

OWNER'S STATEMENT:

WE STATE THAT WE ARE THE LEGAL OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN ON THIS MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY, AND WE CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE BOLD BORDER LINES HEREON, AND

1. OFFER FOR DEDICATION A PORTION OF VINELAND AVENUE AS DEPICTED TO THE CITY OF KERNAN, AS AN EASEMENT FOR PUBLIC STREET PURPOSES.
2. RELINQUISH ACCESS ALONG A PORTION OF VINELAND AVENUE AS DEPICTED.

GEORGE ALEX SCOTT AND PATRICIA ANN SCOTT, AS TRUSTEES FOR THE GEORGE AND PATRICIA SCOTT LIVING TRUST

George Alex Scott
GEORGE ALEX SCOTT, TRUSTEE
DATE 4-8-25

Patricia Ann Scott
PATRICIA ANN SCOTT, TRUSTEE
DATE 4-8-25

CENTRAL VALLEY COMMUNITY BANK AND BENEFICIARY:

Hinson Thomas
HINSON THOMAS
DATE 6-10-25

NOTARY ACKNOWLEDGMENT:

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 FRESNO)

ON APRIL 8, 2025 BEFORE ME, Laura Marie Leonardo NOTARY PUBLIC,

PERSONALLY APPEARED George Alex Scott
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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

SIGNATURE Laura Marie Leonardo

NAME: Laura Marie Leonardo

COUNTY OF: FRESNO

MY COMM. EXP: 2/10/28

COMM#: 2481452

NOTARY ACKNOWLEDGMENT:

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 FRESNO)

ON APRIL 8, 2025 BEFORE ME, Laura Marie Leonardo PUBLIC,

PERSONALLY APPEARED Patricia Ann Scott
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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

SIGNATURE Laura Marie Leonardo

NAME: Laura Marie Leonardo

COUNTY OF: FRESNO

MY COMM. EXP: 2/10/28

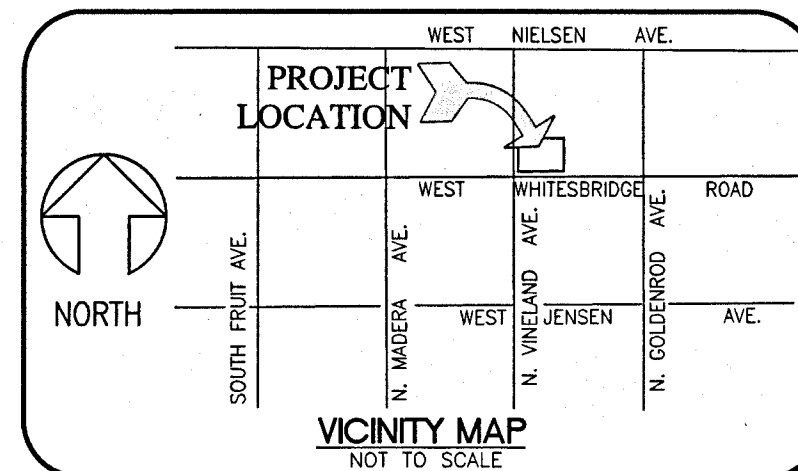
COMM#: 2481452

PARCEL MAP NO. 2023-01

A PORTION OF LOTS 17 & 18 AS SHOWN IN THE SUBDIVISION OF A PART OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 18 EAST, A PART OF FRESNO IRRIGATED FARMS CO. TRACT ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 5, PAGE 20 OF ROS, FCR, IN THE CITY OF KERNAN, FRESNO COUNTY, CALIFORNIA

CONSISTING OF TWO SHEETS

SHEET 1 OF 2
JULY 2024

**NOTARY ACKNOWLEDGMENT:**

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 Sacramento)

ON 6/10/2025 BEFORE ME, Shay Prasad NOTARY PUBLIC,

PERSONALLY APPEARED Hinson Thomas
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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

SIGNATURE Shay Prasad

NAME: Shay Prasad

COUNTY OF: Sacramento

MY COMM. EXP: May 3, 2028

COMM#: 248 9181

COMMUNITY DEVELOPMENT DIRECTOR STATEMENT

I HEREBY CERTIFY THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AS CONDITIONALLY APPROVED BY THE PLANNING COMMISSION ON JANUARY 8, 2024.

Jerry Jones
JERRY JONES
COMMUNITY DEVELOPMENT DIRECTOR

7/6/25
DATE

LEGAL DESCRIPTION:

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF FRESNO, CITY OF KERNAN, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THE WEST HALF OF LOTS 17 AND 18 IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 18 EAST, MDB&M, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS, AS PER MAP OF SUBDIVISION OF PART OF SECTIONS 5 AND 6, IN TOWNSHIP 14 SOUTH, RANGE 18 EAST, PART OF FRESNO IRRIGATED FARMS CO TRACT, RECORDED IN BOOK 5, PAGE 20 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THIS PROPERTY IS SUBJECTED TO THE FOLLOWING:

1. AN EASEMENT GRANTED FOR ROAD PURPOSES PER DOC. NO. 2012-0153001, O.R.F.C.
2. AN EASEMENT GRANTED FOR ROAD PURPOSES PER BOOK M OF DEEDS AT PAGE 544, RECORDED ON 12/06/1875, O.R.F.C.
3. AN EASEMENT GRANTED FOR ROAD PURPOSES PER BOOK 409, PAGE 210, RECORDED 9/12/1908, O.R.F.C.

STATEMENT:

THE CONDITIONS OF APPROVAL FOR THIS PARCEL MAP REQUIRE CERTAIN PUBLIC IMPROVEMENTS TO BE COMPLETED AT THE TIME OF DEVELOPMENT OF ANY OF THE PARCELS CREATED BY THIS MAP. IN ACCORDANCE WITH GOVERNMENT CODE 66411.1, THE REQUIRED PUBLIC IMPROVEMENTS SHALL BE COMPLETED AT THE TIME A PERMIT OR OTHER GRANT OF APPROVAL FOR DEVELOPMENT OF THE PARCEL(S) IS ISSUED BY THE CITY, OR AT OTHER SUCH TIME PER WRITTEN AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY.

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF KERNAN BY RESOLUTION NO.

ADOPTED _____, 2025, APPROVED THE WITHIN MAP AND ACCEPTED, ON BEHALF OF THE PUBLIC ALL EASEMENTS AS OFFERED FOR DEDICATION FOR PUBLIC USE IN THE CONFORMITY WITH TERMS OF THE OFFER, AS NOTED HEREON.

JOSIE CAMACHO, CITY CLERK

DATE

SURVEYOR'S CERTIFICATE:

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 JOSH MILLER IN JULY, 2024. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

Narinder S. Sahota
NARINDER S. SAHOTA PLS 8719

4-09-2025
DATE

CITY ENGINEER'S STATEMENT:

I, JESUS GONZALEZ, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE 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.

DATE THIS 14th DAY OF JULY 2025.

Jesus Gonzalez
JESUS GONZALEZ, PE 78084
CITY ENGINEER

CITY LAND SURVEYOR'S STATEMENT:

I, DAVID C. HORN, HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED THIS 14th DAY OF JULY 2025.

David C. Horn
DAVID C. HORN, PLS 8204
CITY SURVEYOR

RECORDER'S STATEMENT

DOCUMENT No. _____ FEE PAID: _____
FILED THIS _____ DAY OF _____, 2025 AT _____ M.
IN BOOK _____ OF PARCEL MAPS, AT PAGE _____
FRESNO COUNTY RECORDS, AT THE REQUEST OF CVEAS, INC..

PAUL DICTOS, C.P.A., RECORDER

BY: _____
DEPUTY

FOR:
GEORGE AND PATRICIA SCOTT
88 N VINELAND
KERNAN, CA 93630
APN: 025-130-14S

CVEAS CENTRAL VALLEY
ENGINEERING AND SURVEYING
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CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION • CUSTOM HOME DESIGN
COMMERCIAL BUILDING DESIGN • PLANNING • PROJECT MANAGEMENT

DATE OF SURVEY	2/15/2022
JOB NO.	21160
DRAWN BY	B.K.
DRAWING NAME	TENT. MAP
CHECKED BY	N.S.
DATE	04/10/2024
REV	04/01/2025

A PORTION OF LOTS 17 & 18 AS SHOWN IN THE SUBDIVISION OF A PART OF
SECTION 6, TOWNSHIP 14 SOUTH, RANGE 18 EAST, A PART OF FRESNO
IRRIGATED FARMS CO. TRACT ACCORDING TO THE MAP THEREOF
RECORDED IN BOOK 5, PAGE 20 OF ROS, FCR, IN THE CITY OF KERMAN,
FRESNO COUNTY, CALIFORNIA
CONSISTING OF TWO SHEETS
SHEET 2 OF 2
APRIL 2023

DETAIL "A"

NTS

EASEMENT FOR PUBLIC ROAD PURPOSES PER DOC. # 2012-0153001, O.R.F.C.

(N00°17'20"W 237.44') (R-5)

N07°16'32"W 237.44'

N07°05'09"W 246.63'

(S01°05'57"E 246.63') (R-5)

S21°06'33"E 9.81'

(N21°06'10"W 9.81') (R-5)

