

Community and Economic Development
Planning Division
Jamie Bax
Director

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mc_planning@madera-county.com

PLANNING COMMISSION DATE: December 5, 2023

AGENDA ITEM: #6

SUBF	#2023-007	Amending the dimensions and alignments of lots, outlots, and streets shown on the Tesoro Viejo Creekside Final Map, Tract No. 314.
APN(s)	Multiple	Applicant: CREEKSIDE RM, INC.
CEQA	Exempt	Section 15268

REQUEST:

The applicant is proposing to amend the dimensions and alignments of lots, outlots, and streets shown on the Creekside Final Map of Tesoro Viejo Tract No. 314.

LOCATION:

The property is located on the southwest corner of Cobble Creek Drive and Wildflower Drive, Madera.

ENVIRONMENTAL ASSESSMENT:

The proposed amendment of a Subdivision Final Map is deemed to be a ministerial action under Section 15268 of the CEQA Guidelines.



RECOMMENDATION: Adoption of a resolution approving the proposed amendments to the recorded Creekside Final Map of Tesoro Viejo Tract No. 314.

GENERAL PLAN DESIGNATION (EXHIBIT A):

SITE: LDR (Low Density Residential)
MDR (Medium Density Residential)

SURROUNDING: MDR (Medium Density Residential)
OS (Open Space)

ZONING (EXHIBIT B):

SITE: TV-MDR (Tesoro Viejo – Medium Density Residential)
TV-OS (Tesoro Viejo – Open Space)

SURROUNDING: TV-LDR (Tesoro Viejo - Low Density Residential)
TV-MDR (Tesoro Viejo – Medium Density Residential)
TV-OS (Tesoro Viejo – Open Space)

LAND USE:

SITE: Residential, Open Space

SURROUNDING: Residential, Open Space

ACCESS (EXHIBIT C):

The project will be accessed from Tesoro Viejo Blvd.

WILLIAMSON ACT:

The property is not subject to a Williamson Act (Agricultural Preserve) contract.

BACKGROUND AND PRIOR ACTIONS:

On August 16, 2022 the Board of Supervisors adopted a resolution approving Final Subdivision Map Tract 314 of Tesoro Viejo, Creekside Village 5, authorized the Chief Clerk of the Board to sign and record Final Subdivision Map Tract 314 of Tesoro Viejo, Creekside Village 5, entered into an Improvement Agreement with CREEKSIDE RM, INC to defer improvements and authorized the Chairman to sign the necessary documents to affect the agreement, authorized the Chief Clerk of the Board to record a Covenant and Agreement Regarding Restricting Transfers of Real Property for Final Subdivision Map Tract 314 of Tesoro Viejo, Creekside Village 5 and allowed the recording of the Right to Farm Notice for Final Subdivision Map Tract 314 of Tesoro Viejo, Creekside Village 5.

PROJECT DESCRIPTION:

The applicant is proposing to amend the dimensions and alignments of lots, outlots, and streets shown on the Creekside Final Map of Tesoro Viejo Tract No. 314. The proposed modification includes the following lots and outlots: Lots 1-74, Outlots: A, B, C, D, E, F.

ORDINANCES/POLICIES:

Madera County Code Section Chapter 17.20 (Regulates tentative subdivision maps).

Madera County Code Section Chapter 17.84 (Correction and Amendments of Maps).

California Government Code Title 7 (Subdivision Map Act).

ANALYSIS:

KB

The applicant is proposing to amend the dimensions and alignments of lots, outlots, and streets shown on the Creekside Final Map of Tesoro Viejo Tract No. 314. The proposed modification includes the following lots and outlots: Lots 1-74, Outlots: A, B, C, D, E, F.

Per the Madera County Municipal Code (17.84.030) modifications can be made to a final map after it is recorded upon findings that there are changed circumstances which make any or all of the conditions of the map no longer appropriate or necessary and:

1. *The modifications do not impose any additional burden on the present fee owner of the property;*
2. *The modifications do not alter any right, title or interest in the real property reflected on the recorded map;*
3. *The map as modified conforms to the provisions of Government Code Section 66474, in that the modification to the map would not require denial of the map.*

Once these findings are made, the proposed modification shall be scheduled for a noticed public hearing by the planning director before the planning commission. Notice shall be given in accordance with Government Code Sections 65090 and 65091 or any successor statute. The issues at the hearing shall be confined to the proposed modification. At the conclusion of the hearing, the planning commission shall make findings on the three issues set forth in subsection A of this section. If the proposed amendment relates to a subdivision map, the decision of the planning commission shall be advisory to the board of supervisors.

On August 2, 2022, the recommended actions below for Tract 314, Final Map of Tesoro Viejo, Creekside Village 5, and Improvement Agreement were approved by the Board of Supervisors:

1. Consideration to adopt a Resolution approving Final Subdivision Map Tract 314 of Tesoro Viejo, Creekside Village 5.
2. Consideration of approval to authorize the Chief Clerk of the Board to sign and record Final Subdivision Map Tract 314 of Tesoro Viejo, Creekside Village 5.
2. Consideration of entering into an Improvement Agreement with CREEKSIDE RM, INC to defer improvements and authorize the Chairman to sign the necessary documents to affect the agreement.
3. Consideration of approval to authorize the Chief Clerk of the Board to record a Covenant and Agreement Regarding Restricting Transfers of Real Property for Final Subdivision Map Tract 314 of Tesoro Viejo, Creekside Village 5.
4. Consideration to allow for the recording of the Right to Farm Notice for Final Subdivision Map Tract 314 of Tesoro Viejo, Creekside Village 5.

This final subdivision map divided 21 acres into 74 residential lots and 7 outlots for public landscaping, private open space purposes, and private park purposes. The property is owned by CREEKSIDE RM, INC. The property is located on the southwest corner of Cobble Creek Drive and Wildflower Drive, Madera.

The Board of Supervisors made findings that the final map conforms to the previously approved tentative map and that the subdivider has complied with all conditions of approval

of the tentative map. In lieu of completed the conditions, CREEKSIDE RM, INC, requested an improvement agreement under the provisions of County Code Chapter 17.56 that allowed the recording of Tract 314 prior to the completion of the required improvements as referenced in Exhibit A of the agreement. Under the proposed agreement, the improvements are to be completed within three years of the date of the agreement, unless extended by mutual agreement.

In October 2016, the applicant submitted a preliminary map which was circulated to internal departments and external agencies. A preliminary report was then prepared for the applicant as a guideline for tentative map preparation.

The tentative map was submitted in November 2016 and was circulated to internal departments and external agencies for comments. The tentative map was approved by the Planning Commission on December 6, 2016. Improvements have been completed for the Town Center. This division will allow for the sale of smaller commercial lots.

This development has been processed and accepted by the Subdivision Committee pursuant to Title 7 of the California Government Code and Title 17 of the Madera County Code.

RECOMMENDATION:

The analysis contained in this report supports approval of the proposed amendments to the recorded Creekside Final Map of Tesoro Viejo Tract No. 314.

ATTACHMENTS:

1. Exhibit A. Amended Subdivision Final Map, Creekside Village 5
2. Exhibit B. Original Subdivision Final Map, Creekside Village 5

**AMENDED FINAL MAP OF
FINAL MAP OF TESORO VIEJO - CREEKSIDE
TRACT NO. 314**

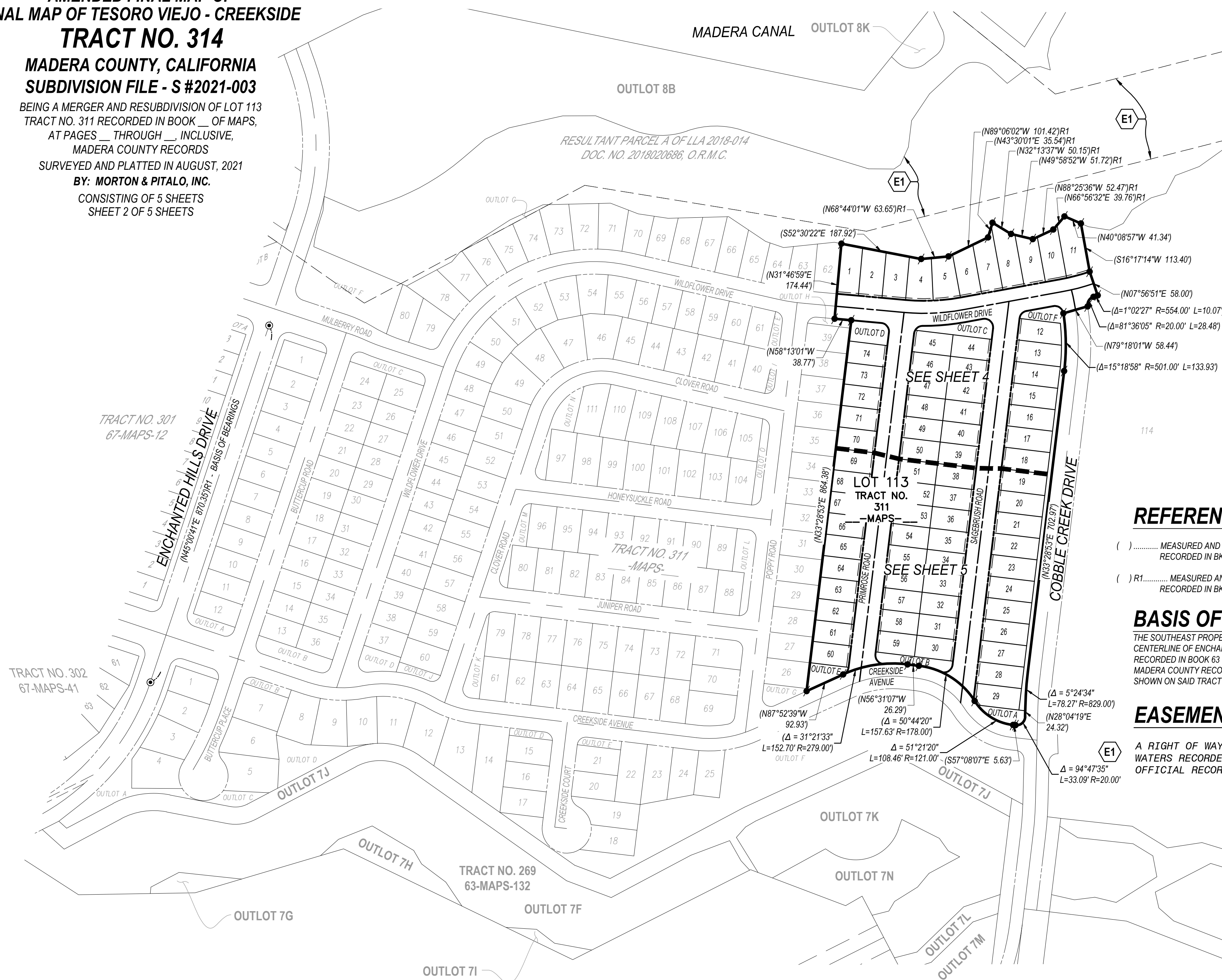
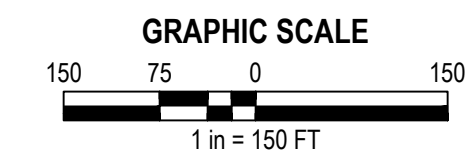
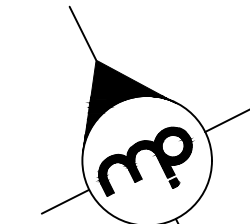
**MADERA COUNTY, CALIFORNIA
SUBDIVISION FILE - S #2021-003**

BEING A MERGER AND RESUBDIVISION OF LOT 113
TRACT NO. 311 RECORDED IN BOOK ___ OF MAPS,
AT PAGES ___ THROUGH ___, INCLUSIVE,
MADERA COUNTY RECORDS
SURVEYED AND PLATTED IN AUGUST, 2021
BY: **MORTON & PITALO, INC.**
CONSISTING OF 5 SHEETS
SHEET 2 OF 5 SHEETS

MADERA CANAL OUTLOT 8K

OUTLOT 8B

RESULTANT PARCEL A OF LLA 2018-014
DOC. NO. 2018020686, O.R.M.C.



REFERENCES

- () MEASURED AND RECORD DATA PER TESORO VIEJO TRACT NO. 311,
RECORDED IN BK. ___ OF MAPS, PGS. ___ THROUGH ___, INCLUSIVE, MADERA COUNTY RECORDS.
- () R1 MEASURED AND RECORD DATA PER AMENDED TESORO VIEJO TRACT NO. 269,
RECORDED IN BK. 63 OF MAPS, PGS. 132 THROUGH 157, INCLUSIVE, MADERA COUNTY RECORDS.

BASIS OF BEARINGS:

THE SOUTHEAST PROPERTY LINE OF OUTLOT 6A (BEING ALSO THE CENTERLINE OF ENCHANTED HILLS DRIVE) OF AMENDED TRACT NO. 269, RECORDED IN BOOK 63 OF MAPS, PAGES 132 THROUGH 157, INCLUSIVE, MADERA COUNTY RECORDS, IS TAKEN TO BE NORTH 45°00'41" EAST AS SHOWN ON SAID TRACT MAP.

EASEMENT DESCRIPTION:

A RIGHT OF WAY AND EASEMENT TO FLOW AND CONVEY WATERS RECORDED SEPTEMBER 10, 1940 IN BOOK 261 OF OFFICIAL RECORDS, AT PAGE 274.

FOR LOT BOUNDARIES, AT ALL LOT CORNERS, ANGLE POINTS, INTERSECTIONS, BEGINNING OF CURVES, AND END OF CURVES SHALL BE MARKED WITH A 3/4" IRON PIPE, DOWN 6", TAGGED PLS 4922 PER COUNTY OF MADERA STD. DRAWING NO. E-2

FOR CENTERLINES, AT ALL ANGLE POINTS, INTERSECTIONS, BEGINNING OF CURVES, AND END OF CURVES SHALL BE MARKED WITH A 2" BRASS CAP MONUMENT, FLUSH IN CONCRETE, STAMPED PLS 4922 PER COUNTY OF MADERA STD. DRAWING NO. E-1

BOUNDARY SHEET

68/24

SUBDIVIDER'S STATEMENT

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE, OR INTEREST IN THE LAND WITHIN THIS SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION FOR PUBLIC STREETS, PUBLIC UTILITY, AND PRIVATE UTILITY PURPOSES THOSE CERTAIN STRIPS OF LAND DESIGNATED ON THIS MAP:

INC. CORPORATION
CREEKSIDE RM, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
ROBERT A. McCAFFREY
MANAGER / CHIEF EXECUTIVE OFFICER

BY: [Signature]
BRENT M. McCAFFREY
PRESIDENT

SEE SEPARATE CONSENT TO MAP, RECORDED CONCURRENTLY HEREWITH

FINAL MAP OF TESORO VIEJO - CREEKSIDE TRACT NO. 314

MADERA COUNTY, CALIFORNIA SUBDIVISION FILE - S #2021-003

BEING A MERGER AND RESUBDIVISION OF LOT 113 TRACT NO. 311 RECORDED IN BOOK 68 OF MAPS, AT PAGES 6 THROUGH 22, INCLUSIVE, MADERA COUNTY RECORDS SURVEYED AND PLATTED IN AUGUST, 2021

BY: **MORTON & PITALO, INC.**
CONSISTING OF 5 SHEETS
SHEET 1 OF 5 SHEETS

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF MADERA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 113 OF FINAL MAP TRACT NO. 311 RECORDED IN BOOK 68 OF MAPS, AT PAGES 6 THROUGH 22, INCLUSIVE, MADERA COUNTY RECORDS ON _____, 2022 PER DOCUMENT NO. 2022022942.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS, AND MINERALS IN AND UNDER SAID LANDS AS CONVEYED BY OCCIDENTAL LIFE INSURANCE COMPANY, A CORPORATION, TO CALIFORNIA LANDS, INC., A CORPORATION BY DEED DATED JULY 16, 1939, AND RECORDED SEPTEMBER 6, 1939, IN BOOK 249 OF OFFICIAL RECORDS, PAGE 38, MADERA COUNTY RECORDS.

SURVEYOR'S STATEMENT

THE SURVEY FOR THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION AND IS TRUE AND COMPLETE AS SHOWN.

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 CREEKSIDE HOLDINGS RM, LLC ON JUNE 1, 2021. I HEREBY STATE THAT ALL THE SUBDIVISION BOUNDARY MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE ONE YEAR OF THE DATE THIS MAP IS RECORDED, THAT ALL THE INTERIOR MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS AFTER THE COMPLETION OF THE REQUIRED SUBDIVISION IMPROVEMENTS, THAT 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.

DATED 7/6/2022
[Signature]
JEROME R. JONES
P.L.S. 4922



COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION MAP AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, APPLICABLE STATUTES, AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.



DATED 7/26/22
[Signature]
PETER REJ
P.L.S. 5963

PLANNING COMMISSION STATEMENT

I, MATTHEW TREBER, SECRETARY OF THE MADERA COUNTY PLANNING COMMISSION, HEREBY STATE THAT THIS MAP IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP.

DATED 7/28/22
[Signature]
MATTHEW TREBER
SECRETARY OF MADERA COUNTY PLANNING COMMISSION

PROPERTY IS SUBJECT TO:

SEE SHEET 3

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 July 18, 2022, BEFORE ME, Pamela Ann Rudd, A NOTARY PUBLIC, PERSONALLY APPEARED Robert A. McCaffrey + Brent M. McCaffrey 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/IT/HEY EXECUTED THE SAME IN HIS/HER/IT/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/HEIR 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 Pamela Ann Rudd
NAME Pamela Ann Rudd
MY PRINCIPAL PLACE OF BUSINESS IS Fresno COUNTY
MY COMMISSION NO. 2339273
MY COMMISSION EXPIRES December 5, 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 FRESNO

ON _____, BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ 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/IT/HEY EXECUTED THE SAME IN HIS/HER/IT/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/HEIR 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 _____
NAME _____
MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY
MY COMMISSION NO. _____
MY COMMISSION EXPIRES _____

CLERK OF THE BOARD'S STATEMENT

I, KAREN SCRIVNER, CLERK OF THE BOARD OF SUPERVISORS OF MADERA COUNTY, HEREBY STATE THAT THE BOARD OF SUPERVISOR'S BY RESOLUTION DULY ADOPTED ON August 16, 2022, APPROVED THE WITHIN MAP, ABANDONED ON BEHALF OF THE PUBLIC ALL IRREVOCABLE OFFERS OF DEDICATION PREVIOUSLY DEDICATED AND NOTED FOR ABANDONMENT WITHIN THIS MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL IRREVOCABLE OFFERS OF DEDICATION IN ACCORDANCE WITH THE TERMS OF THOSE OFFERS. ACCEPTANCE OF THIS OFFER OF DEDICATION DOES NOT CONSTITUTE ACCEPTANCE OF THE PROPERTY DESCRIBED INTO THE COUNTY ROAD SYSTEM PURSUANT TO CALIFORNIA STREETS AND HIGHWAYS CODE SECTION 941.

DATED August 18, 2022
[Signature]
KAREN SCRIVNER
CLERK OF THE BOARD OF SUPERVISOR'S

RECORDER'S CERTIFICATE

FILED THIS 2ND DAY OF September, 2022, AT 2:31 p.m., IN BOOK 68 OF MAPS, AT PAGES 24-28, MADERA COUNTY RECORDS, AT THE REQUEST OF MORTON & PITALO, INC.

DOCUMENT NO. 2022022942
FEE: \$ 92

REBECCA MARTINEZ
MADERA COUNTY CLERK-RECORDER
[Signature]
DEPUTY COUNTY RECORDER

68/24

FINAL MAP OF TESORO VIEJO - CREEKSIDE

TRACT NO. 314

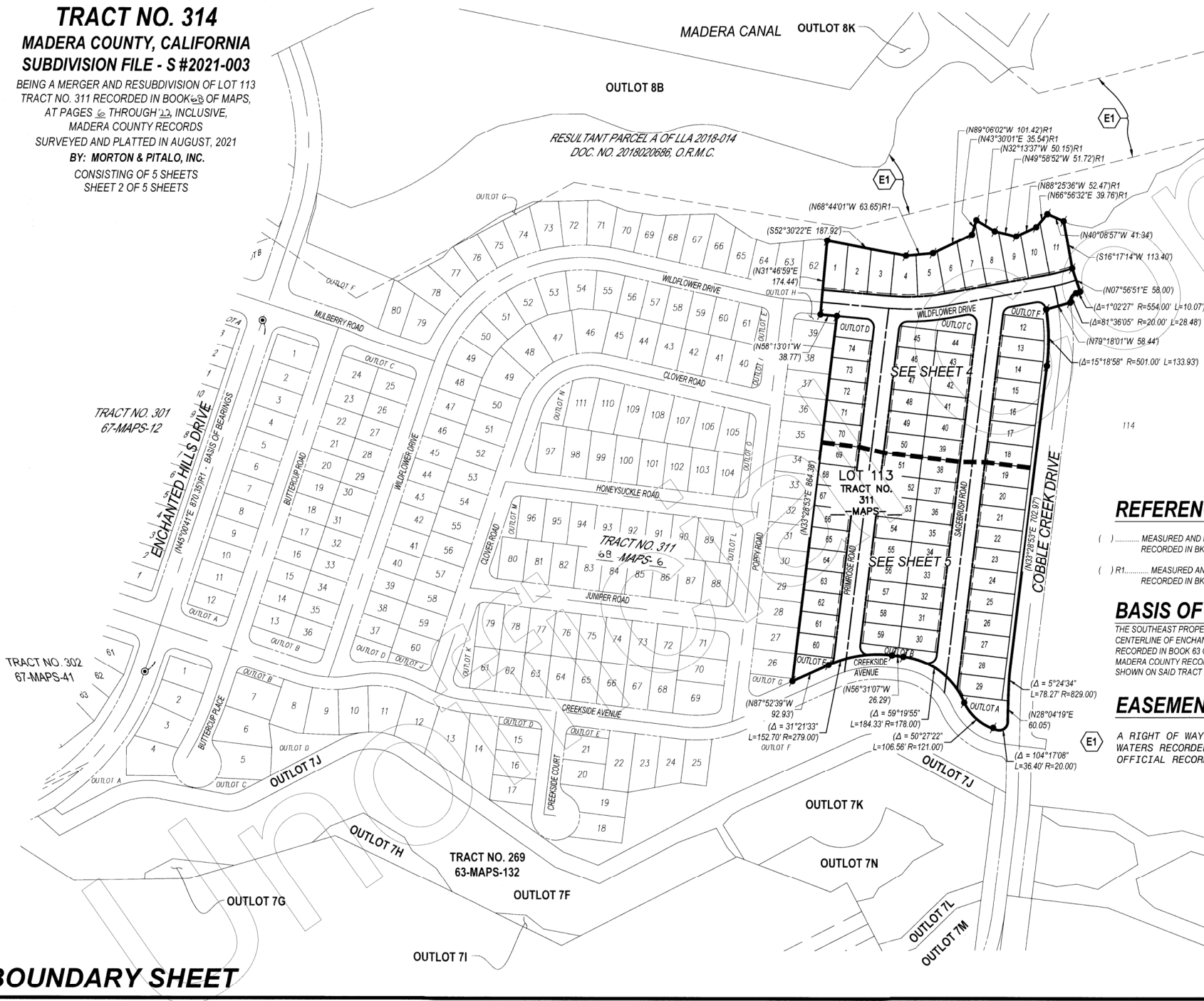
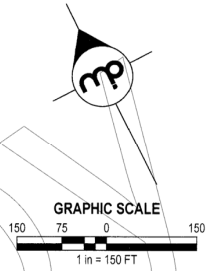
MADERA COUNTY, CALIFORNIA
SUBDIVISION FILE - S #2021-003

BEING A MERGER AND RESUBDIVISION OF LOT 113
TRACT NO. 311 RECORDED IN BOOK 63 OF MAPS,
AT PAGES 62 THROUGH 123, INCLUSIVE,
MADERA COUNTY RECORDS
SURVEYED AND PLATTED IN AUGUST, 2021
BY: MORTON & PITALO, INC.
CONSISTING OF 5 SHEETS
SHEET 2 OF 5 SHEETS

MADERA CANAL OUTLOT 8K

OUTLOT 8B

RESULTANT PARCEL A OF LLA 2016-014
DOC. NO. 2018020686, O.R.M.C.



REFERENCES

- () MEASURED AND RECORD DATA PER TESORO VIEJO TRACT NO. 311, RECORDED IN BK ___ OF MAPS, PGS. ___ THROUGH ___, INCLUSIVE, MADERA COUNTY RECORDS.
- () R1 MEASURED AND RECORD DATA PER AMENDED TESORO VIEJO TRACT NO. 269, RECORDED IN BK 63 OF MAPS, PGS. 132 THROUGH 157, INCLUSIVE, MADERA COUNTY RECORDS.

BASIS OF BEARINGS:

THE SOUTHEAST PROPERTY LINE OF OUTLOT 6A (BEING ALSO THE CENTERLINE OF ENCHANTED HILLS DRIVE) OF AMENDED TRACT NO. 269, RECORDED IN BOOK 63 OF MAPS, PAGES 132 THROUGH 157, INCLUSIVE, MADERA COUNTY RECORDS, IS TAKEN TO BE NORTH 45°00'41" EAST AS SHOWN ON SAID TRACT MAP.

EASEMENT DESCRIPTION:

A RIGHT OF WAY AND EASEMENT TO FLOW AND CONVEY WATERS RECORDED SEPTEMBER 10, 1940 IN BOOK 261 OF OFFICIAL RECORDS, AT PAGE 274.

FOR LOT BOUNDARIES, AT ALL LOT CORNERS, ANGLE POINTS, INTERSECTIONS, BEGINNING OF CURVES, AND END OF CURVES SHALL BE MARKED WITH A 3/4" IRON PIPE, DOWN 6", TAGGED PLS 4922 PER COUNTY OF MADERA STD. DRAWING NO. E-2
FOR CENTERLINES, AT ALL ANGLE POINTS, INTERSECTIONS, BEGINNING OF CURVES, AND END OF CURVES SHALL BE MARKED WITH A 2" BRASS CAP MONUMENT, FLUSH IN CONCRETE, STAMPED PLS 4922 PER COUNTY OF MADERA STD. DRAWING NO. E-1

BOUNDARY SHEET

11 6/8/25

68/26

Curve Table			
Curve #	Delta	Radius	Length
C1	7°46'47"	471.00'	63.95'
C2	7°42'58"	471.00'	63.43'
C3	1°57'59"	496.00'	17.02'
C4	6°22'25"	496.00'	55.17'
C5	8°20'23"	496.00'	72.20'
C6	91°52'41"	20.00'	32.07'
C7	72°48'21"	20.00'	25.41'
C8	5°55'25"	491.00'	50.76'
C9	5°51'03"	491.00'	50.14'
C10	0°59'37"	491.00'	8.51'
C11	107°11'39"	20.00'	37.42'
C12	60°31'34"	20.00'	21.13'
C13	22°54'03"	20.00'	7.99'
C14	83°25'37"	20.00'	29.12'
C15	91°41'55"	20.00'	32.01'
C16	38°24'27"	20.00'	13.41'
C17	2°38'56"	178.00'	8.23'
C18	5°05'27"	178.00'	15.82'
C19	106°46'40"	20.00'	37.27'
C20	100°54'08"	20.00'	35.22'
C21	10°54'08"	279.00'	53.09'
C22	16°46'40"	178.00'	52.12'
C23	0°14'06"	279.00'	1.14'
C24	58°52'33"	20.00'	20.55'

Line Table		
Line #	Direction	Length
L1	S89°06'02"E	10.35'
L2	N43°30'01"E	26.66'
L3	N43°30'01"E	8.89'
L4	S88°25'36"E	11.39'
L5	N86°56'32"E	13.28'
L6	N33°28'53"E	5.40'

Radial Table	
Radial #	Direction
R1	S14°19'15"W
R2	S63°21'46"E
R3	S57°30'43"E
R4	N26°54'31"E
R5	S87°43'22"W

PROPERTY IS SUBJECT TO:

- CERTIFICATE OF COMPLETION MADERA LAFCO-MADERA COUNTY MOSQUITO AND VECTOR CONTROL DISTRICT- TESORO VIEJO ANNEXATION (2015-002) RECORDED NOVEMBER 16, 2015 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-027401.
- AGREEMENT REGARDING WATER DISTRIBUTION FACILITIES RECORDED APRIL 5, 1993 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 9308943.
- NOTICE OF PERMISSION TO USE LAND RECORDED MAY 18, 2005 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2005-022601.
- DEVELOPMENT AGREEMENT RECORDED AUGUST 17, 2009 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2009-026796
- WATER RIGHTS RECORDED SEPTEMBER 9, 2010 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2010-025955
- DEVELOPMENT AGREEMENT RECORDED NOVEMBER 7, 2012 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2012-031520
- IMPLEMENTATION AGREEMENT TO DEVELOPMENT AGREEMENT RECORDED JULY 12, 2018 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2018015665.
- AN UNRECORDED LEASE DISCLOSED BY SUBORDINATION OF LEASE RECORDED MAY 3, 2013 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2013-012222.
- RECIPROCAL EASEMENT AND IMPROVEMENT AGREEMENT RECORDED OCTOBER 7, 2015 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-024241.
- RIGHT-TO-FARM NOTICE TRACT NO. 269 RECORDED DECEMBER 14, 2016 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2016031755
- COVENANT AND AGREEMENT WITH FRESNO COMMUNITY HOSPITAL AND MEDICAL CENTER RECORDED JANUARY 17, 2017 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2017001388.
- AGREEMENT REGARDING RESTRICTIVE COVENANTS RECORDED JANUARY 25, 2018 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2018001480.
- TEMPORARY EASEMENT AGREEMENT FOR TEMPORARY SIGNAGE RECORDED JANUARY 25, 2018 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2018001481
- BRIDGE ACCESS AGREEMENT RECORDED : FEBRUARY 24, 2020 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2020004397
- TEMPORARY ACCESS EASEMENT AGREEMENT RECORDED FEBRUARY 25, 2020 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2020004512.
- PUBLIC FEE MAINTENANCE AGREEMENT RECORDED SEPTEMBER 28, 2021 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2021030355.
- AMENDED AND RESTATED MEMORANDUM OF AGREEMENT RECORDED DECEMBER 17, 2021 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2021038949.

OUTLOT DESIGNATIONS

THE FOLLOWING OUTLOTS SHALL BE DESIGNATED FOR THE FOLLOWING PURPOSES:

- PRIVATE OPEN SPACE PURPOSES:
OUTLOT A, B, C, F
- PUBLIC LANDSCAPE PURPOSES:
OUTLOT D, E

LEGEND

- (R) RADIAL BEARING
- * NOW OFFERED FOR PUBLIC STREET, PRIVATE UTILITY AND PUBLIC UTILITY PURPOSES
- ⊕ PREVIOUSLY OFFERED FOR PUBLIC STREET, PRIVATE UTILITY AND PUBLIC UTILITY PURPOSES PER TRACT NO. ___-MAP-___
- PUE EASEMENT NOW GRANTED FOR PUBLIC AND PRIVATE UTILITY PURPOSES
- LE EASEMENT NOW GRANTED FOR PUBLIC LANDSCAPING PURPOSES
- FOUND A 3/4" IRON PIPE, DOWN 6", TAGGED PLS 8768 PER TRACT NO. 269, 63-MAPS-132
- ⊙ FOUND A 2" BRASS CAP MONUMENT, FLUSH IN CONCRETE, STAMPED PLS 8768 PER TRACT NO. 269, 63-MAPS-132
- DIMENSION POINT
- SHEET DELINEATION LINE ONLY

FINAL MAP OF TESORO VIEJO - CREEKSIDE TRACT NO. 314

MADERA COUNTY, CALIFORNIA SUBDIVISION FILE - S #2021-003

BEING A MERGER AND RESUBDIVISION OF LOT 113 TRACT NO. 311 RECORDED IN BOOK 63 OF MAPS, AT PAGES 6 THROUGH 23, INCLUSIVE, MADERA COUNTY RECORDS

SURVEYED AND PLATTED IN AUGUST, 2021

BY: MORTON & PITALO, INC.
CONSISTING OF 5 SHEETS
SHEET 3 OF 5 SHEETS

68/26

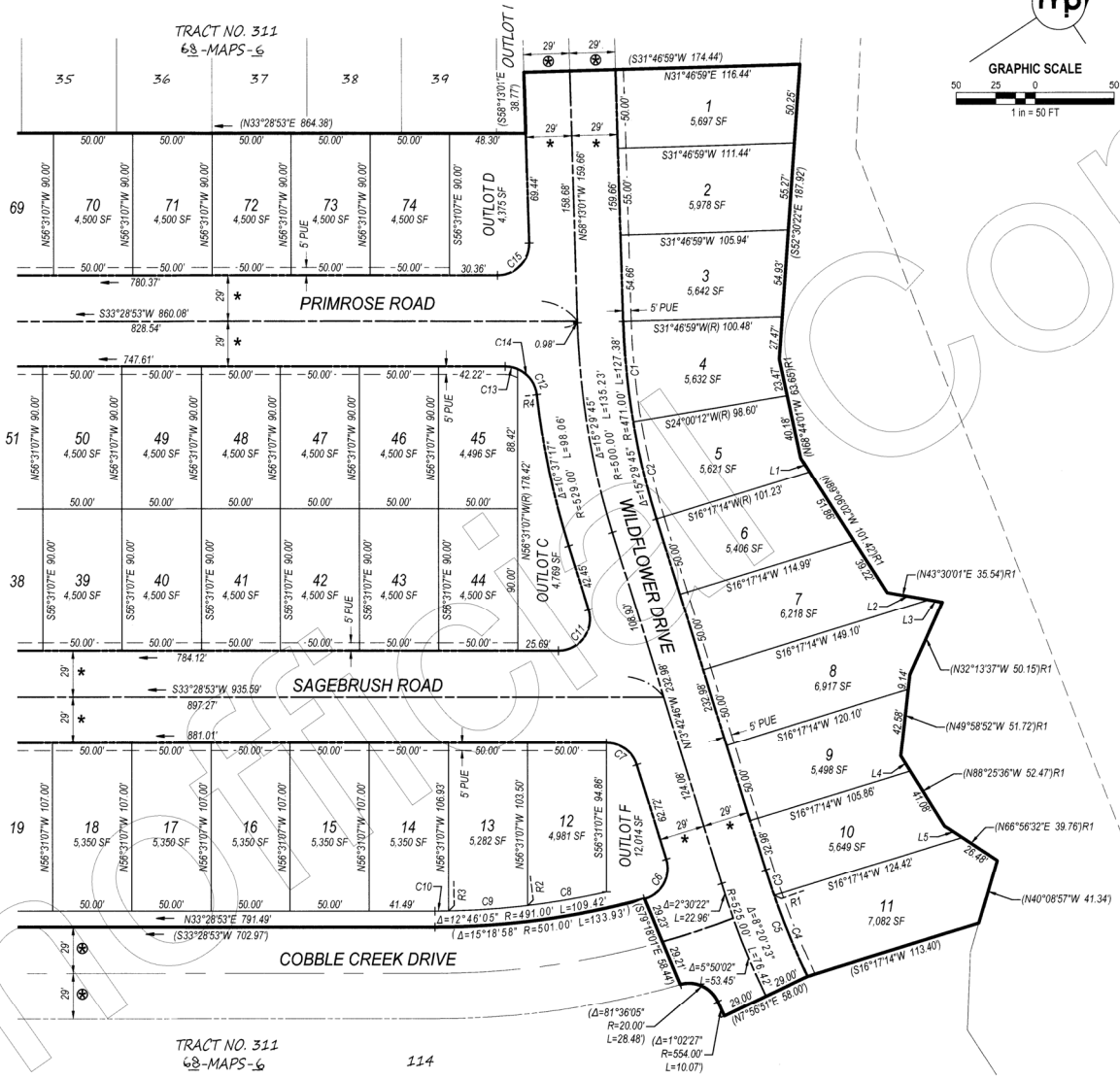
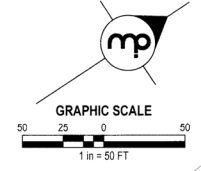
FINAL MAP OF TESORO VIEJO - CREEKSIDE
TRACT NO. 314

MADERA COUNTY, CALIFORNIA
SUBDIVISION FILE - S #2021-003

BEING A MERGER AND RESUBDIVISION OF LOT 113
TRACT NO. 311 RECORDED IN BOOK 68 OF MAPS,
AT PAGES 6 THROUGH 23, INCLUSIVE,
MADERA COUNTY RECORDS
SURVEYED AND PLATTED IN AUGUST, 2021
BY: MORTON & PITALO, INC.
CONSISTING OF 5 SHEETS
SHEET 4 OF 5 SHEETS

FOR LOT BOUNDARIES, AT ALL LOT CORNERS, ANGLE POINTS,
INTERSECTIONS, BEGINNING OF CURVES, AND END OF CURVES SHALL
BE MARKED WITH A 3/4" IRON PIPE, DOWN 6", TAGGED PLS 4922 PER
COUNTY OF MADERA STD. DRAWING NO. E-2

FOR CENTERLINES, AT ALL ANGLE POINTS, INTERSECTIONS,
BEGINNING OF CURVES, AND END OF CURVES SHALL BE MARKED
WITH A 2" BRASS CAP MONUMENT, FLUSH IN CONCRETE, STAMPED
PLS 4922 PER COUNTY OF MADERA STD. DRAWING NO. E-1



TRACT NO. 311
68-MAPS-6
114

MORTON & PITALO, INC. 1775 CREEKSIDE LANE, MADERA, CA 95351. PHONE: (408) 632-1111. FAX: (408) 632-1112. WWW.MORTONANDPITALO.COM

