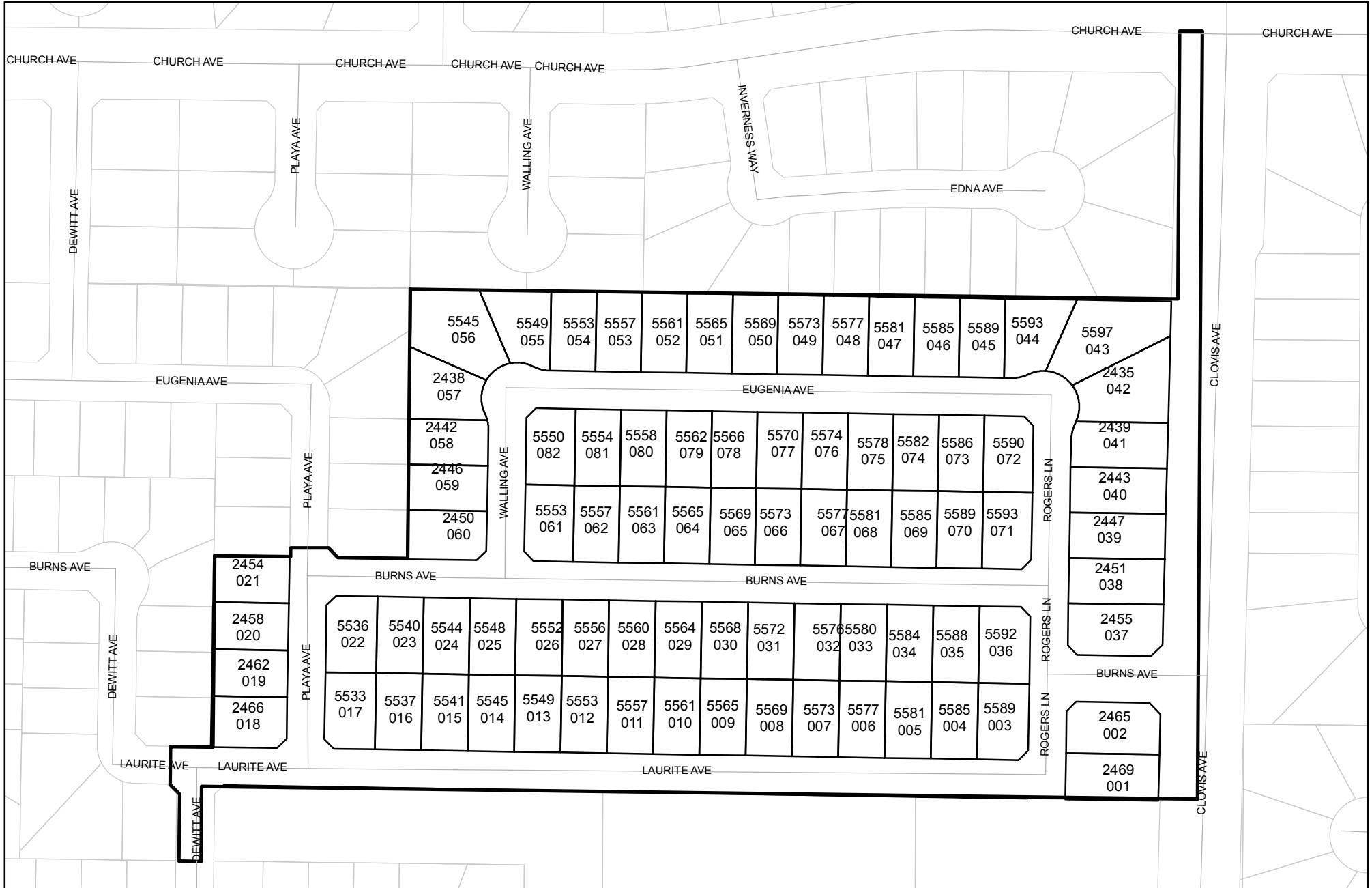




Prepared on Mon Oct 22 15:47:19 2018

# Street Names, Addresses and (Lot Numbers) for T5171



# TRACT NO. 5171

PHASE I OF TENTATIVE TRACT NO. 5171  
 IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
 SURVEYED AND PLATTED IN JUNE 2004, BY GARY G. GIANNETTA  
 CONSISTING OF TWO SHEETS  
 SHEET TWO OF TWO SHEETS

3/4" IRON PIPE, 4" DOWN TAGGED RCE 19789, AS BEING THE SOUTHWEST CORNER CUTOFF AT THE SOUTHWEST CORNER OF LOT 40 OF TRACT 4570, RECORDED IN VOLUME 61, PAGES 80 AND 81 OF PLATS F.C.R.

3/4" IRON PIPE, DOWN 6", NO TAG AS BEING CENTER QUARTER CORNER OF SECTION 17, TOWNSHIP 14 SOUTH RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN

3/4" IRON PIPE BENT DOWN 2", TAG NOT LEGIBLE, USED BOTTOM AS BEING THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN

CHISELED "x" IN CONCRETE, AS BEING THE NORTHEAST CORNER CUTOFF AT THE NORTHWEST CORNER OF LOT 20 OF TRACT NO. 4760

### BASIS OF BEARINGS

THE EAST LINE OF THE SOUTH EAST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN AS BEARING N 00°00'00" W, AS PER MAP OF TRACT NO. 4760, RECORDED IN VOLUME 61, PAGES 31 AND 32 OF PLATS, FRESNO COUNTY RECORDS.

### 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" CONCRETE MONUMENT, DOWN 6" BELOW GROUND, TAGGED R.C.E. 26996
- ▲ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
- ▭▭▭▭ INDICATES RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS
- ▭▭▭▭ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- ( ) RECORD DATA AS PER TRACT NO. 5103, RECORDED IN VOLUME 68, PAGES 48 AND 49 OF PLATS, F.C.R.
- [ ] RECORD DATA AS PER TRACT NO. 4760, RECORDED IN VOLUME 61, PAGES 31 AND 32 OF PLATS, F.C.R.
- F.C.R. FRESNO COUNTY RECORDS
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PPUE PLANTING AND PUBLIC UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- (CALC) CALCULATED FROM RECORD DATA
- (R) DENOTES RADIAL BEARING
- ⚠ PREVIOUSLY GRANTED TO COUNTY OF FRESNO BY DEED RECORDED JUNE 8, 1970 AS DOC. NO. 592321 IN BOOK 5792, PAGE 765, O.R.F.C.
- BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION

### NOTE:

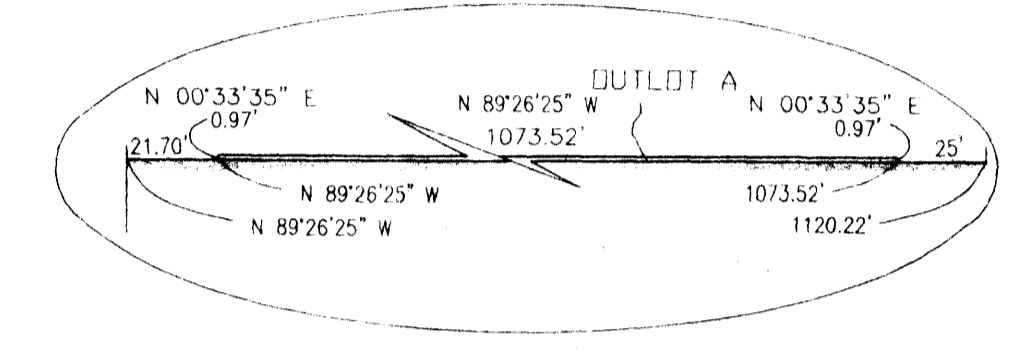
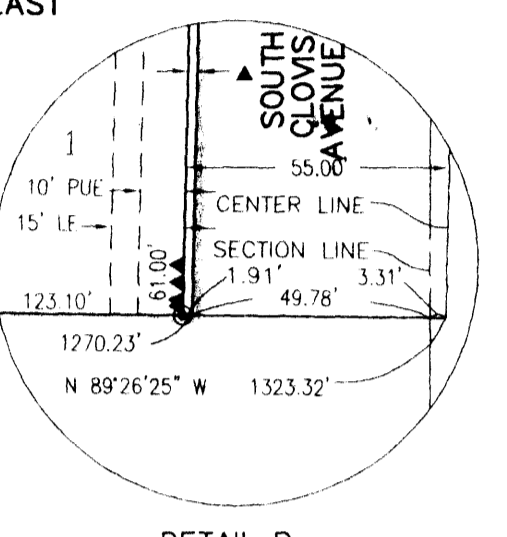
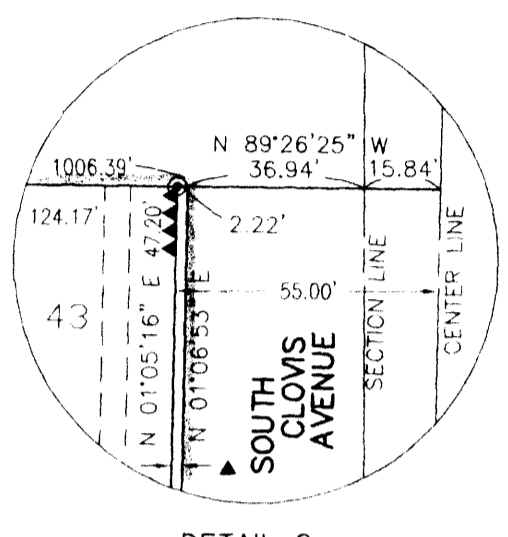
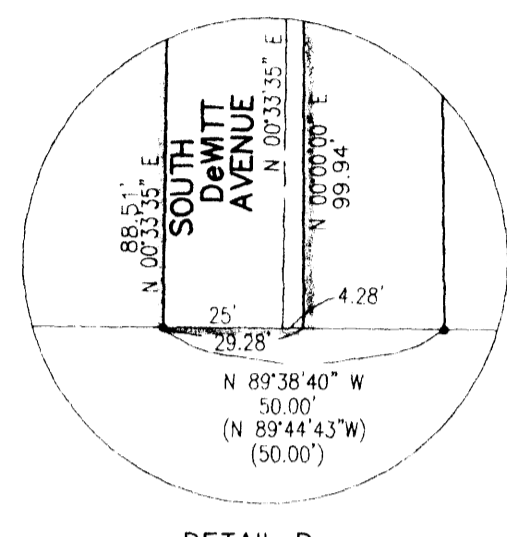
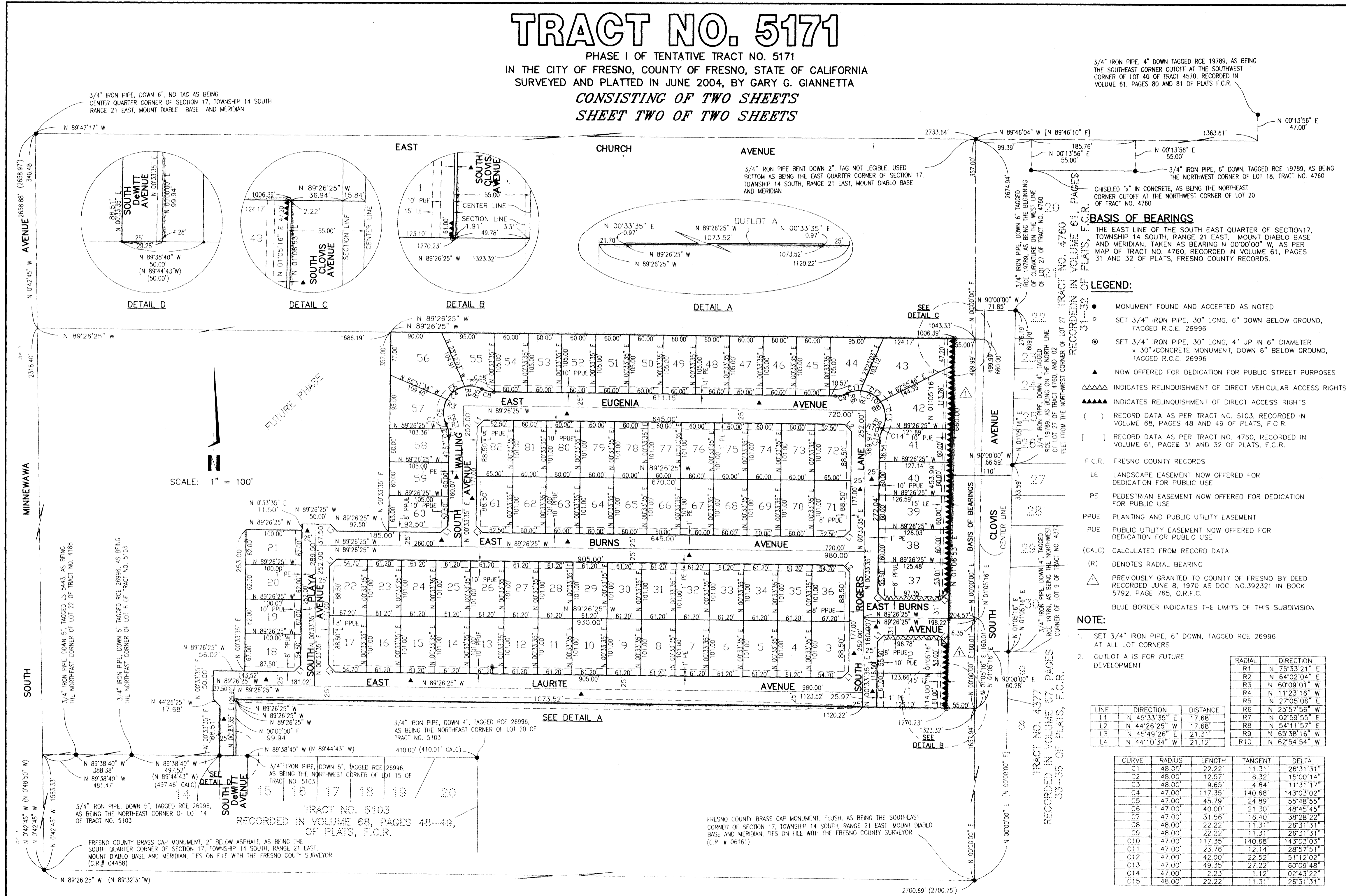
1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED RCE 26996 AT ALL LOT CORNERS
2. OUTLOT A IS FOR FUTURE DEVELOPMENT

LINE	DIRECTION	DISTANCE	RADIAL	DIRECTION
L1	N 45°33'35" E	17.68'	R1	N 75°33'21" E
L2	N 44°26'25" W	17.68'	R2	N 64°02'04" E
L3	N 45°49'26" E	21.31'	R3	N 60°09'01" W
L4	N 44°10'34" W	21.12'	R4	N 11°23'16" W
			R5	N 27°05'06" E
			R6	N 25°57'56" W
			R7	N 02°59'55" E
			R8	N 54°11'57" E
			R9	N 65°38'16" W
			R10	N 62°54'54" W

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	48.00'	22.22'	11.31'	26°31'31"
C2	48.00'	12.57'	6.32'	15°00'14"
C3	48.00'	9.65'	4.84'	11°31'17"
C4	47.00'	117.35'	140.68'	143°03'02"
C5	47.00'	45.79'	24.89'	55°48'55"
C6	47.00'	40.00'	21.30'	48°45'45"
C7	47.00'	31.56'	16.40'	38°28'22"
C8	48.00'	22.22'	11.31'	26°31'31"
C9	48.00'	22.22'	11.31'	26°31'31"
C10	47.00'	117.35'	140.68'	143°03'03"
C11	47.00'	23.76'	12.14'	28°57'51"
C12	47.00'	42.00'	22.52'	51°12'02"
C13	47.00'	49.35'	27.22'	60°09'48"
C14	47.00'	2.23'	1.12'	02°43'22"
C15	48.00'	22.22'	11.31'	26°31'31"

FRESNO COUNTY BRASS CAP MONUMENT, FLUSH, AS BEING THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, TIES ON FILE WITH THE FRESNO COUNTY SURVEYOR (C.R. # 06161)

SCALE: 1" = 100'



TRACT NO. 4377 RECORDED IN VOLUME 57, PAGES 33-35 OF PLATS, F.C.R.

TRACT NO. 4760 RECORDED IN VOLUME 61, PAGES 31-32 OF PLATS, F.C.R.

FUTURE PHASE

3/4" IRON PIPE, DOWN 5", TAGGED LS 5443, AS BEING THE NORTHEAST CORNER OF LOT 22 OF TRACT NO. 4188

3/4" IRON PIPE, DOWN 5", TAGGED RCE 26996, AS BEING THE NORTHEAST CORNER OF LOT 6 OF TRACT NO. 5103

3/4" IRON PIPE, DOWN 5", TAGGED RCE 26996, AS BEING THE NORTHWEST CORNER OF LOT 15 OF TRACT NO. 5103 (497.46' CALC)

3/4" IRON PIPE, DOWN 5", TAGGED RCE 26996, AS BEING THE NORTHWEST CORNER OF LOT 14 OF TRACT NO. 5103 (481.41')

FRESNO COUNTY BRASS CAP MONUMENT, 2" BELOW ASPHALT, AS BEING THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, TIES ON FILE WITH THE FRESNO COUNTY SURVEYOR (C.R. # 04458)

TRACT NO. 5103 RECORDED IN VOLUME 68, PAGES 48-49 OF PLATS, F.C.R.

# TRACT NO. 5171

PHASE I OF TENTATIVE TRACT NO. 5171  
 IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
 SURVEYED AND PLATTED IN JUNE 2004, BY GARY G. GIANNETTA

CONSISTING OF TWO SHEETS  
 SHEET TWO OF TWO SHEETS

3/4" IRON PIPE, 4" DOWN TAGGED RCE 19789, AS BEING THE SOUTHWEST CORNER CUTOFF AT THE SOUTHWEST CORNER OF LOT 40 OF TRACT 4570, RECORDED IN VOLUME 61, PAGES 80 AND 81 OF PLATS F.C.R.

3/4" IRON PIPE, DOWN 6", NO TAG AS BEING CENTER QUARTER CORNER OF SECTION 17, TOWNSHIP 14 SOUTH RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN

3/4" IRON PIPE BENT DOWN 2", TAG NOT LEGIBLE, USED BOTTOM AS BEING THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN

CHISELED "X" IN CONCRETE, AS BEING THE NORTHEAST CORNER CUTOFF AT THE NORTHWEST CORNER OF LOT 20 OF TRACT NO. 4760

### BASIS OF BEARINGS

THE EAST LINE OF THE SOUTH EAST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN AS BEARING N 00°00'00" W, AS PER MAP OF TRACT NO. 4760, RECORDED IN VOLUME 61, PAGES 31 AND 32 OF PLATS, FRESNO COUNTY RECORDS.

### LEGEND:

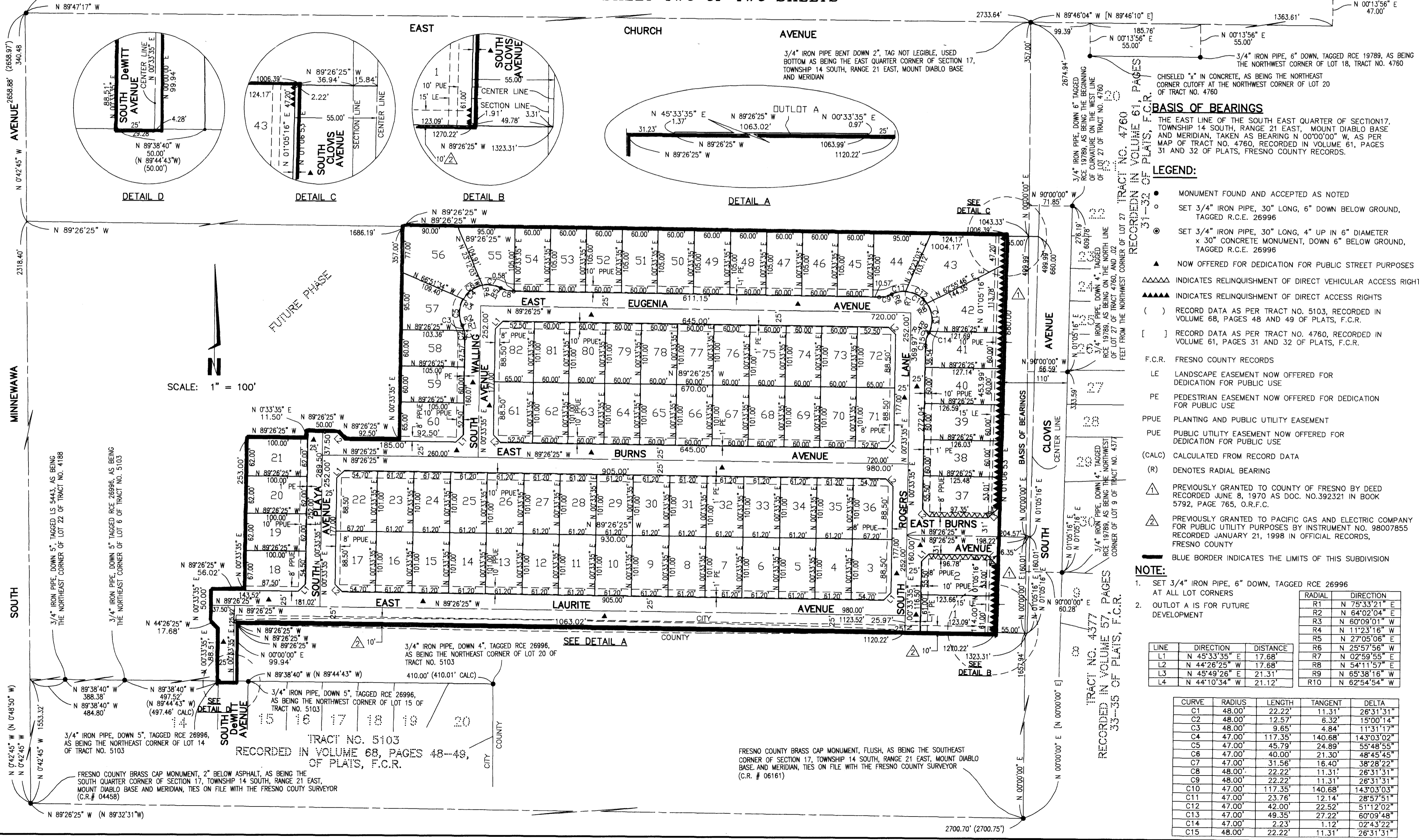
- MONUMENT FOUND AND ACCEPTED AS NOTED
- SET 3/4" IRON PIPE, 30" LONG, 6" DOWN BELOW GROUND, TAGGED R.C.E. 26996
- ⊙ SET 3/4" IRON PIPE, 30" LONG, 4" UP IN 6" DIAMETER x 30" CONCRETE MONUMENT, DOWN 6" BELOW GROUND, TAGGED R.C.E. 26996
- ▲ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
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- [ ] RECORD DATA AS PER TRACT NO. 4760, RECORDED IN VOLUME 61, PAGES 31 AND 32 OF PLATS, F.C.R.
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- PPUE PLANTING AND PUBLIC UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- (CALC) CALCULATED FROM RECORD DATA
- (R) DENOTES RADIAL BEARING
- △ PREVIOUSLY GRANTED TO COUNTY OF FRESNO BY DEED RECORDED JUNE 8, 1970 AS DOC. NO. 392321 IN BOOK 5792, PAGE 765, O.R.F.C.
- △ PREVIOUSLY GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITY PURPOSES BY INSTRUMENT NO. 98007855 RECORDED JANUARY 21, 1998 IN OFFICIAL RECORDS, FRESNO COUNTY
- BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION

### NOTE:

1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED RCE 26996 AT ALL LOT CORNERS
2. OUTLOT A IS FOR FUTURE DEVELOPMENT

LINE	DIRECTION	DISTANCE	RADIAL	DIRECTION
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			R5	N 27°05'06" E
			R6	N 25°57'56" W
			R7	N 02°59'55" E
			R8	N 54°11'57" E
			R9	N 65°38'16" W
			R10	N 62°54'54" W

CURVE	RADIUS	LENGTH	TANGENT	DELTA
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C7	47.00'	31.56'	16.40'	38°28'22"
C8	48.00'	22.22'	11.31'	26°31'31"
C9	48.00'	22.22'	11.31'	26°31'31"
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C11	47.00'	23.76'	12.14'	28°57'51"
C12	47.00'	42.00'	22.52'	51°12'02"
C13	47.00'	49.35'	27.22'	60°09'48"
C14	47.00'	2.23'	1.12'	02°43'22"
C15	48.00'	22.22'	11.31'	26°31'31"



SCALE: 1" = 100'

FRESNO COUNTY BRASS CAP MONUMENT, FLUSH, AS BEING THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, TIES ON FILE WITH THE FRESNO COUNTY SURVEYOR (C.R. # 06161)

TRACT NO. 5103  
 RECORDED IN VOLUME 68, PAGES 48-49,  
 OF PLATS, F.C.R.

TRACT NO. 4577  
 RECORDED IN VOLUME 57, PAGES  
 33-35 OF PLATS, F.C.R.

FUTURE PHASE



MINNEWAWA

SOUTH

AVENUE

AVENUE

AVENUE

AVENUE

AVENUE

AVENUE

AVENUE

AVENUE

AVENUE

AVENUE

AVENUE

DETAIL D

DETAIL C

DETAIL B

DETAIL A

SEE  
DETAIL C

SEE  
DETAIL B

EAST

CHURCH

AVENUE

SOUTH DeWITT AVENUE

SOUTH CLOVIS AVENUE

SOUTH WALLING AVENUE

SOUTH ROGERS AVENUE

SOUTH DeWITT AVENUE

SOUTH CLOVIS AVENUE

SOUTH WALLING AVENUE

SOUTH ROGERS AVENUE

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