



Street Names, Addresses and (Lot Numbers) for T4808

Prepared on Mon Oct 22 16:25:47 2018



MAP OF TRACT NO. 4808

PHASE II OF TRACT NO. 4767
A PLANNED DEVELOPMENT
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN JANUARY, 1996
BY EDWARD D. DUNKEL AND ASSOCIATES

CONSISTING OF TWO SHEETS
SHEET 2 OF 2 SHEETS

BASIS OF BEARINGS

THE SOUTH LINE OF TRACT NO. 4767, IS TAKEN TO BE N 89°14'07" W, AS SHOWN ON THE MAP OF SAID TRACT NO. 4767, RECORDED IN VOLUME 59 OF PLATS AT PAGES 85 AND 86, FRESNO COUNTY RECORDS.

LEGEND

- EXISTING MONUMENT FOUND AND ACCEPTED OR AS NOTED.
- SET 1" O.D. IRON PIPE, 30" LONG, DOWN 6" AND TAGGED RCE-19789, EXCEPT AS NOTED.
- SET 1" O.D. IRON PIPE, 30" LONG, UP 4", IN 6" DIA. x 30" CONCRETE MONUMENT DOWN 6" AND TAGGED RCE-19789, EXCEPT AS NOTED.
- SET 1" IRON PIPE, 30" LONG, DOWN 6", TAGGED RCE-19789, WITNESS CORNER, 3' OFFSET TYPICAL SET CHISELED "X" ON CONCRETE, TYPICAL.
- RECORD DATA PER TRACT NO. 4767, RECORDED IN VOLUME 59 OF PLATS AT PAGES 85 & 86, FRESNO COUNTY RECORDS.
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- SDE STORM DRAIN PIPE EASEMENT PREVIOUSLY DEEDED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT FOR STORM DRAINAGE PIPELINE PURPOSES PER DEED RECORDED, _____, 199____, AS DOCUMENT NO. _____, O.R.F.C.
- PGE EASEMENT PREVIOUSLY DEEDED TO PACIFIC GAS & ELECTRIC COMPANY FOR POLE LINE, BY DEED RECORDED, JUNE 5, 1942, DOCUMENT NO. 21025, O.R.F.C.
- PUE PUBLIC UTILITY EASEMENT PREVIOUSLY DEEDED TO THE CITY OF FRESNO PER DOCUMENT NO. 96059961, RECORDED MAY 9, 1996, O.R.F.C.
- B.L.L.S. BULLARD LANDS IRRIGATED SUBDIVISION NO. 2
- ▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION.

NOTE

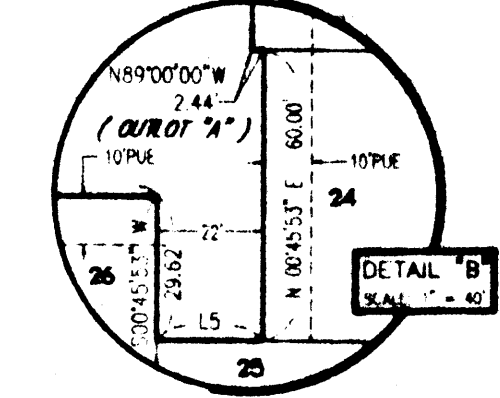
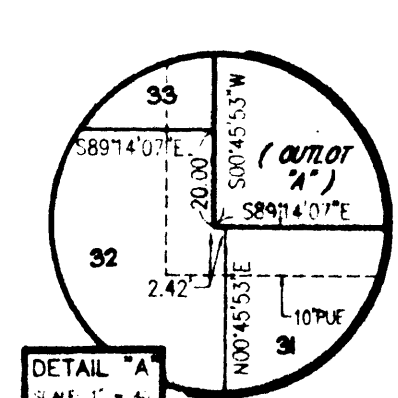
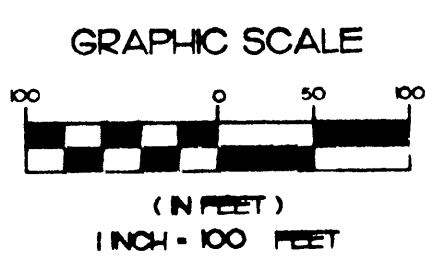
1" O.D. x 30" LONG IRON PIPE TO BE SET 6" DOWN AND TAGGED RCE-19789, AT ALL LOT CORNERS, ANGLE POINTS, BEGINNING OF CURVES AND END OF CURVES, OR AS NOTED WITHIN THE TIME SPECIFIED IN THE SUBDIVISION AGREEMENT FOR THIS TRACT.

NOTES: THIS PROPERTY IS SUBJECT TO THE FOLLOWING CONDITIONS

1. OUTLOT "A" IS FOR INGRESS AND EGRESS, LANDSCAPING, DRAINAGE AND PARKING.
2. OUTLOT "A" NOW OFFERED FOR DEDICATION FOR PUBLIC UTILITY PURPOSES.

PRECISE PLAN LINE FOR WEST AVENUE, AS PROVIDED IN SERIAL NO. 38 OF ORDINANCE NO. 383-A-37, MASTER PLAN ORDINANCE OF THE CITY AND COUNTY OF FRESNO OF FRESNO, RECORDED JUNE 3, 1963, IN BOOK 4867 AT PAGES 808 TO 914, INCLUSIVE, OF OFFICIAL RECORDS, DOCUMENT NO. 44666, AND RECORDED JUNE 18, 1963, IN VOLUME 1 AT PAGES 1 TO 5 OF RECORD OF PRECISE PLANS, FRESNO COUNTY RECORDS.

SCALE 1" = 100'



LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 08°53'42" E	3.54'
L2	N 45°52'57" E	14.17'
L3	S 44°07'03" E	14.11'
L4	S 07°21'55" E	3.54'
L5	S 89°14'07" E	22.00'
L6	S 70°05'16" W	10.71'
L7	N 68°19'48" W	10.71'
L8	N 66°26'31" E	16.46'
L9	S 68°10'58" E	10.77'
L10	N 64°54'44" W	16.46'
L11	N 69°51'29" E	10.70'
L12	S 68°10'58" E	10.77'
L13	S 69°58'26" W	10.65'
L14	N 68°19'42" W	10.70'
L15	N 69°51'29" E	10.70'

RADIAL TABLE

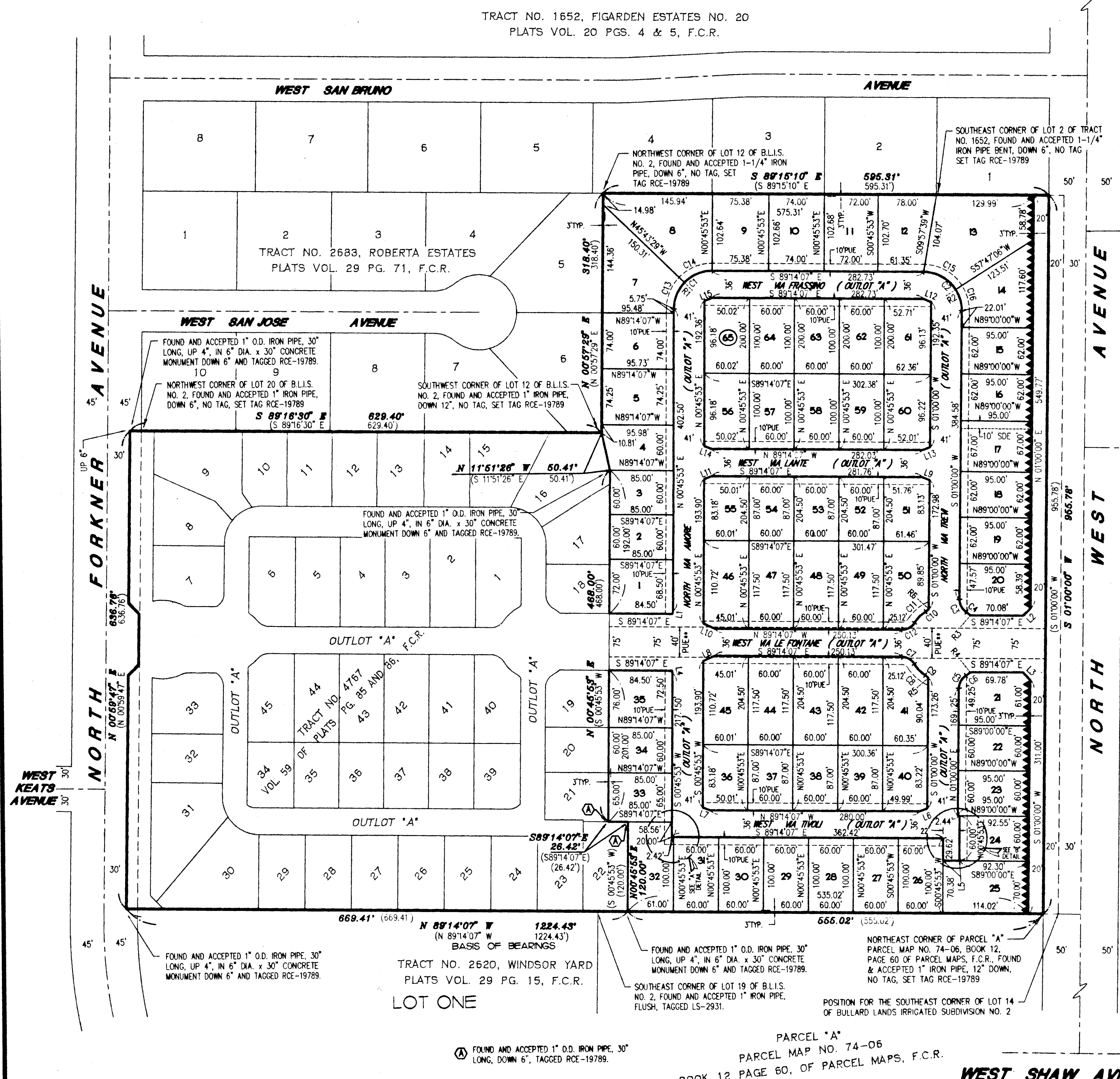
RADIAL	DIRECTION
R1	N 45°42'47" W
R2	N 57°47'40" E
R3	N 42°10'28" E
R4	S 40°38'41" E
R5	N 49°35'25" E
R6	S 47°35'25" E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	51.00'	80.11'	72.12'	90°00'00"
C2	51.00'	80.32'	72.27'	90°14'07"
C3	20.00'	19.94'	19.12'	57°07'18"
C4	50.00'	7.24'	7.23'	06°17'46"
C5	20.00'	19.94'	19.12'	57°07'18"
C6	50.00'	7.65'	7.64'	08°45'59"
C7	20.00'	19.94'	19.12'	57°07'18"
C8	50.00'	20.95'	20.80'	24°00'29"
C9	20.00'	5.48'	5.47'	15°42'43"
C10	20.00'	5.48'	5.47'	15°42'43"
C11	50.00'	21.36'	21.20'	24°28'42"
C12	20.00'	19.94'	19.12'	57°07'18"
C13	51.00'	38.74'	37.82'	43°31'20"
C14	51.00'	41.37'	40.25'	46°28'40"
C15	51.00'	50.75'	48.69'	57°01'13"
C16	51.00'	29.57'	29.15'	33°12'54"

REVISIONS

12/10/96	DK	# 7
01/27/97	DK	# 1



TRACT NO. 1652, FIGARDEN ESTATES NO. 20
PLATS VOL. 20 PGS. 4 & 5, F.C.R.

TRACT NO. 2683, ROBERTA ESTATES
PLATS VOL. 29 PG. 71, F.C.R.

FOUND AND ACCEPTED 1" O.D. IRON PIPE, 30" LONG, UP 4", IN 6" DIA. x 30" CONCRETE MONUMENT DOWN 6" AND TAGGED RCE-19789.

NORTHWEST CORNER OF LOT 20 OF B.L.L.S. NO. 2, FOUND AND ACCEPTED 1" IRON PIPE, DOWN 6", NO TAG, SET TAG RCE-19789.

SOUTHWEST CORNER OF LOT 12 OF B.L.L.S. NO. 2, FOUND AND ACCEPTED 1" IRON PIPE, DOWN 12", NO TAG, SET TAG RCE-19789.

FOUND AND ACCEPTED 1" O.D. IRON PIPE, 30" LONG, UP 4", IN 6" DIA. x 30" CONCRETE MONUMENT DOWN 6" AND TAGGED RCE-19789.

FOUND AND ACCEPTED 1" O.D. IRON PIPE, 30" LONG, UP 4", IN 6" DIA. x 30" CONCRETE MONUMENT DOWN 6" AND TAGGED RCE-19789.

TRACT NO. 2620, WINDSOR YARD
PLATS VOL. 29 PG. 15, F.C.R.

LOT ONE

FOUND AND ACCEPTED 1" O.D. IRON PIPE, 30" LONG, UP 4", IN 6" DIA. x 30" CONCRETE MONUMENT DOWN 6" AND TAGGED RCE-19789.

SOUTHEAST CORNER OF LOT 19 OF B.L.L.S. NO. 2, FOUND AND ACCEPTED 1" IRON PIPE, FLUSH, TAGGED LS-2931.

NORTHEAST CORNER OF PARCEL "A" PARCEL MAP NO. 74-06, BOOK 12, PAGE 60 OF PARCEL MAPS, F.C.R., FOUND & ACCEPTED 1" IRON PIPE, 12" DOWN, NO TAG, SET TAG RCE-19789.

POSITION FOR THE SOUTHEAST CORNER OF LOT 14 OF BULLARD LANDS IRRIGATED SUBDIVISION NO. 2

PARCEL "A"
PARCEL MAP NO. 74-06
BOOK 12 PAGE 60, OF PARCEL MAPS, F.C.R.