

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 Brad Ditton on May 01, 2023. hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any, and the monuments are of the character and in the locations shown hereon, and that said monuments are sufficient to enable the survey to be traced.



Travis Davis
Travis Davis PLS 7061
Expires December 31, 2024

COUNTY SURVEYOR'S STATEMENT

I hereby state that I have examined this parcel 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, Statutes of 2023, 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.

Garland R. Shaw II PLS 4837
Acting County Surveyor

RECORDER'S STATEMENT

Filed this _____ day of _____, 2023 at _____ M.,
in Book _____ at Page(s) _____, at the request of Davis Surveys.
Document No. _____ Rebecca Martinez
Deputy County Recorder
Fee: \$86.00 By: _____
Deputy County Recorder

PARCEL MAP COMMITTEE APPROVAL

Approved: _____
Chairman, Parcel Map Committee
Date: _____

APPLICANT'S STATEMENT

I hereby apply for approval of the division of real property shown on this parcel map and state that I am the legal owner of said property and that the information shown hereon is true and correct to the best of my knowledge and belief.

Legal Owner: Minarets Crossing, a California Limited Liability Company
By: Bradford D. Ditton, Managing Member
Address: 49015 Road 426, Oakhurst, CA 93644
Telephone: 559 760 3485 Date: _____

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.

ACKNOWLEDGMENT

On _____, 2023, before me, _____, personally appeared Bradford D. Ditton, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.
I certify under Penalty of Perjury under the laws of the State of California the foregoing paragraph is true and correct.
Witness my hand.

Name Bradford D. Ditton, Signature _____
MANAGING MEMBER "MINARETS CROSSING L.L.C."
My Commission expires _____, Commission Number _____
Principle office located in the County of _____

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CC83, ZONE 3, (CORS96) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE CALIFORNIA SPATIAL REFERENCE NETWORK



A VARIABLE WIDTH ROAD RIGHT OF WAY PREVIOUSLY OFFERED FOR DEDICATION TO MADERA COUNTY AS INSTRUMENT NOS. 2000000490 & 2000000491, M COR

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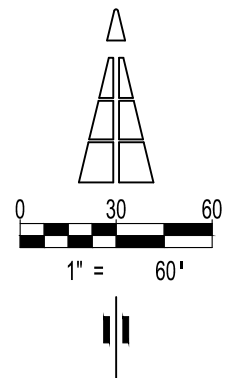
A PORTION OF SECTION 25, T.9 S., R.20 E., M.D.B.&M. SURVEYED JULY 2023

PARCEL MAP 4302

IN THE COUNTY OF MADERA, STATE OF CALIFORNIA
SHEET ONE OF TWO SHEETS

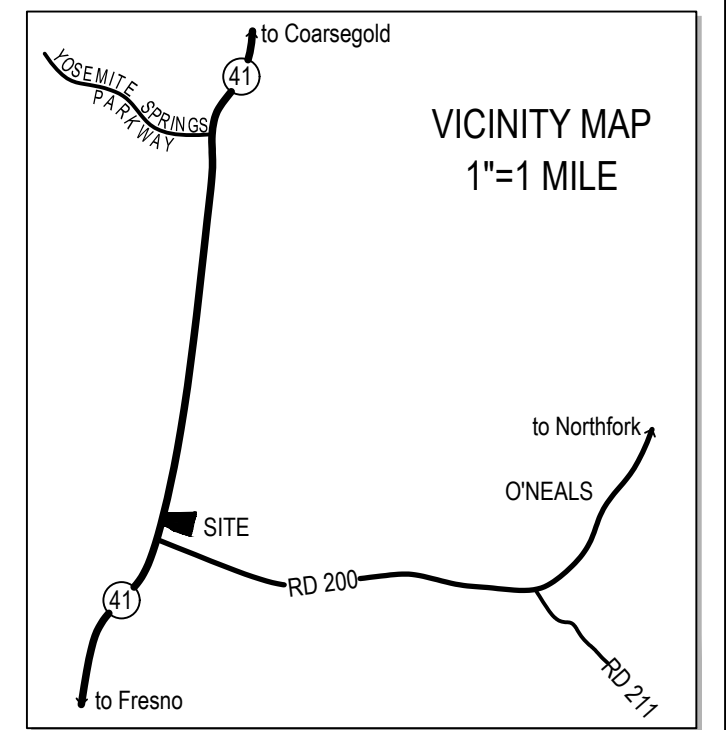
LEGAL DESCRIPTION

Parcel 7 and the Remainder of Parcel Map No. 4274, according to the map thereof recorded in Book 67, at pages 141 and 142 of Parcel Maps, Madera County Records.



LEGEND

- Parcel boundary
- Division line
- Not a division line, Parcel 7 of PM4274, now adjusted as shown, being Parcel 5 of this map
- Easement line
- Right of way
- Vehicle access rights waived by this map
- Found #5 rebar, up 3", PLS7061, or as noted
- Set #5 rebar, up 3", PLS 7061
- Radial bearing
- (...) Record data per Bk 67 of Maps, Pg. 142, MCR
- MCR Madera County Records
- MCOR Madera County Official Records
- Well, sewer, ingress and egress easement, Document 2022024475, MCOR



SUBJECT TO THE FOLLOWING:

1. The applicant and/or successors in interest shall be responsible for annual maintenance of all fire-safe features as required and administered by the California Department of Forestry and Fire Protection under the provisions of Public Resources Code Section 4290.
2. Section 66426 (c) of the Government Code allows for this Parcel Map.
3. Reservations contained in the patent from the United States, recorded in Book R of Patents at Page 141, Fresno County Records.
4. An easement for public highway purposes recorded in Book 228, Page 337, MCOR. Offsite.
5. An easement for buried cable recorded in Book 1229, Page 11, MCOR. Location not disclosed.
6. An easement for highway purposes recorded in Book 2038, Page 114, MCOR. Offsite.
7. An easement agreement recorded as Doc. 2004030486, MCOR. Offsite, exact location not disclosed.
8. Easements contained in "Deed Restriction" recorded as Doc. 2022024476, MCOR. As shown.
9. An easement for public utilities recorded as Doc. 2022026377, MCOR. Location not disclosed.

| Line Table | | |
|------------|---------------|--------|
| Line | Direction | Length |
| L1 | S 82°32'42" E | 32.00' |
| L2 | N 33°57'15" E | 11.17' |
| L4 | N 15°27'11" W | 18.74' |
| L5 | S 74°32'49" W | 25.70' |
| L6 | S 74°32'49" W | 14.04' |
| L7 | S 15°27'11" E | 18.74' |

| Curve Table | | | |
|-------------|---------|--------|-----------|
| Curve | Radius | Length | Delta |
| C1 | 280.00' | 13.26' | 2°42'47" |
| C2 | 280.00' | 11.32' | 2°18'57" |
| C3 | 280.00' | 27.01' | 5°31'41" |
| C4 | 60.00' | 52.21' | 49°51'18" |

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IN THE COUNTY OF MADERA, STATE OF CALIFORNIA

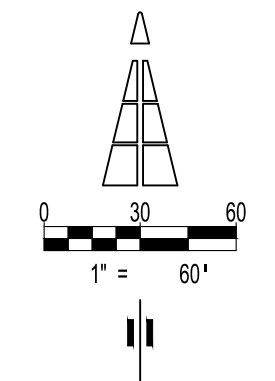
SHEET TWO OF TWO SHEETS

A PORTION OF SECTION 25, T.9 S., R.20 E., M.D.B.&M.

PARCEL 3PM3356

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PREVIOUSLY OFFERED FOR DEDICATION TO
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- MCR Madera County Records
- MCOR Madera County Official Records
- Driveway location
- Well, sewer, ingress and egress easement, Document 2022024475, MCOR
- Building envelope

NOTES:
No structures exist on these parcels