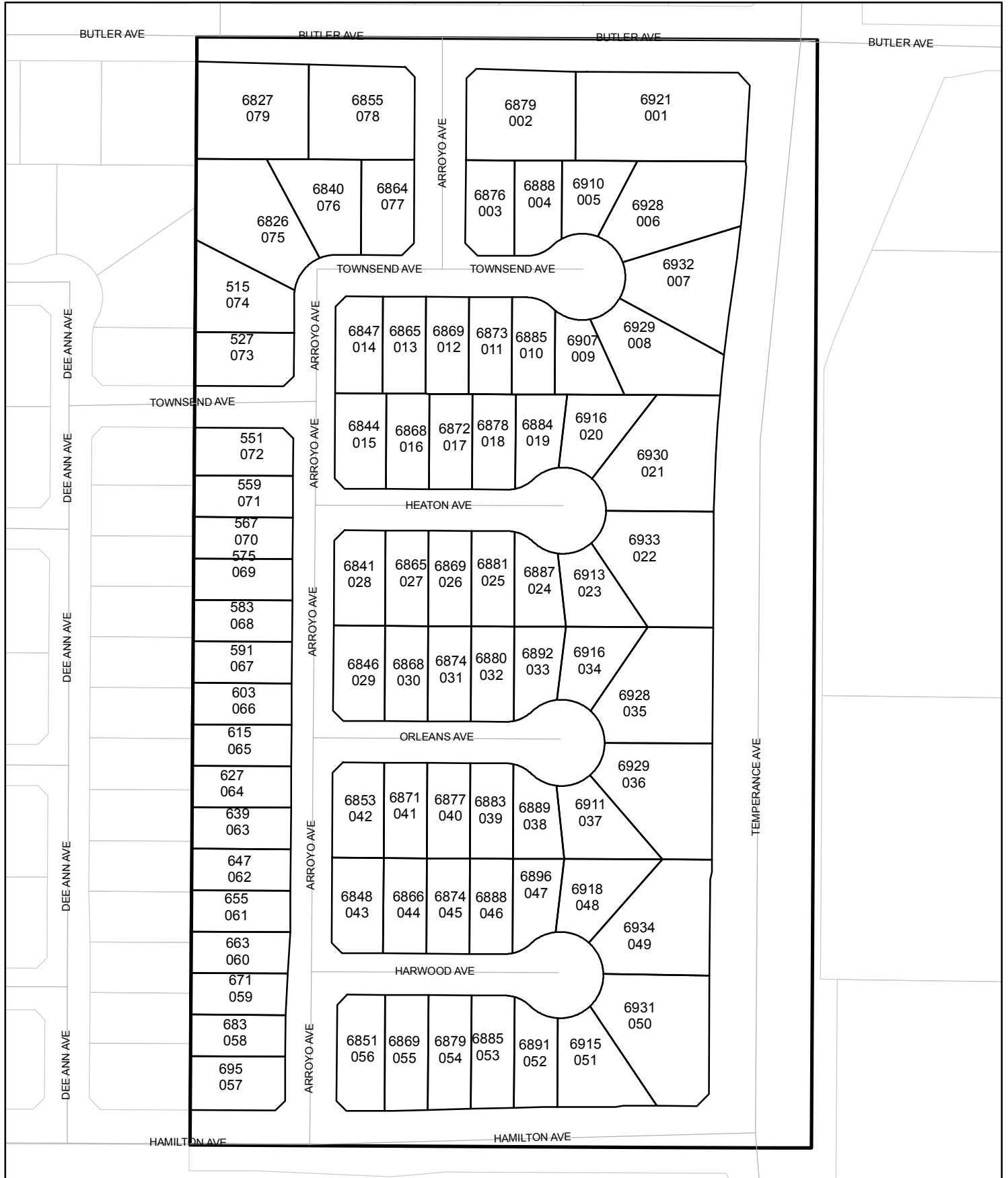




Street Names, Addresses and (Lot Numbers) for T5188

Prepared on Tue Apr 02 14:20:15 2013



FINAL MAP OF TRACT NO. 5188

A PLANNED DEVELOPMENT IN THE CITY OF FRESNO FRESNO COUNTY, CALIFORNIA

SURVEYED AND PLATTED IN DECEMBER, 2005 BY INGELS - BRAUN & ASSOCIATES

CONSISTING OF THREE SHEETS SHEET 2 OF 3 SHEETS

SEE SHEET THREE FOR LINE, CURVE, AND RADIAL TABLES, AND LEGEND.

BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, T. 14 S., R21 E., M.D.B. & M. WAS TAKEN TO BE N 00°06'00" W. (SAID LINE ALSO BEING THE CENTERLINE OF SOUTH ARMSTRONG AVENUE), PER TRACT NO. 4588, RECORDED IN VOLUME 70 OF PLATS AT PAGES 61&62, FRESNO COUNTY RECORDS.

FOUND MONUMENTS: (MON-01)

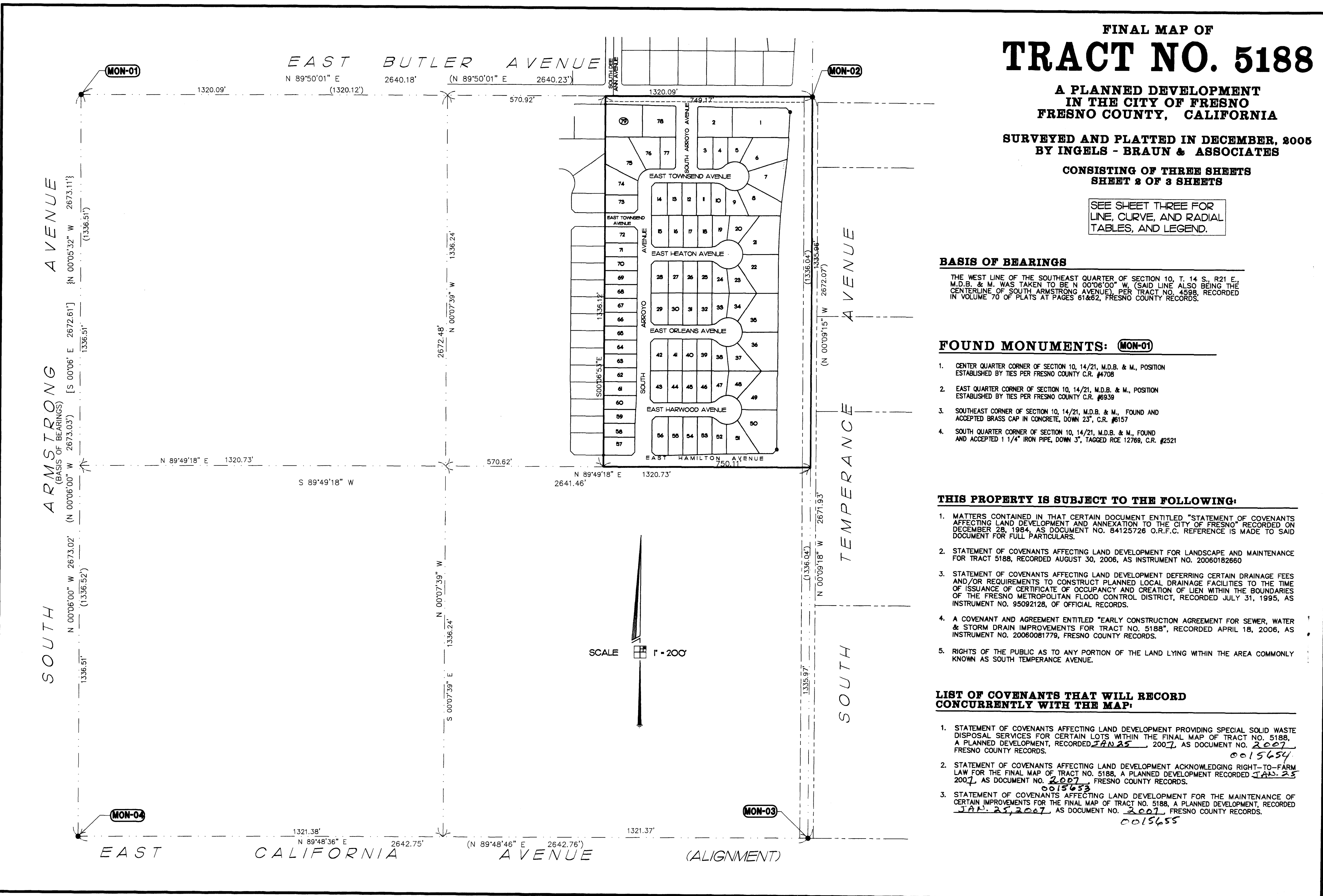
- CENTER QUARTER CORNER OF SECTION 10, 14/21, M.D.B. & M., POSITION ESTABLISHED BY TIES PER FRESNO COUNTY C.R. #4708
- EAST QUARTER CORNER OF SECTION 10, 14/21, M.D.B. & M., POSITION ESTABLISHED BY TIES PER FRESNO COUNTY C.R. #6939
- SOUTHEAST CORNER OF SECTION 10, 14/21, M.D.B. & M., FOUND AND ACCEPTED BRASS CAP IN CONCRETE, DOWN 23", C.R. #6157
- SOUTH QUARTER CORNER OF SECTION 10, 14/21, M.D.B. & M., FOUND AND ACCEPTED 1 1/4" IRON PIPE, DOWN 3", TAGGED RCE 12769, C.R. #2521

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT AND ANNEXATION TO THE CITY OF FRESNO" RECORDED ON DECEMBER 28, 1984, AS DOCUMENT NO. 84125726 O.R.F.C. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR LANDSCAPE AND MAINTENANCE FOR TRACT 5188, RECORDED AUGUST 30, 2006, AS INSTRUMENT NO. 20060182660
- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN WITHIN THE BOUNDARIES OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT, RECORDED JULY 31, 1995, AS INSTRUMENT NO. 95092128, OF OFFICIAL RECORDS.
- A COVENANT AND AGREEMENT ENTITLED "EARLY CONSTRUCTION AGREEMENT FOR SEWER, WATER & STORM DRAIN IMPROVEMENTS FOR TRACT NO. 5188", RECORDED APRIL 18, 2006, AS INSTRUMENT NO. 20060081779, FRESNO COUNTY RECORDS.
- RIGHTS OF THE PUBLIC AS TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS SOUTH TEMPERANCE AVENUE.

LIST OF COVENANTS THAT WILL RECORD CONCURRENTLY WITH THE MAP:

- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING SPECIAL SOLID WASTE DISPOSAL SERVICES FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 5188, A PLANNED DEVELOPMENT, RECORDED JAN 25, 2007, AS DOCUMENT NO. 2007, FRESNO COUNTY RECORDS. 0015654
- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 5188, A PLANNED DEVELOPMENT RECORDED JAN. 25 2007, AS DOCUMENT NO. 2007, FRESNO COUNTY RECORDS. 0015653
- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 5188, A PLANNED DEVELOPMENT, RECORDED JAN. 25, 2007, AS DOCUMENT NO. 2007, FRESNO COUNTY RECORDS. 0015655



SOUTH ARMSTRONG AVENUE
(BASIS OF BEARINGS)
[S 00°06' E 2672.61'] [N 00°05'32" W 2673.11']
[S 00°06'00" W 2673.03'] [N 00°06'00" W 2673.52']

EAST BUTLER AVENUE
N 89°50'01" E 2640.18' (N 89°50'01" E 2640.23')
1320.09' (1320.12') 570.92'

N 89°49'18" E 1320.73' 570.62'
S 89°49'18" W 2641.46' N 89°49'18" E 1320.73'
N 00°07'39" W 1336.24' N 00°07'39" W 2672.48' N 00°07'39" W 1336.24'

EAST CALIFORNIA AVENUE (ALIGNMENT)
N 89°48'36" E 2642.75' (N 89°48'46" E 2642.76')
1321.38' 1321.37'

MON-02

MON-01

MON-03

MON-04

SCALE 1" = 200'

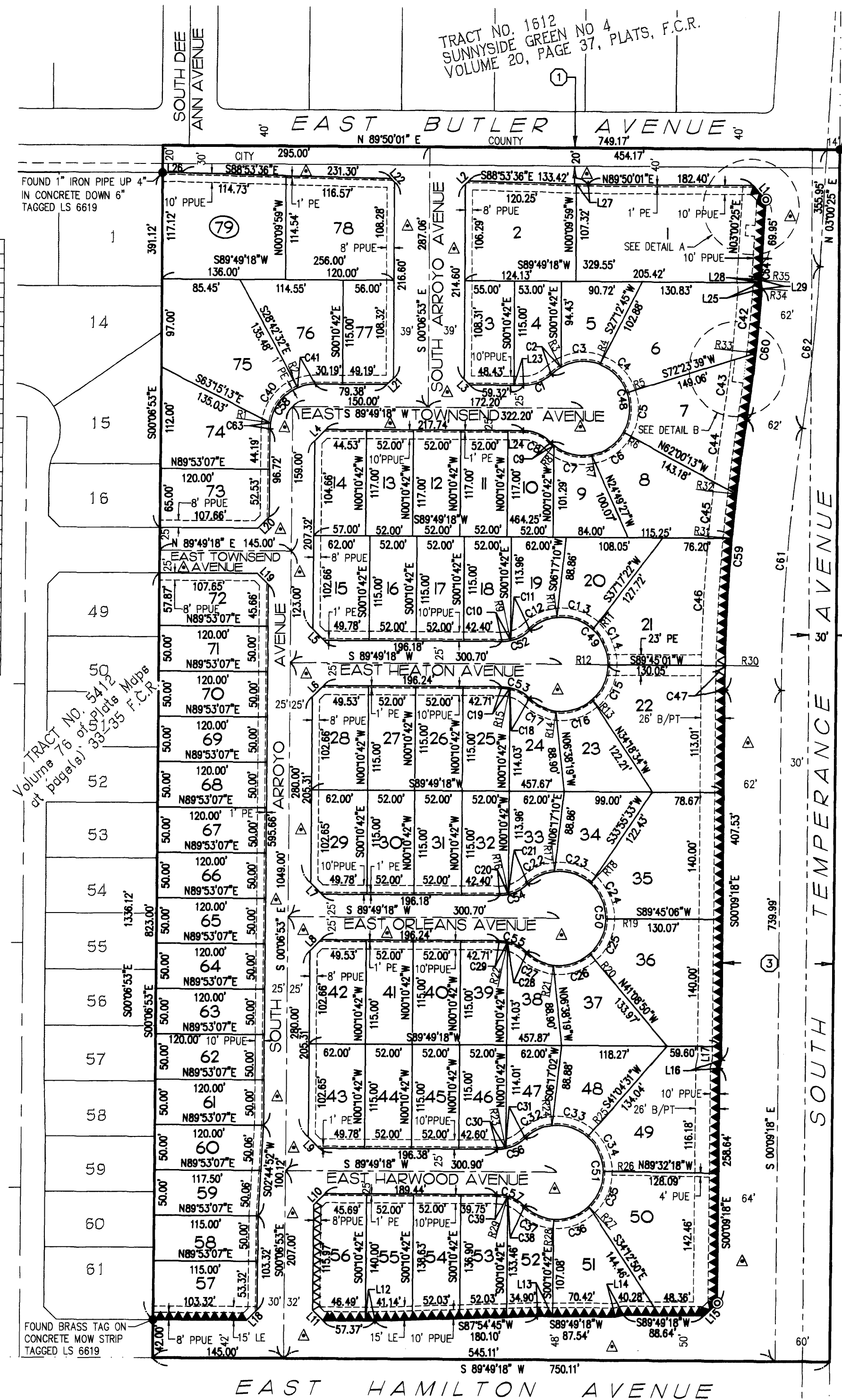
FINAL MAP OF TRACT NO. 5188

A PLANNED DEVELOPMENT IN THE CITY OF FRESNO FRESNO COUNTY, CALIFORNIA

SURVEYED AND PLATTED IN DECEMBER, 2005 BY INGELS - BRAUN & ASSOCIATES

CONSISTING OF THREE SHEETS SHEET 3 OF 3 SHEETS

TRACT NO. 1612 SUNNYSIDE GREEN NO 4 VOLUME 20, PAGE 37, PLATS, F.C.R.



MON-02

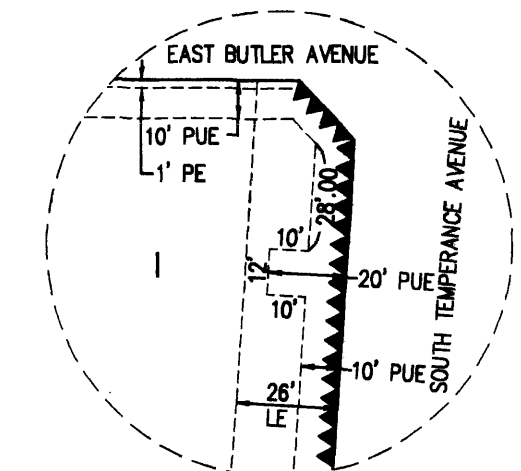
SCALE 1" = 100'

LEGEND

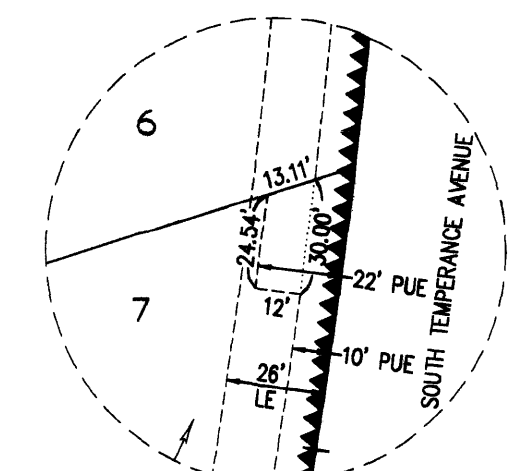
- EXISTING MONUMENT FOUND AND ACCEPTED AS NOTED.
- ⊙ SET 1" O.D. IRON PIPE, 30" LONG, UP 4", IN 6" DIA. x 30" CONCRETE MONUMENT DOWN 6" AND TAGGED LS 6619, EXCEPT AS NOTED.
- (...) RECORD DATA PER TRACT NO. 4598, RECORDED IN VOLUME 70 OF PLATS AT PAGES 61 AND 62, F.C.R.
- [...] RECORD DATA PER TRACT NO 1784, RECORDED IN VOLUME 20 OF PLATS AT PAGE 38, F.C.R.
- { ... } RECORD DATA PER PARCEL MAP NO. 91-41, RECORDED IN BOOK 53 OF PARCEL MAPS AT PAGES 5 AND 6, F.C.R.
- C.R. CORNER RECORD ON FILE WITH FRESNO COUNTY SURVEYOR'S OFFICE.
- F.C.R. FRESNO COUNTY RECORDS
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PPUE PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- (R) DENOTES RADIAL BEARING
- ① PORTIONS PREVIOUSLY DEEDED TO THE COUNTY OF FRESNO FOR RIGHT OF WAY FOR PUBLIC ROAD PURPOSES PER GRANT DEED RECORDED FEBRUARY 23, 1939, IN BOOK 1724, PAGE 461, O.R.F.C.
- ② PORTIONS PREVIOUSLY DEEDED TO THE COUNTY OF FRESNO FOR RIGHT OF WAY FOR PUBLIC ROAD PURPOSES PER GRANT DEED RECORDED OCTOBER 15, 1887, IN BOOK 61, PAGE 576, O.R.F.C.
- ③ OFFICIAL PLAN LINE ADOPTED BY THE CITY OF FRESNO JULY 30, 1964, RECORDED IN VOLUME 1, RECORD OF PRECISE PLANS AT PAGES 63-69, F.C.R.
- △△ INDICATES RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS.
- ▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- △ INDICATES PORTIONS NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES.
- THE SHADED BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION.
- B/PT BICYCLE/PEDESTRIAN TRAIL EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- CITY CITY OF FRESNO BOUNDARY
- COUNTY COUNTY OF FRESNO BOUNDARY

NOTE:

1" O.D. x 30" LONG IRON PIPE TO BE SET 6" DOWN AND TAGGED LS-6619, 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.



DETAIL A



DETAIL B

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	45.00'	34.41'	33.58'	43°48'33"
C2	52.00'	13.63'	13.59'	15°01'03"
C3	52.00'	44.88'	43.50'	49°27'02"
C4	52.00'	44.88'	43.50'	49°27'02"
C5	52.00'	44.88'	43.50'	49°27'02"
C6	52.00'	44.88'	43.50'	49°27'02"
C7	52.00'	44.90'	43.52'	49°28'21"
C8	45.00'	34.41'	33.58'	43°48'33"
C9	52.00'	4.83'	4.83'	51°9'34"
C10	45.00'	9.68'	9.66'	12°19'25"
C11	45.00'	24.73'	24.42'	31°29'08"
C12	52.00'	34.20'	33.59'	37°40'59"
C13	52.00'	43.70'	42.43'	48°09'02"
C14	52.00'	43.70'	42.43'	48°09'02"
C15	52.00'	43.70'	42.43'	48°09'02"
C16	52.00'	43.69'	42.42'	48°08'31"
C17	52.00'	33.89'	33.29'	37°20'30"
C18	45.00'	25.05'	24.72'	31°53'25"
C19	45.00'	9.36'	9.34'	11°55'08"
C20	45.00'	9.68'	9.66'	12°19'25"
C21	45.00'	24.73'	24.42'	31°29'08"
C22	52.00'	34.20'	33.59'	37°40'59"
C23	52.00'	43.70'	42.43'	48°09'02"
C24	52.00'	43.70'	42.43'	48°09'02"
C25	52.00'	43.70'	42.43'	48°09'02"
C26	52.00'	43.69'	42.42'	48°08'32"
C27	52.00'	33.89'	33.29'	37°20'29"
C28	45.00'	25.05'	24.73'	31°53'35"
C29	45.00'	9.36'	9.34'	11°54'58"
C30	45.00'	9.47'	9.45'	12°03'38"
C31	45.00'	24.94'	24.62'	31°44'55"
C32	52.00'	34.00'	33.40'	37°27'46"
C33	52.00'	43.00'	41.79'	47°22'45"
C34	52.00'	43.01'	41.79'	47°23'25"
C35	52.00'	43.01'	41.79'	47°23'25"
C36	52.00'	43.00'	41.79'	47°23'01"
C37	52.00'	36.86'	36.09'	40°36'44"
C38	45.00'	22.00'	21.78'	28°00'50"
C39	45.00'	12.41'	12.37'	15°47'43"
C40	50.00'	51.46'	49.22'	58°58'08"
C41	50.00'	20.20'	20.07'	23°09'08"
C42	1938.00'	71.50'	71.50'	2°06'50"
C43	1938.00'	74.14'	74.13'	2°11'31"
C44	2062.00'	82.70'	82.70'	2°17'53"
C45	2062.00'	48.95'	48.95'	1°21'37"
C46	2062.00'	140.19'	140.15'	3°53'43"
C47	2062.00'	26.99'	26.99'	0°45'00"
C48	52.00'	242.88'	75.05'	26°73'06"
C49	52.00'	242.88'	75.05'	26°73'06"
C50	52.00'	242.88'	75.05'	26°73'06"
C51	52.00'	242.88'	75.05'	26°73'06"
C52	45.00'	34.41'	33.58'	43°48'33"
C53	45.00'	34.41'	33.58'	43°48'33"
C54	45.00'	34.41'	33.58'	43°48'33"
C55	45.00'	34.41'	33.58'	43°48'33"
C56	45.00'	34.41'	33.58'	43°48'33"
C57	45.00'	34.41'	33.58'	43°48'33"
C58	50.00'	78.48'	70.67'	89°56'11"
C59	2062.00'	298.84'	298.57'	8°18'13"
C60	1938.00'	145.64'	145.61'	4°18'21"
C61	2000.00'	289.85'	289.59'	8°18'13"
C62	2000.00'	179.48'	179.42'	5°08'30"
C63	50.00'	6.82'	6.81'	7°48'55"
C64	1936.00'	18.94'	18.94'	0°33'38"

LINE TABLE

LINE	BEARING	LENGTH
L1	S43°34'47"E	21.01'
L2	N45°29'45"E	5.33'
L3	N45°09'37"W	9.46'
L4	N44°51'23"E	17.46'
L5	S45°08'59"E	17.45'
L6	N44°51'12"E	17.46'
L7	N45°08'48"W	17.45'
L8	N44°51'12"E	17.46'
L9	N45°08'47"W	17.45'
L10	N44°51'13"E	17.46'
L11	N45°08'48"W	16.53'
L12	S89°49'18"W	10.88'
L13	S89°49'18"W	17.12'
L14	S77°41'05"W	9.51'
L15	S44°50'00"W	20.57'
L16	S11°58'55"W	9.51'
L17	S00°09'18"E	14.52'
L18	N44°51'12"E	16.53'
L19	S45°08'48"E	17.45'
L20	S44°51'13"W	17.46'
L21	N44°51'12"E	9.45'
L22	N44°29'18"W	5.10'
L23	S89°49'18"W	10.89'
L24	S89°49'18"W	10.89'
L25	S08°25'32"E	6.52'
L26	N89°50'01"E	21.19'
L27	S88°53'36"E	13.17'
L28	S08°25'32"E	3.00'
L29	S08°25'32"E	9.52'

RADIAL TABLE

RADIAL	BEARING
R1	S82°17'58"E
R2	N23°19'50"W
R3	N28°58'12"W
R4	N20°28'50"E
R5	N89°55'52"E
R6	S60°37'06"E
R7	S11°10'04"E
R8	S38°18'17"W
R9	S12°30'07"E
R10	N06°18'16"W
R11	N41°50'46"E
R12	N89°59'48"E
R13	S41°51'10"E
R14	S06°17'21"W
R15	N11°44'26"E
R16	S12°30'07"E
R17	N06°18'16"W
R18	N41°50'46"E
R19	N89°59'48"E
R20	S41°51'10"E
R21	S06°17'22"W
R22	N11°44'16"E
R23	S12°14'20"E
R24	N06°31'29"W
R25	N40°51'16"E
R26	N88°14'41"E
R27	S44°21'54"E
R28	S03°01'07"W
R29	N15°37'01"E
R30	N89°24'18"W
R31	N85°30'35"W
R32	S84°08'58"E
R33	S84°02'36"E
R34	S86°09'26"E
R35	S86°25'57"E

FOUND BRASS TAG ON CONCRETE MOW STRIP TAGGED LS 6619

FOUND 1" IRON PIPE UP 4" IN CONCRETE DOWN 6" TAGGED LS 6619