



RESOLUTION NO. 2016-36

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, TO APPROVE THE FINAL MAP OF TRACT NO. 6104, ACCEPTING DEDICATED PUBLIC USES THEREIN EXCEPT FOR DEDICATIONS OFFERED SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS

WHEREAS, JPF FANCHER CREEK, LLC., a Delaware Limited Liability Company, has offered for approval a Final Map designated as Tract No. 6104, ("map"), pursuant to approved Vesting Tentative Map No. 6104 ("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.

\* \* \* \* \*



STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the 17<sup>th</sup> day of March, 2016.

AYES : Brand, Brandau, Olivier, Quintero, Soria, Caprioglio  
NOES : None  
ABSENT : Baines  
ABSTAIN : None

YVONNE SPENCE, CMC  
City Clerk

BY: Marco Martinez-Velasquez  
Deputy Marco Martinez-Velasquez

APPROVED AS TO FORM:  
CITY ATTORNEY'S OFFICE

BY:

Mary Raterman-Doidge  
Deputy

4/4/16  
Date

**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.

JPF FANCHER CREEK, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
JPF CAPITAL, LLC, MEMBER OF JPF FANCHER CREEK, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
JOSHUA ELOF PETERSON, MANAGER OF JPF CAPITAL, LLC

CENTRAL VALLEY COMMUNITY BANK, A CALIFORNIA CORPORATION, AS TRUSTEE

BY: \_\_\_\_\_  
JETHRY PACE, SENIOR VICE PRESIDENT

# TRACT NO. 6104

## A PLANNED UNIT DEVELOPMENT

BEING A MERGER AND RE-SUBDIVISION OF LOTS 219 THROUGH 232, INCLUSIVE, AND OUTLOT N OF TRACT NO. 5232, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 79 OF PLATS, AT PAGES 45 THROUGH 60, FRESNO COUNTY RECORDS.

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN AUGUST 2015, BY BRET A. GIANNETTA  
*CONSISTING OF TWO SHEETS  
SHEET ONE OF TWO SHEETS*

### LEGAL DESCRIPTION:

LOTS 219 THROUGH 232, INCLUSIVE, AND OUTLOT N OF TRACT NO. 5232, RECORDED IN VOLUME 79 OF PLATS, AT PAGES 45 THROUGH 60, FRESNO COUNTY RECORDS, SAID MAP HAVING BEEN AMENDED BY CERTIFICATE OF CORRECTION RECORDED JUNE 11, 2014 AS DOCUMENT NO. 2014-0065346, FRESNO COUNTY RECORDS.

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, ADJUSTMENTS OR ALTERATIONS ASSOCIATED WITH SAID LAND, DOCUMENT NO. 90021228, FRESNO COUNTY RECORDS.
2. FRESNO IRRIGATION AND CANAL COMPANY EASEMENT, RECORDED AUGUST 13, 1873 IN BOOK J OF DEEDS, PAGE 30, FRESNO COUNTY RECORDS. (EXACT LOCATION NOT DISCLOSED OF RECORD)
3. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT AND ANNEXATION TO THE CITY OF FRESNO, RECORDED MAY 21, 1981 IN BOOK 7726, PAGE 444, FRESNO COUNTY RECORDS.
4. SUBDIVISION AGREEMENT INCLUDING ADDENDUM TO SUBDIVISION AGREEMENT FOR RIGHTS OF WAY ACQUISITION FOR THE FINAL MAP OF TRACT NO. 5232, PHASE 1 OF VESTING TENTATIVE MAP NO. 5232/UGM, RECORDED JUNE 8, 2007 AS DOCUMENT NO. 2007-0111566, FRESNO COUNTY RECORDS.
5. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 5232, PHASE 1 OF VESTING TENTATIVE MAP NO. 5232/UGM, RECORDED JUNE 8, 2007 AS DOCUMENT NO. 2007-0111560, FRESNO COUNTY RECORDS.
6. DEED OF AVIGATION AND HAZARD EASEMENT FOR FRESNO-YOSEMITE INTERNATIONAL AIRPORT FOR THE FINAL MAP OF TRACT NO. 5232, PHASE 1 OF VESTING TENTATIVE MAP NO. 5232/UGM, RECORDED JUNE 8, 2007 AS DOCUMENT NO. 2007-0111561, FRESNO COUNTY RECORDS.
7. 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. 5232, PHASE 1 OF VESTING TENTATIVE MAP NO. 5232/UGM, RECORDED JUNE 8, 2007 AS DOCUMENT NO. 2007-0111563, FRESNO COUNTY RECORDS.
8. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 5232, PHASE 1 OF VESTING TENTATIVE MAP NO. 5232/UGM, RECORDED JUNE 8, 2007 AS DOCUMENT NO. 2007-0111564, FRESNO COUNTY RECORDS.
9. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING FRESNO-YOSEMITE INTERNATIONAL AIRPORT OPERATIONS FOR THE FINAL MAP OF TRACT NO. 5232, PHASE 1 OF VESTING TENTATIVE MAP NO. 5232/UGM, RECORDED JUNE 8, 2007 AS DOCUMENT NO. 2007-0111565, FRESNO COUNTY RECORDS.
10. NOTICE OF NON-ADVERSARIAL PROCEDURE, RECORDED AUGUST 7, 2007 AS DOCUMENT NO. 2007-0146238, FRESNO COUNTY RECORDS.
11. AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR STORMBROOK, THE BRIDGES, RIVERS EDGE AND THE MASTERS AT FANCHER CREEK (FINAL TRACT MAP NO. 5232), RECORDED SEPTEMBER 25, 2007 AS DOCUMENT NO. 2007-0178295, FRESNO COUNTY RECORDS.
12. ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS, RECORDED JANUARY 30, 2015 AS DOCUMENT NO. 2015-0010279, FRESNO COUNTY RECORDS.
13. CREATION OF A LIEN AND SECURED AGREEMENT TO DEFER SCHOOL IMPACT FEES, RECORDED MAY 29, 2015 AS DOCUMENT NO. 2015-0086542, FRESNO COUNTY RECORDS.
14. HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT, RECORDED JULY 15, 2015 AS DOCUMENT NO. 2015-0090239, FRESNO COUNTY RECORDS.
15. HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT, RECORDED JULY 15, 2015 AS DOCUMENT NO. 2015-0090490, FRESNO COUNTY RECORDS.
16. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 5232, PHASE 1 OF VESTING TENTATIVE MAP NO. 2015-0090490, FRESNO COUNTY RECORDS.
17. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR LOTS 1, 14, 15 AND 32 OF THE FINAL MAP OF TRACT NO. 6104, RECORDED \_\_\_\_\_ 2016, AS DOCUMENT NO. 2016-\_\_\_\_\_, FRESNO COUNTY RECORDS.
18. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER CONNECTION CHARGES, WATER CONNECTION CHARGES, URBAN GROWTH MANAGEMENT FEES, CITY-BIKE FEES AND DEVELOPMENT FEES TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN FOR THE FINAL MAP OF TRACT NO. 6104, RECORDED \_\_\_\_\_ 2016, AS DOCUMENT NO. 2016-\_\_\_\_\_, FRESNO COUNTY RECORDS.

### 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 CAPACITIES, 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 CAPACITIES, 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 \_\_\_\_\_

### ENGINEER'S STATEMENT:

THE SURVEY FOR THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION AND IS TRUE AND COMPLETE AS SHOWN.

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JOSH PETERSON ON AUGUST 3, 2015. 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. 12-31-18 \_\_\_\_\_ 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.

\_\_\_\_\_  
ANDREW J. BENELLI, PE 50022 \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ DATE  
LICENSE EXPIRES 6-30-2017

### CONSULTING LAND SURVEYOR'S STATEMENT:

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

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

BY: \_\_\_\_\_  
RANDALL SCOTT WEST, LS 0663 \_\_\_\_\_ DATE  
LICENSE EXPIRES 12-31-2017

### 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.

\_\_\_\_\_  
JENNIFER CLARK \_\_\_\_\_ 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. \_\_\_\_\_ 2016, APPROVED THE WITHIN MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMANCE 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 AT ABANDONED BY THE PLANS OF THE MAP.

YVONNE SPENCE, CMC  
CITY CLERK

BY: \_\_\_\_\_  
DEPUTY \_\_\_\_\_ DATE

### RECORDER'S CERTIFICATE:

DOCUMENT NO. \_\_\_\_\_ FEE \$ \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016  
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. 6104

A PLANNED UNIT DEVELOPMENT

BEING A MERGER AND RE-SUBDIVISION OF LOTS 219 THROUGH 232, INCLUSIVE, AND OUTLOT N OF TRACT NO. 5232, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 79 OF PLATS, AT PAGES 45 THROUGH 60, FRESNO COUNTY RECORDS

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN AUGUST 2015, BY BRET A. GIANNETTA

CONSISTING OF TWO SHEETS  
SHEET TWO OF TWO SHEETS



**BASIS OF BEARINGS**  
THE CENTERLINE OF EAST FANCHER CREEK DRIVE BETWEEN AND ADJACENT TO LOTS 226 THROUGH 232 TAKEN AS BEARING NORTH 48°51'41" WEST AS PER TRACT NO. 5232, RECORDED IN VOLUME 79 OF PLATS, AT PAGES 45 THROUGH 60, INCLUSIVE, FRESNO COUNTY RECORDS

**LEGEND:**

- MONUMENT FOUND AND ACCEPTED AS NOTED
- SET 3/4" IRON PIPE, 30" LONG, 6" DOWN, TAGGED LS 8177, OR AS NOTED
- SET 3/4" IRON PIPE, 30" LONG, DOWN 6", TAGGED LS 8177, 3.00' FROM LOT CORNER OR SIDE YARD LINE OR ITS PROJECTION AS SHOWN (DISTANCES ARE TO TRUE LOT CORNERS)
- ◆ SET BRASS TAG, FLUSH IN CONCRETE, TAGGED LS 8177
- ( ) RECORD DATA AS PER THE FINAL MAP OF TRACT NO. 6103, RECORDED IN VOLUME 85 OF PLATS, AT PAGES 40 AND 41, FRESNO COUNTY RECORDS
- [ ] RECORD DATA AS PER THE FINAL MAP OF TRACT NO. 5232, RECORDED IN VOLUME 79 OF PLATS, AT PAGES 45 THROUGH 60, FRESNO COUNTY RECORDS
- ▲ CASEMENT PREVIOUSLY DEDICATED FOR PUBLIC STREET AND UTILITY PURPOSES AS PER TRACT 5232
- ▲ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET EASEMENT PURPOSES
- ▲▲▲▲ DIRECT ACCESS RIGHTS RELINQUISHED PER TRACT 5232
- CALC CALCULATED FROM RECORD DATA
- F.C.R. FRESNO COUNTY RECORDS
- (R) INDICATES RADIAL BEARING TO RADIUS POINT
- TRACT 5232 TRACT NO. 5232, RECORDED IN VOLUME 79 OF PLATS, AT PAGES 45 THROUGH 60, FRESNO COUNTY RECORDS
- TRACT 6103 TRACT NO. 6103, RECORDED IN VOLUME 85 OF PLATS, AT PAGES 40 AND 41, FRESNO COUNTY RECORDS
- INDICATES THE LIMITS OF THIS SUBDIVISION

**NOTE:**

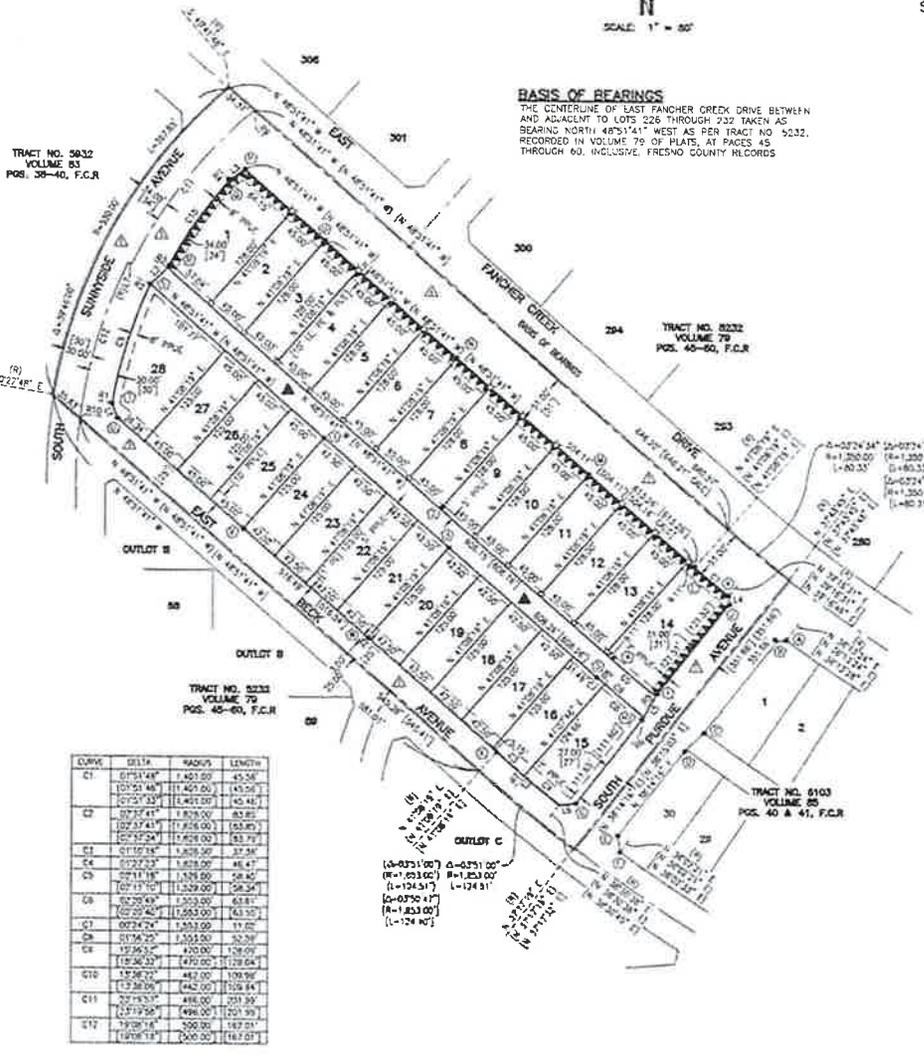
- 1 SET 3/4" IRON PIPE, 6" DOWN, TAGGED LS 8177 AT ALL LOT CORNERS, BLOCK CORNERS, ANGLE POINTS AND CURVE POINTS, OR AS NOTED
- 2 THAT PORTION OF PLANTING AND PUBLIC UTILITY EASEMENTS PREVIOUSLY DEDICATED PER THE FINAL MAP OF TRACT NO. 5232, RECORDED IN VOLUME 79 OF PLATS, AT PAGES 45-60, F.C.R. WHICH IS NOT DELINEATED ON THIS MAP IS DEEMED ABANDONED PURSUANT TO SECTION 544.34(c) OF THE SUBDIVISION MAP ACT

**MONUMENTS:**

- ① BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING THE MOST NORTHERLY NORTHWEST CORNER OF LOT 1 OF TRACT 6103, AND AS BEING AN ANGLE POINT ON THE SOUTHWESTERLY LINE OF THE EAST FANCHER CREEK DRIVE RIGHT OF WAY
- ② BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING THE MOST WESTERLY NORTHWEST CORNER OF LOT 1 OF TRACT 6103, AND AS BEING 3.84' NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF THE SOUTH PURDUE AVENUE RIGHT OF WAY
- ③ 3/4" IRON PIPE, 6" DOWN, TAGGED PLS 8177, AS BEING THE MOST WESTERLY CORNER OF LOT 1 OF TRACT 6103, ON THE SOUTHEASTERLY LINE OF THE SOUTH PURDUE AVENUE RIGHT OF WAY
- ④ BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING ON THE SOUTHEASTERLY LINE OF THE SOUTH PURDUE AVENUE RIGHT OF WAY, AND 3.00' SOUTHWESTERLY OF THE MOST NORTHERLY CORNER OF LOT 30 OF TRACT 6103
- ⑤ 3/4" IRON PIPE, 6" DOWN, TAGGED PLS 8177, AS BEING THE MOST WESTERLY SOUTHWEST CORNER OF LOT 30 OF TRACT 6103, AND AS BEING ON THE SOUTHEASTERLY LINE OF THE SOUTH PURDUE AVENUE RIGHT OF WAY
- ⑥ 3/4" IRON PIPE, 6" DOWN, TAGGED PLS 8177, AS BEING THE MOST SOUTHWESTLY SOUTHWEST CORNER OF LOT 30 OF TRACT 6103, AND AS BEING ON THE NORTHEASTERLY LINE OF THE LAST BECK AVENUE RIGHT OF WAY
- ⑦ 3/4" IRON PIPE, 4" DOWN, TAGGED PLS 4714, AS BEING THE MOST EASTERLY SOUTHWEST CORNER OF LOT 219 OF TRACT 5232, AND AS BEING AN ANGLE POINT ON THE NORTHWESTERLY LINE OF THE SOUTH PURDUE AVENUE RIGHT OF WAY
- ⑧ BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING THE MOST EASTERLY CORNER OF LOT 219 OF TRACT 5232, AND AS BEING 0.3' SOUTHWESTERLY OF THE NORTHWESTERLY LINE OF THE SOUTH PURDUE AVENUE RIGHT OF WAY
- ⑨ 3/4" IRON PIPE, 1/2" DOWN, TAGGED PLS 4714, AS BEING ON THE NORTHWESTERLY LINE OF THE SOUTH PURDUE AVENUE RIGHT OF WAY, AND AS BEING 3.05' NORTHEASTERLY FROM THE MOST SOUTHERLY CORNER OF LOT 232 OF TRACT 5232
- ⑩ 3/4" IRON PIPE, 2" DOWN, TAGGED PLS 4714, AS BEING THE MOST EASTERLY NORTHEAST CORNER OF LOT 232 OF TRACT 5232, AND AS BEING AN ANGLE POINT ON THE NORTHWESTERLY LINE OF THE SOUTH PURDUE AVENUE RIGHT OF WAY
- ⑪ BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING THE MOST NORTHERLY NORTH-EAST CORNER OF LOT 232 OF TRACT 5232, AND AS BEING AN ANGLE POINT ON THE SOUTHWESTERLY LINE OF THE LAST FANCHER CREEK DRIVE RIGHT OF WAY
- ⑫ BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING ON THE SOUTHWESTERLY LINE OF THE EAST FANCHER CREEK DRIVE RIGHT OF WAY AT THE BEGINNING OF CURVATURE
- ⑬ BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING THE MOST NORTHERLY CORNER OF LOT 211 OF TRACT 5232, AND AS BEING ON THE SOUTHWESTERLY LINE OF THE EAST FANCHER CREEK DRIVE RIGHT OF WAY
- ⑭ BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING THE MOST NORTHERLY CORNER OF LOT 227 OF TRACT 5232, AND AS BEING ON THE SOUTHWESTERLY LINE OF THE EAST FANCHER CREEK DRIVE RIGHT OF WAY
- ⑮ BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING THE MOST NORTHERLY CORNER OF LOT 228 OF TRACT 5232, AND AS BEING ON THE SOUTHWESTERLY LINE OF THE EAST FANCHER CREEK DRIVE RIGHT OF WAY
- ⑯ BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING THE MOST NORTHERLY CORNER OF LOT 229 OF TRACT 5232, AND AS BEING ON THE SOUTHWESTERLY LINE OF THE EAST FANCHER CREEK DRIVE RIGHT OF WAY
- ⑰ BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING THE MOST NORTHERLY CORNER OF LOT 226 OF TRACT 5232, AND AS BEING 0.1' NORTHWESTERLY OF THE SOUTHWESTERLY LINE OF THE EAST FANCHER CREEK DRIVE RIGHT OF WAY
- ⑱ 3/4" IRON PIPE, 2" DOWN, TAGGED LS 4714, AS BEING AN ANGLE POINT ON THE NORTHWESTERLY BOUNDARY OF LOT 226 OF TRACT 5232, AND AS BEING ON THE SOUTHWESTERLY LINE OF THE SOUTH SUNNYSIDE AVENUE RIGHT OF WAY
- ⑳ 3/4" IRON PIPE, 2" DOWN, NOT TAGGED, AS BEING 2.92' NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOT 228 OF TRACT 5232, AND AS BEING 0.31' SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF THE SOUTH SUNNYSIDE AVENUE RIGHT OF WAY. SET TAG LS 8177
- ㉑ BRASS TAG IN CONCRETE, STAMPED PLS 4714, AS BEING THE MOST NORTHERLY CORNER OF LOT 225 OF TRACT 5232, AND AS BEING ON THE SOUTHEASTERLY LINE OF THE SOUTH SUNNYSIDE AVENUE RIGHT OF WAY
- ㉒ 3/4" IRON PIPE, 3" DOWN, TAGGED PLS 4714, AS BEING THE MOST WESTERLY SOUTHWEST CORNER OF LOT 225 OF TRACT 5232, AND AS BEING 0.9' SOUTHWESTERLY OF THE SOUTHEASTERLY LINE OF THE SOUTH SUNNYSIDE AVENUE RIGHT OF WAY
- ㉓ 3/4" IRON PIPE, 3" DOWN, TAGGED PLS 4714, AS BEING THE MOST WESTERLY CORNER OF LOT 223 OF TRACT 5232, AND AS BEING ON THE NORTHWESTERLY LINE OF THE EAST BECK AVENUE RIGHT OF WAY
- ㉔ 3/4" IRON PIPE, 4" DOWN, TAGGED PLS 4714, AS BEING THE MOST WESTERLY CORNER OF LOT 223 OF TRACT 5232, AND AS BEING ON THE NORTHWESTERLY LINE OF THE EAST BECK AVENUE RIGHT OF WAY, DESTROYED DURING CONSTRUCTION. SET BRASS TAG IN CONCRETE, STAMPED LS 8177, 3.00' FROM THE TRUE POSITION ON THE SOUTHWESTERLY PROJECTION OF THE NORTHWESTERLY LINE OF LOT 20
- ㉕ 3/4" IRON PIPE, 6" DOWN, TAGGED PLS 4714, AS BEING ON THE NORTHEASTERLY LINE OF THE EAST BECK AVENUE RIGHT OF WAY, AT THE BEGINNING OF CURVATURE

**MONUMENTS:**

- ① 3/4" IRON PIPE, 3" DOWN, TAGGED PLS 4714, AS BEING THE MOST EASTERLY CORNER OF LOT 224 OF TRACT 5232
- ② 3/4" IRON PIPE, 2" DOWN, TAGGED PLS 4714, AS BEING THE 2.10' NORTH-EASTERLY OF THE MOST WESTERLY CORNER OF LOT 230 OF TRACT 5232
- ③ 3/4" IRON PIPE, FLUSH, TAGGED PLS 4714, AS BEING THE MOST EASTERLY CORNER OF LOT 222 OF TRACT 5232
- ④ 3/4" IRON PIPE, 4" DOWN, TAGGED PLS 4714, AS BEING THE 3.06' NORTH-EASTERLY OF THE BEGINNING OF CURVATURE ON THE SOUTHWESTERLY BOUNDARY OF LOT 232 OF TRACT 5232
- ⑤ 3/4" IRON PIPE, 3" DOWN, TAGGED PLS 4714, AS BEING THE BEGINNING OF CURVATURE ON THE NORTHEASTERLY BOUNDARY OF LOT 219 OF TRACT 5232



CURVE	CH18	RADIUS	LENGTH
C1	07°51'44"	1,451.00'	45.26'
C2	07°51'33"	1,451.00'	40.43'
C3	07°51'41"	1,878.00'	85.85'
C4	07°51'41"	1,878.00'	103.87'
C5	07°51'34"	1,878.00'	85.71'
C6	07°51'33"	1,878.00'	46.47'
C7	07°51'38"	1,375.00'	28.80'
C8	07°51'35"	1,375.00'	58.24'
C9	07°51'35"	1,853.00'	68.81'
C10	07°51'35"	1,853.00'	63.50'
C11	07°51'34"	1,853.00'	11.02'
C12	07°51'35"	1,853.00'	32.20'
C13	07°51'34"	1,853.00'	170.50'
C14	07°51'34"	1,853.00'	170.50'
C15	07°51'34"	1,853.00'	170.50'
C16	07°51'34"	1,853.00'	170.50'
C17	07°51'34"	1,853.00'	170.50'
C18	07°51'34"	1,853.00'	170.50'
C19	07°51'34"	1,853.00'	170.50'
C20	07°51'34"	1,853.00'	170.50'
C21	07°51'34"	1,853.00'	170.50'
C22	07°51'34"	1,853.00'	170.50'
C23	07°51'34"	1,853.00'	170.50'
C24	07°51'34"	1,853.00'	170.50'
C25	07°51'34"	1,853.00'	170.50'
C26	07°51'34"	1,853.00'	170.50'
C27	07°51'34"	1,853.00'	170.50'
C28	07°51'34"	1,853.00'	170.50'
C29	07°51'34"	1,853.00'	170.50'
C30	07°51'34"	1,853.00'	170.50'
C31	07°51'34"	1,853.00'	170.50'
C32	07°51'34"	1,853.00'	170.50'
C33	07°51'34"	1,853.00'	170.50'
C34	07°51'34"	1,853.00'	170.50'
C35	07°51'34"	1,853.00'	170.50'
C36	07°51'34"	1,853.00'	170.50'
C37	07°51'34"	1,853.00'	170.50'
C38	07°51'34"	1,853.00'	170.50'
C39	07°51'34"	1,853.00'	170.50'
C40	07°51'34"	1,853.00'	170.50'
C41	07°51'34"	1,853.00'	170.50'
C42	07°51'34"	1,853.00'	170.50'
C43	07°51'34"	1,853.00'	170.50'
C44	07°51'34"	1,853.00'	170.50'
C45	07°51'34"	1,853.00'	170.50'
C46	07°51'34"	1,853.00'	170.50'
C47	07°51'34"	1,853.00'	170.50'
C48	07°51'34"	1,853.00'	170.50'
C49	07°51'34"	1,853.00'	170.50'
C50	07°51'34"	1,853.00'	170.50'
C51	07°51'34"	1,853.00'	170.50'
C52	07°51'34"	1,853.00'	170.50'
C53	07°51'34"	1,853.00'	170.50'
C54	07°51'34"	1,853.00'	170.50'
C55	07°51'34"	1,853.00'	170.50'
C56	07°51'34"	1,853.00'	170.50'
C57	07°51'34"	1,853.00'	170.50'
C58	07°51'34"	1,853.00'	170.50'
C59	07°51'34"	1,853.00'	170.50'
C60	07°51'34"	1,853.00'	170.50'
C61	07°51'34"	1,853.00'	170.50'
C62	07°51'34"	1,853.00'	170.50'
C63	07°51'34"	1,853.00'	170.50'
C64	07°51'34"	1,853.00'	170.50'
C65	07°51'34"	1,853.00'	170.50'
C66	07°51'34"	1,853.00'	170.50'
C67	07°51'34"	1,853.00'	170.50'
C68	07°51'34"	1,853.00'	170.50'
C69	07°51'34"	1,853.00'	170.50'
C70	07°51'34"	1,853.00'	170.50'
C71	07°51'34"	1,853.00'	170.50'
C72	07°51'34"	1,853.00'	170.50'
C73	07°51'34"	1,853.00'	170.50'
C74	07°51'34"	1,853.00'	170.50'
C75	07°51'34"	1,853.00'	170.50'
C76	07°51'34"	1,853.00'	170.50'
C77	07°51'34"	1,853.00'	170.50'
C78	07°51'34"	1,853.00'	170.50'
C79	07°51'34"	1,853.00'	170.50'
C80	07°51'34"	1,853.00'	170.50'
C81	07°51'34"	1,853.00'	170.50'
C82	07°51'34"	1,853.00'	170.50'
C83	07°51'34"	1,853.00'	170.50'
C84	07°51'34"	1,853.00'	170.50'
C85	07°51'34"	1,853.00'	170.50'
C86	07°51'34"	1,853.00'	170.50'
C87	07°51'34"	1,853.00'	170.50'
C88	07°51'34"	1,853.00'	170.50'
C89	07°51'34"	1,853.00'	170.50'
C90	07°51'34"	1,853.00'	170.50'
C91	07°51'34"	1,853.00'	170.50'
C92	07°51'34"	1,853.00'	170.50'
C93	07°51'34"	1,853.00'	170.50'
C94	07°51'34"	1,853.00'	170.50'
C95	07°51'34"	1,853.00'	170.50'
C96	07°51'34"	1,853.00'	170.50'
C97	07°51'34"	1,853.00'	170.50'
C98	07°51'34"	1,853.00'	170.50'
C99	07°51'34"	1,853.00'	170.50'
C100	07°51'34"	1,853.00'	170.50'

LINE	DIRECTION	OFFSETS
L1	N 17°51'34" W	15.43'
L2	N 17°51'34" W	15.43'
L3	N 17°51'34" W	15.43'
L4	N 17°51'34" W	15.43'
L5	N 17°51'34" W	15.43'
L6	N 17°51'34" W	15.43'
L7	N 17°51'34" W	15.43'
L8	N 17°51'34" W	15.43'
L9	N 17°51'34" W	15.43'
L10	N 17°51'34" W	15.43'
L11	N 17°51'34" W	15.43'
L12	N 17°51'34" W	15.43'
L13	N 17°51'34" W	15.43'
L14	N 17°51'34" W	15.43'
L15	N 17°51'34" W	15.43'
L16	N 17°51'34" W	15.43'
L17	N 17°51'34" W	15.43'
L18	N 17°51'34" W	15.43'
L19	N 17°51'34" W	15.43'
L20	N 17°51'34" W	15.43'

LINE	DIRECTION	OFFSETS
L1	N 17°51'34" W	15.43'
L2	N 17°51'34" W	15.43'
L3	N 17°51'34" W	15.43'
L4	N 17°51'34" W	15.43'
L5	N 17°51'34" W	15.43'
L6	N 17°51'34" W	15.43'
L7	N 17°51'34" W	15.43'
L8	N 17°51'34" W	15.43'
L9	N 17°51'34" W	15.43'
L10	N 17°51'34" W	15.43'
L11	N 17°51'34" W	15.43'
L12	N 17°51'34" W	15.43'
L13	N 17°51'34" W	15.43'
L14	N 17°51'34" W	15.43'
L15	N 17°51'34" W	15.43'
L16	N 17°51'34" W	15.43'
L17	N 17°51'34" W	15.43'
L18	N 17°51'34" W	15.43'
L19	N 17°51'34" W	15.43'
L20	N 17°51'34" W	15.43'

