

RESOLUTION NO. 19-322

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO INITIATING FORMATION PROCEEDINGS FOR COUNTY SERVICE AREA NO. 34 ZONE G (GRANVILLE)

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, the County of Fresno (County) provides services including water, wastewater collection and treatment, street lighting, public right-of-way landscaping, open space maintenance, storm drainage, and road maintenance within CSA 34 through zones established under Article 8 of the County Service Area law (Government Code, sections 25217 through 25217.4); and

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

WHEREAS, as a condition of approval of Tract 6189, the Board requires the formation of a zone in CSA 34 to provide operation and maintenance services for authorized infrastructure in a new subdivision; and

WHEREAS, the developer/landowner of Tract 6189 proposes that the territory shown and described in Exhibit A and A-1 to this resolution be designated County Service Area No. 34, Zone G (CSA 34G), which territory consists of approximately 40 acres and is planned to be developed into approximately 133 single-family residential lots under Tract 6189, for the development of the "Granville" subdivision; and

WHEREAS, the territory is undeveloped and no registered voters are likely to reside within the territory, but Department of Public Works and Planning staff will obtain, and present prior to the protest hearing on the formation of CSA 34G, a certification from the County Clerk/Registrar of Voters regarding the number of registered voters residing within the territory; and

WHEREAS, another developer/landowner has also proposed the formation of Zone F in CSA 34, for development of the subdivision to be called "The Vistas," and that proposal has been presented to this Board concurrently with the proposal to form Zone G; and

WHEREAS, the Local Agency Formation Commission (LAFCo) action is not required for the formation of a zone within a CSA, under Government Code, section 25217.4, and LAFCo has previously

1 authorized services to be provided by CSA 34 that include municipal services such as water, wastewater
2 collection and treatment, street lighting, public right-of-way landscaping, open space maintenance, storm
3 drainage, and road maintenance; and

4 WHEREAS, some of the facilities to be provided by the Department to CSA 34G are shared with
5 all zones in CSA 34 (except for Zone B) and include: (1) administering three contracts between the
6 County and three other agencies (Arvin-Edison Water Storage District, Lower Tule River Irrigation
7 District, and the Deer Creek and Tule River Authority) to provide a firm, long-term surface water supply
8 for delivery to all of the parcels in CSA 34, Zone A (also known as Brighton Crest), all of the parcels in
9 CSA 34, Zone C (also known as Bella Vista), all of the parcels in CSA 34, Zone D (also known as
10 Renaissance at Bella Vista), all of the parcels in the proposed Zone F (also known as The Vistas), and
11 all of the parcels in CSA 34G (also known as Granville), and a portion of the parcels in CSA 34 that are
12 not within Zones A, C, D, or the proposed Zones F and G (collectively, Water Contract Administration);
13 and (2) maintaining in ready-to-serve status the water pumping facilities located on a submerged platform
14 in Millerton Lake that pump untreated surface water from Millerton Lake (a) to storage and treatment
15 facilities that currently process raw water to produce potable water for domestic uses for delivery to
16 Brighton Crest, Bella Vista, Renaissance at Bella Vista, and the proposed The Vistas and Granville, and
17 (b) for use on the golf course in Brighton Crest for fairway turf irrigation (collectively, Lake Pump
18 Maintenance); and

19 WHEREAS, the facilities and services proposed to be provided by the County in CSA 34G include:
20 (1) maintaining water distribution system, fire hydrants, and water storage facilities in ready-to-serve
21 status for all user classes, regardless of whether they have an active water service, available to provide
22 a new water service and meters as currently vacant lots of record are developed; (2) maintaining sewer
23 facilities in a ready-to-serve status for all user classes, regardless of whether they have an active sewer
24 service, and available to support new sewer service connections from currently vacant lots of record
25 (collectively, Water and Sewer Facilities);

26 WHEREAS, the facilities and services to be provided by the County in CSA 34G also include:
27 (1) storm drainage, including periodic monitoring during and after storm events and operation of the
28 basin outlet controls as needed to empty the basin between storm events; (2) road maintenance,

1 including street paving, striping, signage maintenance, repair and reconditioning to maintain all of the
2 in-tract and off-site streets constructed pursuant to the development of Tract 6189, including the
3 funding of special reserve funds created and funded as a condition of approval for Tract 6189, and
4 including inspection of street pavement to identify sections in need of immediate repair, inspection of all
5 street signage installed pursuant to the development of Tract 6189 and replacement as needed of any
6 damaged or degraded street signs and poles, inspection and reconditioning of all street striping, and all
7 related insurance and administrative costs to maintain the ready-to-serve status of CSA 34G streets for
8 the benefit of all CSA 34G lots (collectively, Storm Drainage and Road Maintenance); and

9 WHEREAS, the facilities and services to be provided by the County in CSA 34G also include
10 landscape maintenance and street lighting services, specifically: (1) paying electrical costs for the
11 PG&E owned and operated street lighting for the purpose of providing street safety lighting throughout
12 the community and for maintaining the visual presentation of those streets; and (2) providing public
13 right-of-way landscape maintenance to maintain the current standard of visual presentation of the
14 community for the benefit of all CSA 34G properties (collectively, Lighting and Landscape
15 Maintenance); and

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

20 WHEREAS, in connection with the requirement of Government Code, section 25217.1,
21 subdivision (d), the Board is also, by separate resolutions today, declaring its intention to levy benefit
22 assessments to pay for the services listed above on the properties in the proposed CSA 34G.

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

25 **Section 1.** Each of the recitals above is true and correct.

26 **Section 2.** The proposed new zone is designated “County Service Area No. 34, Zone G” (and
27 referred to below as “CSA 34G”).

28 **Section 3.** Services to be provided in CSA 34G include water, wastewater collection and

1 treatment, street lighting, public right-of-way landscaping, storm drainage, and road maintenance.

2 **Section 4.** Services provided in CSA 34G will be financed through user fees and benefit
3 assessments.

4 **Section 5.** It is in the public interest to form CSA 34G, and for that reason the Board hereby
5 declares its intention to form CSA 34G as provided in Article 8 of the County Service Area Law, to include
6 the territory shown and described in Exhibit A and Exhibit A-1 to this resolution.

7 **Section 6.** The Board shall conduct a public hearing on **October 8, 2019, at 9:00 a.m., or as**
8 **soon after as practicable, but in any case before any public protest hearings on the user fees and**
9 **benefit assessments to pay for the services listed above, to be set for the same day by separate**
10 **resolutions, in the meeting chambers of the Board, Hall of Records, 2281 Tulare Street, Third**
11 **Floor, Fresno, California 93721**, concerning the proposed formation of CSA 34G. The public hearing
12 may be continued from time to time by the Board without further notice. At the public hearing, the Board
13 will hear and consider any protests to the proposed boundary change.

14 **Section 7.** The Board will follow the majority protest procedure under Government Code,
15 section 25217.1, subdivision (b). If the County Clerk/Registrar of Voters has given a certification prior to
16 the protest hearing that is sufficient to support a finding that the territory is “uninhabited” as that term is
17 defined in Government Code, section 25210.2, subdivision (e), then the Board will proceed under
18 Government Code, section 25217.1, subdivision (b)(2), and there will be a majority protest if more than
19 50 percent of the property owners who own more than 50 percent of the assessed value of all taxable
20 property in the proposed CSA 34G have filed written objections to the formation. Otherwise, the Board
21 will proceed under Government Code, section 25217.1, subdivision (b)(1), and there will be a majority
22 protest if more than 50 percent of the total number of voters residing within the proposed zone have filed
23 written objections to the formation.

24 **Section 8.** All written objections to the proposed formation of CSA 34G, to be counted toward
25 a majority protest as defined in Section 7 above, must include: (1) information sufficient to identify the
26 property owned by the objector, such as the address of the objector’s property within CSA 34G, the APN
27 for the property, or both; (2) a written statement of clear objection to the proposed boundary change; and
28 (3) the name and signature of the objector.

1 **Section 9.** All written objections to the proposed boundary change, to be counted toward a
2 majority protest as defined in Section 7 above, must be delivered by one of the following methods: (1) by
3 U.S. Mail so that it is received by the Clerk of the Board (Clerk) no later than the date and time set for the
4 public hearing; or (2) otherwise delivered to the Clerk no later than the date and time set for the public
5 hearing; or (3) delivered to the Clerk at the public hearing before the close of public testimony. If written
6 objections are mailed or otherwise delivered before the public hearing, the proper address is Clerk to the
7 Board of Supervisors, County of Fresno Hall of Records, 2281 Tulare Street, Room 301, Fresno,
8 California 93721. Written objections from property owners may be withdrawn or changed at any time prior
9 to the close of public testimony at the public hearing.

10 **Section 10.** The Director of the Department of Public Works and Planning (Director), or
11 designee, is directed to prepare a notice of public hearing (Notice), which shall include all of the following:
12 (1) a statement that the proposal to form CSA 34G is made under Article 8 of the County Service Area
13 Law; (2) a description of the territory to be included in CSA 34G; (3) a statement of the reasons for forming
14 CSA 34G; (4) a statement of the authorized services, different levels of service, different authorized
15 facilities, or additional revenues that CSA 34G will provide (namely, the services listed above); (5) a
16 statement of the method by which those authorized services, levels of service, or authorized facilities will
17 be financed (namely, user fees and benefit assessments); (6) the date, time, and place for the public
18 hearing on the proposed formation of CSA 34G as established by Section 6 of this resolution; (7) a
19 statement that all interested parties will be allowed to give testimony for or against the proposed formation
20 of CSA 34G; (8) instructions for submitting written objections; (9) a statement that the proceeding will be
21 terminated if there is a majority protest to the proposed formation of CSA 34G if the owners of benefitted
22 properties within CSA 34G do not approve user fees and benefit assessments to pay for the services
23 listed above; and (10) the name and contact information of a County staff person who is available to
24 answer questions about the proposed formation.

25 **Section 11.** The Clerk is authorized and directed to: (a) publish the Notice once in a newspaper
26 of general circulation as provided in Government Code, section 6061; (b) no later than August 23, 2019
27 mail the Notice to all owners of property within the proposed CSA 34G; (c) no later than August 23, 2019,
28 mail the Notice to each city and special district that contains, or whose sphere of influence contains, the

1 proposed CSA 34G, if any; and (d) post the Notice in at least three public places within the territory of
2 the proposed CSA 34G.

3 **Section 12.** This proceeding to form CSA 34G will be terminated if there is a majority protest
4 to the proposed formation as described in Section 7 above, or if the owners of benefitted properties within
5 the proposed CSA 34G do not approve user fees and benefit assessments to pay for the services listed
6 above as required by Proposition 218.

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

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

10 NOES: None

11 ABSENT: None

12 ABSTAINED: None



13
14
15 Nathan Magsig, Chairman of the Board of
Supervisors of the County of Fresno

16 **ATTEST:**

17 Bernice E. Seidel
18 Clerk of the Board of Supervisors
County of Fresno, State of California

19
20 By Susan Bishop
Deputy

21
22
23 Org 9174
24 Subclass 16000
Fund 0830
25 Account 5800

26 G:\4360Resources\SPECIAL DISTRICTS\CSA - County Service Area\CSA 34G\FIN\Prop 218\ROI\Local\Local ROI.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.

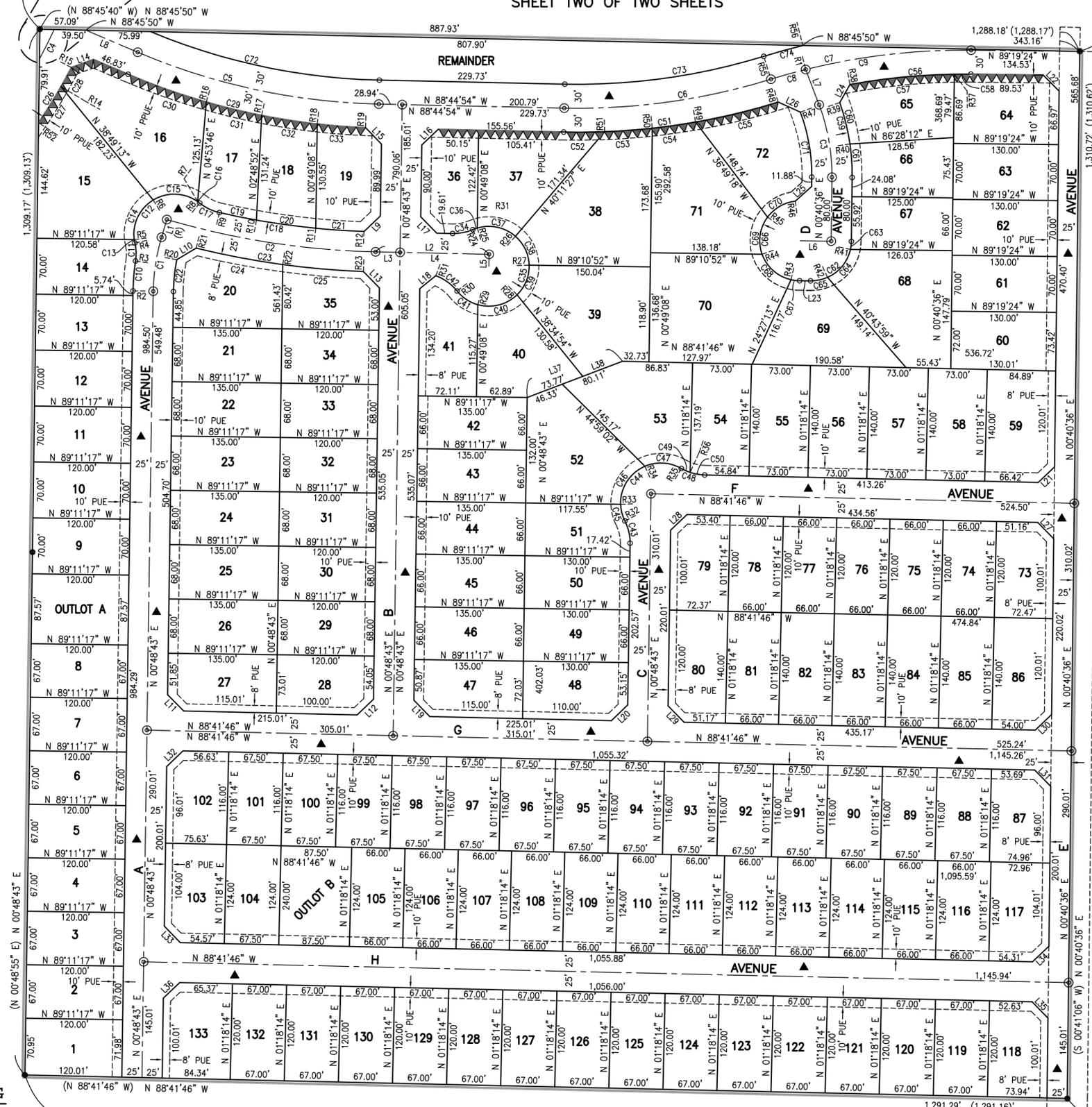
2 1/2" BRASS CAP, STAMPED "U.S.G.L.O. 1937", AS BEING THE NORTHWEST CORNER OF PARCEL 3 OF PARCEL MAP NO. 5988, AND AS BEING THE NORTHWEST CORNER OF SECTION 15, T 11 S, R 21 E, M.D.B.& M.

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'

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EXHIBIT A-1