-40

E Bearing Dist.

N 01"08'51"E 9.95'

N 89"00'19"W 78.00'

N 00"42'05"E 19.84' NORTH 1/4 CORNER OF SECTION 7, T. 13 S., R. 20 E., FOUND FRESNO COUNTY BRASS CAP MONUMENT, FLUSH, TIES PER CORNER RECORD No. 883 ON FILE WITH THE FRESNO COUNTY SURVEYOR. WEST BULLARD AVENUE THIS PROPERTY IS SUBJECT TO: AN EASEMENT FOR ROADS AND DITCHES AND WATER RIGHTS IN FAVOR OF HALA J. MATER AND ROY M. MATER, RECORDED JUNE 24, 1918, IN BOOK 670 OF DEEDS AT PAGE 75, F.C.R. THE EFFECT OF AN INSTRUMENT ENTITLED "BEFORE THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT RESOLUTION PROVIDING FOR RECORDATION OF A MAP IDENTIFYING AREAS SUBJECT TO PAYMENT OF DRAINAGE FEES AND/OR CURVE TABLE REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES", EXECUTED BY FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND CITY OF FRESNO, RECORDED JULY 31, 1995 AS INSTRUMENT No. 95092128, O.R.F.C. SOUTHWEST CORNER OF LOT 9, TRACT No. 1947, NORTH VAN NESS ESTATES, FOUND 3/4" IRON PIPE, LOT 10 2" DOWN, SET TAG LS 6945 (N 89°11'15"W) NORTHWEST CORNER OF LOT 8, TRACT No. 2457, THE EXTENSION FOUND 3/4" IRON PIPE, N 89°11'13"W 328.85 FOUND 3/4" IRON PIPE, 3" DOWN, SET TAG LS 6945 **LEGEND** DOWN, TAGGED RCE 19,769 MONUMENTS FOUND AND ACCEPTED, AS NOTED. SET 2" FRESNO COUNTY SUBDIVISION MOUMENTS STAMPED LS 6945, FLUSH.] INDICATES RECORD DATA PER TRACT No. 2457, THE EXTENSION, RECORED IN VOLUME 28 OF PLATS AT PAGE 6, F.C.R. () INDICATES RECORD DATA PER TRACT No. 1947, NORTH VAN NESS ESTATES, RECORDED IN VOLUME 21 OF PLATS AT PAGE 48, F.C.R. 19"W 150.00" PUE INDICATES PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE. INDICATES AREA NOW OFFERED FOR DEDICATION OF PUBLIC STREET PURPOSES. N 89°00'19"W 121.39 SET 3/4" IRON PIPE, 30" LONG, 6" DOWN, TAGGED LS 6945 AT ALL LOT CORNERS, ANGLE POINTS AND AT THE BEGINNING AND END OF A SET RIM CUTS ON SEWER MANHOLE RIM. NOR X SET CROSS CUTS IN GUTTER PAN OF CONCRETE CURB & GUTTER FOR 3' WITNESS CORNER. N 89°26'00"W 200.20" 19,769 LOT 2. XTENSIO 5 60' N 89°13'49"W 249.98', NORTHEAST CORNER OF LOT 3. N 89°10'21°W 675.31' [N 89'12'03'W 675.17'] TRACT No. 2457, THE EXTENSION FOUND 3/4" IRON PIPE, FOUND 3/4" IRON PIPE, 5" DOWN, TAGGED RCE 19,769 LOT 3 LOT 2 6" UP, TACCED RCE 12,406 TRACT NO. NSION
THE EXTENSION
THE EXTENS AT PAGE 6, F.C.R.
UME 28 OF PLATS AT PAGE 6, F.C.R. LOT 1 SCALE: 1"=100' 50 100 300 100 200 **870 6**70 CENTER 1/4 CORNER OF SECTION 7, T. 13 S., R. 20 E. FOUND FRESNO COUNTY BRASS SCALE IN FEET TIES PER CORNER RECORD No. BASIS OF BEARINGS COUNTY SURVEYOR. THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 7, T. 13 S., R. 20 E., WAS TAKEN WEST BARSTOW AVENUE TO BEAR N 00°59'41"E AS SHOWN ON THE MAP OF TRACT No. 2457, THE EXTENSION, RECORDED IN VOLUME 28 OF PLATS AT PAGE

6. FRESNO COUNTY RECORDS.

MAP OF

TRACT No. 5172

CONSISTING OF ONE SHEET

COUNTY OF FRESNO, STATE OF CALIFORNIA

SURVEYED AND PLATTED BY R. W. GREENWOOD ASSOCIATES, INC.

CIVIL ENGINEERING - LAND SURVEYING, 2558 EAST OLIVE AVENUE, FRESNO, CALIFORNIA, 93701, PHONE (559) 268-7831

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

- Offer for dedication for Public use West Dovewood Lane and,
- 2) Offer for dedication for Public use the public utility

TOPANGA MANAGEMENT
COMPANY INC.

A CALIFORNIA CORPORATION

Ronald D. Gray, Authorized Director

NOTARY ACKNOWLEDGMENT

State of California County of Fresho

On this quantum day of <u>Quantst</u>, 200 4, before me, the undersigned Notary Public, in and for said County and State, personally appeared Ronald D Cray

me on the basis of satisfactory evidence to be the person whose name subscribed to this instrument, and acknowledged to me that we executed the same in wis authorized capacity and that by signature on the instrument the person (or the entity upon which the person acted,) executed the instrument

WITNESS my hand

Signature or Motory

Luanna L. Kitchenel

Print Noteria Noteria

IN THE COUNTY OF FIESA O

MY COMMISSION No. IS /477703

MY COMMISSION EXPIRES Opul 5, 2008

LEGAL DESCRIPTION

LOTS 57 AND 58 IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 20 EAST, M.D.B.& M., OF BULLARD LANDS IRRIGATED SUBDIVISION No. 2, IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED MARCH 7, 1913 IN BOOK 9, PAGE 15 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS;

EXCEPTING THEREFROM A STRIP OF LAND 20 FEET IN WIDTH ALONG AND ADJOINING THE NORTH LINE OF LOT 58 AS EXCEPTED AND RESERVED FOR ROAD BY DEED FROM THE BULLARD COMPANY TO HALA J. MATER AND ROY M. MATER, DATED MAY 1, 1918, AND RECORDED JUNE 24, 1918, IN BOOK 670, PAGE 75 OF DEEDS;

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF THE NORTH 20 FEET OF SAID LOT 58 LYING BETWEEN THE EXTENTION SOUTHERLY OF THE EAST AND OF THE WEST LINES OF LOT 8 OF TRACT No. 1947 NORTH VAN NESS ESTATES, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 21, PAGE 48 OF PLATS, FRESNO COUNTY RECORDS;

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF THE NORTH 20 FEET OF SAID LOT 58 LYING BETWEEN THE SOUTHERLY EXTENSIONS OF THE EAST AND WEST LINES OF LOT 7 OF TRACT No. 1947, NORTH VAN NESS ESTATES, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 21, PAGE 48 OF PLATS, FRESNO COUNTY RECORDS;

ALSO EXCEPTING THEREFROM THE SOUTH 10 FEET OF THE WEST 250 FEET OF SAID LOT 57.

SURVEYOR'S STATEMENT

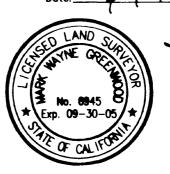
I, Mark W. Greenwood, hereby state that I am a licensed land surveyor of the State of California and that this map, consisting of one sheet(s), correctly represents a true and complete survey made by me or under my direction in January, 2003, that the monuments are of the character and in the locations shown hereon or will be placed in the locations shown hereon prior to the expiration of one year from the date of approval of this final map or any approved extension by the Board of Supervisors and that said monuments are sufficient to enable the survey to be retraced.



Mark W. Greenwood LS 6945
Expires September 30, 2005

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 ordinance at the request of Topanga Management Company Inc. in January, 2003. I hereby state that this final map substantially conforms to the conditionally approved tentative map.



No. 27799

Exp. 3-3/

Mark W. Greenwood LS 69

COUNTY SURVEYOR'S CERTIFICATE

I, Frank L. Daniele, DEPUTY County Surveyor of the Department of Public Works & Planning of the County of Fresno, do hereby state that I have examined this map; that the Subdivision shown is substantially the same as it appeared on the approved on the tentative map; that all provisions of the Subdivision Map Act and local ordinances applicable have been complied with and that I am satisfied that the map is

Dated: 19.205

SECTION ESQUINEL Interim Director

Deportment of Public Works and Planning

By: 3 Navy L. Daniele
Frank L. Daniele
RCE 27799
RCE 27799

BOARD OF SUPERVISOR'S CERTIFICATE

I hereby state that the Board of Supervisors of the County of Fresno, by resolution adopted 2-28 2005 approved the within map, and on behalf of the public:

- Reject at this time the offer of dedication of West Dovewoo Lane and,
- 2) Accept the dedication of the public utility easements.

8-24-65

BERNICE E. SEIDEL
CLERK TO THE BOARD OF SUPERVISORS

RECORDER'S CERTIFICATE

Document No. 20050204482

Filed and recorded this I day of Sept. 20 05, at 190 M. in Book 15 of Plats, at Page Company of Fresno County Records at the request of First American Title Company of Fresno County.

Fee: \$8.00

ROBERT C. WERNER

County Recorder

Deputy

Deputy

REV. 07-20-04 NPF
REVISED APRIL 19, 2004, GP
REV. 02-23-2004 RNM
REV. 2-18-04 GLE
PLOT VIEW: PLOT FINAL
ACAD FIRE: \MAPS\02250MAP.DWG
FIELD BOOK 215, PAGE 64, RA/gp
GREENWOOD'S I.D. No. D-02250