

RESOLUTION NO. 19-327

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 F (THE VISTAS), 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. 4934 (Tract 4934) lies wholly within the boundaries of CSA 34; and

WHEREAS, to comply with a condition of approval of Tract 4934, a developer/landowner has requested the formation of CSA 34, proposed Zone F (CSA 34F), also known as The Vistas; and

WHEREAS, for the reasons stated above, the formation of CSA 34F 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 34F;

WHEREAS, the facilities and services proposed to be provided by the County in CSA 34F 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 4934 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 4934, 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 4934, including the funding of special reserve funds created and funded as a condition of approval for Tract 4934, 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 4934 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 34F 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 34F 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 34F 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 34F 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 34F, which is shown by a blue boundary line on the map attached to
18 this resolution as Exhibit A-1, is the territory where benefit assessments to pay for the costs the Water
19 and Sewer Facilities, the Lighting, Public Right-of-Way Landscape Maintenance, and the Storm
20 Drainage and 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 34F 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 34F 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 34F for the costs of the Storm Drainage and Road Maintenance in
2 CSA 34F.

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 34F in its entirety, the boundaries of
5 which are described in Exhibit A, is designated as "The Vistas Lighting and Public Right-of-Way
6 Landscape 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

7
8 

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

10 **ATTEST:**

11 Bernice E. Seidel
12 Clerk of the Board of Supervisors
County of Fresno, State of California

13 By Susan Bishop
14 Deputy

15
16 G:\4360Resources\SPECIAL DISTRICTS\CSA - County Service Area\CSA 34\FIN\Prop 218\ROI\Local\Local Reso of Initiation.docx

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 $88^{\circ}41'31''$ EAST, A DISTANCE OF 548.84 FEET; THENCE SOUTH $50^{\circ}33'31''$ 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 $87^{\circ}34'42''$ EAST, THENCE SOUTHWESTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF $112^{\circ}06'52''$ AN ARC LENGTH OF 97.84 FEET; THENCE, SOUTH $34^{\circ}59'44''$ WEST, A DISTANCE OF 132.93 FEET; THENCE, NORTH $55^{\circ}00'16''$ WEST, A DISTANCE OF 49.92 FEET; THENCE, NORTH $88^{\circ}41'40''$ WEST, A DISTANCE OF 280.00 FEET; THENCE, NORTH $01^{\circ}18'20''$ EAST, A DISTANCE OF 171.00 FEET; THENCE, SOUTH $88^{\circ}41'40''$ EAST; A DISTANCE OF 26.18 FEET; THENCE, NORTH $46^{\circ}18'20''$ EAST, A DISTANCE OF 21.77 FEET; THENCE, NORTH $01^{\circ}18'15''$ EAST, A DISTANCE OF 106.49 FEET; THENCE, SOUTH $88^{\circ}41'31''$ EAST, A DISTANCE OF 25.15 FEET TO THE POINT OF **BEGINNING**.



SUBDIVISION MAP OF
TRACT NO. 4934

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN APRIL 2017

FOR
WC MILLERTON DEVELOPERS, INC.
BY



CONSISTING OF FOUR SHEETS

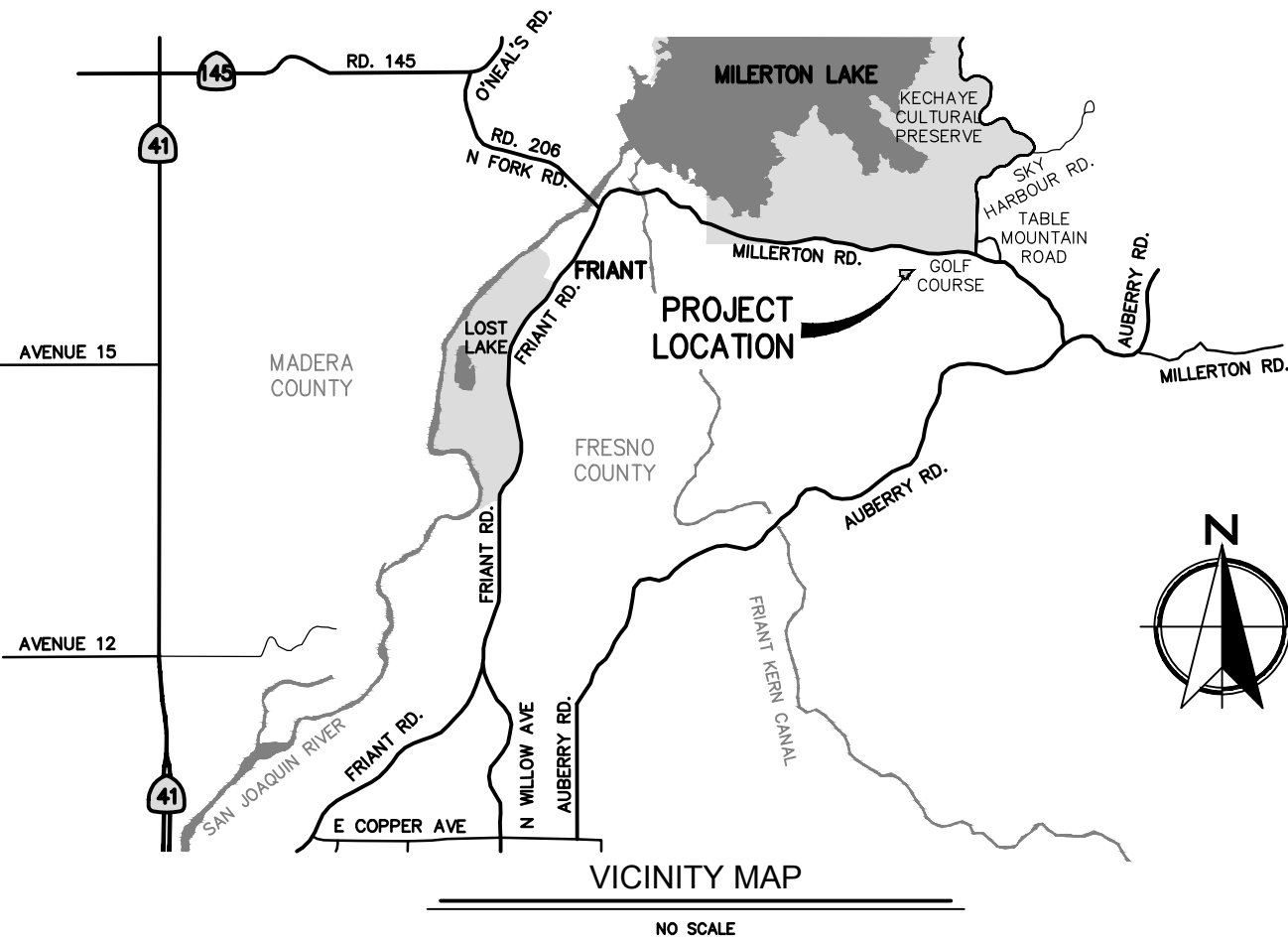
LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

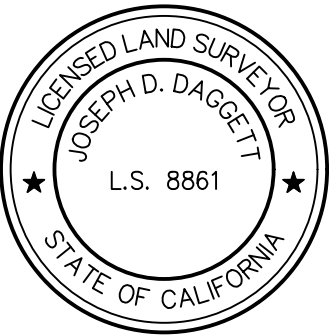
SOILS REPORT

A SOILS REPORT HAS BEEN PREPARED FOR THIS PROPERTY AND IS ON FILE WITH THE COUNTY OF FRESNO. THE SOILS REPORT WAS PREPARED BY SEE'S CONSULTING AND TESTING AND IS REFERENCED AS JOB NO. 17_____.



SURVEYOR'S STATEMENT

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 ORDINANCES AT THE REQUEST OF WC MILLERTON DEVELOPERS, INC., ON JANUARY 28TH, 2019. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE ONE YEAR OF THE DATE THIS MAP IS RECORDED. 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.



JOSEPH D. DAGGETT, LS 8861

DATE: _____

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS 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 AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

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

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

DATE: _____

BOARD OF SUPERVISOR'S STATEMENT

I HEREBY STATE THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO, BY RESOLUTION ADOPTED _____, 2019 APPROVED THE WITHIN MAP, AND ON BEHALF OF THE PUBLIC:

1. ACCEPTED THE OFFER OF DEDICATION FOR PUBLIC USE THE PUBLIC UTILITY EASEMENTS AS INDICATED ON THIS MAP, AND
2. ACCEPTED THE OFFER OF DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES ROCKY BRANCH CREEK AVENUE AND GOLDFINCH LANE AS INDICATED ON THIS MAP, AND
3. SITTING AS THE BOARD OF DIRECTORS FOR COUNTY SERVICE AREA NO. 34, ACCEPTED THE OFFER OF DEDICATION OF ALL RIGHTS TO GROUND WATER BENEATH THE SUBDIVISION, AND
4. ACCEPTED THE RELINQUISHMENT OF DIRECT VEHICULAR ACCESS AS INDICATED ON THIS MAP.

BERNICE E. SEIDEL
CLERK TO THE BOARD OF SUPERVISORS

BY: _____ DEPUTY _____ DATE _____

RECORDER'S STATEMENT

DOCUMENT NO. _____ FEE: \$ 22.00
FILED THIS _____ DAY OF _____, 2019,
AT _____ M IN VOLUME _____ OF PLATS, AT PAGE(S) _____,
FRESNO COUNTY RECORDS, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

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

BY: _____ DEPUTY COUNTY RECORDER

OWNER'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 FOR PUBLIC USE THE PUBLIC UTILITY EASEMENTS, AS INDICATED ON MAP, AND
2. OFFER FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES ROCKY BRANCH CREEK AVENUE AND GOLDFINCH LANE AS INDICATED ON THIS MAP, AND
3. OFFER FOR DEDICATION FOR PUBLIC USE ALL RIGHTS TO GROUND WATER BENEATH THE SUBDIVISION, SUBJECT TO DEVELOPMENT BY THE SUBDIVIDER OR HIS ASSIGNEE AND ONLY FOR LANDS TO BE SERVED BY THE COUNTY SERVICE AREA WITH ITS EXISTING BOUNDARIES, AND
4. OFFER THE RELINQUISHMENT OF DIRECT VEHICULAR ACCESS AS SHOWN HEREON.
5. CERTIFY THAT OUTLOT "A" IS AN UNSUBDIVIDED REMAINDER FOR FUTURE DEVELOPMENT AND THAT RECORD TITLE INTEREST OF SAID OUTLOT "A" IS TO BE RESERVED BY THE OWNER(S).

WC MILLERTON DEVELOPERS, INC., A CALIFORNIA CORPORATION

BY: _____ DATE _____
JOSH PETERSON, PRESIDENT

U.S. BANK NATIONAL ASSOCIATION, D/B/A HOUSING CAPITAL, AS BENEFICIARY

BY: _____ DATE _____
JASON SUBIA, SENIOR VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

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 _____ }

ON _____ BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED JOSH PETERSON, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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
NAME _____ SIGNATURE _____

MY COMMISSION EXPIRES _____ COMMISSION NUMBER _____

COUNTY OF _____

NOTARY ACKNOWLEDGEMENT

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 _____ }

ON _____ BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED JASON SUBIA, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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
NAME _____ SIGNATURE _____

MY COMMISSION EXPIRES _____ COMMISSION NUMBER _____

COUNTY OF _____

EXHIBIT A-1

THIS PROPERTY IS SUBJECT TO THE FOLLOWING CONDITIONS

LIST OF EXCEPTIONS PER TITLE REPORT NO. 1411014269A-DB 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, RECORDED IN JULY 22, 2010 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2010-0093596. EXCEPTION BLANKET IN NATURE, NOT PLOTTED PER EXCEPTION NO. 4 ON PTR.

NOTE: AMONG OTHER THINGS, 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 2011-0066725.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. BLANKET IN NATURE, NOT PLOTTED. PER EXCEPTION NO. 5 ON PTR.
- RIGHTS OF THE PUBLIC, COUNTY AND/OR CITY, IN AND TO THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF ANY PUBLIC HIGHWAY OR ROAD. EXCEPTION BLANKET IN NATURE, NOT PLOTTED. PER EXCEPTION NO. 6 ON PTR.
- 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 COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT 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 NATURE, NOT PLOTTED. PER EXCEPTION 7 ON PTR.

CONTINUED ON THIS SHEET, SEE RIGHT

NOTE: "IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.2 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS."

- 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 91015064, O.R.F.C. PER EXCEPTION NO. 8 ON PTR, NOT PLOTTED.
- CONDITION CONTAINED AND/OR REFERRED TO IN AN INSTRUMENT ENTITLED RESOLUTION NO. 2000-15 BY FRESNO COUNTY FIRE PROTECTION DISTRICT, RECORDED JULY 21, 2000 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2000-0086384. BLANKET IN NATURE, NOT PLOTTED. PER EXCEPTION 9 ON PTR.
- TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED SETTLEMENT AGREEMENT, EXECUTED BY CALIFORNIA DEPARTMENT OF FISH & GAME AND COUNTY OF FRESNO AND DEVELOPERS, RECORDED AUGUST 1, 2007 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2007-0146467. EXCEPTION BLANKET IN NATURE, NOT PLOTTED. PER EXCEPTION NO. 10 ON PTR.
- 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 12, 2010 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2010-0060919, O.R.F.C. PER EXCEPTION NO. 11 ON PTR, EXCEPTION PLOTTED, SEE MAP.

CONTINUED ON THIS SHEET, SEE RIGHT

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 FUNDING AND PLAN IMPLEMENTATION AGREEMENT, EXECUTED BY FRESNO COUNTY FIRE PROTECTION DISTRICT, A CALIFORNIA SPECIAL DISTRICT AND JPJ, INCORPORATED, RECORDED MAY 25, 2010 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2010-0066707. EXCEPTION BLANKET IN NATURE, NOT PLOTTED. PER EXCEPTION NO. 12 ON PTR.
- TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED GRANT OF TEMPORARY EASEMENT AND SUBORDINATION(S) EXECUTED BY JPJ, INCORPORATED, RECORDED MAY 17, 2018, O.R.F.C. AS DOCUMENT NO. 2018-0058406. PER EXCEPTION NO. 13 ON PTR, 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 JPJ, INCORPORATED, A CALIFORNIA CORPORATION FOR INSTALLATION AND CONSTRUCTION OF PUBLIC UTILITY PIPES. RECORDED MAY 17, 2018, O.R.F.C. AS DOCUMENT NO. 2018-0058406. EXCEPTION AFFECTS SUBJECT PROPERTY, PLOTTED. PER EXCEPTION NO. 14 ON PTR.
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:

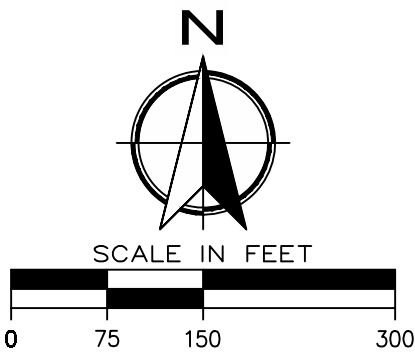
EASEMENT GRANTED TO COUNTY OF FRESNO FOR PUBLIC UTILITY PURPOSES. RECORDED MAY 18, 2018, O.R.F.C. AS DOCUMENT NO. 2018-0059096. EXCEPTION AFFECTS SUBJECT PROPERTY, PLOTTED. PER EXCEPTION NO. 15 ON PTR.

MONUMENTS LEGEND:

- MONUMENT FOUND AND ACCEPTED AS DESCRIBED, UNLESS OTHERWISE NOTED.
- SET 2" FRESNO COUNTY BRASS CENTERLINE MONUMENT, (TYPICAL), FLUSH, STAMPED "LS 8861" INSTALLED PER COUNTY OF FRESNO STD. E-1. SEE DETAIL ON SHEET 3.
- OFFSET STREET CENTERLINE MONUMENTS, SET 2" FRESNO COUNTY BRASS SUBDIVISION MONUMENT (TYPICAL), FLUSH, STAMPED "LS 8861". INSTALLED PER COUNTY OF FRESNO STD. E-1. SEE DETAIL ON SHEET 3.

LEGEND

- DISTINCT BORDER INDICATES LIMITS OF THIS SUBDIVISION
- INDICATES RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS



CENTER QUARTER CORNER OF SECTION 15, T. 11 S., R. 21 E., M.D.B.&M. FOUND 2.5" PIPE TAGGED LS 2854 PER T.F.-00506.

FOUND IRON PIPE BENT, TAGGED LS 2854, UP 8". DID NOT ACCEPT. POSITION IS 0.31' OR 3.70" WEST OF CALCULATED POSITION.

EXISTING 50-FOOT WIDE EASEMENT FOR PUBLIC UTILITY PIPES RECORDED DATED MAY 17, 2018, IN DEED NO. 2018-0058406, O.R.F.C.

EXISTING 50-FOOT WIDE EASEMENT FOR PUBLIC UTILITY PIPES RECORDED DATED MAY 17, 2018, IN DEED NO. 2018-0058406, O.R.F.C.

EXISTING STORM DRAIN EASEMENT FOR TEMPORARY SWALE PURPOSES, RECORDED 2019 IN DOC. NO. 2019-_____, O.R.F.C.

AREA DEDICATED WITH THIS MAP FOR STORM DRAIN EASEMENT FOR TEMPORARY BASIN PURPOSES

OUTLOT "A"
(FOR FUTURE DEVELOPMENT)
3,257,375 S.F.
74.78 ACRES

EXISTING 20-FOOT WIDE EASEMENT FOR PUBLIC UTILITIES PER DOC. NO. 2010-0060919, O.R.F.C.

EXISTING 30' WIDE EASEMENT FOR PUBLIC UTILITIES PER DOC. NO. 2018-0058406, O.R.F.C.

EXISTING 20' WIDE EASEMENT FOR PUBLIC UTILITIES PER DOC. NO. 2010-0060919

AN EASEMENT FOR PUMP STATION AND PUBLIC UTILITIES PER PER DOC. NO. 2019-_____, O.R.F.C.

WEST QUARTER CORNER OF SECTION 15, T. 11 S., R. 21 E., M.D.B.&M. FOUND BRASS CAP ON 2" PIPE TAGGED LS 2737 PER T.F.-00504.

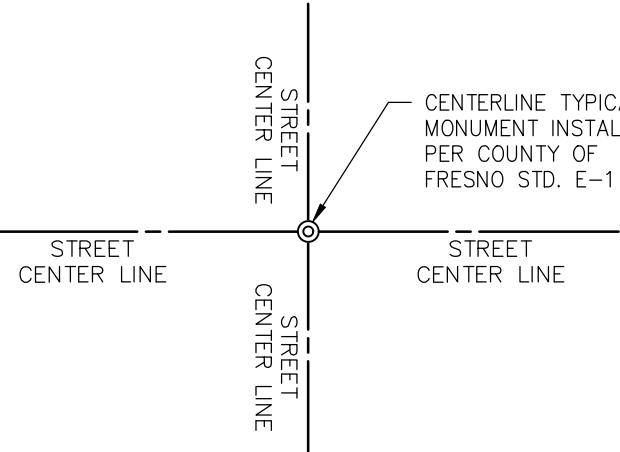
SUBDIVISION MAP OF
TRACT NO. 4934
IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA
CONSISTING OF FOUR SHEETS

BASIS OF BEARINGS:

THE NORTH LINE OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE & MERIDIAN, AS SHOWN ON RECORD OF SURVEY, RECORDED IN BOOK 25 AT PAGES 44 & 45, F.C.R., IS TAKEN TO BE: **NORTH 88° 45' 40" WEST.**

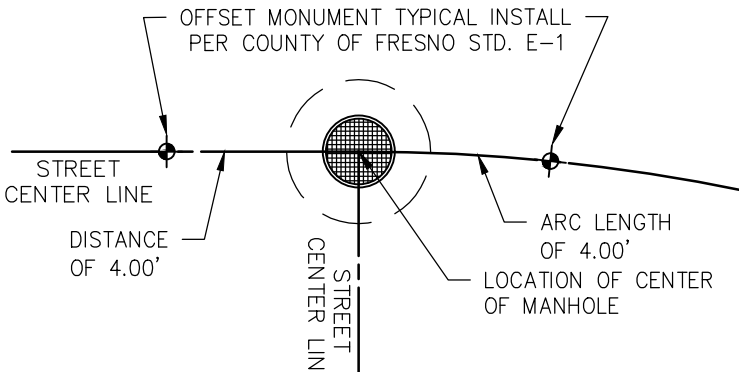
LEGEND

- (...) RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 25 OF RECORD OF SURVEYS AT PAGES 44 AND 45, F.C.R.
- [...] RECORD DATA PER TRACT MAP NO. 4870, RECORDED IN VOLUME 81 OF PLATS AT PAGES 47-58, F.C.R.
- < ... > RECORD DATA PER PARCEL MAP NO. 5988, RECORDED IN BOOK 41 OF MAPS, PAGE 22 F.C.R.
- T.F. TIES ON FILE, FRESNO COUNTY RECORDS.
- F.C.R. FRESNO COUNTY RECORDS.
- DISTINCT BORDER INDICATES LIMITS OF THIS SUBDIVISION
- INDICATES RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS
- MONUMENT FOUND AND ACCEPTED AS DESCRIBED, UNLESS OTHERWISE NOTED.
- SET 2" FRESNO COUNTY BRASS CENTERLINE MONUMENT, (TYPICAL), FLUSH, STAMPED "LS 8861" INSTALLED PER COUNTY OF FRESNO STD. E-1. SEE DETAIL ON THIS SHEET.
- OFFSET STREET CENTERLINE MONUMENTS, SET 2" FRESNO COUNTY BRASS SUBDIVISION MONUMENT (TYPICAL), FLUSH, STAMPED "LS 8861". INSTALLED PER COUNTY OF FRESNO STD. E-1. SEE DETAIL ON THIS SHEET.



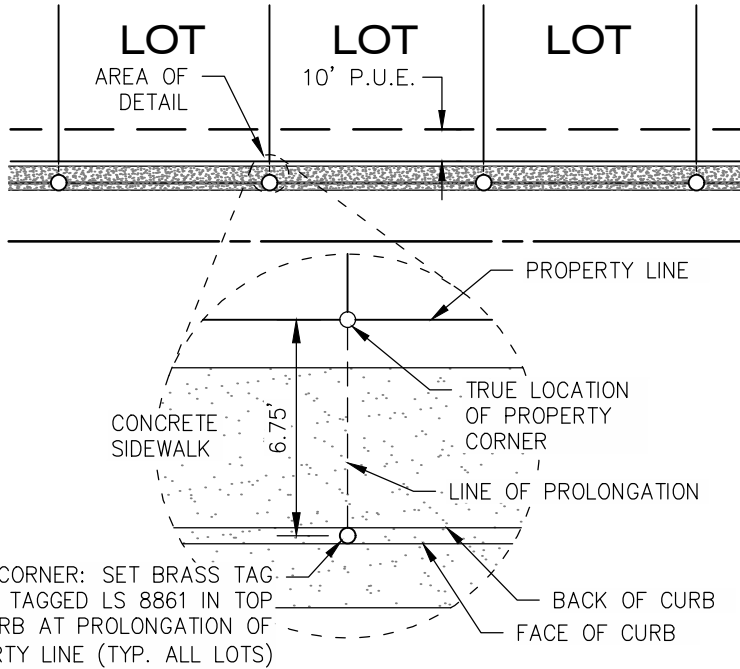
CENTERLINE MONUMENT DETAIL

NO SCALE. CENTERLINE MONUMENT INSTALLED IF NO CONFLICTS WITH UTILITIES



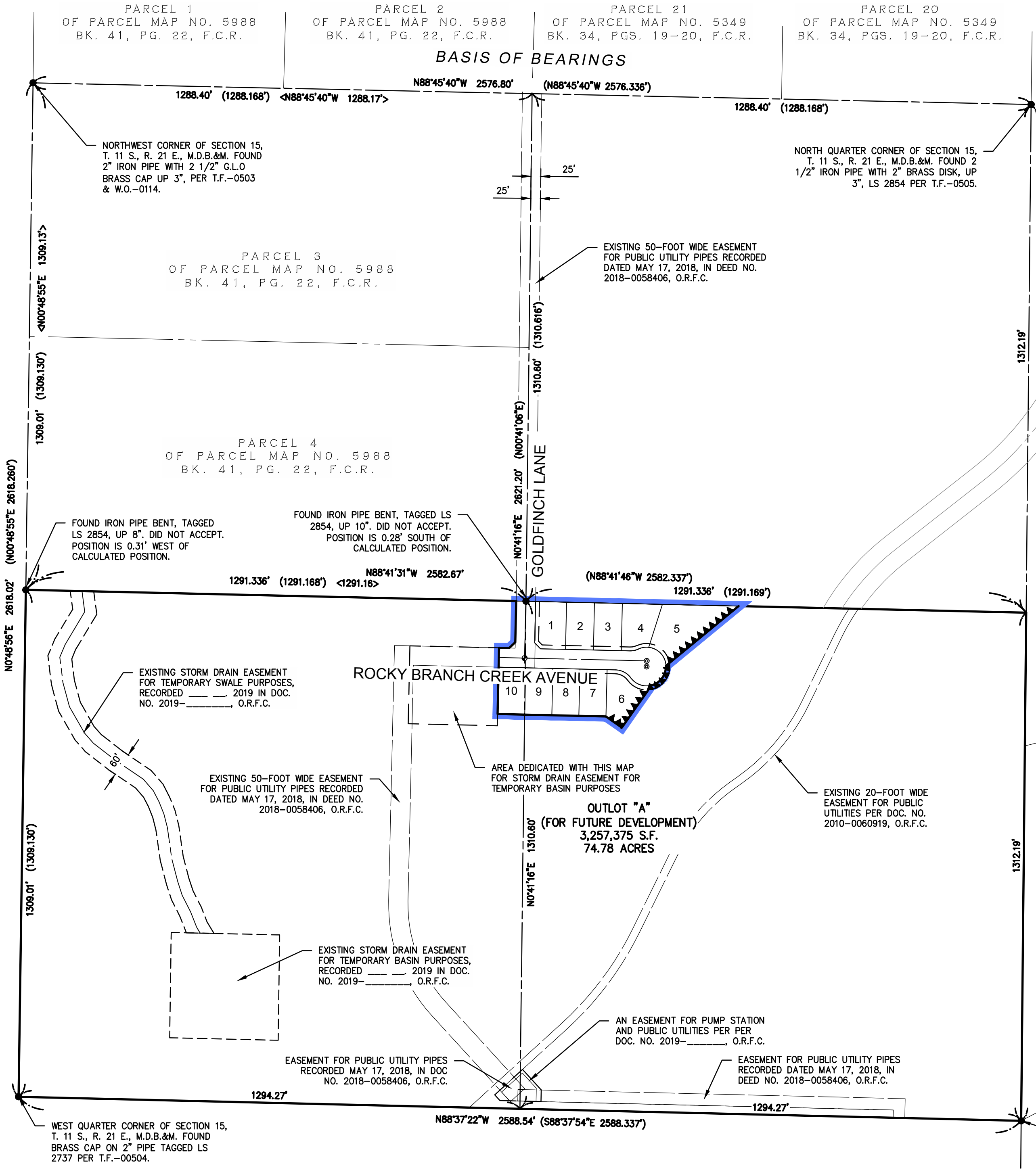
OFFSET CENTERLINE MONUMENT DETAIL

NO SCALE. OFFSET CENTERLINE MONUMENT INSTALLED WHEN CENTERLINE MONUMENT CANNOT BE INSTALLED DUE TO CONFLICT WITH UTILITIES



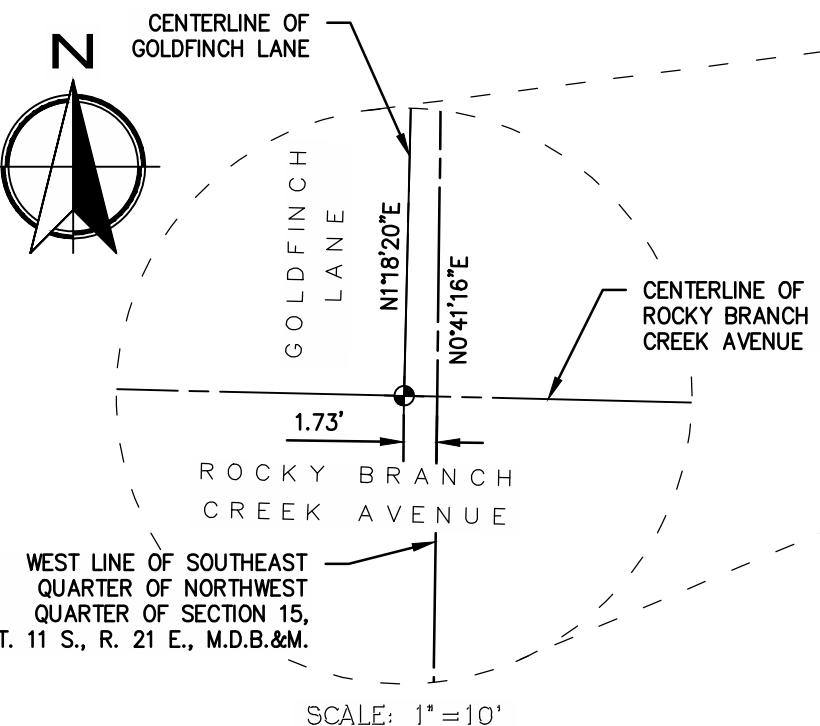
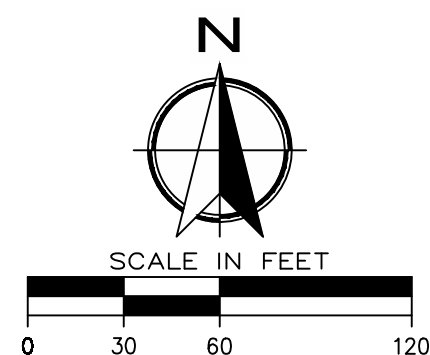
WITNESS CORNER DETAIL

NO SCALE



LEGEND

- MONUMENT FOUND AND ACCEPTED AS DESCRIBED, UNLESS OTHERWISE NOTED.
- ⊙ SET 2" FRESNO COUNTY BRASS CENTERLINE MONUMENT, (TYPICAL), FLUSH, STAMPED "LS 8861" INSTALLED PER COUNTY OF FRESNO STD. E-1. SEE DETAIL ON SHEET 3.
- ⊕ OFFSET STREET CENTERLINE MONUMENTS, SET 2" FRESNO COUNTY BRASS SUBDIVISION MONUMENT (TYPICAL), FLUSH, STAMPED "LS 8861". INSTALLED PER COUNTY OF FRESNO STD. E-1. SEE DETAIL ON SHEET 3.
- PUE INDICATES PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- DISTINCT BORDER INDICATES LIMITS OF THIS SUBDIVISION
- ▲▲▲▲ INDICATES RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS
- ▲ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES
- ◆ NOW OFFERED FOR DEDICATION FOR TEMPORARY STORM DRAIN BASIN.



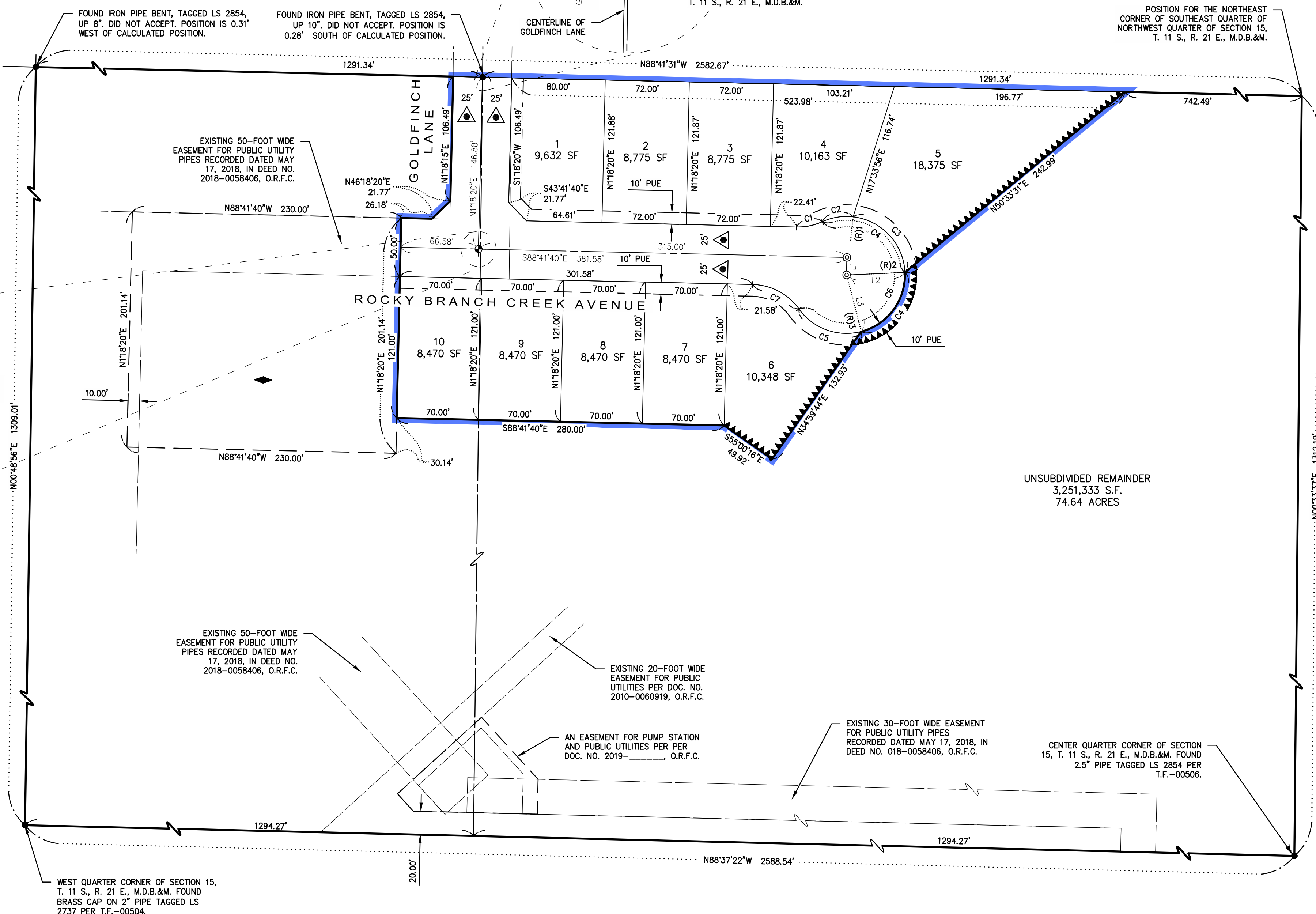
NOTE

- SET 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "LS 8861", AT ALL LOT CORNERS, BLOCK CORNERS, ANGLE POINTS AND CURVE POINTS
- SET 2" FRESNO COUNTY BRASS SUBDIVISION MONUMENT (TYPICAL), FLUSH, STAMPED "LS 8861", AT ALL STREET CENTERLINE INTERSECTION POINTS AND ANGLE POINTS.
- CENTERLINE STREET MONUMENTS AT INTERSECTIONS BEGINNING THAT FALL ON MANHOLES ARE MONUMENTED ON THE CENTERLINE 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 8861" IN TOP OF CURB AT PROLONGATION OF PROPERTY LINE. TYPICAL OF ALL LOTS. SEE DETAIL ON SHEET 3.

SCALE: 1"=5'



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



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	22.55'	50.00'	25° 50' 31"
C2	27.08'	50.00'	31° 01' 56"
C3	70.76'	50.00'	81° 04' 56"
C4	97.84'	50.00'	112° 06' 52"
C5	60.24'	50.00'	69° 01' 56"
C6	226.00'	50.00'	258° 58' 19"
C7	46.36'	50.00'	53° 07' 48"

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

RADIAL TABLE	
RADIAL #	DIRECTION
(R)1	N06° 29' 46"E
(R)2	N87° 34' 42"E
(R)3	S14° 35' 47"E