



# MAP OF TRACT NO. 4844

A PLANNED DEVELOPMENT  
IN THE CITY OF FRESNO  
FRESNO COUNTY, CALIFORNIA  
SURVEYED AND PLATTED IN JANUARY, 1994  
BY EDWARD D. DUNKEL AND ASSOCIATES

CONSISTING OF TWO SHEETS  
SHEET 2 OF 2 SHEETS

GARFIELD PARK COLONY  
BOOK 2 OF RECORD OF SURVEYS, PAGE 66, F.C.R.

LOT 12

NORTH QUARTER CORNER SECTION  
25, 12/20, FOUND 3/4" IRON PIPE  
DOWN 4" TAGGED RCE 14344  
C.R. NO. 05233

POSITION FOR THE NORTHWEST CORNER  
OF THE SOUTH HALF OF LOT 12 OF  
GARFIELD PARK COLONY

NORTH LINE OF THE SOUTH HALF OF  
LOT 12 OF GARFIELD PARK COLONY

POSITION FOR THE NORTHEAST CORNER  
OF THE SOUTH HALF OF LOT 12 OF  
GARFIELD PARK COLONY

EAST VERMONT AVENUE

EAST UTAH AVENUE

EAST TRENTON AVENUE

264.13  
264.13

100.55  
100.55

679.09  
679.09

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CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	20.00	10.11	10.00	28°57'18"
C2	20.00	83.05	36.00	237°54'36"
C3	20.00	7.08	7.04	20°18'28"
C4	20.00	34.44	30.34	98°40'08"
C5	20.00	32.87	28.28	94°09'47"
C6	20.00	8.66	8.58	24°48'12"
C7	20.00	10.11	10.00	28°57'18"
C8	15.00	23.23	20.97	88°42'52"
C9	15.00	23.56	21.21	90°00'00"
C10	20.00	10.11	10.00	28°57'18"
C11	20.00	83.05	35.00	237°54'36"
C12	20.00	9.11	9.03	26°05'20"
C13	20.00	32.41	28.98	92°51'33"
C14	20.00	32.42	28.98	92°52'22"
C15	20.00	9.11	9.03	26°05'21"
C16	20.00	10.11	10.00	28°57'18"
C17	15.00	23.56	21.21	90°00'00"
C18	15.00	23.69	21.30	90°28'25"
C19	20.00	10.11	10.00	28°57'18"
C20	20.00	83.05	36.00	237°54'36"
C21	20.00	9.47	9.38	27°08'03"
C22	20.00	32.05	28.73	91°49'16"
C23	20.00	34.05	30.08	97°32'05"
C24	20.00	7.48	7.43	21°25'12"
C25	20.00	10.11	10.00	28°57'18"
C26	20.00	10.11	10.00	28°57'18"
C27	20.00	83.05	35.00	237°54'36"
C28	20.00	4.34	4.33	12°25'40"
C29	20.00	37.18	32.05	106°31'07"
C30	20.00	31.59	28.41	90°29'47"
C31	20.00	9.94	9.84	28°28'02"
C32	20.00	10.11	10.00	28°57'18"
C33	15.00	23.43	21.12	89°30'44"
C34	15.00	23.56	21.21	89°30'44"
C35	20.00	10.11	10.00	28°57'18"
C36	20.00	83.05	35.00	237°54'36"
C37	20.00	10.11	10.00	28°57'18"
C38	20.00	31.42	28.28	90°00'00"
C39	20.00	32.41	28.98	92°51'33"
C40	20.00	9.11	9.03	26°05'39"
C41	20.00	10.11	10.00	28°57'18"
C42	15.00	23.56	21.21	90°00'00"
C43	15.00	23.68	21.30	90°27'03"
C44	20.00	10.11	10.00	28°57'18"
C45	20.00	83.05	35.00	237°54'36"
C46	20.00	9.27	9.18	26°32'42"
C47	20.00	32.26	28.88	92°25'25"
C48	20.00	32.54	29.07	93°13'26"
C49	20.00	8.98	8.90	25°43'03"
C50	20.00	10.11	10.00	28°57'18"
C51	15.00	23.44	21.13	89°32'57"
C52	15.00	23.69	21.30	90°29'18"
C53	20.00	10.11	10.00	28°57'18"
C54	20.00	83.05	35.00	237°54'36"
C55	20.00	15.29	14.92	43°47'50"
C56	20.00	26.24	24.39	75°09'28"
C57	20.00	41.52	34.46	118°57'18"
C58	20.00	10.11	10.00	28°57'18"
C59	20.00	9.34	9.25	28°45'09"
C60	20.00	0.77	0.77	02°12'09"
C61	15.00	23.43	21.12	89°30'44"
C62	15.00	23.69	21.30	90°29'18"
C63	15.00	23.44	21.13	89°31'35"
C64	15.00	23.69	21.30	90°28'25"
C65	20.00	10.11	10.00	28°57'18"
C66	20.00	2.42	2.42	06°53'49"
C67	20.00	7.69	7.64	22°01'29"
C68	20.00	41.52	34.46	118°57'18"
C69	20.00	26.57	24.66	76°08'23"
C70	20.00	14.96	14.61	42°50'55"
C71	20.00	10.11	10.00	28°57'18"
C72	15.00	23.44	21.13	89°31'35"
C73	15.00	23.90	21.45	91°17'08"
C74	20.00	83.05	35.00	237°54'36"

## BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, IS TAKEN TO BE N 89°36'15" E AS SHOWN ON TRACT MAP NO. 4212, RECORDED IN VOLUME 54 OF PLATS, AT PAGES 98 & 99, FRESNO COUNTY RECORDS.

## LEGEND

- EXISTING MONUMENT FOUND AND ACCEPTED OR 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.
- ⊙ FOUND 1" O.D. IRON PIPE, 30" UP 4", IN 6" DIA. CONCRETE MONUMENT DOWN 6" AND TAGGED RCE-19789, AS PER TRACT NO. 4212, RECORDED IN VOLUME 54, PAGES 98 & 99, F.C.R.
- ( ) RECORD DATA PER TRACT NO. 4212, RECORDED IN VOLUME 54, PAGES 98 & 99, FRESNO COUNTY RECORDS.
- PUE. PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- LE. LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- 15'FD INDICATES 15' FRESNO IRRIGATION PIPELINE EASEMENT RECORDED \_\_\_\_\_ IN AS INSTRUMENT NO. \_\_\_\_\_ O.R.P.C.
- EAE INDICATES EMERGENCY ACCESS EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- TF TIES ON FILE WITH THE FRESNO COUNTY SURVEYOR
- AAAA INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- THE SHADY BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION.
- △ INDICATES PORTIONS NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
- INDICATES PORTIONS PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER GARFIELD PARK COLONY, BOOK 2 OF RECORD OF SURVEYS AT PAGE 66, F.C.R.

\* 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.

OUTLOT "A" IS FOR OPEN SPACE AND LANDSCAPE PURPOSES.  
OUTLOTS "B", "C", "D", AND "E" ARE FOR PRIVATE STREET, OPEN SPACE AND PRIVATE LANDSCAPE PURPOSES.  
OUTLOTS "F", "G", "H", AND "I" ARE NOW OFFERED FOR DEDICATION FOR PUBLIC UTILITY PURPOSES.

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N09°09'09"E	12.65'
L2	N44°49'47"E	22.72'
L3	N43°39'00"E	5.03'
L4	S48°21'00"E	5.54'
L5	N06°02'09"W	32.11'
L6	S89°57'33"E	32.00'
L7	N00°25'58"W	32.00'
L8	S89°56'42"E	32.00'

RADIAL TABLE

RADIAL	BEARING
R1	S09°55'30"E
R2	S88°44'38"W
R3	N02°54'25"E
R4	S02°49'31"E
R5	N89°57'58"W
R6	N02°54'25"E
R7	S02°15'13"E
R8	S89°34'02"W
R9	N07°06'08"E
R10	N16°57'36"W
R11	N89°33'31"E
R12	S00°03'18"W
R13	N00°03'18"E

RADIAL TABLE

RADIAL	BEARING
R14	S89°56'42"E
R15	S02°54'57"W
R16	N02°48'21"W
R17	N89°37'04"E
R18	S02°50'30"W
R19	S14°24'34"W
R20	S89°34'02"W
R21	N28°31'20"E
R22	S01°46'11"W
R23	S07°21'47"E
R24	N89°34'02"E
R25	S14°19'55"E

## REVISIONS

7/22/98 BLM # 7  
8/03/98 BLM # 7

SCALE 1" = 60'

CENTER QUARTER CORNER OF SECTION  
25, 12/20, POSITION FALLS ON SENIOR  
MANHOLE, POSITION TIES ON FILE  
WITH THE FRESNO COUNTY SURVEYOR.

TRACT NO. 4645

TRACT NO. 4823