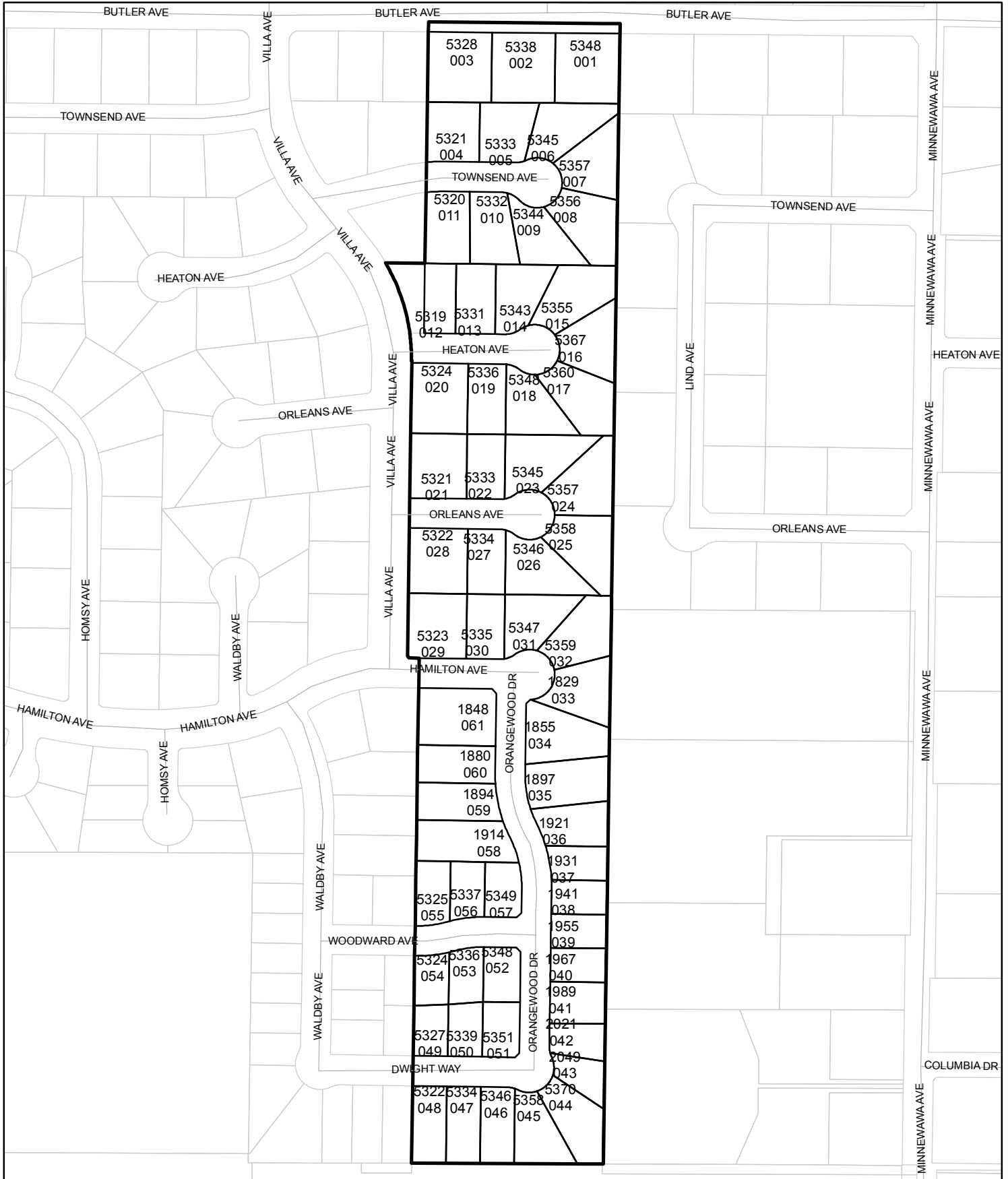




Street Names, Addresses and (Lot Numbers) for T5220

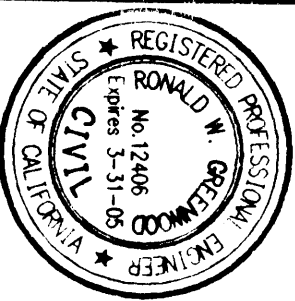
Prepared on Thu Oct 18 00:04:52 2018



ENGINEER'S (LAND SURVEYORS) STATEMENT

The Survey for this map was made by me or under my Direction and is true and complete as shown. The monuments are of the character and occupy the positions indicated or they will be set in place by me or under my Direction. The survey was made by me or under my Direction. The monuments are, or will be, sufficient to enable the Survey to be retraced.

This map was prepared by me or under my direction and is based upon a field survey in accordance with the requirements of the State of California and the rules and regulations of the Board of Surveyors and Land Surveyors. The survey was made by me or under my Direction. The monuments are, or will be, sufficient to enable the Survey to be retraced.



RONALD W. GREENWOOD
RCE 12,406
Expires March 31, 2005

CITY ENGINEER'S CERTIFICATE

I, Michael T. Kim, P.E., City Engineer of the City of Fresno, do hereby certify that I have examined this map, that the approved monuments substantially the same as it appeared on the map, that all provisions of the Subdivision Map Act and local ordinances applicable at the time of approval of the tentative map have been complied with and that I am satisfied that the map is technically correct.

CITY ENGINEER OF THE CITY OF FRESNO

MICHAEL T. KIM, PLS 7609 City Engineer

PLANNING COMMISSION CERTIFICATE

I, Nick Yonko, secretary of the Fresno Planning Commission, do hereby certify that I have examined this map. That the subdivision shown conforms to and is in compliance with the approved tentative map and the requirements imposed by the Fresno Planning Commission as a condition to the acceptance of this final map.

REX Yonko, Secretary of the Fresno City Planning Commission

CITY CLERK'S CERTIFICATE

I hereby certify that the Council of the City of Fresno by resolution adopted on March 20, 2005, approved the within map and accepted on behalf of the public all parcels of land and easements offered for dedication for public use in conformity with the terms of the offer of dedication.

REBECCA E. KLUSCH
CITY CLERK

By: _____ DEPUTY

RECORDER'S CERTIFICATE

Document No. _____
Filed this _____ day of _____, 20____, at the _____ M. in _____ of _____ County, California, at the request of FIRST AMERICAN TITLE COMPANY, _____ of the _____
Fee: \$10.00

ROBERT C. WERNER
County Recorder

By: _____ Deputy

OWNER'S STATEMENT

The undersigned, being all parties having any record title interest in the land within this subdivision, hereby consent to the recording of this map and the dedication of public use on said map as intended for public use for the purposes specified therein.

SPENCER ENTERPRISES, INC.
A California Corporation

By: RICHARD F. SPENCER, President

LEGAL DESCRIPTION

PARCEL 1

OUTLOTS B AND C OF TRACT NO. 3553, OAKWOOD ESTATES, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED AUGUST 12, 1984, IN BOOK 41, PAGES 88 AND 89 OF PLATS, FRESNO COUNTY RECORDS, AND AS PER CERTIFICATE OF CORRECTION RECORDED AUGUST 1, 1988 AS INSTRUMENT NO. 8808723 OF OFFICIAL RECORDS.

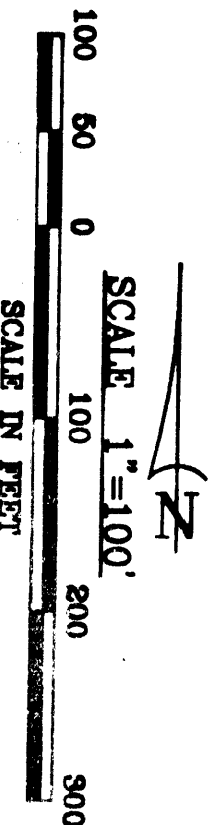
EXCEPTING THEREFROM ALL GAS AND MINERALS THEREIN AND THEREUNDER AS RESERVED IN A DEED FROM BENJAMIN SPENCER TO PACIFIC COAST OF FRESNO, A CORPORATION, RECORDED DECEMBER 20, 1980, IN BOOK 3517, PAGE 142 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 89683.

PARCEL 2

THE EAST 20 ACRES OF THE FOLLOWING DESCRIBED PROPERTY:

THE EASTERLY 549.31 FEET OF LOT 102 AND THAT PORTION OF LOT 101 LING WEST OF A LINE, 100' PARALLEL WITH AND 629.31 FEET WEST OF THE EAST LINE OF THE SOUTH LINE OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE, AND MERIDIAN IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ALSO THAT PORTION OF LOT 124 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 124 SAID POINT BEING 629.31 FEET WEST OF THE EAST LINE OF THE SOUTH LINE OF SAID SECTION 5, THENCE SOUTH, PARALLEL TO A POINT ON THE SOUTH LINE OF SAID LOT 124, THENCE WEST, AND S 89°49'32"E 127.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 124, THENCE NORTH, ALONG A LINE PARALLEL WITH AND 1300.00 FEET EAST OF THE SOUTHWEST CORNER OF LOT 124, THENCE NORTH, ALONG A LINE PARALLEL WITH AND 1300.00 FEET WEST OF THE WEST LINE OF SAID LOT 124, A DISTANCE OF 611 FEET TO A POINT 660.00 FEET WEST OF THE WEST LINE OF SAID SECTION 8, THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 8 TO A POINT 720.00 FEET WEST OF THE WEST LINE OF SAID SECTION 8, THENCE NORTH, PARALLEL WITH AND 1300.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 8, TO A POINT ON THE NORTH LINE OF SAID LOT 124, A DISTANCE OF 580.00 FEET TO THE POINT OF BEGINNING, ALL IN PLATS, FRESNO COUNTY RECORDS.



BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 21 EAST, WAS TAKEN TO BE NORTH 89°49'32" EAST, AS SHOWN ON THE MAP OF TRACT NO. 3553, RECORDED IN VOLUME 41 OF PLATS AT PAGES 88 & 89, FRESNO COUNTY RECORDS.

NOTE
SET 3/4" IRON PIPE, 30" LONG, 4" UP IN 6" DIAMETER X 30" DOWN, TAGGED R.C.E. 12406 AT ALL LTO CORNERS AND AT THE BEGINNING AND END OF ALL CURVES.

LEGEND

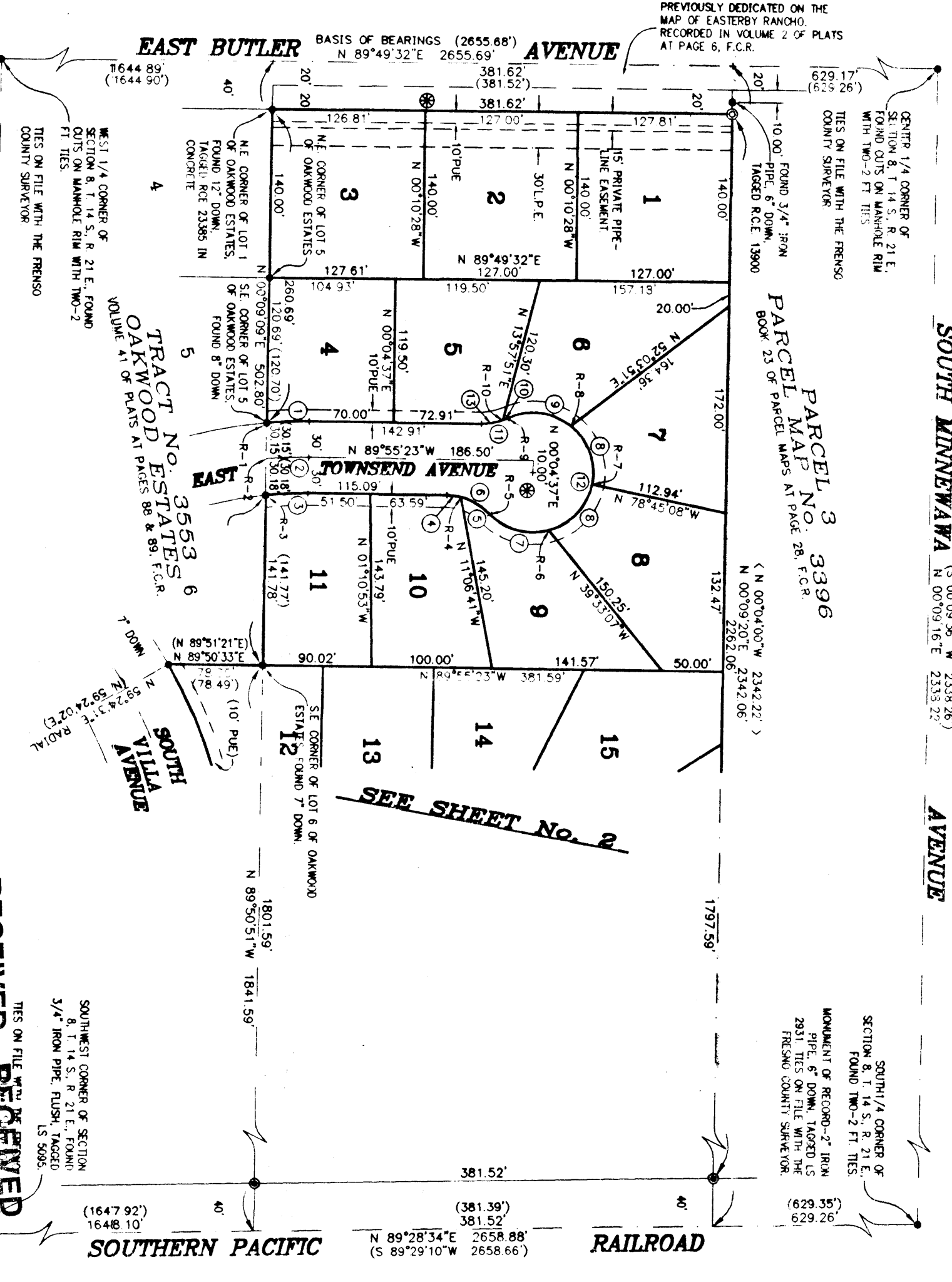
- THE BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION.
- MONUMENTS FOUND AND ACCEPTED ARE 3/4" IRON PIPE, 6" DOWN, TAGGED R.C.E. 23385, UNLESS OTHERWISE NOTED.
- SET 3/4" IRON PIPE, 30" LONG, 4" UP IN 6" DIAMETER X 30" DOWN, TAGGED R.C.E. 12406.
- INDICATES DATA PER TRACT NO. 3553, OAKWOOD ESTATES, RECORDED IN VOLUME 41 OF PLATS AT PAGES 88 & 89, F.C.R.
- INDICATES RECORD DATA PER PARCEL MAP NO. 3396, RECORDED IN BOOK 23 OF PARCEL MAPS AT PAGE 28, F.C.R.
- INDICATES AREA NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
- INDICATES PUBLIC UTILITIES EASEMENTS NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- INDICATES LANGUAGE AND PRECISE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- MONUMENTS FOUND AND ACCEPTED ARE 3/4" IRON PIPE, 6" DOWN, TAGGED R.C.E. 23385, RECORDED AND SET 3/4" IRON PIPE, 30" LONG, 4" UP IN 6" DIAMETER X 30" DOWN, TAGGED R.C.E. 12406.

FINAL MAP OF
TRACT No. 5220
CONSISTING OF TWO SHEETS

IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED BY R. W. GREENWOOD ASSOCIATES, INC.
OCTOBER 2003 SHEET ONE OF TWO SHEETS

THIS PROPERTY IS SUBJECT TO:

- AN EASEMENT IN FAVOR OF THE CITY OF FRESNO FOR THE CONSTRUCTION, RECONSTRUCTION, ENLARGEMENT, OPERATION AND REPAIR OF A WATER MAIN AND APPURTENANCES HEREAFTER, RECORDED JANUARY 12, 1981, IN BOOK 7655, PAGE 401 OF OFFICIAL RECORDS OF FRESNO COUNTY AS DOCUMENT NO. 2890.
- COVENANTS, CONDITIONS, AND RESTRICTIONS IN THE DECLARATION OF RESTRICTIONS ENCLOSED BY DOCUMENT NO. 8480723 OF OFFICIAL RECORDS OF FRESNO COUNTY, AS DOCUMENT NO. 2890.
- AN EASEMENT IN FAVOR OF W. R. MASTER FOR ROADS AND CANALS, RECORDED DECEMBER 20, 1980, IN BOOK 3517, PAGE 142 OF OFFICIAL RECORDS OF FRESNO COUNTY, AS DOCUMENT NO. 89683.
- AN EASEMENT IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION, FOR POLE LINES AND/OR UNDERGROUND CONDUITS, RECORDED OCTOBER 21, 1976, IN BOOK 6627, PAGE 604 OF OFFICIAL RECORDS OF FRESNO COUNTY, AS DOCUMENT NO. 93710. THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OR RECORDED.



RECEIVED
DEC 31 2003

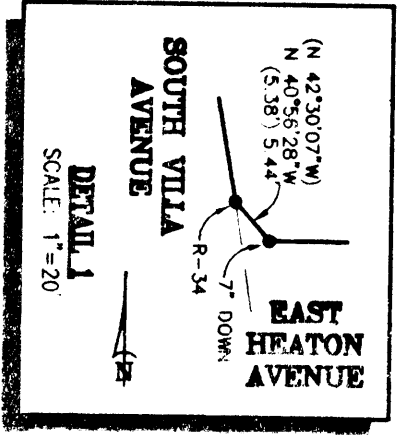
CITY OF FRESNO
BUILDING & SAFETY SERVICES
DEC 29 2003

CURVE TABLE

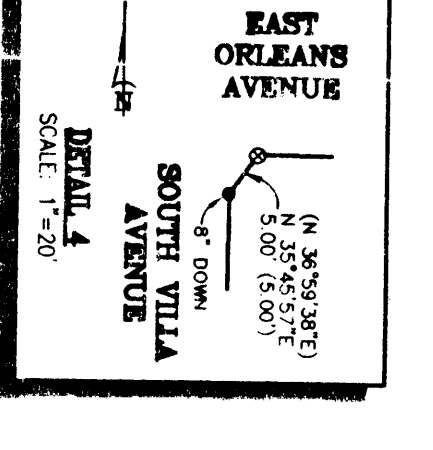
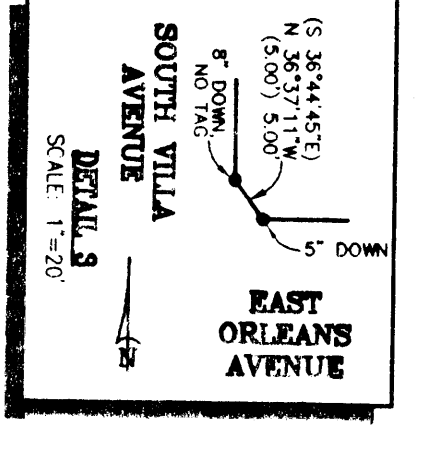
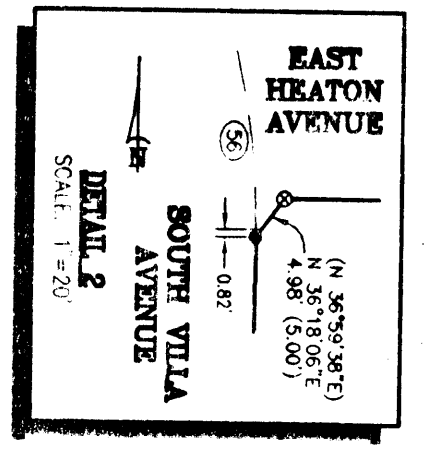
Table with columns: No., Radius, Delta, Length, Tangent, Chord. It lists curve data for various points along the map.

RADIAL TABLE

Table with columns: No., Radial, No., Radial. It lists radial measurements for various points along the map.

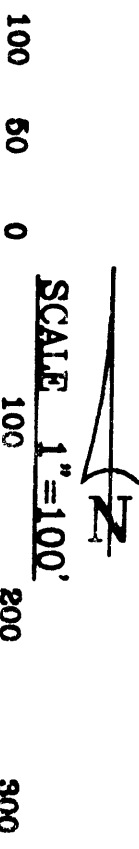
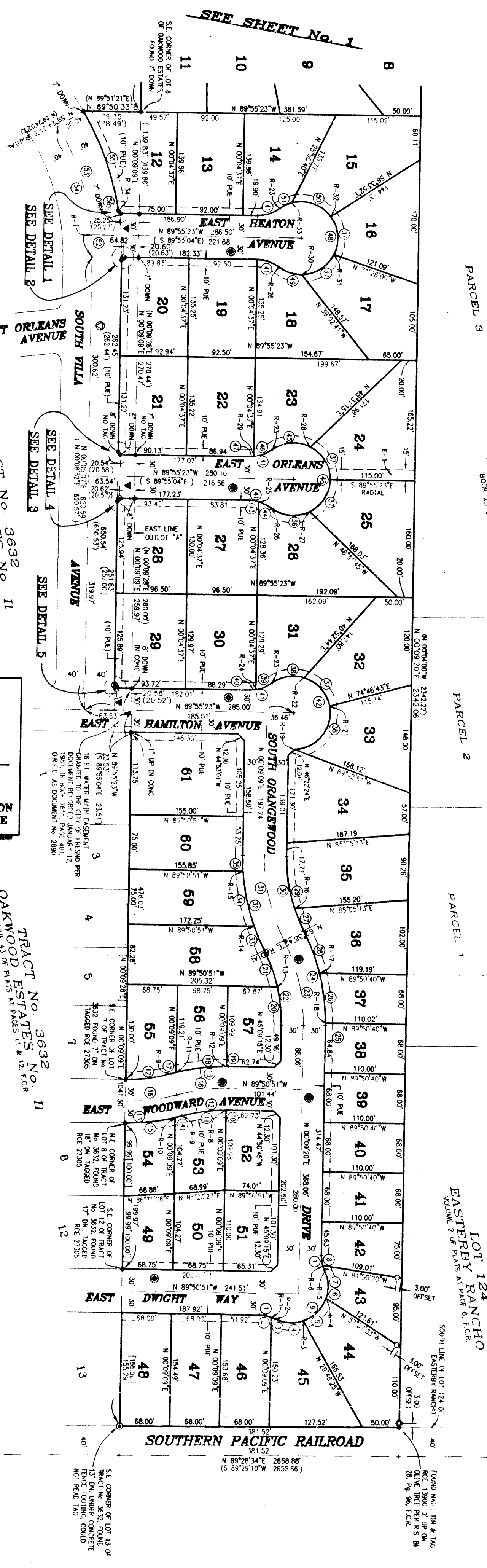


LEGEND
THE BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION.
MONUMENTS FOUND AND ACCEPTED ARE 3/4" IRON PIPE, 6" DOWN, TAGGED R.C.E. 23385, UNLESS OTHERWISE NOTED.
FOUND AND ACCEPTED GROSS BUI IN CONCRETE.
SET 3/4" IRON PIPE, 30" LONG, 6" UP IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6" BELOW GROUND, TAGGED R.C.E. 12406.
SET 3/4" IRON PIPE, 30" LONG, 6" DOWN, TAGGED R.C.E. 12408 AS WITNESS CORNER.
INDICATES DATA PER TRACT NO. 3633, OAKWOOD ESTATES, RECORDED IN VOLUME 41 OF PLATS AT PAGES 88 & 89, F.C.R. 2.
INDICATES DATA PER TRACT NO. 3632, OAKWOOD ESTATES, RECORDED IN VOLUME 43 OF PLATS AT PAGES 11 & 12, F.C.R. 1.
INDICATES DATA PER PARCEL MAP NO. 3396, RECORDED IN BOOK 23 OF PARCEL MAPS AT PAGE 28, F.C.R. 1.
INDICATES AREA NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
INDICATES PUBLIC UTILITIES EXISTENCE NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
MONUMENTS FOUND AND ACCEPTED ARE 3/4" IRON PIPE, 6" DOWN, TAGGED R.C.E. 23385, REMOVED AND SET 3/4" IRON PIPE, 30" LONG, 6" UP IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6" BELOW GROUND, TAGGED R.C.E. 12406.
PURPOSES OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES ON TRACT NO. 3633, OAKWOOD ESTATES, IN VOLUME 41 OF PLATS AT PAGES 88 & 89, F.C.R. 2.
PURPOSES OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES ON TRACT NO. 3632, OAKWOOD ESTATES, IN VOLUME 43 OF PLATS AT PAGES 11 & 12, F.C.R. 1.
INDICATES ESSENTIAL GRANTED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT FOR STORMWATER POLLUTION CONTROL.
RECORDED IN VOLUME 2064, AS DOCUMENT NO. 08116.



NOTE:
SET 3/4" IRON PIPE, 30" LONG, 6" DOWN, TAGGED R.C.E. 12409 AT ALL TO CORNERS AND AT THE BEGINNING AND END OF ALL CURVES.

MAP OF TRACT No. 5220 CONSISTING OF TWO SHEETS IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA SURVEYED AND PLATTED BY R. W. GREENWOOD ASSOCIATES, INC. CIVIL ENGINEERING - LAND SURVEYING, 2558 EAST OLIVE AVENUE, FRESNO, CALIFORNIA, 93701, PHONE (559) 288-7811 OCTOBER, 2003 SHEET ONE OF TWO SHEETS



REVISIONS:
REVISION 1: 12/20/01
REVISION 2: 10/20/03
REVISION 3: 10/20/03
REVISION 4: 10/20/03
REVISION 5: 10/20/03
REVISION 6: 10/20/03
REVISION 7: 10/20/03
REVISION 8: 10/20/03
REVISION 9: 10/20/03
REVISION 10: 10/20/03