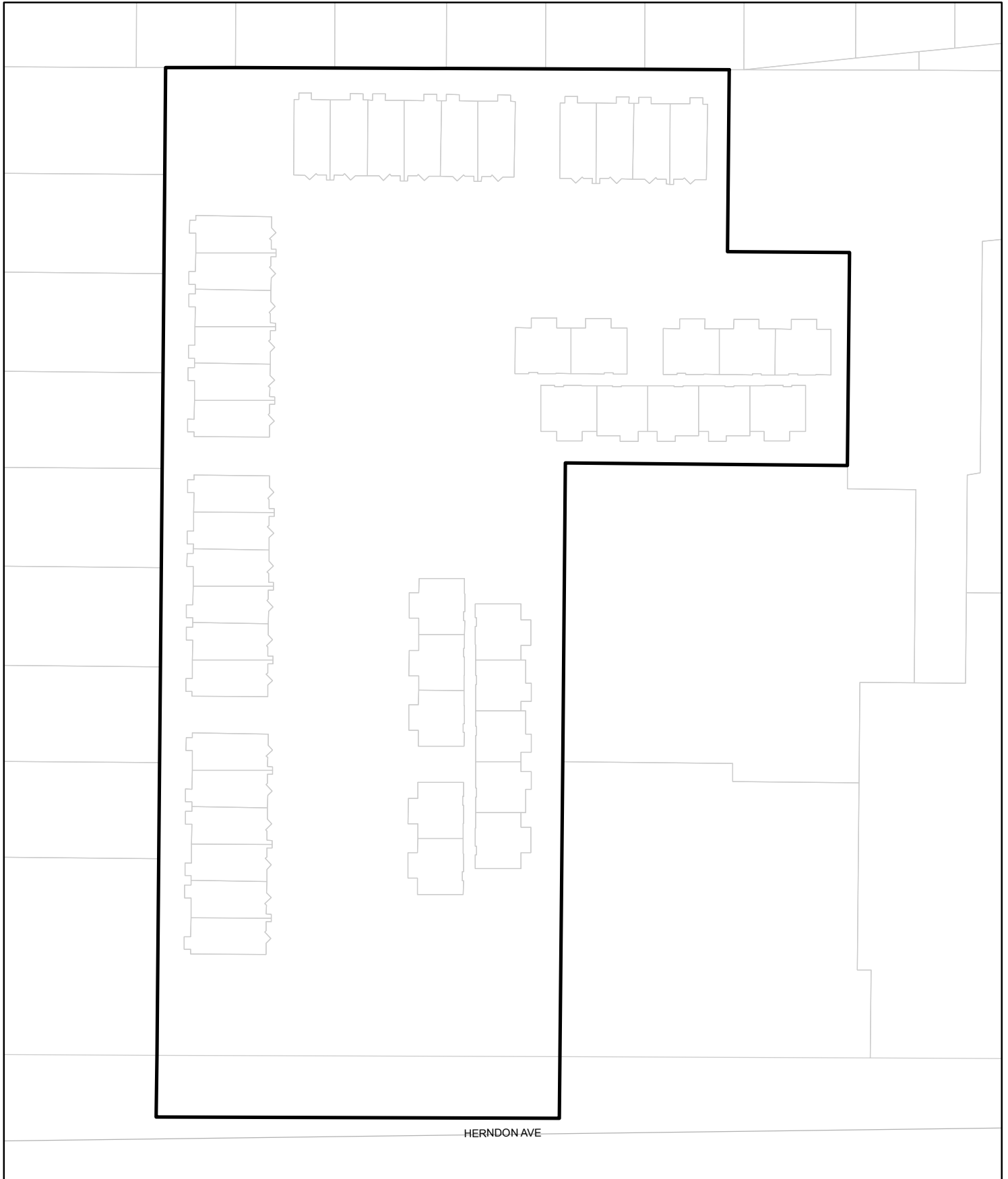




Street Names, Addresses and (Lot Numbers) for T5951

Prepared on Tue Apr 02 13:30:27 2013



FINAL MAP OF TRACT NO. 5951

FOR CONDOMINIUM PURPOSES
 BEING A SUBDIVISION OF PARCEL C OF PARCEL MAP NO. 2005-21
 RECORDED IN BOOK 67 OF PARCEL MAPS AT PAGES 49 & 50, F.C.R.
 THIS IS A MAP OF A CONDOMINIUM PROJECT,
 AS DEFINED IN SECTION 1351 OF THE CIVIL CODE
 OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT
 IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
 SURVEYED AND PLATTED IN OCTOBER 2011 BY YAMABE & HORN ENGINEERING, INC.
 CONSISTING OF TWO SHEETS, SHEET TWO OF TWO

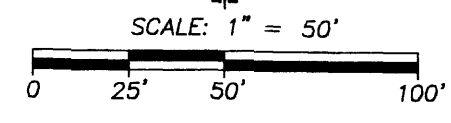
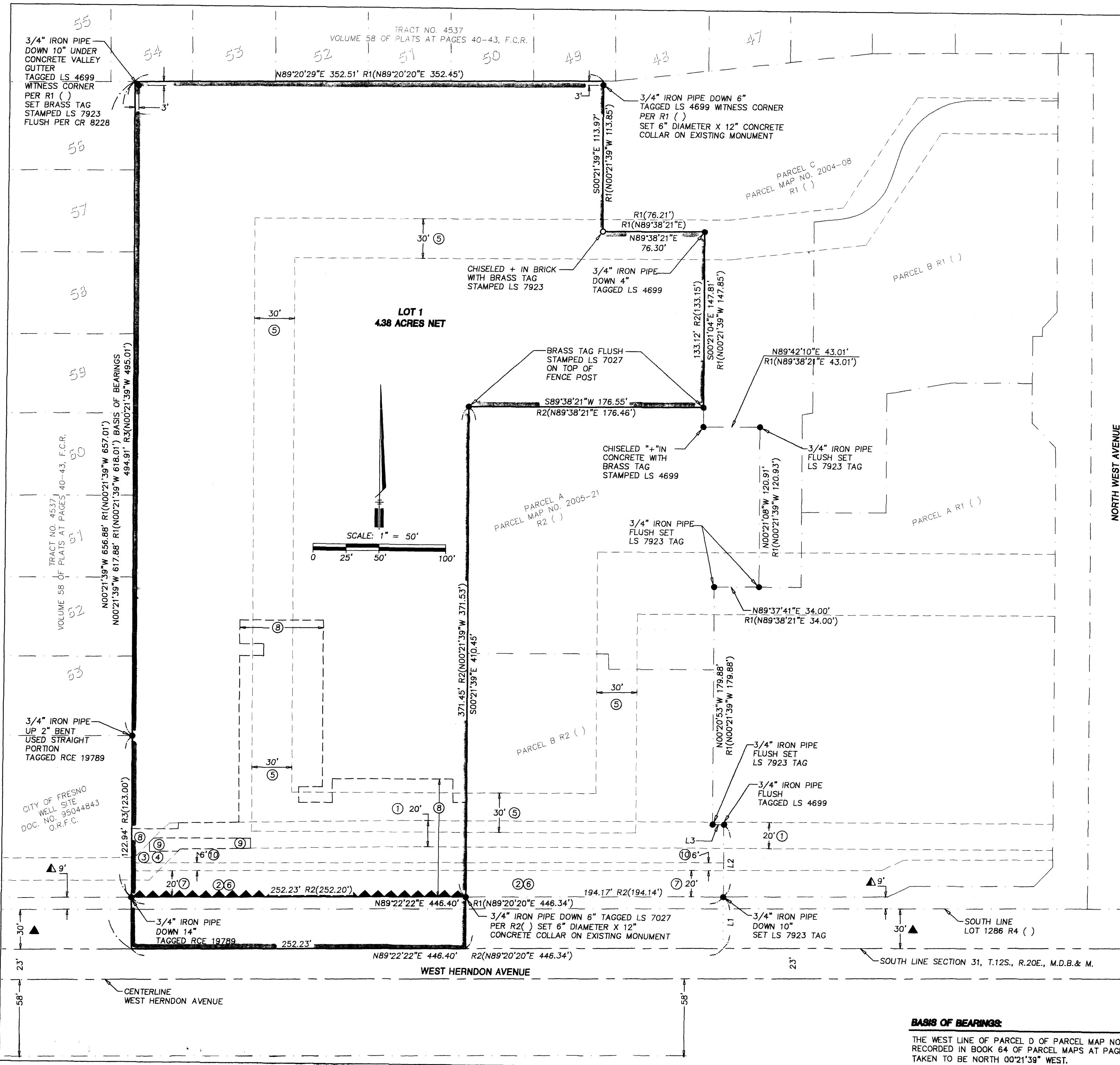
LEGEND

- MONUMENT FOUND AND ACCEPTED AS NOTED
- SET BRASS TAG FLUSH STAMPED LS 7923 AS NOTED
- R1 () RECORD DATA PER PARCEL MAP NO. 2004-08 RECORDED IN BOOK 64 OF PARCEL MAPS AT PAGES 83-84, F.C.R.
- R2 () RECORD DATA PER PARCEL MAP NO. 2005-21 RECORDED IN BOOK 67 OF PARCEL MAPS AT PAGES 49-50, F.C.R.
- R3 () RECORD DATA PER MAP OF TRACT NO. 4537 RECORDED IN VOLUME 58 OF PLATS AT PAGES 40-43, F.C.R.
- R4 () RECORD DATA PER MAP OF BULLARD LANDS IRRIGATED SUBDIVISION NO. 8, RECORDED IN VOLUME 8 OF PLATS AT PAGE 46, F.C.R.
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
- F.C.R. FRESNO COUNTY RECORDS
- CFR CALCULATED FROM RECORD DATA REFERENCED
- CR CORNER RECORD ON FILE WITH THE FRESNO COUNTY SURVEYOR
- ▲ EASEMENT OFFERED FOR PUBLIC STREET PURPOSES PER DOC. NO. 91161516, O.R.F.C.
- ▲ DEDICATED FOR PUBLIC STREET PURPOSES PER THE MAP OF BULLARD LANDS IRRIGATED SUBDIVISION NO. 8, RECORDED IN VOL. 8 OF PLATS AT PG. 46, F.C.R.
- BLUE BORDER INDICATES LIMITS OF SUBDIVISION
- - - SECTION LINE
- - - EXISTING PROPERTY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- ▲ RELINQUISHMENT OF DIRECT ACCESS RIGHTS PER R1 ()
- - - EXTENSION OF LINE TO DIMENSION POINT AS SHOWN

EASEMENT LEGEND

- ① 20 FOOT WIDE FMFD EASEMENT RECORDED 11/20/1980 IN BOOK 7626, PAGE 212, O.R.F.C. & MODIFICATIONS RECORDED 6/30/1994 AS DOC. NO. 94107017, O.R.F.C.
- ② FID EASEMENT FOR PIPELINE PURPOSES RECORDED 11/17/1993 AS DOC. NO. 93177748, O.R.F.C. & MODIFICATIONS RECORDED 02/07/1994 AS DOC. NO. 94020155, O.R.F.C.
- ③ EASEMENT FOR PIPELINE PURPOSES RECORDED 12/29/1993 AS DOC. NO. 93202415, O.R.F.C.
- ④ EASEMENT FOR PIPELINE PURPOSES RECORDED 04/11/1995 AS DOC. NO. 95043827, O.R.F.C. & MODIFICATIONS RECORDED 04/11/1995 AS DOC. NO. 95043830, O.R.F.C.
- ⑤ EASEMENT FOR WATER MAIN PURPOSES RECORDED 12/27/2004 AS DOC. NO. 2004-0288076, O.R.F.C.
- ⑥ AGREEMENT FOR COMMON USE OF EASEMENTS RECORDED 04/18/2005 AS DOC. NO. 2005-0085573, O.R.F.C.
- ⑦ 20 FOOT WIDE PEDESTRIAN TRAIL AND BICYCLE EASEMENT PER R1 ()
- ⑧ EASEMENT FOR DRAINAGE FLOODWAY PURPOSES RECORDED 05/29/2007 AS DOC. NO. 2007-0104228, O.R.F.C.
- ⑨ GRANT OF REVOCABLE LICENSE TO ENCROACH RECORDED 05/30/2007 AS DOC. NO. 2007-0106608, O.R.F.C.
- ⑩ 6 FOOT PEDESTRIAN AND BICYCLE EASEMENT PER R2 ()

LINE TABLE				
MEASURED		RECORDED		
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N00°21'07"W	39.00'	R2(N00°21'39"W)	R2(39.00'CFR)
L2	N00°21'07"W	55.00'	R1(N00°21'39"W)	R1(55.01')
L3	S89°44'43"W	8.68'	R1(S89°38'21"W)	R1(8.67')



BASIS OF BEARINGS:

THE WEST LINE OF PARCEL D OF PARCEL MAP NO. 2004-08, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 64 OF PARCEL MAPS AT PAGES 83 AND 84, FRESNO COUNTY RECORDS. TAKEN TO BE NORTH 00°21'39\"/>



2985 N. BURL AVE.
 SUITE 101
 FRESNO, CA 93727

TEL (559) 244-3123
 FAX (559) 244-3120

CONDOMINIUM PLAN FOR WESTWOOD BLUFFS

IN THE CITY OF FRESNO,
COUNTY OF FRESNO, STATE OF CALIFORNIA
CONSISTING OF 4 SHEETS SHEET 2 OF 4

LEGAL DESCRIPTION:
REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA,
DESCRIBED AS FOLLOWS:

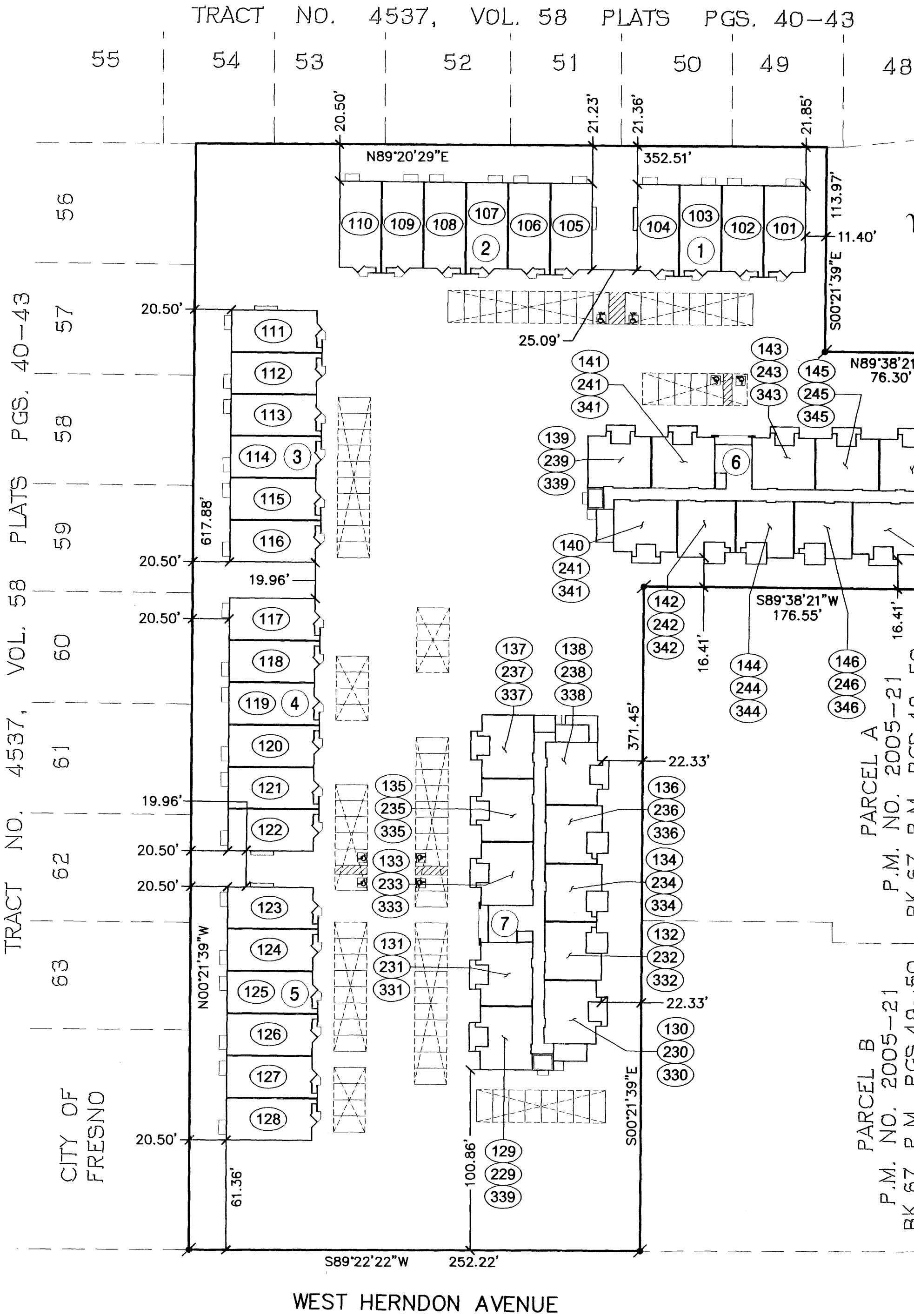
LOT 1, AS SHOWN ON TRACT NO. 5951 FOR CONDOMINIUM PURPOSES, FILED
MARCH 14th, 2012 IN VOLUME 92 OF PLATS, AT PAGES 36+37, FRESNO
COUNTY RECORDS.

BASIS OF BEARINGS (HORIZONTAL DATUM):

THE BASIS OF BEARINGS FOR THIS CONDOMINIUM PLAN IS THE WEST LINE OF LOT 1, GIVEN
AS N00°21'39"W, AS SHOWN ON TRACT NO. 5951 FOR CONDOMINIUM PURPOSES, FILED
MARCH 14th, 2012 IN VOLUME 92 OF PLATS, AT PAGES 36+37, FRESNO
COUNTY RECORDS.

BASIS OF ELEVATIONS (VERTICAL DATUM):

THE BASIS OF ELEVATIONS FOR THIS PLAN IS TEMPORARY BENCHMARK 3005, BEING A
CHISELED SQUARE ON CURB, WEST SIDE OF MEDIAN ISLAND, 250' NORTH OF WEST
HERNDON AVENUE, HAVING AN ELEVATION OF 334.048 FEET, AS SHOWN ON THE GRADING
PLAN FOR WESTWOOD BLUFFS.



DEFINITIONS:

1.13.2 "BALCONY" area within the COMMON AREA adjacent to UNIT it serves. Such BALCONY area is identified on the Condominium Plan the word "BALCONY", accompanied by said UNIT number, as depicted on the Condominium Plan. Such BALCONY is hereby reserved for the exclusive use of the OWNER of UNIT to which it serves.

1.18 "OWNER" shall mean and refer to the record owner or owners, if more than one, (including DECLARANT) (or the Vendee under a Contract of Sale) of a CONDOMINIUM in THE PROJECT, excluding those persons or entities having such interest merely as security for the performance of an obligation.

1.25 "STRUCTURES": Any building housing one or more CONDOMINIUMS in THE PROJECT.

1.26 "THE PROJECT" shall mean and refer to THE PROPERTY to be subdivided or converted into a CONDOMINIUM PROJECT, including COMMON AREA and individual UNITS.

1.27 "UNIT" shall mean and refer to the elements of a CONDOMINIUM, which are not owned in common with the OWNERS of other CONDOMINIUMS in THE PROJECT. The designation of each UNIT in THE PROJECT consists of the number of the CONDOMINIUM BUILDING in which the UNIT is located (buildings numbered consecutively 1 to 7) followed by the UNIT number. The boundaries of each UNIT shall be as shown and described on the Condominium Plan, and each UNIT shall consist of a residential element, described as follows:

1.27.1 "RESIDENTIAL ELEMENT" shall mean that portion of a UNIT designed for use as a residence, and shall be identified on the Condominium Plan by the letter "R" preceding the arabic numeral designation of the UNIT of which it is a part and shall consist of the interior unfinished surfaces of the perimeter walls, floors, ceilings, windows, window frames, doors and door frames of each RESIDENTIAL ELEMENT and the space encompassed thereby, including the outlets of all utility installations therein and also including the interior surfaces of the firebox of each fireplace extending from the floor to the top of each fireplace, if any, and the space encompassed thereby, which adjoins the RESIDENTIAL ELEMENT.

1.28 ITEMS PART OF A UNIT. The following are part of the UNIT which they serve: the decorated inner surface of the exterior and interior walls (including decorated inner surfaces of all interior load-bearing walls); floors and ceilings consisting of wallpaper, paint, plaster, carpeting, tiles, and all other finishing materials fixed or installed as part of the physical structure of the UNIT and all immediately visible fixtures, complete heating and air-conditioning systems, mechanical, and electrical systems and equipment installed for the sole and exclusive use of the UNIT, commencing at the point where the same extends from the walls or floors into the interior space from the structural body of the building or from the utility lines, pipes, or systems serving the UNIT.

1.29 ITEMS NOT PART OF A UNIT. The following are not part of a UNIT: the foundations, interior UNIT dividing walls, exterior walls (including windows and doors therein), fireplaces, if any, roofs, floors, load bearing walls, columns, slabs, balcony railings, flues, pipes, ducts, chutes and wire, conduits or other public utility lines or installations constituting a part of the overall system designed for the service of any particular UNIT, nor any other structural members or portions of any kind, including fixtures and appliances within the UNIT, which are not removable without jeopardizing the soundness, safety or usefulness of the remainder of the building of which the UNIT is a part.

LEGEND

- ① BUILDING NUMBER
- ⑩① UNIT NUMBER
- FOUND 3/4" IRON PIPE PER TRACT NO. 5951
- CARPORT
- CARPORT PARKING STALL
- CARPORT PARKING STALL (HANDICAP)

