

RESOLUTION NO. 19-323

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO INITIATING ASSESSMENT PROCEEDINGS UNDER THE UNIFORM STANDBY CHARGE PROCEDURES ACT FOR LOCAL WATER AND SEWER UTILITY SYSTEM READY-TO-SERVE OPERATIONS AND MAINTENANCE, UNDER CHAPTER 2 OF THE LANDSCAPING AND LIGHTING ACT OF 1972 FOR STREET LIGHTING AND PUBLIC RIGHT-OF-WAY LANDSCAPE MAINTENANCE, AND UNDER THE BENEFIT ASSESSMENT ACT OF 1982 FOR STORM DRAINAGE AND ROAD MAINTENANCE, ALL FOR COUNTY SERVICE AREA 34, PROPOSED ZONE G (GRANVILLE), APPOINTING AND DESIGNATING AN ASSESSMENT ENGINEER, AND DIRECTING THE PREPARATION AND FILING OF AN ENGINEER'S REPORT

WHEREAS, the Board of Supervisors (Board) formed County Service Area No. 34 (CSA 34) in 1986 to provide a wide variety of governmental services for the community of Millerton New Town; and

WHEREAS, Tentative Tract Map No. 6189 (Tract 6189) lies wholly within the boundaries of CSA 34; and

WHEREAS, to comply with a condition of approval of Tract 6189, a developer/landowner has requested the formation of CSA 34, proposed Zone G (CSA 34G), also known as Granville; and

WHEREAS, for the reasons stated above, the formation of CSA 34G is proposed under Article 8 of the County Service Area Law and to that end the Board is also, by separate resolution today, declaring its intention to form CSA 34G;

WHEREAS, the facilities and services proposed to be provided by the County in CSA 34G include: (1) maintaining water distribution piping system facilities and sewer collection piping and pumping facilities in ready-to-serve status (collectively, Water and Sewer Facilities); (2) paying for operations and maintenance of a street lighting system owned by PG&E, providing street safety lighting along all of the Tract 6189 streets, to maintain the visual presentation of those streets, and all work and expenses associated with the maintenance of public right-of-way landscaping, installed pursuant to the development of Tract 6189, to preserve the visual presentation of the community (collectively, Lighting, and Public Right-of-Way Landscape Maintenance); and (3) storm drainage and road maintenance, including street paving, striping, signage maintenance, repair and reconditioning to maintain all of the in-tract and off-site streets constructed pursuant to the development of Tract 6189, including the funding of special reserve funds created and funded as a condition of approval for Tract 6189, and including inspection of street pavement to identify sections in need of immediate repair, inspection of all street signage installed pursuant to the development of Tract 6189 and replacement as needed of any damaged

1 or degraded street signs and poles, inspection and reconditioning of all street striping, and all related
2 insurance and administrative costs (collectively, Storm Drainage and Road Maintenance); and

3 WHEREAS, under Government Code, section 25217.1, subdivision (d), before the formation of
4 CSA 34G may be approved by the Board, user fees and benefit assessments to pay for the services
5 described above must be approved by owners of benefitted and specially benefitted properties as
6 required by Proposition 218 (California Constitution, Article XIII D, sections 4 and 6); and

7 WHEREAS, Government Code, section 25215.6 authorizes the County to impose benefit
8 assessment in CSA 34G under the Uniform Standby Charge Procedures Act (Government Code, section
9 54984 through 54984.9) to pay for the costs of Water and Sewer Facilities; and

10 WHEREAS, Government Code, section 25215.3 authorizes the County to impose a benefit
11 assessment in CSA 34G under Chapter 2 of the Landscaping and Lighting Act of 1972 (Streets and
12 Highways Code, Division 15, Part 2, beginning with section 22500) to pay for the costs of the Lighting,
13 Public Right-of-Way Landscape Maintenance; and

14 WHEREAS, Government Code, section 25215.3 authorizes the County to impose a benefit
15 assessment in CSA 34G under the Benefit Assessment Act of 1982 (Government Code, sections 54703
16 through 54720) to pay for the costs of Storm Drainage and Road maintenance; and

17 WHEREAS, CSA 34G, which is shown on by a boundary line on the map attached to this
18 resolution as Exhibit A-1, is the territory where benefit assessments to pay for the costs the Water and
19 Sewer Facilities, the Lighting, Public Right-of-Way Landscape Maintenance, and the Storm Drainage and
20 Road Maintenance, are proposed for imposition;

21 NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO DOES
22 HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

23 **Section 1.** The above recitals are all true and correct.

24 **Section 2.** The Board hereby proposes to proceed under the Uniform Standby Charge
25 Procedures Act and to levy and collect a benefit assessment in CSA 34G for the costs of the Water and
26 Sewer Facilities; to proceed under Chapter 2 of the Landscaping and Lighting Act of 1972 and to levy
27 and collect a benefit assessment in CSA 34G for the costs of the Lighting, and Public Right-of-Way
28 Landscape Maintenance; and to proceed under the Benefit Assessment Act of 1982 and to levy and

1 collect a benefit assessment in CSA 34G for the costs of the Storm Drainage and Road Maintenance in
2 CSA 34G.

3 **Section 3.** For purposes of the benefit assessment for Lighting and Public Right-of-Way
4 Landscape Maintenance, the area to be assessed, which is CSA 34G in its entirety, the boundaries of
5 which are described in Exhibit A, is designated as “Granville Lighting and Public Right-of-Way Landscape
6 Maintenance District.”

7 **Section 3.** The Board hereby appoints and designates Kheng Vang, registered under the
8 Professional Engineers Act (Division 3, Chapter 7 of the California Business and Professions Code,
9 beginning with Section 6700), as the Assessment Engineer (Assessment Engineer) for all three of the
10 proposed benefit assessments.

11 **Section 4.** The Assessment Engineer is hereby authorized and directed to make and, no later
12 than August 20, 2019, file with the Clerk of the Board a written report (Engineer’s Report) with regard to
13 the proposed benefit assessments for the costs of the Water and Sewer Facilities, the Lighting, Public
14 Right-of-Way Landscape Maintenance, and the Storm Drainage and Road Maintenance, which
15 Engineer’s Report shall comply with the requirements of Section 4 of Article XIII D of the California
16 Constitution, Government Code, section 54716 in the Benefit Assessment Act of 1982, and Chapter 1,
17 Article 4 (beginning with section 22565 of the Streets and Highways Code) of the Landscaping and
18 Lighting Act of 1972.

19 **Section 5.** The Board hereby finds and determines that it took all of the foregoing actions and
20 made all of the foregoing findings in full compliance with the law, including, without limitation, the Uniform
21 Standby Charge Procedures Act, the Benefit Assessment Act of 1982, the Landscaping and Lighting Act
22 of 1972, and Article XIII D of the California Constitution, and any other law referred to in this resolution.

23 **Section 6.** This resolution shall take effect immediately upon its adoption.

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1 THE FOREGOING was passed and adopted by the following vote of the Board of Supervisors
2 of the County of Fresno this 20th day of August, 2019, to-wit:

3 AYES: Supervisors Brandau, Magsig, Mendes, Pacheco, Quintero

4 NOES: None

5 ABSENT: None

6 ABSTAINED: None

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10 Nathan Magsig, Chairman of the Board
11 of Supervisors of the County of Fresno

12 **ATTEST:**
13 Bernice E. Seidel
14 Clerk of the Board of Supervisors
15 County of Fresno, State of California

16 By Susan Bishop
17 Deputy

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G:\4360Resources\SPECIAL DISTRICTS\CSA - County Service Area\CSA 34G\FIN\Prop 218\ROI\Local\Local Reso of Initiation.docx

TRACT NO. 6189

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA
 SURVEYED AND PLATTED IN MAY, 2017 BY GARY G. GIANNETTA
 CONSISTING OF TWO SHEETS
 SHEET ONE OF TWO SHEETS

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, _____, WHO 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, _____, WHO 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 _____

PREPARED BY:

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING

1119 "S" STREET
 FRESNO, CA 93721
 (559) 264-3590

LEGAL DESCRIPTION:

PARCEL 3 AND PARCEL 4 OF PARCEL MAP NO. 5988, RECORDED IN BOOK 41 OF PARCEL MAPS, AT PAGE 22, FRESNO COUNTY RECORDS.

SUBDIVIDER'S 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:

1. OFFER FOR DEDICATION THE RELINQUISHMENT OF DIRECT VEHICULAR ACCESS AS SHOWN ON THE MAP, AND;
2. OFFER FOR DEDICATION FOR PUBLIC USE THE STORM DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THE MAP.

_____, A CALIFORNIA LIMITED LIABILITY COMPANY WHICH ACQUIRED TITLE AS _____

BY: _____
 DARIUS ASSEMI, PRESIDENT

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 DARIUS ASSEMI ON APRIL 1, 2017. 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 COUNTY 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.

 GARY G. GIANNETTA R.C.E. 26996 DATE _____
 EXP. 3/31/19

COUNTY SURVEYORS STATEMENT:

I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE 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 AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

STEVE E. WHITE, DIRECTOR
 DEPARTMENT OF PUBLIC WORKS AND PLANNING

BY: _____ DATE _____
 KEVIN W. NEHRING P.L.S. 8200
 DEPUTY COUNTY SURVEYOR

BOARD OF SUPERVISOR'S STATEMENT:

I, HEREBY STATE THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO, BY RESOLUTION ADOPTED _____, 2018 APPROVED THE WITHIN MAP, AND ON BEHALF OF THE PUBLIC:

1. ACCEPT THE OFFER OF DEDICATION FOR PUBLIC USE AUBERRY ROAD AS SHOWN ON THE MAP, AND;
2. ACCEPT THE RELINQUISHMENT OF DIRECT VEHICULAR ACCESS AS SHOWN ON THE MAP, AND;
3. ACCEPT THE OFFER OF DEDICATION FOR PUBLIC USE THE STORM DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THE MAP.

 DATE _____ BERNICE E. SEIDEL
 CLERK TO THE BOARD OF SUPERVISORS

BY: _____
 DEPUTY

RECORDER'S CERTIFICATE:

DOCUMENT NO. _____ FEE: \$ _____
 FILED THIS _____ DAY OF _____, 2018 AT ____ M. IN VOLUME _____
 OF PLATS, AT PAGES ____ AND _____, AT THE REQUEST OF
 GARY G. GIANNETTA

FRESNO COUNTY RECORDS
 PAUL DICTOS, COUNTY RECORDER

BY: _____
 DEPUTY

EXHIBIT A

TRACT NO. 6189

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA
 SURVEYED AND PLATTED IN MAY, 2017 BY GARY G. GIANNETTA
 CONSISTING OF TWO SHEETS
 SHEET TWO OF TWO SHEETS

BASIS OF BEARINGS

THE SOUTH LINE OF PARCEL 4 OF PARCEL MAP NO. 5988, RECORDED IN BOOK 41 OF PARCEL MAPS, AT PAGE 22, FRESNO COUNTY RECORDS TAKEN AS BEARING NORTH 88°41'46" WEST, AS SHOWN ON SAID PARCEL MAP NO. 5988.

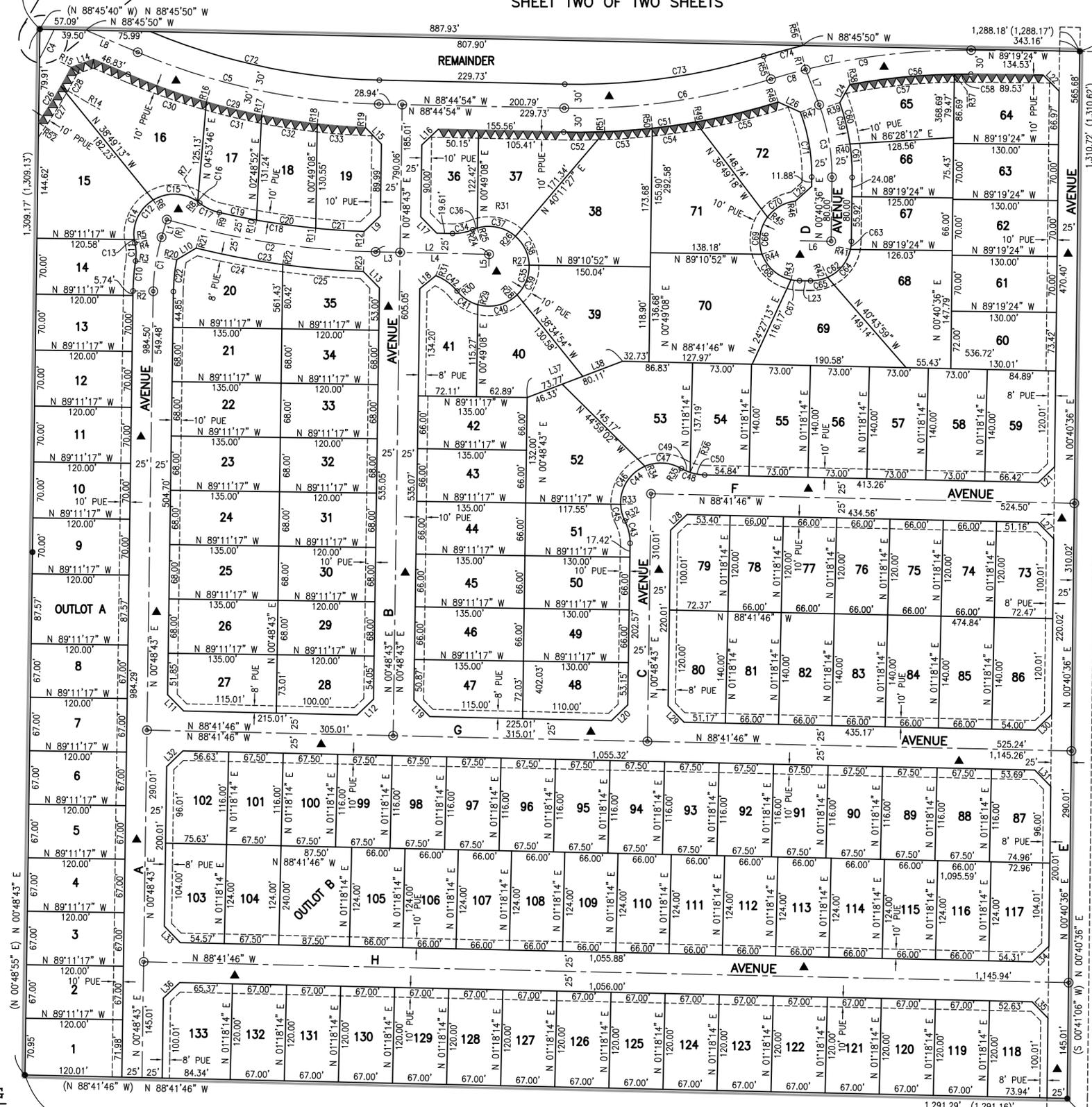
2 1/2" BRASS CAP, STAMPED "U.S.G.L.O. 1937", AS BEING THE NORTHWEST CORNER OF PARCEL 3 OF PARCEL MAP NO. 5988, AND AS BEING THE NORTHWEST CORNER OF SECTION 15, T 11 S, R 21 E, M.D.B.& M.

SCALE: 1"=50'

3/4" IRON PIPE, 12" UP, WITH BRASS TAG, STAMPED LS 2854, AS BEING THE NORTHEAST CORNER OF PARCEL 3 OF PARCEL MAP NO. 5988.

SCALE: 1" = 100'

CURVE	DELTA	RADIUS	LENGTH
C1	15°42'16"	250.00'	68.52'
C2	15°15'53"	985.00'	262.42'
C3	21°13'15"	250.00'	92.59'
C4	03°27'06"	680.00'	40.97'
C5	22°01'17"	800.00'	307.48'
C6	18°35'47"	800.00'	259.65'
C7	18°01'17"	800.00'	251.63'
C8	03°12'12"	800.00'	44.73'
C9	14°49'04"	800.00'	206.90'
C10	07°51'07"	275.00'	37.69'
C11	21°34'36"	60.00'	22.60'
C12	141°58'53"	50.00'	123.90'
C13	04°58'54"	50.00'	4.35'
C14	66°32'04"	50.00'	58.06'
C15	66°52'43"	50.00'	58.36'
C16	03°35'12"	50.00'	3.13'
C17	26°07'42"	60.00'	27.36'
C18	10°48'12"	960.00'	181.01'
C19	02°47'53"	960.00'	46.88'
C20	04°25'34"	960.00'	74.16'
C21	03°34'45"	960.00'	59.97'
C22	10°12'31"	225.00'	40.09'
C23	11°53'30"	1,010.00'	209.62'
C24	06°12'06"	1,010.00'	109.32'
C25	05°41'24"	1,010.00'	100.30'
C26	06°23'18"	720.00'	80.28'
C27	04°13'30"	720.00'	53.09'
C28	02°09'48"	720.00'	27.19'
C29	20°55'42"	830.00'	303.17'
C30	07°06'05"	830.00'	102.87'
C31	04°52'26"	830.00'	70.60'
C32	04°48'45"	830.00'	69.71'
C33	04°08'26"	830.00'	59.98'
C34	24°37'18"	60.00'	25.78'
C35	25°05'58"	50.00'	222.62'
C36	06°43'47"	50.00'	5.87'
C37	57°55'55"	50.00'	50.56'
C38	47°09'23"	50.00'	41.15'
C39	47°09'23"	50.00'	41.15'
C40	60°17'11"	50.00'	52.61'
C41	35°50'19"	50.00'	31.28'
C42	31°29'03"	60.00'	32.97'
C43	27°35'10"	60.00'	28.89'
C44	147°06'22"	50.00'	128.37'
C45	24°52'55"	50.00'	21.71'
C46	68°36'08"	50.00'	59.87'
C47	53°37'19"	50.00'	46.79'
C48	29°01'41"	60.00'	30.40'
C49	11°24'31"	60.00'	11.95'
C50	17°37'10"	60.00'	18.45'
C51	18°35'47"	830.00'	269.39'
C52	03°30'15"	830.00'	50.76'
C53	04°04'49"	830.00'	59.11'
C54	03°44'14"	830.00'	54.14'
C55	07°16'29"	830.00'	105.38'
C56	11°12'05"	770.00'	150.54'
C57	09°40'42"	770.00'	130.07'
C58	01°31'23"	770.00'	20.47'
C59	19°54'33"	275.00'	95.56'
C60	11°08'25"	275.00'	53.47'
C61	08°46'08"	275.00'	42.09'
C62	90°00'00"	50.00'	78.54'
C63	11°37'57"	50.00'	10.15'
C64	53°37'24"	50.00'	46.80'
C65	24°44'39"	50.00'	21.59'
C66	17°24'38"	50.00'	150.70'
C67	12°12'30"	50.00'	10.65'
C68	57°22'16"	50.00'	50.07'
C69	56°04'39"	50.00'	48.94'
C70	47°02'13"	50.00'	41.05'
C71	21°06'16"	225.00'	82.88'
C72	22°41'36"	770.00'	291.54'
C73	18°35'47"	770.00'	249.92'
C74	03°27'47"	830.00'	50.17'



LEGEND:

- MONUMENT FOUND AND ACCEPTED AS NOTED
- ⊙ SET 2" BRASS CAP, STAMPED R.C.E. 26996, IN CONCRETE, FLUSH WITH PAVEMENT (COUNTY OF FRESNO TO PROVIDE)
- SET 3/4" IRON PIPE, 30" LONG, 6" DOWN, TAGGED RCE 26996, OR AS NOTED.
- () RECORD DATA AS PER PARCEL MAP NO. 5988, RECORDED IN BOOK 41 OF PARCEL MAPS, AT PAGE 22, FRESNO COUNTY RECORDS.
- △ PREVIOUSLY DEDICATED FOR PUBLIC STREET EASEMENT PURPOSES, PER AMENDING MAP OF TRACT NO. 5205, RECORDED IN VOLUME 76 OF PLATS, AT PAGES 46 THROUGH 70, FRESNO COUNTY RECORDS
- ▲ EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
- ▲▲▲▲ INDICATED RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- CALC CALCULATED FROM RECORD DATA
- F.C.R. FRESNO COUNTY RECORDS
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- (R) INDICATES RADIAL BEARING TO CURVE
- INDICATES THE LIMITS OF THIS SUBDIVISION

NOTE:

1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED RCE 26996 AT ALL LOT CORNERS.
 2. OUTLOT A AND OUTLOT B TO BE DEEDED TO THE COUNTY OF FRESNO.
- PUBLIC UTILITY EASEMENT RECORDED MAY 18, 2018 AS DOC. NO. 2018-0059096, F.C.R. AND TEMPORARY EASEMENT RECORDED MAY 17, 2018 AS DOC. NO. 2018-0058406, F.C.R.

RADIAL	DIRECTION
R1	N 14°08'29" W
R2	N 89°11'17" W
R3	N 81°20'10" W
R4	S 77°05'14" W
R5	S 82°04'08" W
R6	N 31°23'48" W
R7	N 35°28'55" E
R8	N 39°04'07" E
R9	S 12°56'25" W
R10	S 10°08'32" W
R11	S 05°42'58" W
R12	S 02°08'13" W
R13	S 56°21'32" E
R14	S 60°35'02" E
R15	S 62°44'50" E
R16	S 16°10'18" W
R17	S 11°17'52" W
R18	S 06°29'07" W
R19	S 02°20'41" W
R20	N 78°58'46" W
R21	S 13°57'47" W
R22	S 07°45'41" W
R23	S 02°04'17" W
R24	S 23°22'12" E
R25	N 16°38'25" W
R26	N 41°17'30" E
R27	N 88°26'53" E
R28	S 44°23'44" E
R29	S 15°53'27" W
R30	S 51°43'46" W
R31	N 20°14'43" E
R32	N 63°13'33" E
R33	S 88°06'28" W
R34	N 23°17'24" W
R35	N 30°19'55" E
R36	S 18°55'24" W
R37	N 00°50'47" W
R38	N 10°31'29" W
R39	N 70°46'03" E
R40	N 81°54'28" E
R41	S 77°41'27" E
R42	S 24°04'03" E
R43	S 12°53'06" W
R44	S 70°15'22" W
R45	N 53°39'59" W
R46	N 06°37'46" W
R47	N 69°34'20" E
R48	S 17°20'41" E
R49	S 10°04'12" E
R50	S 06°19'58" E
R51	S 02°15'09" E
R52	S 10°04'12" E
R53	S 62°01'34" E
R54	S 62°28'38" E
R55	N 17°20'41" W
R56	N 13°52'54" W

LINE	BEARING	DISTANCE
L1	N 16°30'59" E	23.12'
L2	N 88°44'54" W	140.61'
L3	N 88°44'54" W	30.36'
L4	N 88°44'54" W	110.25'
L5	N 01°15'06" E	15.00'
L6	N 89°19'24" W	38.59'
L7	N 20°34'05" W	47.22'
L8	N 66°43'37" W	69.75'
L9	N 46°10'34" E	28.10'
L10	N 59°02'57" E	28.05'
L11	N 43°56'32" W	28.41'
L12	N 46°03'28" E	28.16'
L13	N 43°50'31" W	28.45'
L14	N 69°51'54" E	29.06'
L15	N 43°45'07" W	28.50'
L16	N 46°01'54" E	28.18'
L17	N 43°58'06" W	28.39'
L18	N 50°43'55" E	25.75'
L19	N 43°56'32" W	28.41'
L20	N 46°03'28" E	28.16'
L21	N 45°59'25" E	28.13'
L22	N 44°19'24" W	28.28'
L23	N 89°19'24" W	13.59'
L24	N 29°05'24" E	25.90'
L25	N 47°47'31" E	27.22'
L26	N 65°20'05" W	30.27'
L27	N 44°00'35" W	28.44'
L28	N 46°03'28" E	28.16'
L29	N 43°56'32" W	28.41'
L30	N 45°59'25" E	28.13'
L31	N 44°00'35" W	28.44'
L32	N 46°03'28" E	28.16'
L33	N 43°56'32" W	28.41'
L34	N 45°59'25" E	28.13'
L35	N 44°00'35" W	28.44'
L36	N 46°03'28" E	28.16'
L37	N 69°00'05" E	126.44'
L38	N 69°00'05" E	52.67'

PREPARED BY:
GARY G. GIANNETTA
 CIVIL ENGINEERING & LAND SURVEYING
 1119 "S" STREET
 FRESNO, CA 93721
 (559) 264-3590

EXHIBIT A-1