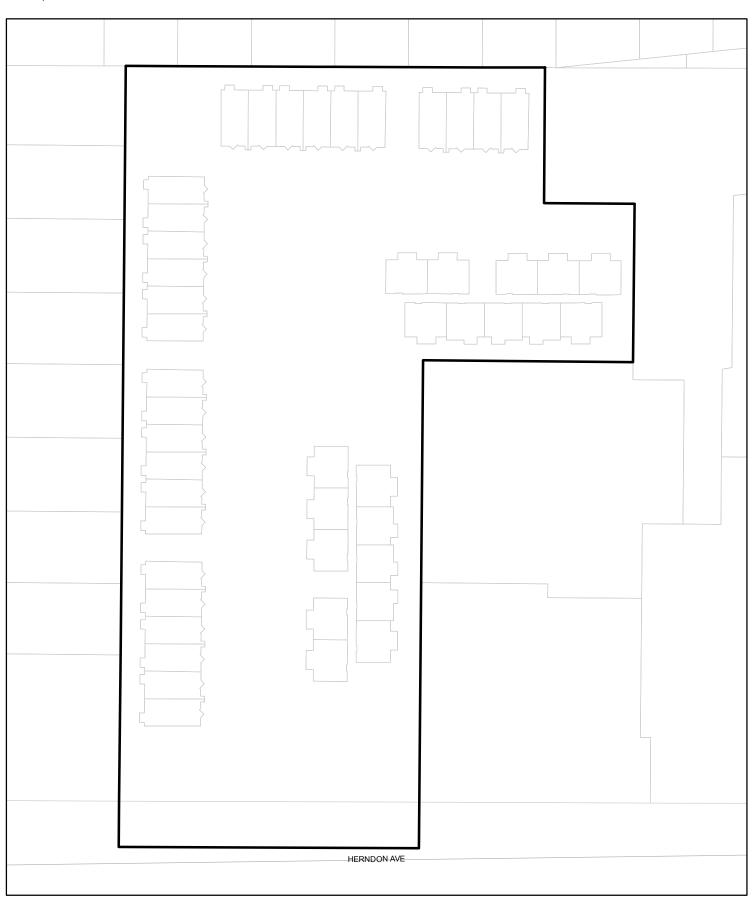
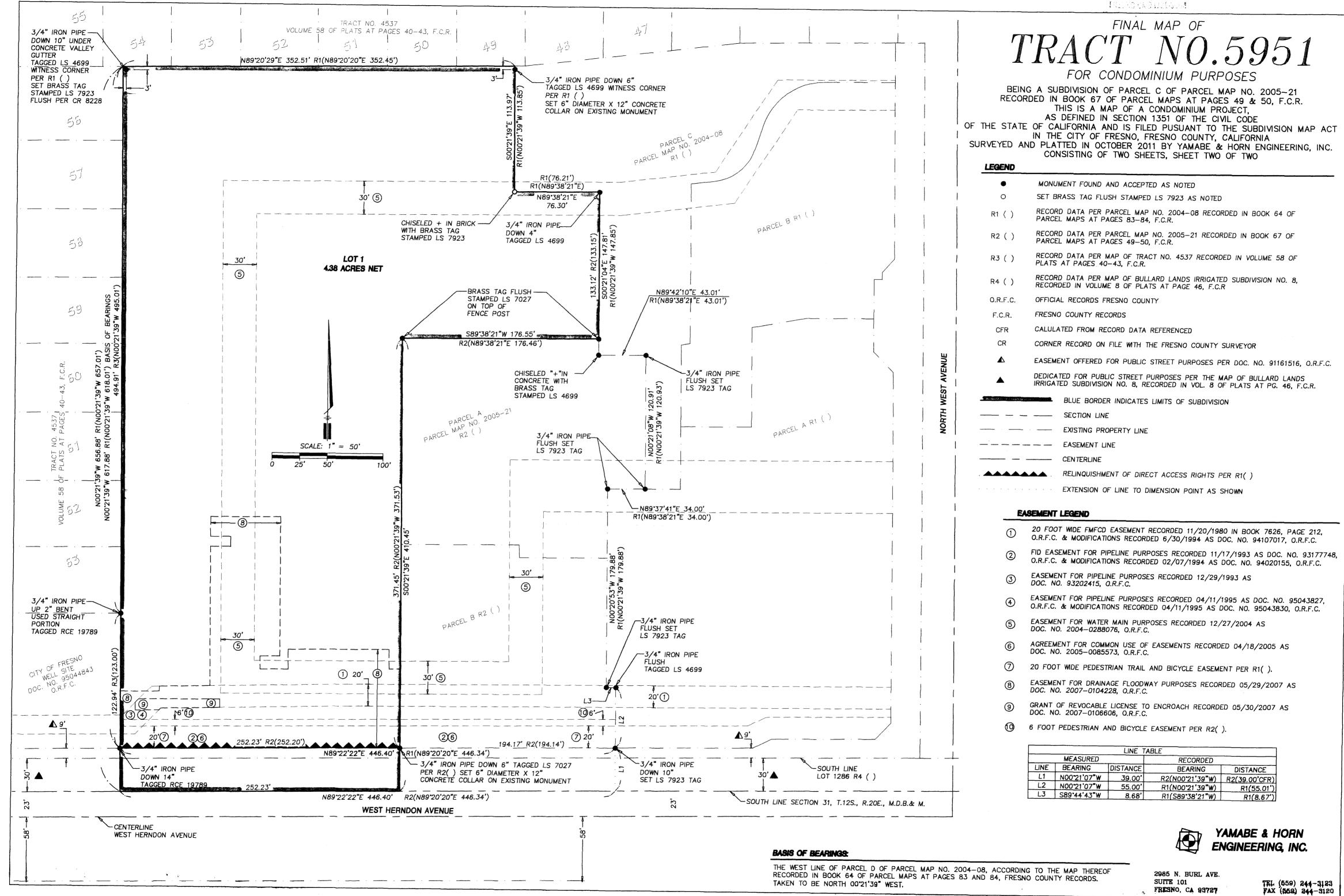


## Street Names, Addresses and (Lot Numbers) for T5951

Prepared on Mon Oct 22 13:48:14 2018





P COUNTY FRESNO, P LEGAL DESCRIPTION: REAL PROPERTY IN THE CITY DESCRIBED AS FOLLOWS:

P

STATE

FRESNO,

CONDOMINIUM PURPOSES PLATS, AT PAGES 36 + 37 TRACT NO. 5951 FOR 2012 IN VOLUME **9.2.** OF | ON | P SHOWN LOT 1, AS SHO

// ARCH

COUNTY RECORDS. LOT

BASIS OF BEARINGS (HORIZONTAL DATUM):
THE BASIS OF BEARINGS FOR THIS CONDOMINIUM PLAN IS THE WEST LINE OF LOT 1,
AS NO0'21'39"W, AS SHOWN ON TRACT NO. 5951 FOR CONDOMINIUM PURPOSES,
WARCH 16th, 2012 IN VOLUME 82 OF PLATS, AT PAGES 36 \$37 F
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.

## UM PLAN CONDOMIN

DEFINITIONS

**BLUFFS** 

FRESNO, TE OF CALIFORNIA OF **FRESNO** CONSIS COUNT

SHEET SHEETS 4

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. (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. shall 1.18 "OWNER"

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 and shall be identified on the Condominium Plan by the letter 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.

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

NO.

53

(111)

112

113

115

116

19.96'

(117)

(118)

119

(120)

121

122

123

124

126

127

(128)

61.36

**(5)** 

125

(4)

135 235 335

131 231 331

S89°22'22"W

252.22'

WEST HERNDON AVENUE

(114)

617.88

(3

20.50

TRACT

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20.50

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N00-21'39"W

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CITY OF FRESNO

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TRACT

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110

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

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.



. FOUND 3/4" IRON PIPE PER TRACT NO. 5951 BUILDING NUMBER UNIT NUMBER CARPORT 19

31 Natoma Street, Suite #160 Folsom, CA 95630 Phone: (916) 608-0707 Fax: (916) 608-0701 ENGINEERING, INC. expect more. TSD

Q 0 SHEET

LEGEND — CARPORT PARKING STALL --CARPORT PARKING STALL (HANDICAP) GRAPHIC SCALE (IN FEET) VOL. 58 PLATS PGS. 40-43 51 52 50 49 48 21.23' 21.85 21.36  $\mathcal{N}$ N89°20'29"E 352.51 113.97 107 103 108 106 105 104 101 102 2 (1)25.09' 143 243 343 141 241 341 (147) (247) (347) N89'38'21"E 76.30' (145) (245) (345) (139) (239) (339) 9.89 S00\*21\*04\*E 133.12\* 6 (140) (241) (341) 148 248 348 142 242 342 S89'38'21"W 176.55' 16.41, 16.41 137 237 337 138 238 338 1 50 0 (144) 246 346 ₹ Ç 244 344 2005-2 PGS.49-PARCEL NO. 20 P.M. PG 22.33 136 236 336 133 **2** 333 **3** 333 P.M. BK.67 134 234 334 7 132 232 332 (N <del>ر</del> -22.33 PGS.49 (130) (230) (330) ZOO5-S00'21'39"E PARCE Ŋ N N N N 129 229 339 P.M. BK.67