TRACT NO. 6385

A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN APRIL 2023, BY BRET A. GIANNETTA

CONSISTING OF THREE SHEETS
SHEET ONE OF THREE SHEETS

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.

L & M DEVELOPERS, INC., A CALIFORNIA CORPORATION

BY: _____
GARY L. MCDONALD — PRESIDENT

OMEGA INVESTORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS BENEFICIARY

BY: _____
GARY L. MCDONALD — PRESIDENT

LYLES DIVERSIFIED, INC., A CALIFORNIA CORPORATION, AS BENEFICIARY

BY: _____
JOHN P. LEONARDO — SENIOR VICE PRESIDENT

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF FRESNO }

ON _____, BEFORE ME, _____,NOTARY PUBLIC 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:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF FRESNO }

ON _____, BEFORE ME, _____,NOTARY PUBLIC 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 _____

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. SAID LAND LIES WITHIN THE BOUNDARIES OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND IS SUBJECT TO THE POTENTIAL OF THE 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, DOCUMENT NO. 95092128, FRESNO COUNTY RECORDS.
2. NOTICE OF SPECIAL TAX LIEN, COMMUNITY FACILITIES DISTRICT NO. 15 FORMATION, RECORDED AUGUST 9, 2016 AS DOCUMENT NO. 2016-0103643, FRESNO COUNTY RECORDS.
3. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT ENCROACHMENT AGREEMENT, RECORDED FEBRUARY 8, 1996 AS DOCUMENT NO. 96017467, FRESNO COUNTY RECORDS.
4. RIGHT TO FARM COVENANT, RECORDED JANUARY 4, 2012 AS DOCUMENT NO. 2012-0000989, FRESNO COUNTY RECORDS.
5. MEMORANDUM OF AGREEMENT FOR CONVEYANCE OF REAL ESTATE, RECORDED SEPTEMBER 19, 2023 AS DOCUMENT NO. 2023-0086445, FRESNO COUNTY RECORDS.
6. A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6385, RECORDED _____, 2024, AS DOCUMENT NO. 2024-_____, FRESNO COUNTY RECORDS.
7. 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. 6385, RECORDED _____, 2024, AS DOCUMENT NO. 2024-_____, FRESNO COUNTY RECORDS.
8. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, TRACT NO. 6385, RECORDED _____, 2024, AS DOCUMENT NO. 2024-_____, FRESNO COUNTY RECORDS.

(SEE SHEET TWO FOR CONTINUATION)

LEGAL DESCRIPTION:

PARCEL B OF LOT LINE ADJUSTMENT NO. 2019-15, AS DOCUMENT NUMBER 2019-0082528, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL D OF LOT LINE ADJUSTMENT NO. 2019-06, AS DOCUMENT NUMBER 2019-0057496, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3 AND PARCEL 4 OF PARCEL MAP NO. 7473, RECORDED IN BOOK 57 OF PARCEL MAPS, AT PAGE 15, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 3, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 01°38'20" EAST ALONG THE WEST LINE OF SAID PARCEL 3, A DISTANCE OF 551.55 FEET TO THE NORTHEAST CORNER OF PARCEL 1 OF SAID PARCEL MAP NO. 7473; THENCE CONTINUING NORTH 01°38'20" EAST ALONG SAID WEST LINE, A DISTANCE OF 379.23 FEET; THENCE NORTH 35°44'03" EAST, A DISTANCE OF 160.12 FEET; THENCE NORTH 89°13'14" EAST A DISTANCE OF 25.83 FEET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 01°43'02" EAST, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 57°34'29", A DISTANCE OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 57°34'29", A DISTANCE OF 170.83 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 14°12'10" WEST, HAVING A RADIUS OF 760.00 FEET, THROUGH A CENTRAL ANGLE OF 29°43'10", A DISTANCE OF 394.21 FEET; THENCE NORTH 60°07'27" WEST, A DISTANCE OF 371.26 FEET; THENCE NORTH 64°53'55" WEST, A DISTANCE OF 295.99 FEET TO THE INTERSECTION WITH SAID WEST LINE; THENCE NORTH 01°38'20" EAST, A DISTANCE OF 389.53 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 88°11'11" EAST ALONG THE NORTH LINE OF SAID PARCEL 3, A DISTANCE OF 244.06 FEET; THENCE SOUTH 02°30'14" WEST, A DISTANCE OF 58.85 FEET; THENCE SOUTH 27°05'15" EAST, A DISTANCE OF 113.52 FEET; THENCE SOUTH 67°49'14" EAST, A DISTANCE OF 121.42 FEET; THENCE SOUTH 54°00'56" EAST, A DISTANCE OF 491.22 FEET; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 35°59'52" WEST, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 176°10'00", A DISTANCE OF 461.20 FEET; THENCE NORTH 57°50'08" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 44°38'47" WEST, HAVING A RADIUS OF 800.00 FEET, THROUGH A CENTRAL ANGLE OF 30°18'41", A DISTANCE OF 423.23 FEET; THENCE SOUTH 08°53'14" WEST, A DISTANCE OF 683.82 FEET; THENCE SOUTH 17°13'02" EAST, A DISTANCE OF 276.97 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL 3; THENCE SOUTH 88°25'03" WEST, A DISTANCE OF 279.80 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 7473, RECORDED IN BOOK 57 OF PARCEL MAPS, AT PAGE 15, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 4; THENCE NORTH 88°25'03" EAST, ALONG THE NORTH LINE OF SAID PARCEL 4, A DISTANCE OF 279.80 FEET; THENCE SOUTH 17°13'02" EAST, A DISTANCE OF 392.08 FEET; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 32°20'36" WEST, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 163°38'04", A DISTANCE OF 428.39 FEET; THENCE SOUTH 74°01'20" WEST, A DISTANCE OF 205.13 FEET; THENCE EASTERLY ALONG A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 44°14'29", A DISTANCE OF 44.79 FEET; THENCE NORTHEASTERLY ALONG A TANGENT REVERSE CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 88.00 FEET, THROUGH A CENTRAL ANGLE OF 08°26'39", A DISTANCE OF 12.97 FEET; THENCE NORTHEASTERLY ALONG A TANGENT REVERSE CURVE, WHOSE RADIUS POINT BEARS NORTH 19°49'10" WEST, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 53°54'40", A DISTANCE OF 54.57 FEET; THENCE SOUTH 73°43'50" EAST, A DISTANCE OF 56.00 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 73°43'50" EAST, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 53°54'40", A DISTANCE OF 54.57 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 88.00 FEET, THROUGH A CENTRAL ANGLE OF 03°00'54", A DISTANCE OF 4.63 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT REVERSE CURVE, WHOSE RADIUS POINT BEARS NORTH 55°22'24" EAST, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 47°10'19", A DISTANCE OF 47.75 FEET; THENCE EASTERLY ALONG A TANGENT COMPOUND CURVE, HAVING A RADIUS OF 953.00 FEET, THROUGH A CENTRAL ANGLE OF 06°24'25", A DISTANCE OF 106.57 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL 4; THENCE SOUTH 88°25'03" WEST, A DISTANCE OF 796.92 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4; THENCE NORTH 01°38'20" EAST, A DISTANCE OF 773.10 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 7473, RECORDED IN BOOK 57 OF PARCEL MAPS, AT PAGE 15, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID PARCEL 3, SOUTH 01°38'20" WEST, A DISTANCE OF 389.53 FEET FROM THE NORTHWEST CORNER OF SAID PARCEL 3, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED AS PARCEL B OF LOT LINE ADJUSTMENT 04-06, RECORDED DECEMBER 17, 2004 AS DOCUMENT NO. 2004-0282715, FRESNO COUNTY RECORDS; THENCE SOUTH 64°53'55" EAST, A DISTANCE OF 295.99 FEET; THENCE SOUTH 60°07'27" EAST, A DISTANCE OF 371.26 FEET; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 43°55'20" WEST, HAVING A RADIUS OF 760.00 FEET, THROUGH A CENTRAL ANGLE OF 29°43'10", A DISTANCE OF 394.21 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 55°51'27" WEST, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 57°34'29", A DISTANCE OF 170.83 FEET; THENCE SOUTH 89°13'14" WEST, A DISTANCE OF 25.83 FEET, THENCE SOUTH 35°44'03" WEST, A DISTANCE OF 160.12 FEET TO THE INTERSECTION WITH SAID WEST LINE; THENCE NORTH 01°38'20" EAST, A DISTANCE OF 555.89 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING NORTH OF THE SOUTH 720.00 FEET OF SAID PARCEL 4 OF PARCEL MAP NO. 7473.

ALSO EXCEPTING THEREFROM THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 7473, RECORDED IN BOOK 57 OF PARCEL MAPS, AT PAGE 15, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 4; THENCE SOUTH 88°25'03" WEST, A DISTANCE OF 348.14 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 04°22'18" WEST, HAVING A RADIUS OF 953.00 FEET, THROUGH A CENTRAL ANGLE OF 19°24'44", A DISTANCE OF 322.88 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY OF SAID PARCEL 4; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY, ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 64°26'56" EAST, HAVING A RADIUS OF 1,253.00 FEET, THROUGH A CENTRAL ANGLE OF 03°55'54", A DISTANCE OF 85.98 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 3989, RECORDED IN BOOK 27 OF PARCEL MAPS, AT PAGES 95 AND 96, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID PARCEL 4, SOUTH 88°25'03" WEST, A DISTANCE OF 348.14 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL 4; THENCE WESTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 04°22'18" WEST, HAVING A RADIUS OF 953.00 FEET, THROUGH A CENTRAL ANGLE OF 06°45'14", A DISTANCE OF 112.34 FEET TO THE INTERSECTION WITH SAID NORTH LINE, THENCE NORTH 88°25'03" EAST, A DISTANCE OF 112.27 FEET TO THE POINT OF BEGINNING.

PROFESSIONAL LAND SURVEYOR
BRET A. GIANNETTA
No. 8177
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 GARY MCDONALD ON APRIL 1, 2023. 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.

BRET GIANNETTA, LS 8177 LIC. EXP. 12-31-24 — 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 — CITY ENGINEER — DATE
LICENSE EXPIRES 12-31-2025

CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

BY: _____ — DATE
JASON A. CAMIT, LS 8636
LICENSE EXPIRES 12-31-2025
CHIEF SURVEYOR

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.

_____ — DATE
JENNIFER CLARK
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 _____, 2024, 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.

TODD STERMER, CMC
CITY CLERK

BY: _____ — DATE
DEPUTY

RECORDER'S CERTIFICATE:

DOCUMENT NO. _____ FEE $ _____
FILED THIS ___DAY OF _____, 2024
AT _____ .M. IN VOLUME _____OF PLATS, AT PAGES _____, _____
AND _____, AT THE REQUEST OF BRET A. GIANNETTA

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

BY: _____
DEPUTY

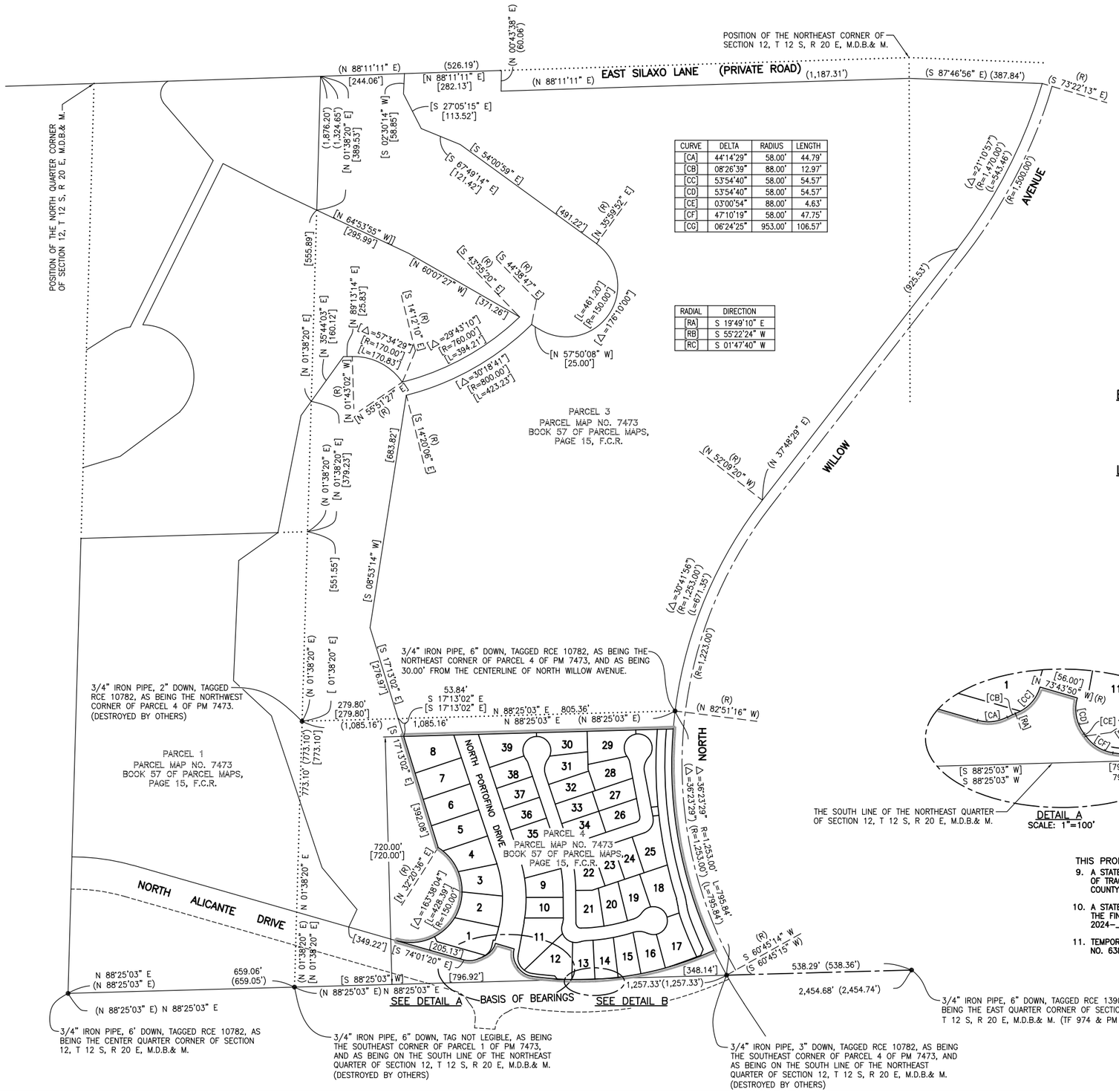
TRACT NO. 6385

A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN APRIL 2023, BY BRET A. GIANNETTA

CONSISTING OF THREE SHEETS
SHEET TWO OF THREE SHEETS



CURVE	DELTA	RADIUS	LENGTH
[CA]	44°14'29"	58.00'	44.79'
[CB]	08°26'39"	88.00'	12.97'
[CC]	53°54'40"	58.00'	54.57'
[CD]	53°54'40"	58.00'	54.57'
[CE]	03°00'54"	88.00'	4.63'
[CF]	47°10'19"	58.00'	47.75'
[CG]	06°24'25"	953.00'	106.57'

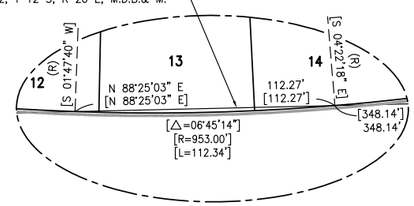
RADIAL	DIRECTION
[RA]	S 19°49'10" E
[RB]	S 55°22'24" W
[RC]	S 01°47'40" W

N

SCALE: 1" = 200'

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, T 12 S, R 20 E, M.D.B.& M.

DETAIL A
SCALE: 1"=100'



DETAIL B
SCALE: 1"=20'

BASIS OF BEARINGS

THE SOUTH LINE OF THE PARCEL MAP NO. 7473, RECORDED N BOOK 57 OF PARCEL MAPS, AT PAGE 15, FRESNO COUNTY RECORDS, TAKEN AS BEARING NORTH 88°25'03" EAST AS PER PARCEL MAP NO. 7473.

LEGEND:

●	MONUMENT FOUND AND ACCEPTED AS NOTED
( )	RECORD DATA AS PER PARCEL MAP NO. 7473, RECORDED N BOOK 57 OF PARCEL MAPS, AT PAGE 15, FRESNO COUNTY RECORDS.
[ ]	RECORD DATA AS PER THE MAP OF LOT LINE ADJUSTMENT NO. 2019-15, RECORDED IN BOOK 4 OF MISCELLANEOUS MAPS, AT PAGE 39, AND THE MAP OF LOT LINE ADJUSTMENT NO. 2019-06, RECORDED IN BOOK 4 OF MISCELLANEOUS MAPS, AT PAGE 37, FRESNO COUNTY RECORDS.
F.C.R.	FRESNO COUNTY RECORDS
(R)	INDICATES RADIAL BEARING TO CURVE
———	INDICATES THE LIMITS OF THIS SUBDIVISION

THIS PROPERTY IS SUBJECT TO THE FOLLOWING (CONTINUED):

9. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 6385, RECORDED _____, 2024, AS DOCUMENT NO. 2024-_____, FRESNO COUNTY RECORDS.
10. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6385, RECORDED _____, 2024, AS DOCUMENT NO. 2024-_____, FRESNO COUNTY RECORDS.
11. TEMPORARY TURNAROUND EASEMENT AS PER THE STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR TRACT NO. 6385, RECORDED _____ __, 2024 AS DOC. NO. 2024-_____, FRESNO COUNTY RECORDS.

TRACT NO. 6385

A PLANNED UNIT DEVELOPMENT

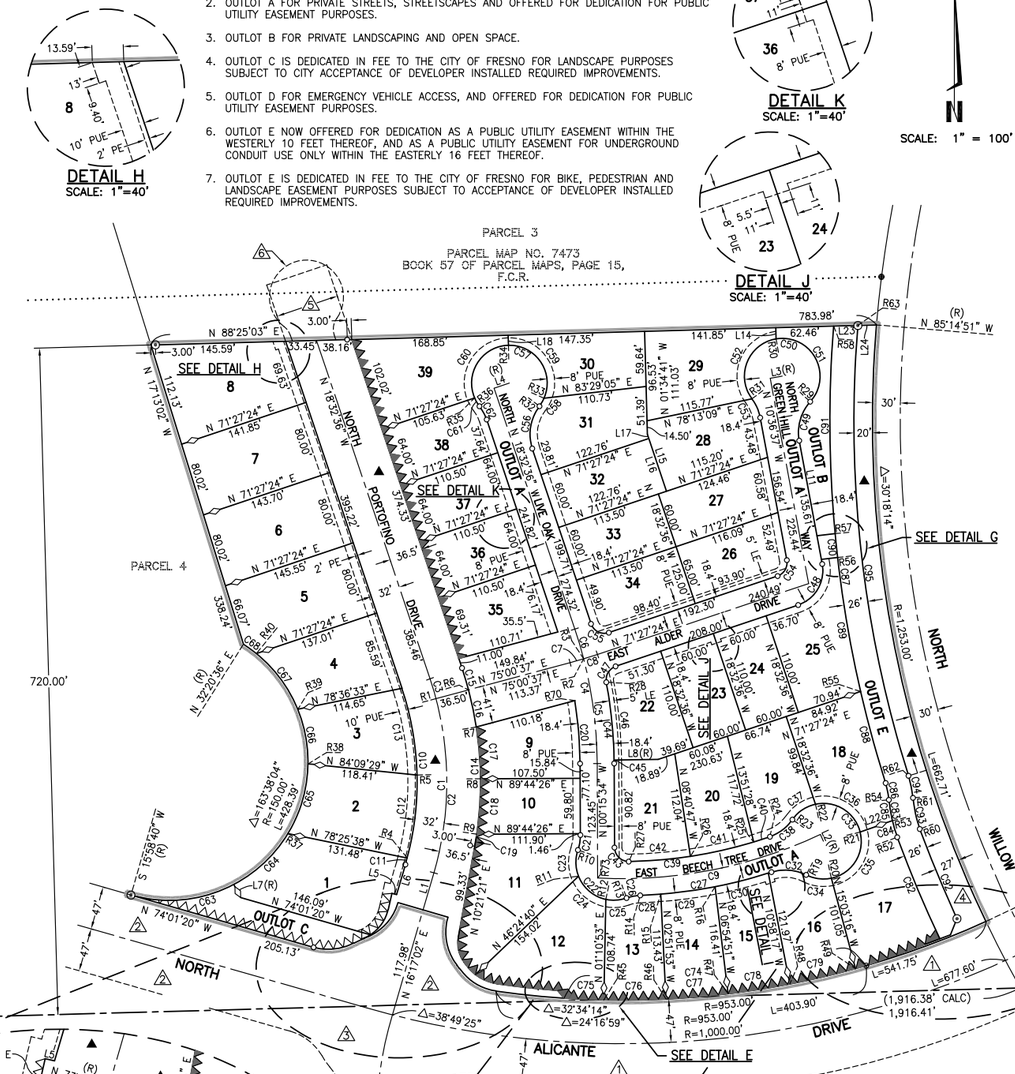
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN APRIL 2023, BY BRET A. GIANNETTA

CONSISTING OF THREE SHEETS
SHEET THREE OF THREE SHEETS

NOTE:

1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED LS 8177 AT ALL LOT CORNERS AND ANGLE POINTS.
2. OUTLOT A FOR PRIVATE STREETS, STREETSCAPES AND OFFERED FOR DEDICATION FOR PUBLIC UTILITY EASEMENT PURPOSES.
3. OUTLOT B FOR PRIVATE LANDSCAPING AND OPEN SPACE.
4. OUTLOT C IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR LANDSCAPE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.
5. OUTLOT D FOR EMERGENCY VEHICLE ACCESS, AND OFFERED FOR DEDICATION FOR PUBLIC UTILITY EASEMENT PURPOSES.
6. OUTLOT E NOW OFFERED FOR DEDICATION AS A PUBLIC UTILITY EASEMENT WITHIN THE WESTERLY 10 FEET THEREOF, AND AS A PUBLIC UTILITY EASEMENT FOR UNDERGROUND CONDUIT USE ONLY WITHIN THE EASTERLY 16 FEET THEREOF.
7. OUTLOT E IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR BIKE, PEDESTRIAN AND LANDSCAPE EASEMENT PURPOSES SUBJECT TO ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.


PARCEL 3
PARCEL MAP NO. 7473
BOOK 57 OF PARCEL MAPS, PAGE 15,
F.C.R.
PARCEL 4
PARCEL MAP NO. 3989
BOOK 27 OF PARCEL MAPS, PAGES 95 & 96, F.C.R.
THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, T 12 S, R 20 E, M.D.B.& M.
(N 88°25'03" E) N 88°25'03" E
720.00'
783.98'
(R) N 85°14'51" W
N 88°25'03" E
SEE DETAIL H
SEE DETAIL K
SEE DETAIL J
SEE DETAIL G
SEE DETAIL D
SEE DETAIL E
SEE DETAIL I
NORTH HILL DRIVE
OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT E
PORTOFINO DRIVE
WILLOW VINE DRIVE
ALDER DRIVE
BEECH TREE DRIVE
EAST
NORTH
WILLOW AVENUE
ALICANTE DRIVE
SECTION LINE
(1,916.38' CALC)
1,916.41'
△=30°18'14"
△=38°49'25"
△=32°34'14"
△=24°16'59"
R=1,255.00'
R=953.00'
R=1,000.00'
L=403.90'
L=541.75'
L=677.60'
L=662.71'
N 17°13'02" W
N 18°32'36" W
N 01°34'57" W
N 74°01'20" W
N 84°09'29" W
N 78°36'33" E
N 76°25'38" W
N 74°01'20" W
N 71°27'24" E
N 75°00'37" E
N 89°44'26" E
N 46°24'40" E
N 10°21'21" E
N 12°40'45" E
N 73°43'50" W
S 32°20'36" E
S 15°58'40" W
S 14°20'54" W
S 24°22'08" E
S 60°46'14" W
S 64°26'55" W
S 69°21'10" W
S 70°12'49" W
S 62°17'51" W
S 66°26'55" W
S 24°16'59" E
S 24°28'13" E
N 16°17'02" E
N 00°15'34" W
N 08°40'47" W
N 13°51'26" W
N 00°36'57" W
N 01°34'41" W
N 83°29'05" E
N 78°13'09" E
N 71°27'24" E
N 18°32'36" W
N 16°37'35" W
N 08°12'05" W
N 89°44'26" W
N 75°00'37" W
N 71°27'24" W
S 18°32'36" E
S 16°37'35" E
S 08°12'05" E
S 89°44'26" E
S 75°00'37" E
S 71°27'24" E
S 18°32'36" W
S 16°37'35" W
S 08°12'05" W
S 89°44'26" W
S 75°00'37" W
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