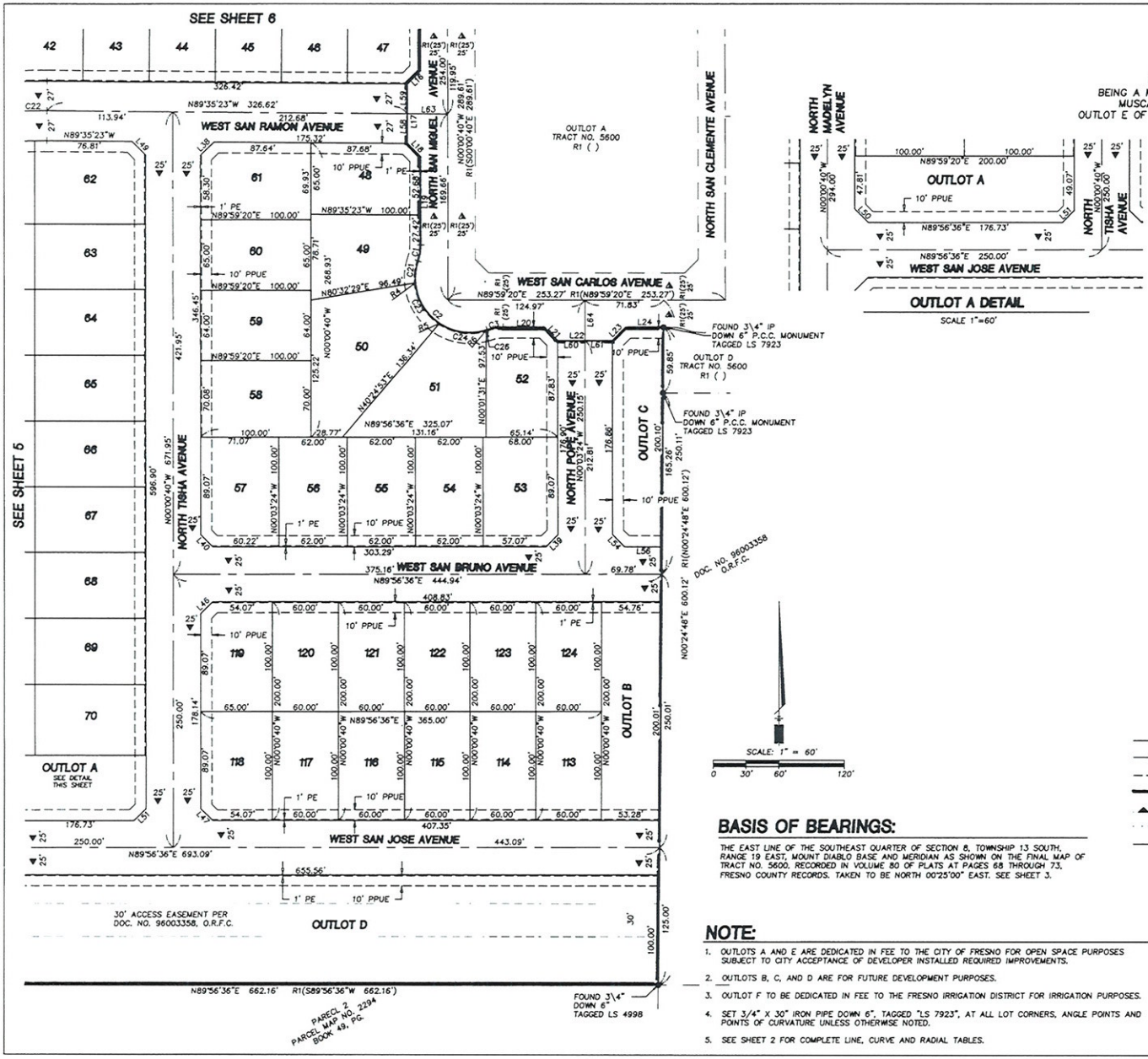
CITY OF FRESNO ★ CORPORATED OCT 12, 1885

FINAL MAP OF

TRACT NO. 5869

PHASE 2 OF VESTING TENTATIVE MAP NO. 5600

BEING A MERGER AND RESUBDIVISION OF PORTIONS OF LOTS 18 & 23 OF THE PLAT OF MUSCATEL ESTATE, RECORDED IN VOLUME 4 OF PLATS AT PAGE 67, F.C.R. AND OUTLOT E OF TRACT NO. 5600 RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 – 73, F.C.R. IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN DECEMBER 2009
BY YAMABE & HORN ENGINEERING, INC.
CONSISTING OF SEVEN SHEETS, SHEET 7 OF 7



OUTLOT A DETAIL

SCALE 1"=60'

LEGEND

●	MONUMENT FOUND AND ACCEPTED AS NOTED
⊙	SET 3/4" X 30" IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT DOWN 6" BELOW GROUND, TAGGED LS 7923
R1 ( )	RECORD DATA PER FINAL MAP OF TRACT NO. 5600, RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 – 73, F.C.R.
R2 ( )	RECORD DATA PER GRANT DEED RECORDED OCTOBER 7, 2008 AS DOCUMENT NO. 2008–0143779, O.R.F.C.
R3 ( )	RECORD DATA PER RECORD OF SURVEY, RECORDED IN BOOK 10 OF RECORD OF SURVEYS AT PAGE 33, F.C.R.
R4 ( )	RECORD DATA PER GRANT DEED RECORDED MAY 18, 2005 AS DOCUMENT NO. 2005–0109506, O.R.F.C.
R5 ( )	RECORD DATA PER GRANT DEED RECORDED MARCH 23, 1998 AS DOCUMENT NO. 98039777, O.R.F.C.
△	PREVIOUSLY DEDICATED FOR PUBLIC STREET EASEMENT PURPOSES PER FINAL MAP OF TRACT NO. 5600, RECORDED IN VOLUME 80 OF PLATS AT PAGES 68–73, F.C.R.

THE REAL PROPERTY DESCRIBED BELOW IS NOW OFFERED FOR DEDICATION AS AN EASEMENT FOR PUBLIC PURPOSES:

▼	NOW OFFERED FOR DEDICATION FOR PUBLIC STREET EASEMENT PURPOSES
PUE	PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
PPUE	PLANTING & PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
PE	PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
LE	LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE

CR	CORNER RECORDS ON FILE WITH THE FRESNO COUNTY SURVEYOR
O.R.F.C.	OFFICIAL RECORDS FRESNO COUNTY
F.C.R.	FRESNO COUNTY RECORDS
CFR	CALCULATED FROM RECORD
FCBCM	FRESNO COUNTY BRASS CAP MONUMENT
IP	IRON PIPE
— — —	SECTION LINE
— — —	EXISTING PROPERTY LINE
- - - - -	EASEMENT LINE
▬▬▬	BLUE BORDER INDICATES LIMITS OF SUBDIVISION
▲▲▲▲▲▲	RELINQUISHMENT OF DIRECT ACCESS RIGHTS
· · · · · ·	INDICATES EXTENSION OF LINE TO DIMENSION POINT AS SHOWN
— — —	CENTERLINE

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON THE FINAL MAP OF TRACT NO. 5600, RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 THROUGH 73, FRESNO COUNTY RECORDS. TAKEN TO BE NORTH 00°25'00" EAST. SEE SHEET 3.

NOTE:

1. OUTLOTS A AND E ARE DEDICATED IN FEE TO THE CITY OF FRESNO FOR OPEN SPACE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.
2. OUTLOTS B, C, AND D ARE FOR FUTURE DEVELOPMENT PURPOSES.
3. OUTLOT F TO BE DEDICATED IN FEE TO THE FRESNO IRRIGATION DISTRICT FOR IRRIGATION PURPOSES.
4. SET 3/4" X 30" IRON PIPE DOWN 6", TAGGED "LS 7923", AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
5. SEE SHEET 2 FOR COMPLETE LINE, CURVE AND RADIAL TABLES.

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CITY OF FRESNO
CERTIFICATE OF CORPORATION
OCT. 12, 1885