

RESOLUTION NO. 19-371**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO APPROVING
THE FORMATION OF ZONE F WITHIN COUNTY SERVICE AREA NO. 34**

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

WHEREAS, as a condition of approval of TTM 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 TTM 4934 has proposed that the territory shown and described in Exhibit A 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 TTM 4934, for the development of the "The Vistas" subdivision; and

WHEREAS, the territory is undeveloped and the County Clerk/Registrar of Voters has certified that no registered voters reside within the territory, and a copy of the certification regarding the number of registered voters residing within the territory is on file with the Clerk of the Board; and

WHEREAS, Local Agency Formation Commission (LAFCo) action is not required for the formation of a zone within a County Service Area, under Government Code section 25217.4, and LAFCo has previously authorized services to be provided by CSA 34 that include municipal services such water, wastewater collection and treatment, street lighting, public right-of-way landscaping, open space maintenance, storm drainage, and road maintenance; and

WHEREAS, some of the facilities and services to be provided by the County to CSA 34F are

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

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

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

1 degraded street signs and poles, inspection and reconditioning of all street striping, and all related
2 insurance and administrative costs to maintain the ready-to-serve status of CSA 34F streets for the
3 benefit of all CSA 34F lots (collectively, Storm Drainage and Road Maintenance); and

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

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

15 WHEREAS, the Board has conducted majority protest proceedings for user fees and benefit
16 assessments to pay for the services and facilities listed above and there was no majority protest to any
17 of those benefit assessments and fees, and the Board is, by separate resolutions today, levying those
18 benefit assessments and fees; and

19 WHEREAS, 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
21 County Service Area Law (Government Code, Title 3, Division 2, Part 2, Chapter 2.5) and any other law
22 referred to in this resolution.

23 NOW, THEREFORE, BE IT RESOLVED:

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

25 **Section 2.** The Board finds that there is not a majority protest and hereby forms County
26 Service Area No. 34, Zone F, as described in Exhibit A to this resolution and in the resolution of
27 intention.

28 **Section 3.** County staff shall assist the property owners in establishing an advisory council

for the area included with in CSA 34F.

Section 4. When a County Service Area zone exists and levies charges or fees for services and facilities, no association or similar organization shall levy or impose any assessments, fees, or other charges against property owners for those specific services, and the county service area zone shall be the sole agency providing for authorized services within that zone.

Section 5. This resolution is effective immediately upon its adoption.


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

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

NOES: None

ABSENT: None

ABSTAINED: None



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

ATTEST:
Bernice E. Seidel
Clerk of the Board of Supervisors
County of Fresno, State of California

By Rosei Cruz
Deputy

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

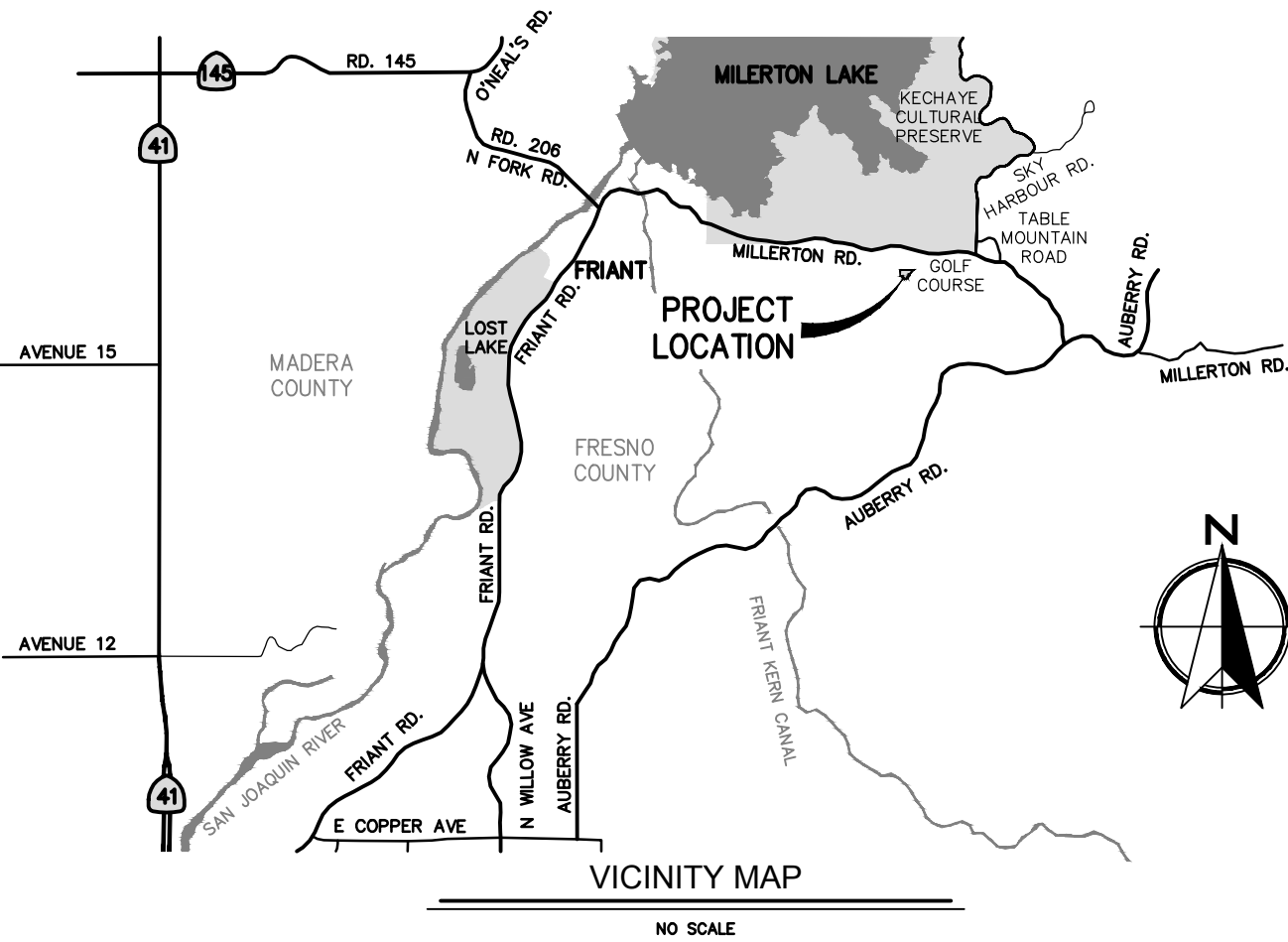
LEGAL DESCRIPTION

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.

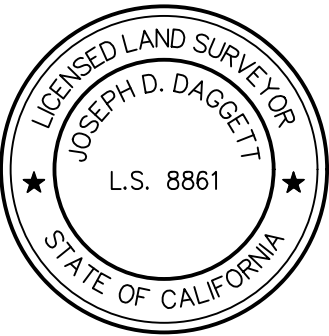
SOILS REPORT

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

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

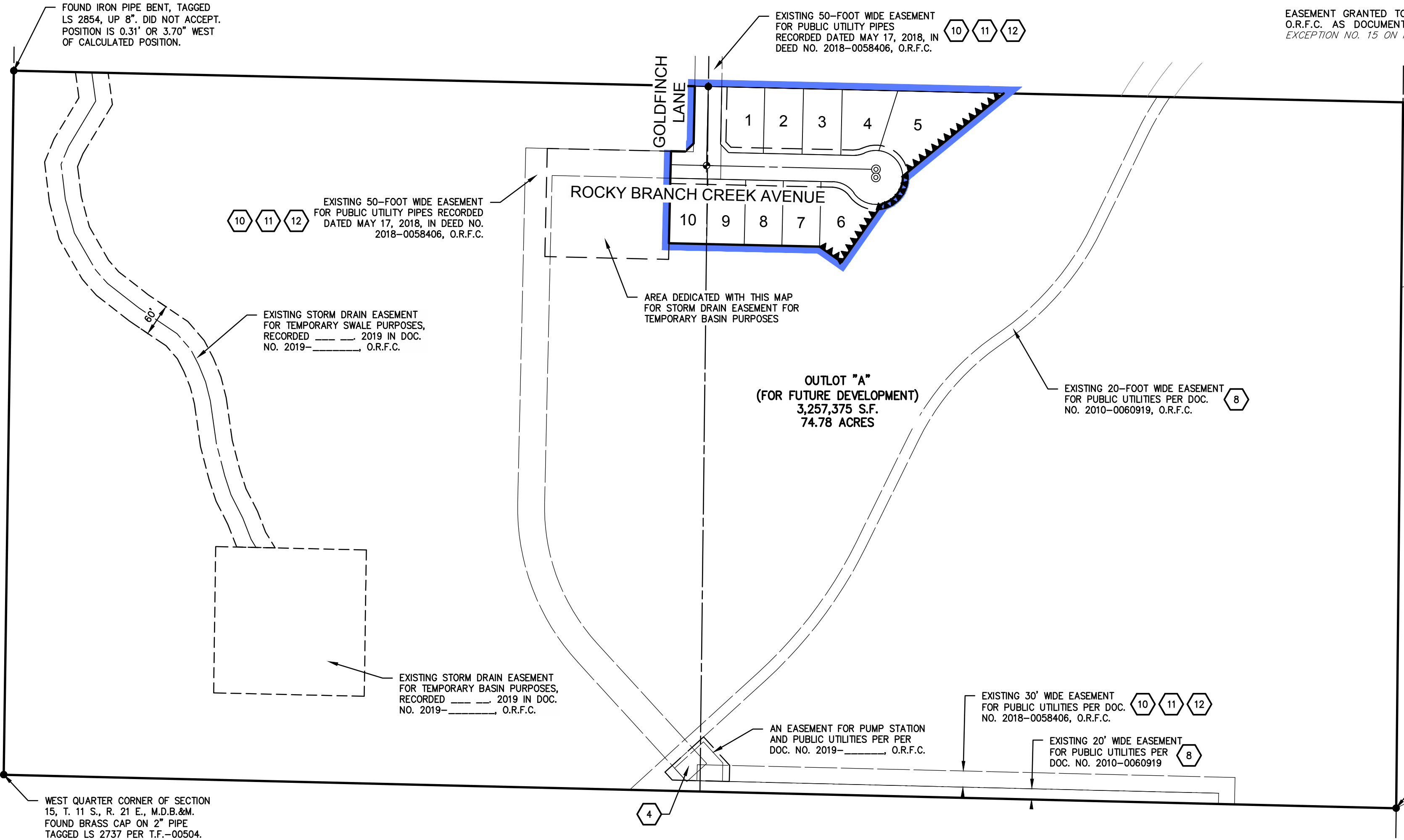
1. ANY SPECIAL TAX WHICH IS NOW A LIEN AND THAT MAY BE LEVIED WITHIN THE COMMUNITY FACILITIES DISTRICT NO. 2010-01, A NOTICE OF WHICH WAS RECORDED AS FOLLOWS:

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.
2. 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.
3. 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.
4. 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."

5. 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.
6. 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.
7. 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.
8. 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

9. 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.
10. 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.
11. 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.
12. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:

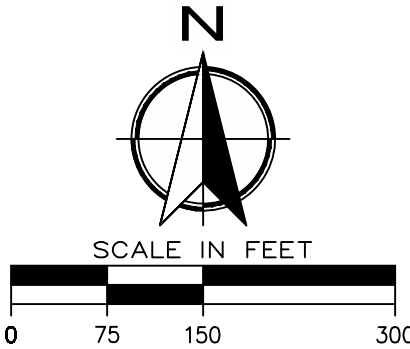
EASEMENT GRANTED TO COUNTY OF FRESNO FOR PUBLIC UTILITY PURPOSES. RECORDED MAY 18, 2018, O.R.F.C. AS DOCUMENT NO. 2018-0059096. EXCEPTION AFFECTS SUBJECT PROPERTY, PLOTTED. PER EXCEPTION NO. 15 ON PTR.

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.

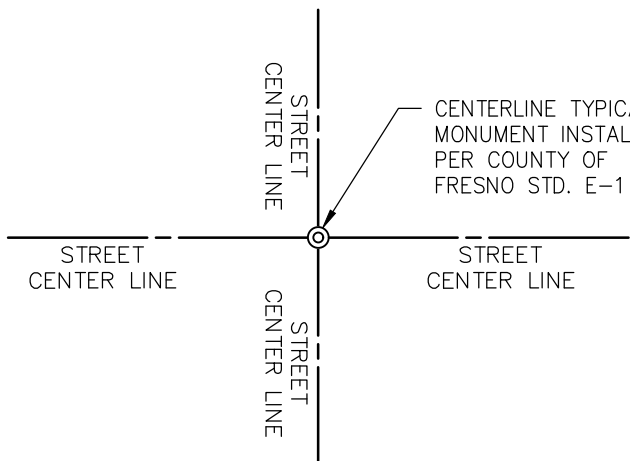
SUBDIVISION MAP OF
TRACT NO. 4934
IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA
CONSISTING OF FOUR SHEETS

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.**

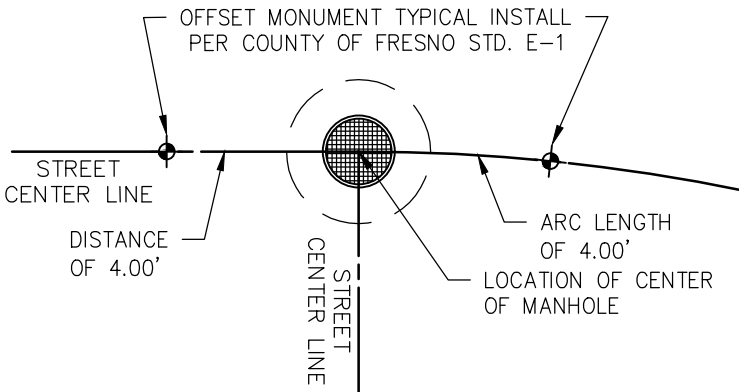
LEGEND

- (...) 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.



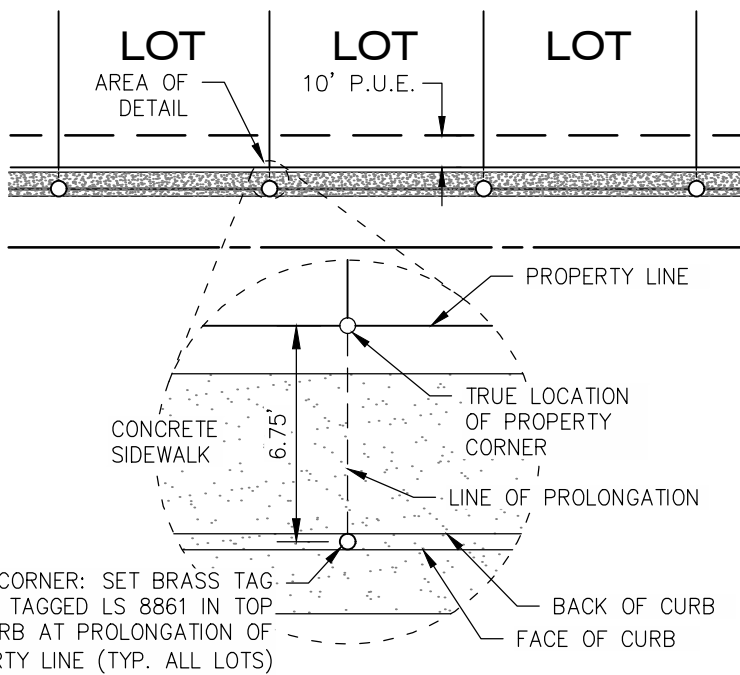
CENTERLINE MONUMENT DETAIL

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

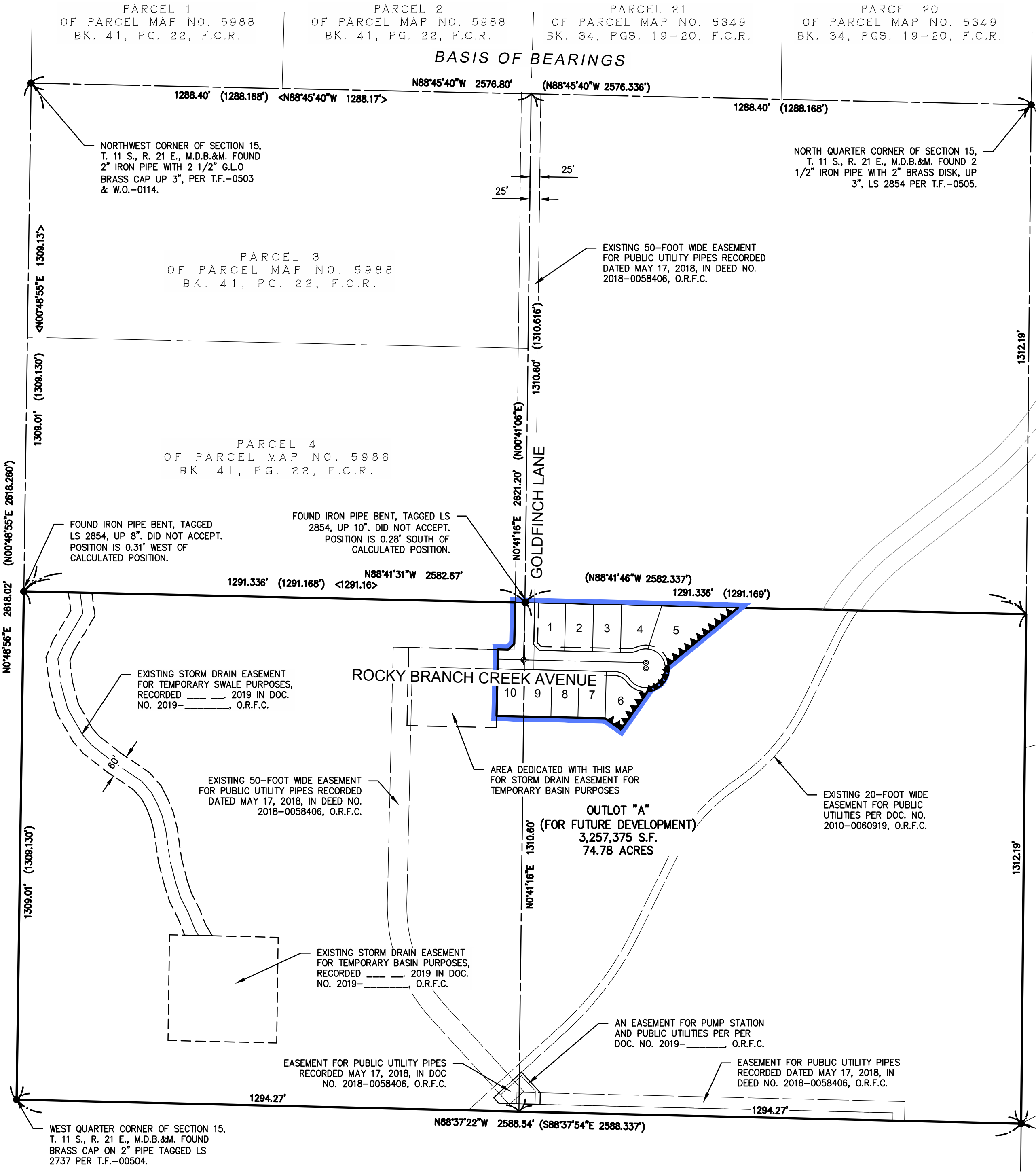
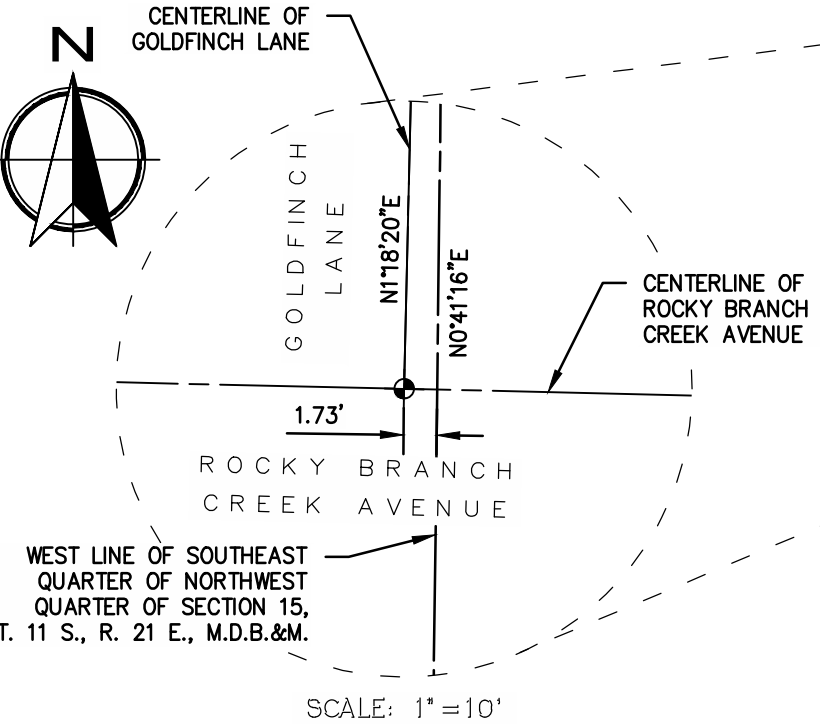
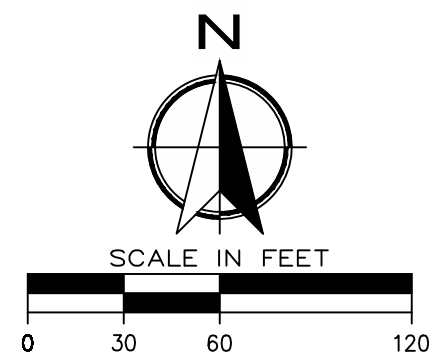


EXHIBIT A

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.



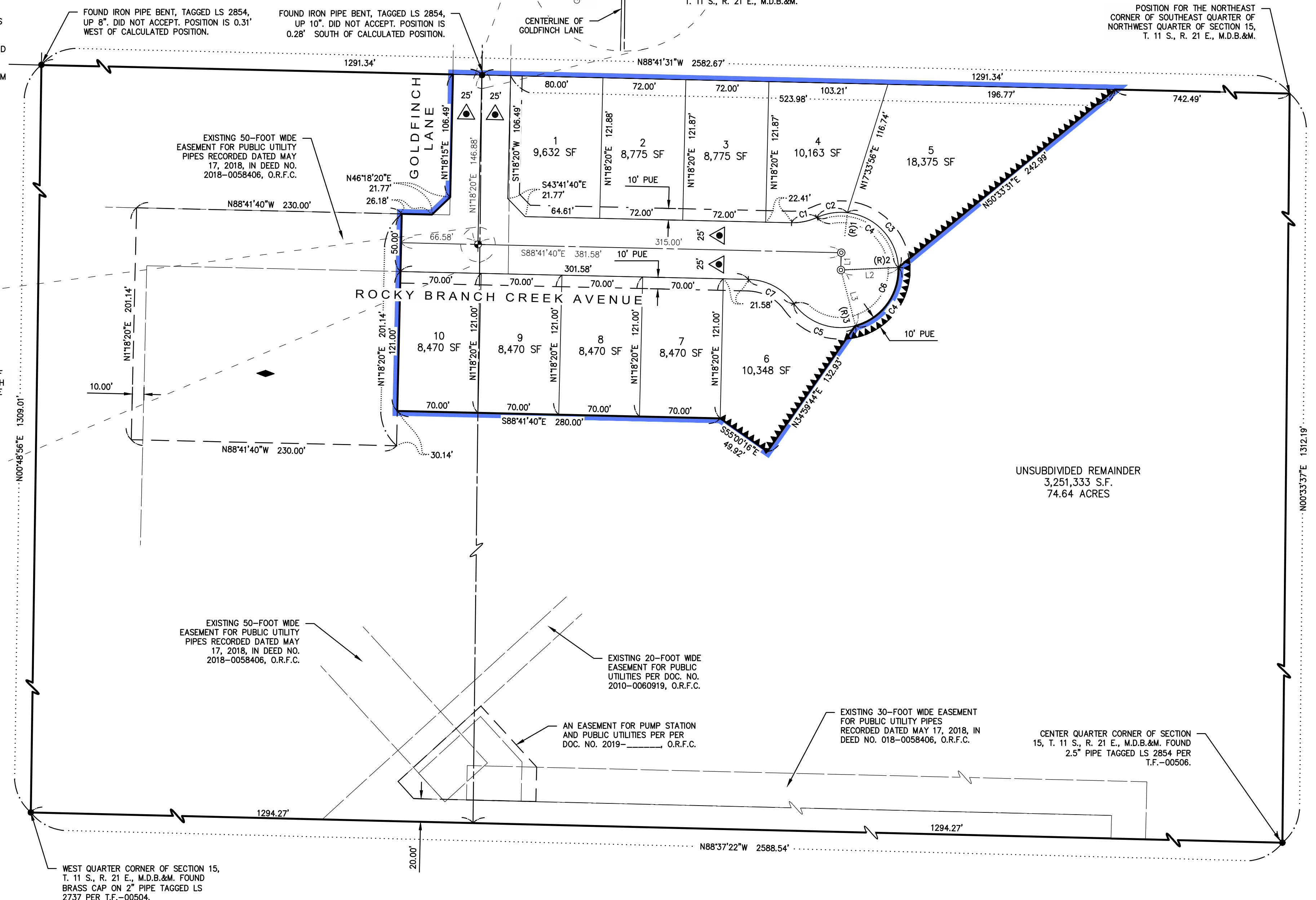
NOTE

- 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