



Street Names, Addresses and (Lot Numbers) for T4898

Prepared on Tue Jun 06 23:46:09 2017



TRACT NO. 4898

A PLANNED DEVELOPMENT
PHASE 3 OF TENTATIVE TRACT NO. 4884

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN FEBRUARY 1999, BY GARY G. GIANNETTA

CONSISTING OF TWO SHEETS
SHEET TWO OF TWO SHEETS

LEGEND

- MONUMENT FOUND AND ACCEPTED AS NOTED
- SET 3/4" IRON PIPE, 30" LONG, 6" DOWN BELOW GROUND, TAGGED R.C.E. 26996
- ⊙ SET 3/4" IRON PIPE, 30" LONG, 4" UP IN 6" DIAMETER x 30" P.C.C. MONUMENT, DOWN 6" BELOW GROUND, TAGGED R.C.E. 26996
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- ▲ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
- △ PREVIOUSLY DEEDED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT FOR STORM DRAIN PURPOSES PER DOC. NO. 95032392, RECORDED MARCH 15, 1995, AND PER DOC. NO. 95060778, RECORDED MAY 19, 1995, O.R.C.
- ▲▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- () RECORD DATA AS PER RECORD OF SURVEY RECORDED IN BOOK 21 PAGE 27 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS
- (()) RECORD DATA AS PER PARCEL MAP NO. 2673, RECORDED IN BOOK 17, PAGE 53 OF PARCEL MAPS, FRESNO COUNTY RECORDS
- [] RECORD DATA AS PER TRACT NO. 4481, COUNTRY CLUB ESTATES II, RECORDED IN VOL. 56 OF PLATS, PAGES 6-11, FRESNO COUNTY RECORDS

SCALE: 1" = 100'

NOTE:

1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED RCE 26996 AT ALL LOT CORNERS

NOTE:

1. OUTLOT "A" FOR PRIVATE STREET, INGRESS AND EGRESS PRIVATE LANDSCAPE, DRAINAGE AND PARKING PURPOSES.
2. OUTLOT "A" NOW OFFERED FOR DEDICATION FOR PUBLIC UTILITY PURPOSES

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	1200.00	1134.28	613.51	54°09'28"
C2	1225.00	52.45	26.23	02°27'12"
C3	1250.00	52.45	26.23	02°24'15"
C4	1275.00	52.45	26.23	02°21'25"
C5	1300.00	323.95	162.82	14°16'40"
C6	1153.00	663.72	341.34	32°58'56"
C7	1153.00	334.09	168.22	16°36'06"
C8	1178.00	50.44	25.22	02°27'12"
C9	1203.00	50.48	25.24	02°24'15"
C10	1228.00	50.52	25.26	02°21'25"
C11	1253.00	310.13	155.86	14°10'53"
C12	1143.00	35.41	17.71	01°46'31"
C13	1143.00	580.93	296.88	29°07'14"
C14	1143.00	108.43	54.26	05°26'07"
C15	1143.00	96.47	48.26	04°50'09"
C16	1143.00	96.48	48.27	01°46'31"
C17	1143.00	86.61	43.33	02°30'30"
C18	1136.21	279.55	40.48	14°05'49"
C19	1136.21	86.605	43.32	02°27'12"
C20	1136.21	96.476	48.27	04°51'54"
C21	1155.32	96.23	48.14	04°46'20"
C22	1204.69	94.90	47.48	04°30'49"
C23	1243.00	123.91	62.01	5°42'41"
C24	1243.00	150.96	75.57	6°57'31"
C25	989.40	1110.87	622.21	64°19'48"
C26	989.40	555.52	285.29	32°10'12"
C27	989.40	555.35	285.20	32°09'36"
C28	1008.00	489.36	249.61	27°48'58"
C29	1008.00	73.319	36.68	04°10'03"
C30	1008.00	85.076	42.56	04°50'09"
C31	1008.00	75.743	37.89	04°18'20"
C32	1008.00	492.05	251.03	27°58'08"
C33	1008.00	75.733	37.88	04°18'17"
C34	1008.00	76.021	38.03	04°19'16"
C35	970.80	1013.481	558.40	59°48'54"
C36	970.80	102.392	51.24	06°52'43"
C37	970.80	100.024	50.51	06°54'12"
C38	970.80	110.901	55.51	06°54'21"
C39	682.20	734.41	407.33	54°21'21"
C40	700.80	690.944	376.47	56°29'24"
C41	700.80	69.790	34.92	07°31'34"
C42	700.80	90.746	45.44	07°25'09"
C43	700.80	76.680	38.38	06°18'08"
C44	663.60	618.13	333.54	53°22'12"
C45	663.60	87.17	43.65	07°31'34"
C46	663.60	95.08	47.62	08°12'34"
C47	663.60	100.60	50.40	08°41'10"
C48	663.60	95.46	47.81	08°14'30"
C49	663.60	98.38	49.28	08°29'39"
C50	663.60	141.44	70.99	12°12'45"

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C51	800.00	129.86	65.07	09°18'02"
C52	818.60	132.88	66.59	09°18'02"
C53	818.60	96.02	48.07	06°43'15"
C54	818.60	36.86	18.43	02°34'47"
C55	781.40	126.84	63.56	09°18'02"
C56	781.40	36.72	18.36	02°41'33"
C57	781.40	85.04	42.56	06°14'08"
C58	781.40	5.08	2.54	00°22'21"
C59	300.00	81.11	40.80	15°29'29"
C60	300.00	128.26	64.13	03°29'05"
C61	300.00	62.867	31.55	12°00'24"
C62	281.40	18.91	9.46	03°50'58"
C63	318.60	86.14	43.33	15°29'29"
C64	318.60	63.85	32.03	11°28'55"
C65	318.60	22.29	11.15	04°00'34"
C66	250.00	44.41	22.27	10°10'45"
C67	268.60	47.72	23.92	10°10'45"
C68	268.60	31.60	15.82	06°44'24"
C69	268.60	16.12	8.06	03°26'21"
C70	231.40	42.38	21.25	10°29'40"
C71	19.40	25.13	14.68	74°12'55"
C72	40.60	180.36	53.36	254°31'51"
C73	40.60	41.28	22.62	58°15'19"
C74	40.60	77.02	56.60	108°41'41"
C75	40.60	59.83	36.83	84°25'36"
C76	54.40	29.64	15.20	31°12'53"
C77	54.40	7.973	3.99	08°23'49"
C78	54.40	21.665	10.98	22°49'04"
C79	40.60	100.10	115.51	141°16'02"
C80	40.60	36.67	19.69	51°45'08"
C81	40.60	53.86	31.73	76°00'54"
C82	40.60	9.57	4.81	13°30'00"
C83	54.40	27.64	14.12	29°06'37"
C84	15.40	22.38	13.69	83°15'30"
C85	15.40	25.55	16.82	95°02'55"
C86	15.40	22.92	14.18	85°17'15"
C87	15.40	23.51	14.73	87°27'27"
C88	15.40	21.51	12.92	80°00'41"
C89	15.40	27.07	18.58	100°42'28"
C90	15.40	23.37	14.60	86°57'39"
C91	15.40	28.35	20.25	105°29'06"
C92	1008.00	85.072	42.56	04°50'09"
C93	1136.21	96.470	48.26	04°51'54"
C94	970.80	100.019	50.505	06°54'11"
C95	970.80	90.742	45.43	07°25'09"
C96	1253.00	139.98	70.06	06°24'03"
C97	1253.00	170.15	85.21	07°46'50"
C98	1153.00	54.06	27.03	03°17'45"
C99	1153.00	609.66	312.14	30°17'45"
C100	40.60	2.23	1.12	03°09'15"
C101	15.40	10.73	5.60	39°56'12"

BASIS OF BEARINGS :

THE EAST QUARTER CORNER OF SECTION 14, T. 12 S., R. 20 E., M.D.B.&M., FALLS ON SEWER MANHOLE. POSITION ESTABLISHED PER DEEDS ON FILE WITH FRESNO COUNTY.

THE NORTH LINE OF THE SOUTH QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 20 EAST, M.D.B.&M., TAKEN AS BEING S 89°57'10" E AS SHOWN ON THE MAP

1" IRON PIPE UNDER PAVEMENT SET NAIL WITH RECORD TIES ACCEPTED AS BEING THE NORTH QUARTER CORNER OF SECTION 14, T. 12 S., R. 20 E., M.D.B.&M.

3/4" IRON PIPE, 4" UP, NO TAG, 09" SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 14, T. 12 S., R. 20 E., M.D.B.&M.

PARCEL MAP NO. 2673
BOOK 17, PAGE 53 OF P.M., F.C.R.

PARCEL 3
((N 89°56'25" W))
((336.47'))

PARCEL 4
((N 89°56'25" W))
((306.46'))

3/4" IRON PIPE, 4" UP, TAGGED RCE 10782, 09" NORTH OF THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 14, T. 12 S., R. 20 E., M.D.B.&M.

3/4" IRON PIPE, FLUSH, NO TAG, ACCEPTED AS BEING ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 14, T. 12 S., R. 20 E., M.D.B.&M., 29'90" WEST OF THE NORTHEAST CORNER OF SAID SOUTH HALF

RADIAL	DIRECTION
R1	N 89°44'42" W
R2	S 86°36'41" W
R3	S 57°16'18" W
R4	S 52°41'50" W
R5	S 36°05'44" W
R6	S 33°38'32" W
R7	S 31°14'17" W
R8	S 28°52'52" W
R9	S 23°24'42" W
R10	S 21°40'47" W
R11	S 14°36'12" W
R12	S 14°41'59" W
R13	S 14°43'16" W
R14	S 22°49'14" W
R15	S 24°28'08" W
R16	S 25°11'17" W
R17	S 28°47'24" W
R18	S 33°37'33" W
R19	S 52°28'16" W
R20	S 57°31'23" W
R21	S 85°20'21" W
R22	S 85°00'11" W
R23	S 88°47'56" W
R24	N 66°35'30" W
R25	N 69°42'14" W
R26	N 77°42'04" W
R27	S 77°51'40" E
R28	S 88°27'01" E
R29	N 00°31'47" E
R30	S 71°50'07" W
R31	S 13°34'47" W
R32	N 24°09'40" E
R33	S 26°49'12" W
R34	S 27°37'26" W
R35	S 73°28'04" W
R36	S 80°59'38" W
R37	S 89°23'27" W
R38	S 83°18'36" W
R39	N 60°27'23" E
R40	N 15°33'31" W
R41	N 29°03'31" W
R42	S 85°50'31" W
R43	S 88°28'41" W
R44	S 87°09'02" W

RADIAL	DIRECTION
R45	S 54°59'03" W
R46	S 22°28'49" W
R47	S 87°09'02" W
R48	S 87°34'01" W
R49	N 67°47'29" W
R50	S 82°32'24" E
R51	N 12°30'04" E

LINE	DIRECTION	DISTANCE
L1	N 88°06'38" E	22.00
L2	N 12°02'16" E	10.01
L3	N 85°54'48" E	20.82
L4	N 08°44'54" E	17.45
L5	N 78°47'01" W	17.45
L6	N 78°57'08" W	20.81
L7	N 35°00'57" W	66.81
L8	N 54°58'50" E	59.99
L9	N 89°58'54" W	30.89
L10	N 03°32'06" E	18.60
L11	N 30°29'33" W	21.60
L12	N 40°49'19" W	22.82

3/4" IRON PIPE, 4" DOWN, TAGGED LS 6391, ACCEPTED AS BEING THE NORTHEAST CORNER OF LOT 30 OF TRACT NO. 4481, COUNTRY CLUB ESTATES II AND BEING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, T. 12 S., R. 20 E., M.D.B.&M.

BASIS OF BEARINGS :
THE NORTH LINE OF THE SOUTH QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 20 EAST, M.D.B.&M., TAKEN AS BEING S 89°57'10" E AS SHOWN ON THE MAP