



Street Names, Addresses and (Lot Numbers) for T5231

Prepared on Mon Oct 22 15:31:20 2018



FINAL MAP OF TRACT NO. 5231 MAPLE ESTATES

FOR CONDOMINIUM PURPOSES
BEING A SUBDIVISION OF
A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20
EAST, MOUNT DIABLO BASE AND MERIDIAN
IN THE CITY OF FRESNO, COUNTY OF FRESNO,
STATE OF CALIFORNIA
SURVEYED AND PLATTED IN APRIL, 2004
BY LARS ANDERSEN AND ASSOCIATES, INC.
CONSISTING OF FOUR SHEETS
SHEET THREE OF FOUR SHEETS

LEGEND

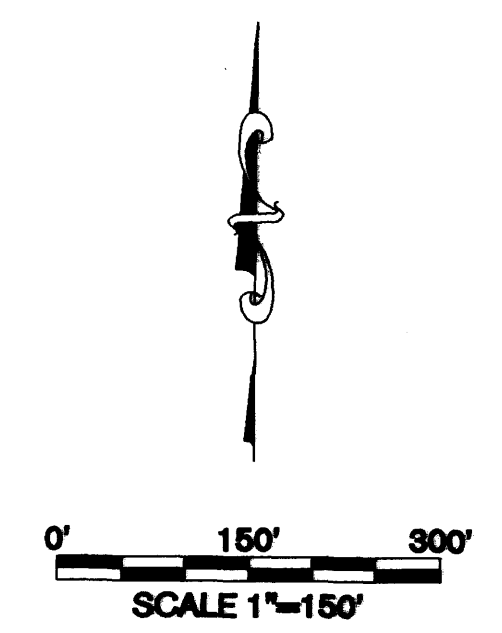
- FOUND 3/4" IRON PIPE TAGGED RCE 19789 DOWN 0.50' EXCEPT OTHERWISE NOTED.
- ⊙ SET 3/4" X 30" LONG IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT DOWN 6" WITH TAG R.C.E. 24638.
- SET 3/4" X 30" LONG IRON PIPE 0.5' DOWN AND TAGGED RCE 24638.
- M DENOTES MEASURED DATA
- R1 RECORD DATA PER MAP OF TRACT NO. 4117 RECORDED IN VOLUME 51 OF PLATS AT PAGES 1-6, FRESNO COUNTY RECORDS.
- R2 RECORD DATA PER MAP OF TRACT NO. 4008 RECORDED IN VOLUME 48 OF PLATS AT PAGES 88-93, FRESNO COUNTY RECORDS.
- ⊙ FOUND NAIL AND SHINER, FLUSH WITH PAVEMENT.
- FOUND PK NAIL, FLUSH WITH PAVEMENT.
- BLUE BORDER INDICATES LIMITS OF SUBDIVISION

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, SHOWN TO BEAR S00°49'11"W ON THE MAP OF TRACT NO. 4117 RECORDED IN VOLUME 51 OF PLATS AT PAGES 1-6 OF FRESNO COUNTY RECORDS.

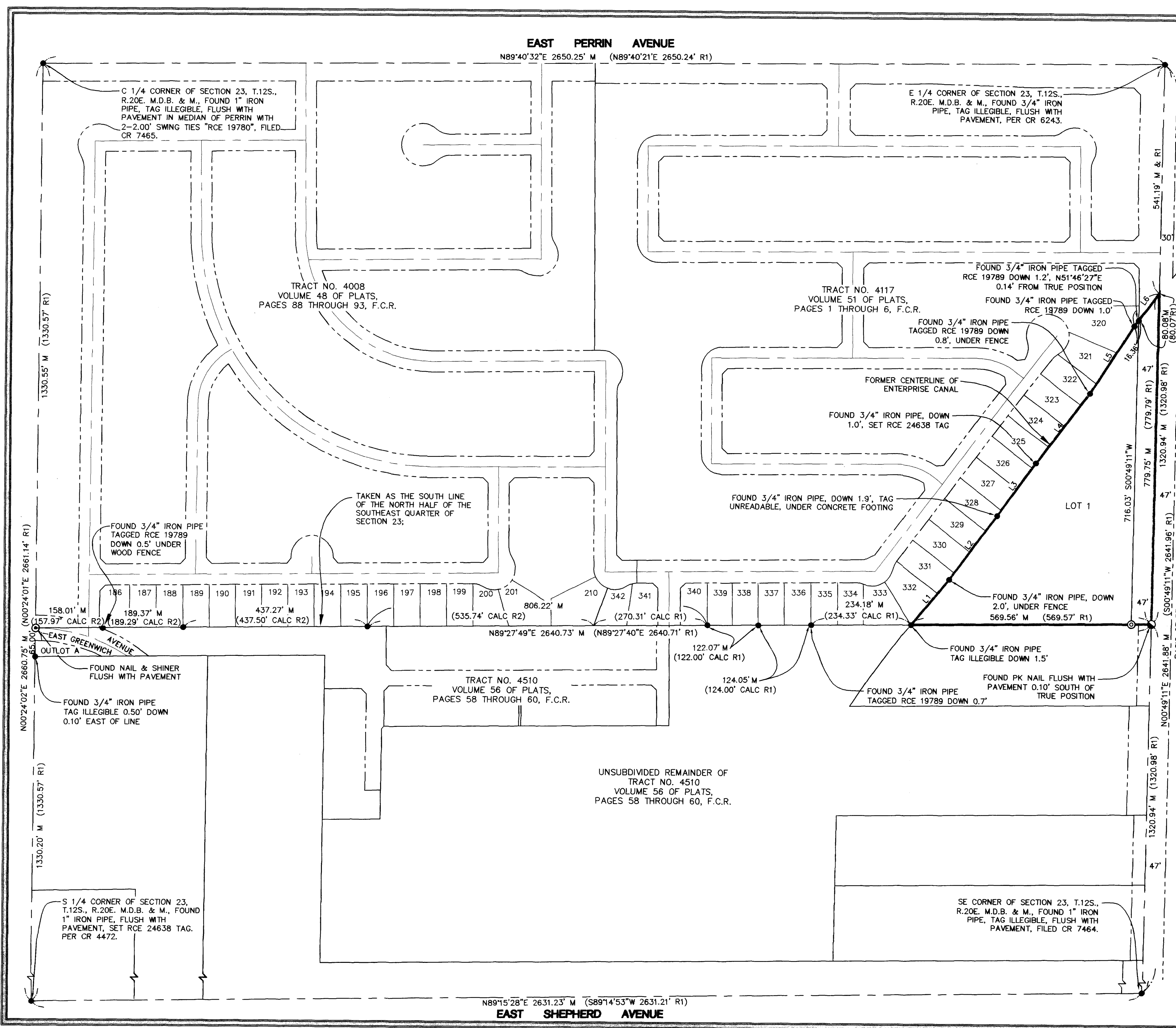
LINE TABLE

LINE	MEASURED		RECORD (R1)	
	LENGTH	BEARING	LENGTH	BEARING
L1	140.83	N40°17'35"E	141.17	N40°11'30"E
L2	189.41	N37°08'39"E	189.08	N37°07'27"E
L3	154.61	N36°06'29"E	154.61	N36°13'45"E
L4	207.31	N37°01'50"E	207.30	N37°00'33"E
L5	188.61	N32°34'52"E	188.70	N32°35'08"E
L6	96.44	N36°45'27"E	96.39 CALC	N36°45'43"E



PREPARED BY:

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PROJECT NO. 04030.00 SHEET 3 OF 4 SHEETS



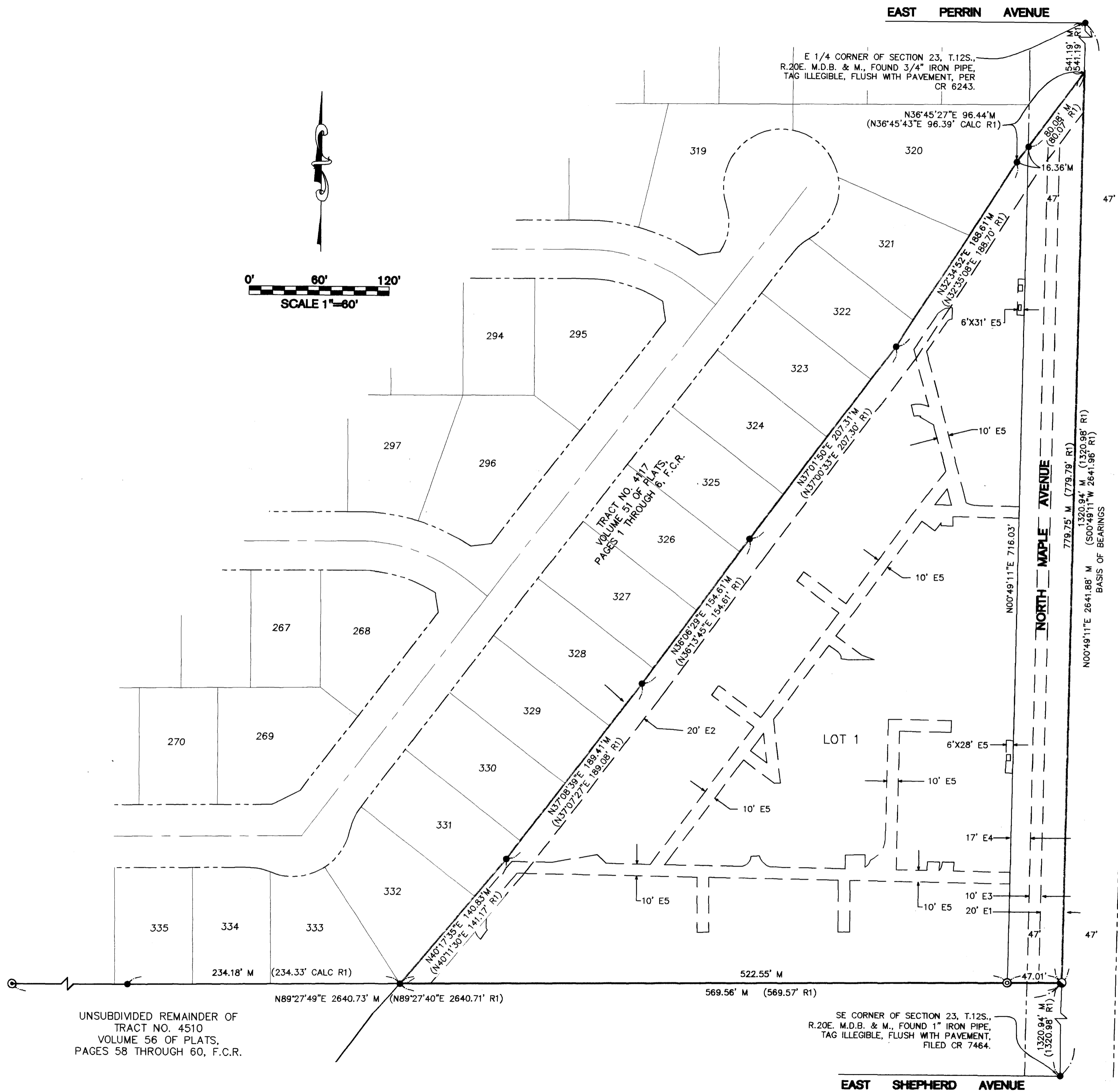
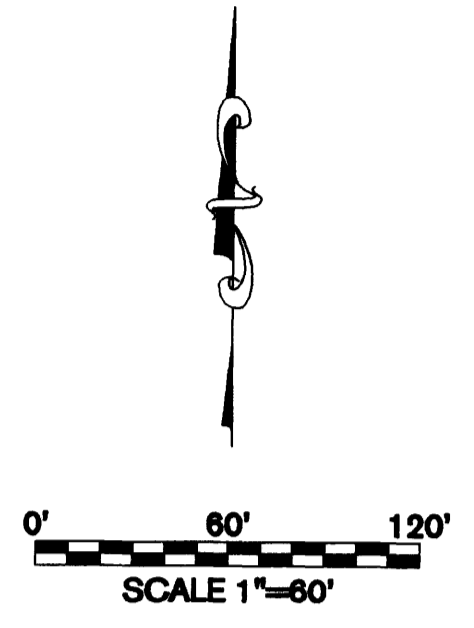
EAST PERRIN AVENUE
N89°40'32"E 2650.25' M (N89°40'21"E 2650.24' R1)

EAST SHEPHERD AVENUE
N89°15'28"E 2631.23' M (S89°14'53"W 2631.21' R1)

NORTH MAPLE AVENUE

FINAL MAP OF TRACT NO. 5231 MAPLE ESTATES

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BEING A SUBDIVISION OF
A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20
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IN THE CITY OF FRESNO, COUNTY OF FRESNO,
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SURVEYED AND PLATTED IN APRIL, 2004
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CONSISTING OF FOUR SHEETS
SHEET FOUR OF FOUR SHEETS



LEGEND

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LIST OF EASEMENTS

- E1 A 20 FOOT RIGHT OF WAY FOR PUBLIC ROAD TO THE COUNTY OF FRESNO RECORDED OCTOBER 25, 1904 IN BOOK 219, PAGE 399 DEEDS, F.C.R.
- E2 A 20 FOOT EASEMENT AND RIGHT OF WAY FOR IRRIGATION PIPELINE PURPOSES AND RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT AND RIGHT-OF-WAY GRANTED TO THE FRESNO IRRIGATION DISTRICT RECORDED JULY 26, 1990 AS DOCUMENT NO. 90087278 OF OFFICIAL RECORDS OF FRESNO COUNTY.
- E3 A 10 FOOT EASEMENT AND RIGHT OF WAY FOR PUBLIC STREET PURPOSES TO THE CITY OF FRESNO RECORDED APRIL 15, 1992 AS DOCUMENT NO. 92048147 OF OFFICIAL RECORDS OF FRESNO COUNTY.
- E4 A 17 FOOT EASEMENT AND RIGHT OF WAY FOR PUBLIC STREET PURPOSES TO THE CITY OF FRESNO RECORDED SEPTEMBER 18, 2000 AS DOCUMENT NO. 2000-0112925 OF OFFICIAL RECORDS OF FRESNO COUNTY.
- E5 AN EASEMENT FOR ELECTRIC AND GAS FACILITIES IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY RECORDED MAY 9, 2003 AS INSTRUMENT NO. 2003-0104406 OF OFFICIAL RECORDS OF FRESNO COUNTY.

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PROJECT NO. 04030.00 SHEET 4 OF 4 SHEETS

EAST SHEPHERD AVENUE

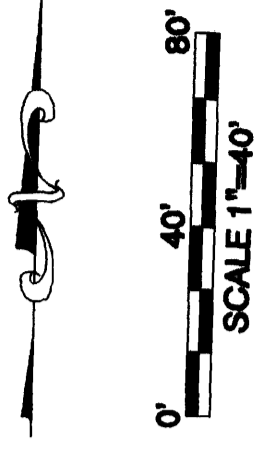
UNSUBDIVIDED REMAINDER OF
TRACT NO. 4510
VOLUME 56 OF PLATS,
PAGES 58 THROUGH 60, F.C.R.

SE CORNER OF SECTION 23, T.12S.,
R.20E. M.D.B. & M., FOUND 1" IRON PIPE,
TAG ILLEGIBLE, FLUSH WITH PAVEMENT,
FILED CR 7464.

E 1/4 CORNER OF SECTION 23, T.12S.,
R.20E. M.D.B. & M., FOUND 3/4" IRON PIPE,
TAG ILLEGIBLE, FLUSH WITH PAVEMENT, PER
CR 6243.

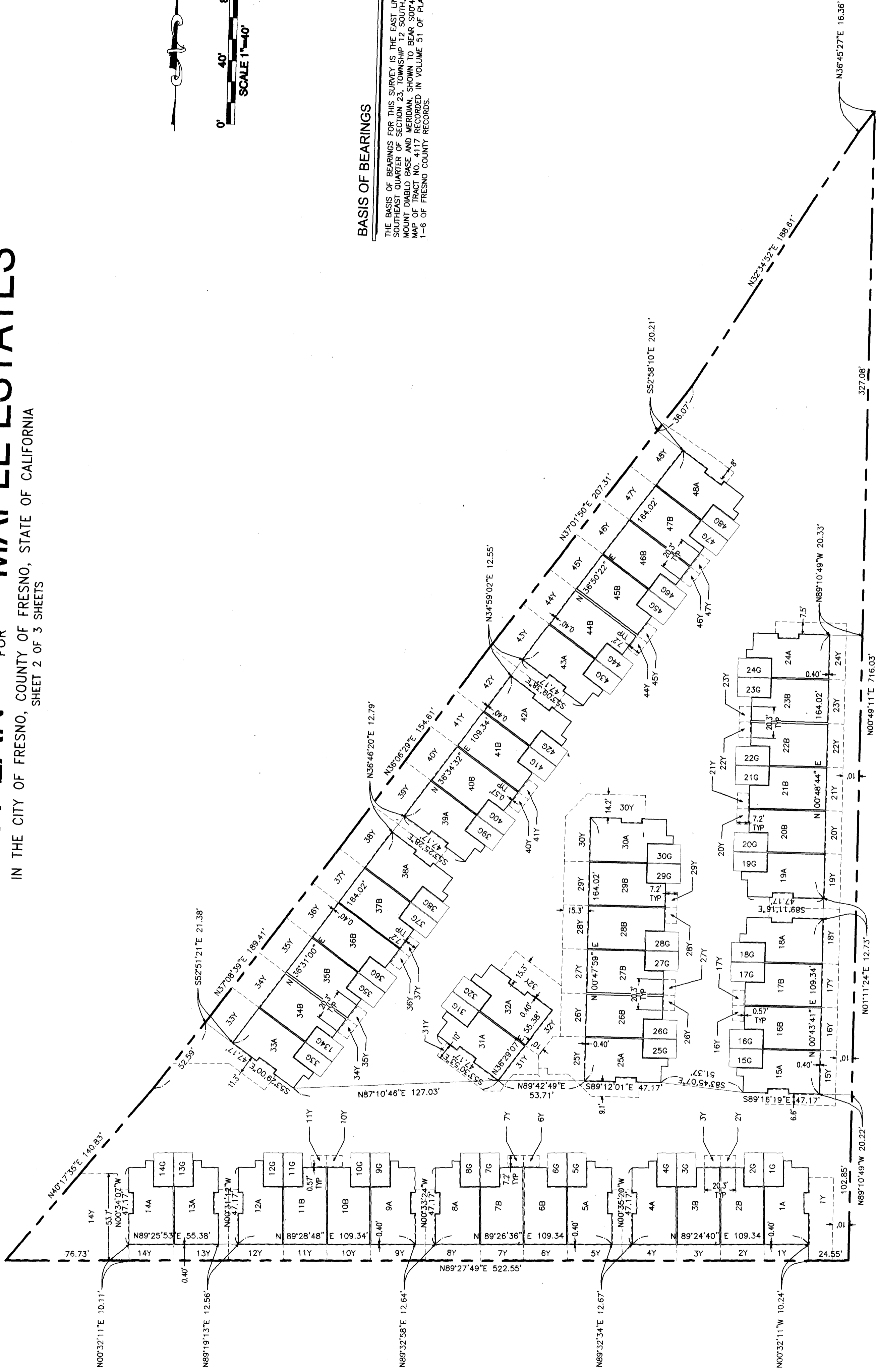
CONDOMINIUM PLAN FOR MAPLE ESTATES

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SHEET 2 OF 3 SHEETS



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47'

47'

NORTH MAPLE AVENUE

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PROJECT NO. 04030.00 1-10-08 SHEET 2 OF 3 SHEETS