

RESOLUTION NO. 19-326

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

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. 4934 (Tract 4934) lies wholly within the boundaries of County Service Area No. 34; and

WHEREAS, as a condition of approval of Tract 4934, the County of Fresno Board of Supervisors requires the formation of a Zone of Benefit in CSA 34 to provide operation and maintenance services for authorized infrastructure in a new subdivision; and

WHEREAS, the developer/landowner of the Tract 4934 has proposed that the territory described in Exhibit A to this resolution and shown by a blue boundary line in Exhibit A-1 to this resolution be designated County Service Area No. 34, Zone F (CSA 34F), which territory consists of approximately 5 acres and is planned to be developed into approximately 10 single-family residential lots under Tract 4934, for the development of the subdivision to be called "The Vistas"; 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 34F, a certification from the County Clerk/Registrar of Voters regarding the number of registered voters residing within the territory is provided; and

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

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

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

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

19 WHEREAS, the facilities and services to be provided by the County in CSA 34F include: (1)
20 maintaining water distribution system, fire hydrants, and water storage facilities in ready-to-serve status
21 for all user classes, regardless of whether they have an active water service, available to provide a new
22 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 34F also include: (1)
27 storm drainage, including periodic monitoring during and after storm events and operation of the basin
28 outlet controls as needed to empty the basin between storm events; (2) road maintenance, including

1 street paving, striping, signage maintenance, repair and reconditioning to maintain all of the in-tract and
2 off-site streets constructed pursuant to the development of Tract 4934, including the funding of special
3 reserve funds created and funded as a condition of approval for Tract 4934, and including inspection of
4 street pavement to identify sections in need of immediate repair, inspection of all street signage
5 installed pursuant to the development of Tract 4934 and replacement as needed of any damaged or
6 degraded street signs and poles, inspection and reconditioning of all street striping, and all related
7 insurance and administrative costs to maintain the ready-to-serve status of CSA 34F streets for the
8 benefit of all CSA 34F lots (collectively, Storm Drainage and Road Maintenance); and

9 WHEREAS, the facilities and services to be provided by the County in CSA 34F 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 34F 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 formation of CSA 34F, user fees and benefit assessments to pay for the services and
18 facilities listed above must be approved by owners of specially benefitted properties as required by
19 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 34F.

23 NOW, THEREFORE, BE IT RESOLVED:

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

25 **Section 2.** The proposed new zone is designated "County Service Area No. 34, Zone F"
26 (and referred to below as "CSA 34F").

27 **Section 3.** Services to be provided in CSA 34F include water, wastewater collection and
28 treatment, street lighting, public right-of-way landscaping, storm drainage, and road maintenance.

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

3 **Section 5.** It is in the public interest to form CSA 34F, and for that reason the Board hereby
4 declares its intention to form CSA 34F as provided in Article 8 of the County Service Area Law, to
5 include the territory described in Exhibit A to this resolution and shown by a blue boundary line in
6 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**
8 **as soon after as practicable, but in any case before any public protest hearings on the user fees**
9 **and benefit assessments to pay for the services listed above, to be set for the same day by**
10 **separate resolutions, in the meeting chambers of the Board, Hall of Records, 2281 Tulare**
11 **Street, Third Floor, Fresno, California 93721**, concerning the proposed formation of CSA 34F. The
12 public hearing may be continued from time to time by the Board without further notice. At the public
13 hearing, the Board 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
16 to the protest hearing that is sufficient to support a finding that the territory is “uninhabited” as that term
17 is 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 34F 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
23 filed written objections to the formation.

24 **Section 8.** All written objections to the proposed formation of CSA 34F, to be counted
25 toward a majority protest as defined in section 7 above, must include: (1) information sufficient to
26 identify the property owned by the objector, such as the address of the objector’s property within CSA
27 34F, the APN for the property, or both; (2) a written statement of clear objection to the proposed
28 boundary change; and (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)
3 by U.S. Mail so that it is received by the Clerk of the Board (Clerk) no later than the date and time set
4 for the public hearing; or (2) otherwise delivered to the Clerk no later than the date and time set for the
5 public hearing; or (3) delivered to the Clerk at the public hearing before the close of public testimony. If
6 written objections are mailed or otherwise delivered before the public hearing, the proper address is
7 Clerk to the Board of Supervisors, County of Fresno Hall of Records, 2281 Tulare Street, Room 301,
8 Fresno, California 93721. Written objections from property owners may be withdrawn or changed at any
9 time prior 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
12 following: (1) a statement that the proposal to form CSA 34F is made under Article 8 of the County
13 Service Area Law; (2) a description of the territory to be included in CSA 34F; (3) a statement of the
14 reasons for forming CSA 34F; (4) a statement of the authorized services, different levels of service,
15 different authorized facilities, or additional revenues that CSA 34F will provide (namely, the services
16 listed above); (5) a statement of the method by which those authorized services, levels of service, or
17 authorized facilities will be financed (namely, user fees and benefit assessments); (6) the date, time,
18 and place for the public hearing on the proposed formation of CSA 34F as established by Section 6 of
19 this resolution; (7) a statement that all interested parties will be allowed to give testimony for or against
20 the proposed formation of CSA 34F; (8) instructions for submitting written objections; (9) a statement
21 that the proceeding will be terminated if there is a majority protest to the proposed formation of CSA
22 34F if the owners of benefitted properties within CSA 34F do not approve user fees and benefit
23 assessments to pay for the services listed above; and (10) the name and contact information of a
24 County staff person who is available to answer questions about the proposed formation.

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

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

3 **Section 12.** This proceeding to form CSA 34F 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
5 within the proposed CSA 34F do not approve user fees and benefit assessments to pay for the
6 services listed 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



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

14 **ATTEST:**

15 Bernice E. Seidel
16 Clerk of the Board of Supervisors
County of Fresno, State of California

17 By Susan Bishop
18 Deputy

19
20
21 Org 9174
22 Subclass 16000
23 Fund 0830
Account 5800

24 G:\4360Resources\SPECIAL DISTRICTS\CSA - County Service Area\CSA 34F\FIN\Prop 218\8-6-19\CSA 34F Formation Reso 8-6-19.docx

25
26
27
28

EXHIBIT A

TRACT No. 4934

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION, SOUTH 88°41'31" EAST, A DISTANCE OF 548.84 FEET; THENCE SOUTH 50°33'31" WEST, A DISTANCE OF 242.99 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 87°34'42" EAST, THENCE SOUTHWESTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 112°06'52" AN ARC LENGTH OF 97.84 FEET; THENCE, SOUTH 34°59'44" WEST, A DISTANCE OF 132.93 FEET; THENCE, NORTH 55°00'16" WEST, A DISTANCE OF 49.92 FEET; THENCE, NORTH 88°41'40" WEST, A DISTANCE OF 280.00 FEET; THENCE, NORTH 01°18'20" EAST, A DISTANCE OF 171.00 FEET; THENCE, SOUTH 88°41'40" EAST; A DISTANCE OF 26.18 FEET; THENCE, NORTH 46°18'20" EAST, A DISTANCE OF 21.77 FEET; THENCE, NORTH 01°18'15" EAST, A DISTANCE OF 106.49 FEET; THENCE, SOUTH 88°41'31" EAST, A DISTANCE OF 25.15 FEET TO THE POINT OF **BEGINNING**.



THIS PROPERTY IS SUBJECT TO THE FOLLOWING CONDITIONS

LIST OF EXCEPTIONS PER TITLE REPORT NO. 1411016289A-08 PREPARED BY OLD REPUBLIC TITLE COMPANY, DATED MARCH 18, 2019

- ANY SPECIAL TAX WHICH IS NOW A Lien AND THAT MAY BE LEVIED WITHIN THE COMMUNITY FACILITIES DISTRICT NO. 2010-01, A NOTICE OF WHICH WAS RECORDED AS FOLLOWS:
INSTRUMENT ENTITLED, NOTICE OF SPECIAL TAX Lien BY FRESNO COUNTY FIRE PROTECTION DISTRICT, DISTRICT NO. 2010-01, A NOTICE OF WHICH WAS RECORDED AS FOLLOWS:
EXCEPTION BLANKET IN MATURE, NOT PLOTTED PER EXCEPTION NO. 4 ON PIR.
- NOTE: HAVING OTHER TAXES, THERE ARE PROVISIONS IN SAID NOTICE FOR A SPECIAL TAX TO BE LEVIED ANNUALLY, THE AMOUNTS OF WHICH ARE TO BE ADDED TO AND COLLECTED WITH THE PROPERTY TAXES AND AS MODIFIED BY AN INSTRUMENT, EXECUTED BY FRESNO COUNTY FIRE PROTECTION DISTRICT, RECORDED MAY 18, 2011 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2011-0068723.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS, BLANKET IN MATURE, NOT PLOTTED PER EXCEPTION NO. 5 ON PIR.
- BOUNDRIES OF THE PUBLIC COUNTRY AND/OR CITY, IN AND TO THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF ANY PUBLIC HIGHWAY OR ROAD, EXCEPTION BLANKET IN MATURE, NOT PLOTTED PER EXCEPTION NO. 6 ON PIR.
- COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTION IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANTS (A) IS EXEMPT UNDER TITLE 42, SECTION 1981B OF THE UNITED STATES CONSTITUTION AND (B) DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS PROVIDED IN AN INSTRUMENT.
- RECORDED ON APRIL 1, 1988 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 88034750, EXCEPTION BLANKET IN MATURE, NOT PLOTTED, FOR EXCEPTION 7 ON PIR.

CONTINUED ON THIS SHEET, SEE RIGHT

FOUND IRON PIPE BENT, TAGGED LS 2854, UP 6", DO NOT ACCEPT, IS USED FOR WEST OF CALCULATED POSITION.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING CONDITIONS

LIST OF EXCEPTIONS PER TITLE REPORT NO. 1411016289A-08 PREPARED BY OLD REPUBLIC TITLE COMPANY, DATED MARCH 18, 2019

- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
GRANTED TO COUNTY OF FRESNO ON BEHALF OF COUNTY SERVICE AREA 34 FOR FILL AND FENCE, RECORDED FEBRUARY 6, 1991 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 91810064, O.R.F.C. PER EXCEPTION NO. 9 ON PIR, NOT PLOTTED.
- CONDITION CONTAINED AND/OR REFERRED TO IN AN INSTRUMENT ENTITLED RESOLUTION NO. 2000-15 BY FRESNO COUNTY BOARD OF SUPERVISORS, RECORDED JULY 20, 2000 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2000-008389, BLANKET IN MATURE, NOT PLOTTED, FOR EXCEPTION 9 ON PIR.
- TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED SETTLEMENT AGREEMENT, EXECUTED BY FRESNO COUNTY BOARD OF SUPERVISORS, RECORDED MAY 17, 2004 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2004-0144447, EXCEPTION BLANKET IN MATURE, NOT PLOTTED, FOR EXCEPTION NO. 10 ON PIR.
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
GRANTED TO COUNTY OF FRESNO FOR PUBLIC UTILITY PURPOSES RECORDED MAY 15, 2010 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2010-0080919, O.R.F.C. PER EXCEPTION NO. 11 ON PIR, EXCEPTION PLOTTED, SEE MAP.

CONTINUED ON THIS SHEET, SEE RIGHT

EXISTING 30-FOOT WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED MAY 17, 2018, IN DEED NO. 2018-0086400, O.R.F.C.

SUBDIVISION MAP OF TRACT NO. 4934
IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA
CONSISTING OF FOUR SHEETS

THIS PROPERTY IS SUBJECT TO THE FOLLOWING CONDITIONS

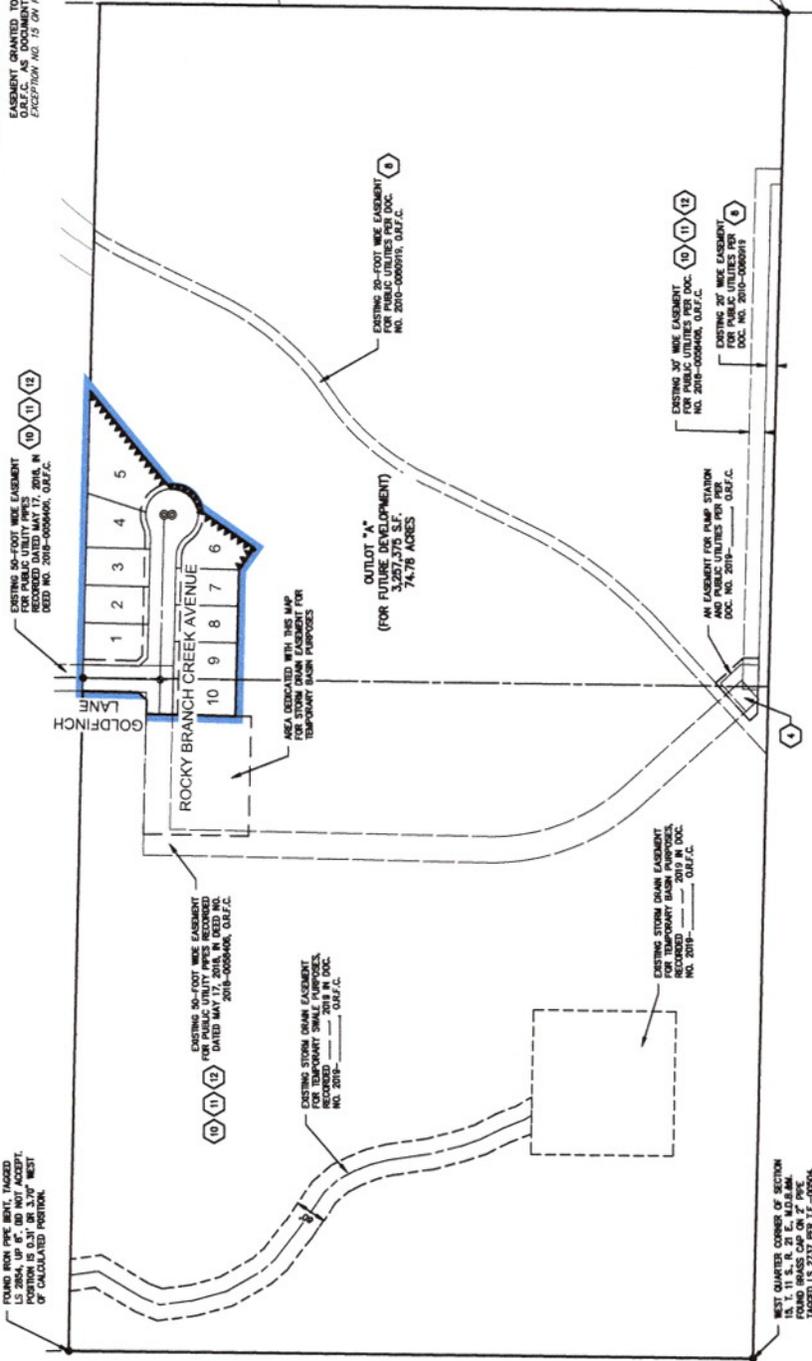
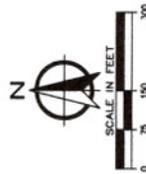
- TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED FINANCING CAPITAL BANKING AND PLAN IMPLEMENTATION AGREEMENT, EXECUTED BY FRESNO COUNTY FIRE PROTECTION DISTRICT, A CALIFORNIA LIMITED LIABILITY COMPANY, INCORPORATED AND P.L. INCORPORATED, RECORDED MAY 25, 2010 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2010-0089707, EXCEPTION BLANKET IN MATURE, NOT PLOTTED, FOR EXCEPTION NO. 12 ON PIR.
- TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED GRANT OF TEMPORARY EASEMENT AND SUBORDINATION(S) EXECUTED BY P.L. INCORPORATED, RECORDED MAY 17, 2018, O.R.F.C. AS DOCUMENT NO. 2018-0084406, PER EXCEPTION NO. 13 ON PIR, EXCEPTION PLOTTED, SEE MAP.
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
EASEMENT GRANTED TO P.L. INCORPORATED, A CALIFORNIA CORPORATION, FOR INSTALLATION AND CONSTRUCTION OF PUBLIC UTILITY PIPES, RECORDED MAY 17, 2018, O.R.F.C. AS DOCUMENT NO. 2018-0084406, EXCEPTION AFFECTS SUBJECT PROPERTY, PLOTTED PER EXCEPTION NO. 14 ON PIR.
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
EASEMENT GRANTED TO COUNTY OF FRESNO FOR PUBLIC UTILITY PURPOSES, RECORDED MAY 15, 2010, O.R.F.C. AS DOCUMENT NO. 2010-0080919, EXCEPTION AFFECTS SUBJECT PROPERTY, PLOTTED, PER EXCEPTION NO. 15 ON PIR.

MONUMENTS LEGEND:

- MONUMENT FOUND AND ACCEPTED AS DESCRIBED, UNLESS OTHERWISE NOTED.
- ⊙ SET 2" FRESNO COUNTY BRASS CENTERLINE MONUMENT (TYPICAL) FLUSH, STAKED 3.5' SEE DETAIL ON SHEET 3.
- ⊕ OFFSET STREET CENTERLINE MONUMENTS, SET 2" FRESNO COUNTY BRASS SUBDIVISION MONUMENT (TYPICAL), FLUSH, STAKED 3.5' SEE DETAIL ON SHEET 3.

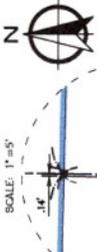
LEGEND

- DISTRICT BORDER INDICATES LIMITS OF THIS SUBDIVISION
- AAAAAA ACCESS POINTS



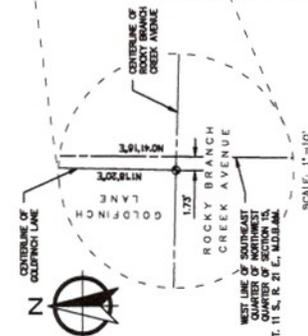
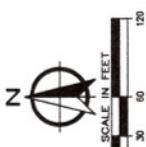
CENTER QUARTER CORNER OF SECTION 15, T. 11 S., R. 21 E., M.D.M.A.M. FOUND 2.7' PIPE TAGGED LS 2854 PER 17--00804.

SUBDIVISION MAP OF TRACT NO. 4934 IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA CONSISTING OF FOUR SHEETS



- NOTE**
- SET 3/4" x 30' IRON PIPE DOWN 0.5' TAGGED 'LS 8801', AT ALL LOT CORNERS, BLOCK CORNERS, ANGLE POINTS AND CURVE POINTS
 - SET 2' FRESNO COUNTY BRASS SUBDIVISION MONUMENT (TYPICAL), FLUSH, STAMPED 'LS 8801', AT ALL STREET CENTERLINE INTERSECTION POINTS AND ANGLE POINTS
 - CENTERLINE STREET MONUMENTS AT INTERSECTIONS BEGINNING THAT FALL ON MANHOLES SEE DETAILS ON SHEET 3. CONTINUITY OF THE STREET, PER FRESNO COUNTY STANDARDS, SEE DETAILS ON SHEET 3.
 - ALL CURVES ARE TANGENTIAL UNLESS A RADIAL BEARING IS SHOWN
 - FRONT LOT CORNERS ADJACENT TO PUBLIC STREETS ARE MONUMENTED AS WITNESS CORNERS AND ARE MARKED WITH BRASS TAG AND NAIL TAGGED 'LS 8801' IN TOP OF CURB AT PROLONGATION OF PROPERTY LINE. TYPICAL OF ALL LOTS. SEE DETAIL ON SHEET 3.

- LEGEND**
- MONUMENT FOUND AND ACCEPTED AS DESCRIBED, UNLESS OTHERWISE NOTED.
 - SET 2' FRESNO COUNTY BRASS CENTERLINE MONUMENT (TYPICAL), FLUSH, STAMPED 'LS 8801' INSTALLED PER COUNTY OF FRESNO STD. E-1. SEE DETAIL ON SHEET 3.
 - OFF-SET STREET CENTERLINE MONUMENTS, SET 2' FRESNO COUNTY BRASS CENTERLINE MONUMENT (TYPICAL), FLUSH, STAMPED 'LS 8801' INSTALLED PER COUNTY OF FRESNO STD. E-1. SEE DETAIL ON SHEET 3.
 - INDICATES PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
 - DISTINCT BORDER INDICATES LIMITS OF THIS SUBDIVISION
 - INDICATES REINFORCEMENT OF DIRECT VEHICULAR ACCESS RIGHTS
 - NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES
 - NOW OFFERED FOR DEDICATION FOR TEMPORARY STORM DRAIN BASIN.



CURVE #	LENGTH	RADIUS	DELTA
C1	22.50'	50.00'	29° 07' 31"
C2	27.00'	50.00'	31° 01' 56"
C3	70.29'	50.00'	81° 04' 56"
C4	97.84'	50.00'	112° 06' 52"
C5	60.24'	50.00'	89° 01' 56"
C6	228.00'	50.00'	289° 58' 19"
C7	44.30'	50.00'	53° 07' 46"

LINE #	LENGTH	DIRECTION
L1	15.00'	S01°18'20"W
L2	50.00'	S87°34'42"E
L3	50.00'	N14°35'47"W

RADIAL #	DIRECTION
(01)	N08°28'46"E
(02)	N87°34'42"E
(03)	S14°35'47"E

