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2026-0046967

FRESNO County Recorder
Paul Dictos, CPA

Tuesday, May 12, 2026 10:53:43 AM

Titles: 1 Pages: 4

Fees:	\$28.00
CA SB2 Fee:	\$0.00
Taxes:	\$0.00
Total:	\$28.00
FRESNO COUNTY PUBLIC WORKS	

Recording requested by and

When recorded return to:

COUNTY OF FRESNO

Department of public works and planning
Development Services and capital projects
Division, Development Engineering Section
Attn: Kevin W. Nehring (stop 214)

Exempt from SB2 fees per Government
Code section 27388.1 (a)(2)(D)

Certificate of Parcel Map Waiver No. 25-09

This document is to certify that Alain Jeschien is the owner of that real property situated in the county of Fresno, State of California, more particularly described as follows:

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

LOT 52 AND THE WESTERLY 180 FEET OF LOT 53 OF BULLARD NORTH FRESNO ADDITION. IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 7, PAGE 72 OF PLATS, FRESNO COUNTY RECORDS, EXCEPTING FROM SAID PORTION OF LOT 53, THE SOUTHERLY 111 FEET THEREOF.

That the above described real property is proposed for division along those division lines set forth in Exhibit "A" attached hereto and incorporated herein by reference.

The waiver of a tentative and parcel map as requested by said owners has been approved by the director of the department of public works and planning pursuant to approved waiver application No. 25-09 dated June 30, 2025.

This certificate does not constitute the abandonment of streets and/or easements previously granted or offered for dedication.

Subdividers Statement

The undersigned being all parties having record title interest in the land within this subdivision hereby consent to the preparation and recordation of this certificate.



Alain Jeschien

3-27-26

Date

County Surveyor's Statement

This certificate conforms with the requirements of the Subdivision Map Act and Local Ordinance.

Steven E. White, Director
Department of Public Works and Planning



By: Kevin W. Nehring, PLS 8200
Deputy County Surveyor

11 May 2026

Date



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 March 27, 2026 before me, Shannon Johnson, Notary Public
(insert name and title of the officer)

personally appeared — Alain Jeshien —,
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.

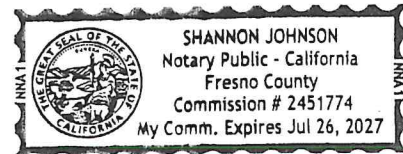
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Shannon Johnson

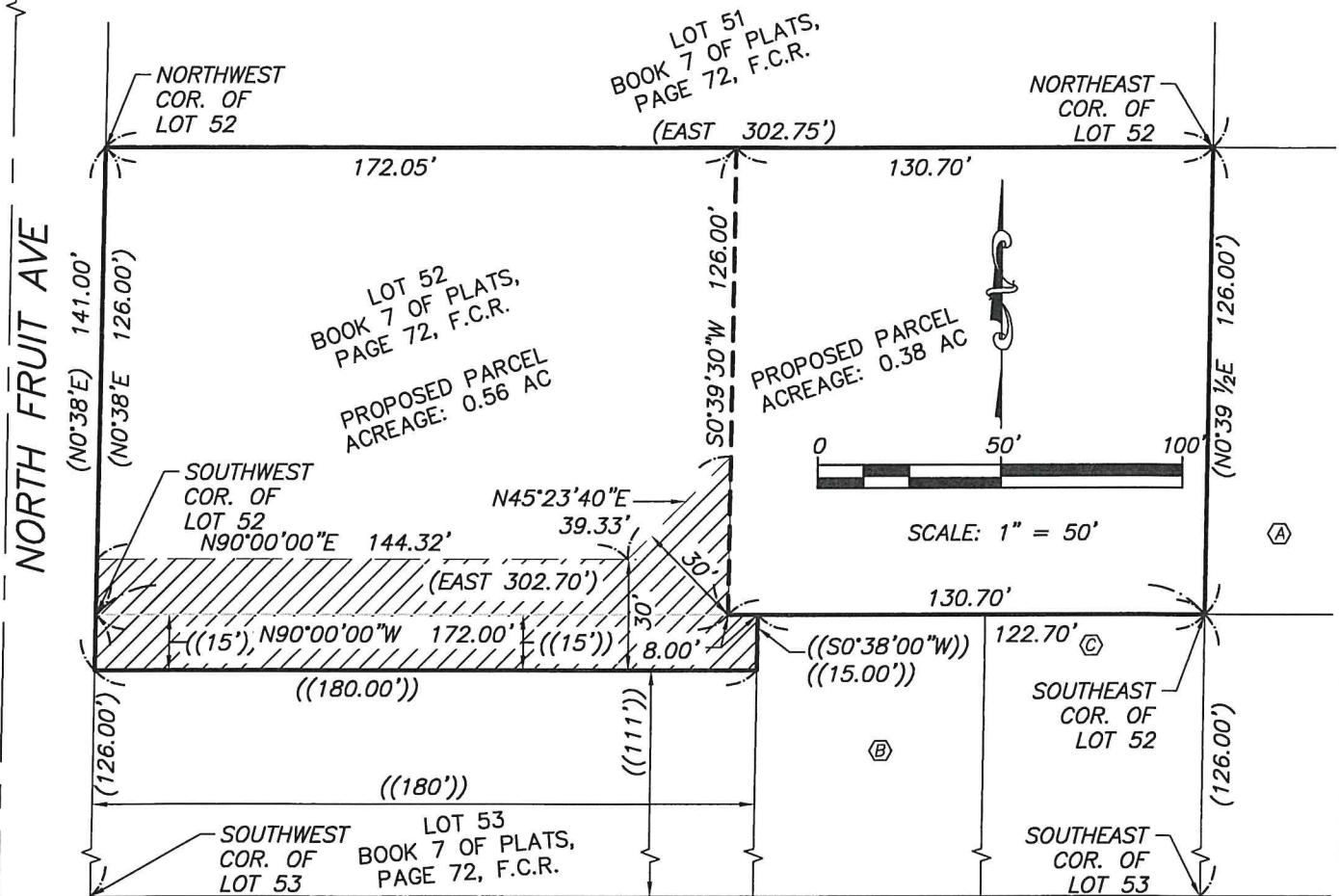
(Seal)



PARCEL MAP WAIVER NO. 25-09

COUNTY OF FRESNO STATE OF CALIFORNIA

WEST FAIRMONT AVE



LEGEND

- (A) INDICATES LOT 55 OF MAP OF BULLARD NORTH FRESNO ADDITION, FILED FOR RECORD IN PLAT BOOK 7, PAGE 72, FRESNO COUNTY RECORDS.
- (B) INDICATES PARCEL 2 OF PARCEL MAP NO.3768, FILED FOR RECORD IN BOOK 26 OF PARCEL MAPS, AT PAGES 73&74, FRESNO COUNTY RECORDS.
- (C) INDICATES PARCEL 1 OF PARCEL MAP NO.3768, FILED FOR RECORD IN BOOK 26 OF PARCEL MAPS, AT PAGES 73&74, FRESNO COUNTY RECORDS.
- SUBJECT PROPERTY BOUNDARY
- - - NEW PARCEL LINE TO BE ESTABLISHED
- ADJACENT PROPERTY LINE
- () INDICATES RECORD BEARINGS AND DISTANCES FROM MAP OF BULLARD NORTH FRESNO ADDITION, FILED FOR RECORD IN PLAT BOOK 7, PAGE 72, FRESNO COUNTY RECORDS.
- (()) INDICATES RECORD OR CALCULATED BEARINGS AND DISTANCES FROM GRANT DEED RECORDED ON FEBRUARY 19, 2025, AS DOCUMENT NUMBER 2025-0018226, OFFICIAL RECORDS FRESNO COUNTY.
- 30' CONDITIONED ACCESS EASEMENT



NOTE

BEARINGS AND DISTANCES SHOWN HEREON ARE SHOWN ON OR CALCULATED FROM MAP OF BULLARD NORTH FRESNO ADDITION FILED FOR RECORD IN BOOK 7 OF PLATS, PAGE 72, FRESNO COUNTY RECORDS, AND GRANT DEED RECORDED 19 FEB. 2025 AS DOC 2025-0018226, OFFICIAL RECORDS FRESNO COUNTY.

Alan Mok Engineering

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FRESNO, CALIFORNIA 93711
Tel. 559-432-6879
Fax. 559-432-6897
www.alanmokengeering.com

PARCEL MAP NO. 2025-09
EXHIBIT "A"

PROJECT #: 225-0120		SHEET NO: 1 OF 1
DATE: 03/25/2026		
DRAWN BY: DM	CHECKED: AKM	REVISIONS:
SCALE: 1" = 50		