



# TRACT NO. 5260

PHASE III OF TENTATIVE TRACT NO. 4903  
 IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
 SURVEYED AND PLATTED IN OCTOBER 2003, BY GARY G. GIANNETTA  
**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
- ▲ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
- ▲▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- ( ) RECORD DATA AS PER TRACT NO. 5110, RECORDED IN VOLUME 68, PAGES 82 AND 83 OF PLATS, FRESNO COUNTY RECORDS
- [ ] RECORD DATA AS PER PARCEL MAP NO. 3268, RECORDED IN BOOK 24, PAGE 1 OF PARCEL MAPS, FRESNO COUNTY RECORDS
- { } RECORD DATA AS PER PARCEL MAP NO. 7600, RECORDED IN BOOK 56, PAGES 59 AND 60 OF PARCEL MAPS, FRESNO COUNTY RECORDS
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- (CALC) CALCULATED FROM RECORD DATA
- 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" FOR CITY OF FRESNO WATER WELL PURPOSES

SCALE: 1" = 100'

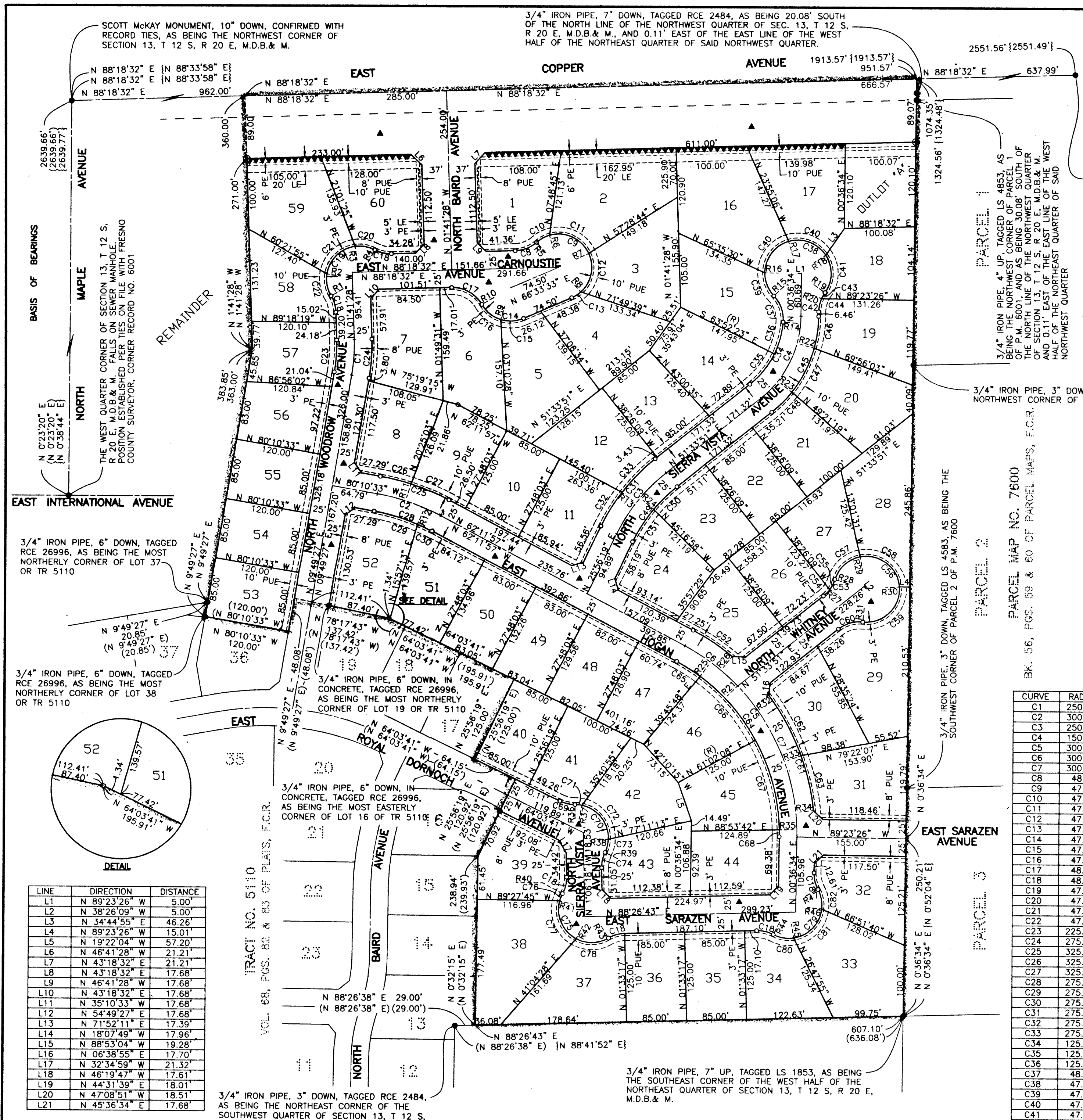
**BASIS OF BEARINGS**

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN AS BEARING N 0°23'20" E AS PER TRACT NO. 5110, RECORDED IN VOLUME 68, PAGES 82 & 83 OF PLATS, FRESNO COUNTY RECORDS.

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	250.00'	50.24'	25.21'	11°30'55"
C2	300.00'	94.13'	47.45'	17°58'36"
C3	250.00'	111.81'	56.86'	25°37'32"
C4	150.00'	133.40'	71.47'	50°57'17"
C5	300.00'	328.87'	183.15'	62°48'31"
C6	300.00'	94.08'	47.43'	17°58'06"
C7	300.00'	234.78'	123.77'	44°50'25"
C8	48.00'	33.33'	17.37'	39°47'16"
C9	47.00'	162.45'	296.11'	198°02'17"
C10	47.00'	20.86'	10.60'	25°25'39"
C11	47.00'	66.54'	40.23'	81°07'08"
C12	47.00'	59.86'	34.76'	72°58'27"
C13	47.00'	51.19'	7.66'	18°31'03"
C14	47.00'	68.25'	41.73'	83°12'21"
C15	47.00'	33.18'	17.31'	40°26'49"
C16	47.00'	35.07'	18.40'	42°45'32"
C17	48.00'	51.49'	28.53'	61°27'22"
C18	48.00'	24.39'	12.46'	29°06'37"
C19	47.00'	121.59'	165.11'	148°13'15"
C20	47.00'	28.89'	14.92'	35°13'02"
C21	47.00'	60.00'	34.87'	73°08'37"
C22	47.00'	32.70'	17.04'	39°51'36"
C23	225.00'	45.22'	22.69'	11°30'55"
C24	275.00'	55.27'	27.73'	11°30'55"
C25	325.00'	101.97'	51.41'	17°58'36"
C26	325.00'	44.83'	22.45'	07°54'14"
C27	325.00'	57.14'	28.64'	10°04'22"
C28	275.00'	86.28'	43.50'	17°58'36"
C29	275.00'	64.34'	32.32'	13°24'19"
C30	275.00'	21.94'	10.98'	04°34'17"
C31	275.00'	122.99'	62.54'	25°37'32"
C32	275.00'	56.20'	28.20'	11°42'36"
C33	275.00'	66.79'	33.56'	13°54'56"
C34	125.00'	102.30'	54.21'	46°53'33"
C35	125.00'	55.49'	28.21'	25°26'14"
C36	125.00'	46.81'	23.68'	21°27'20"
C37	48.00'	40.37'	21.46'	48°11'13"
C38	47.00'	212.41'	57.08'	258°56'04"
C39	47.00'	36.10'	18.99'	44°00'07"
C40	47.00'	60.00'	34.87'	73°08'37"
C41	47.00'	56.31'	32.09'	68°38'43"

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C42	48.00'	29.16'	15.05'	34°48'35"
C43	48.00'	10.10'	5.07'	12°03'24"
C44	48.00'	19.06'	9.66'	22°45'11"
C45	175.00'	155.63'	83.39'	50°57'17"
C46	175.00'	45.49'	22.87'	14°53'38"
C47	175.00'	70.00'	35.47'	22°55'06"
C48	175.00'	40.14'	20.16'	13°08'33"
C49	225.00'	100.63'	51.17'	25°37'32"
C50	225.00'	45.93'	23.05'	11°41'48"
C51	225.00'	54.70'	27.48'	13°55'44"
C52	325.00'	66.73'	33.48'	11°45'52"
C53	48.00'	29.16'	15.05'	34°48'35"
C54	48.00'	12.92'	6.50'	15°25'28"
C55	48.00'	16.24'	8.20'	19°23'06"
C56	47.00'	212.54'	56.91'	259°06'06"
C57	47.00'	51.05'	28.37'	62°14'23"
C58	47.00'	79.47'	53.01'	96°52'33"
C59	47.00'	82.02'	56.00'	99°59'10"
C60	48.00'	37.11'	19.54'	44°17'31"
C61	325.00'	176.74'	90.62'	31°09'32"
C62	325.00'	96.94'	48.83'	17°05'26"
C63	325.00'	79.80'	40.10'	14°04'06"
C64	275.00'	301.46'	167.89'	62°48'31"
C65	275.00'	39.40'	19.73'	08°12'30"
C66	275.00'	120.12'	61.03'	25°01'35"
C67	275.00'	132.42'	67.52'	27°35'25"
C68	275.00'	9.52'	4.76'	01°59'01"
C69	48.00'	22.22'	11.31'	26°31'31"
C70	47.00'	95.16'	75.23'	116°00'25"
C71	47.00'	9.95'	4.99'	12°07'37"
C72	47.00'	66.11'	39.85'	80°35'25"
C73	47.00'	19.10'	9.69'	23°17'23"
C74	48.00'	22.22'	11.31'	26°31'31"
C75	47.00'	121.96'	167.60'	148°40'13"
C76	47.00'	10.97'	5.51'	13°22'25"
C77	47.00'	63.17'	37.39'	77°00'13"
C78	47.00'	47.82'	26.21'	58°17'35"
C79	47.00'	119.81'	154.00'	146°03'24"
C80	47.00'	29.76'	15.40'	36°16'42"
C81	47.00'	61.34'	35.92'	74°46'20"
C82	47.00'	28.71'	14.82'	35°00'22"

RADIAL	DIRECTION
R1	S 59°11'55" W
R2	N 80°56'30" W
R3	N 07°47'53" W
R4	N 27°25'09" E
R5	N 41°28'44" W
R6	N 16°03'05" W
R7	N 65°04'03" E
R8	S 41°57'30" E
R9	S 17°00'22" W
R10	S 59°45'54" W
R11	N 17°43'41" E
R12	N 23°14'46" E
R13	N 52°21'05" W
R14	S 85°19'42" E
R15	S 46°29'05" W
R16	N 89°30'48" W
R17	N 16°22'11" W
R18	N 56°46'26" E
R19	S 54°34'51" E
R20	N 66°38'15" W
R21	N 45°46'09" E
R22	S 74°29'48" E
R23	S 51°34'42" E
R24	N 50°07'56" W
R25	N 36°00'32" E
R26	N 39°33'54" E
R27	S 53°51'37" E
R28	N 73°14'43" W
R29	N 11°00'21" W
R30	N 85°52'12" E
R31	S 05°51'23" W
R32	N 52°50'06" E
R33	N 69°55'32" E
R34	N 83°59'38" E
R35	N 88°37'33" E
R36	N 00°35'12" W
R37	N 11°32'25" E
R38	S 87°52'10" E
R39	S 64°34'47" E
R40	N 61°59'41" W
R41	N 75°22'06" W
R42	S 27°37'41" W
R43	S 30°39'54" E
R44	S 27°33'21" W
R45	S 08°43'21" E
R46	S 83°29'41" E
R47	N 61°29'57" E



TRACT NO. 5110  
VOL. 68, PGS. 82 & 83 OF PLATS, F.C.R.

LINE	DIRECTION	DISTANCE
L1	N 89°23'26" W	5.00'
L2	N 38°26'09" W	5.00'
L3	N 34°44'55" E	46.26'
L4	N 89°23'26" W	15.01'
L5	N 19°22'04" W	57.20'
L6	N 46°41'28" W	21.21'
L7	N 43°18'32" E	21.21'
L8	N 43°18'32" E	17.68'
L9	N 46°41'28" W	17.68'
L10	N 43°18'32" E	17.68'
L11	N 35°10'33" W	17.68'
L12	N 54°49'27" E	17.68'
L13	N 71°52'11" E	17.39'
L14	N 18°07'49" W	17.96'
L15	N 88°53'04" W	19.28'
L16	N 06°38'55" E	17.70'
L17	N 32°34'59" W	21.32'
L18	N 46°19'47" W	17.61'
L19	N 44°31'39" E	18.01'
L20	N 47°08'51" W	18.51'
L21	N 45°36'34" E	17.68'

3/4" IRON PIPE, 3" DOWN, TAGGED RCE 2484, AS BEING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13, T 12 S, R 20 E, M.D.B. & M.

3/4" IRON PIPE, 7" UP, TAGGED LS 1853, AS BEING THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13, T 12 S, R 20 E, M.D.B. & M.

3/4" IRON PIPE, 3" DOWN, TAGGED LS 4583, AS BEING THE NORTHWEST CORNER OF PARCEL 2 OF P.M. 7600

PARCEL 2  
PARCEL MAP NO. 7600  
BK. 56, PGS. 59 & 60 OF PARCEL MAPS, F.C.R.

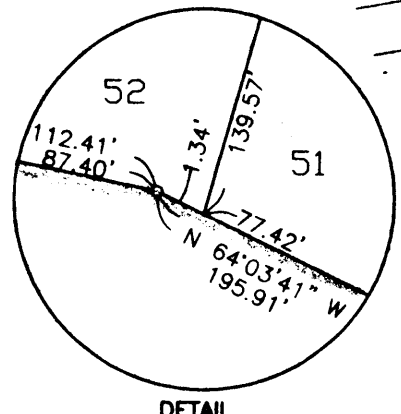
PARCEL 1  
3/4" IRON PIPE 4" UP, TAGGED LS 4853, AS BEING THE NORTHWEST CORNER OF PARCEL 1 OF P.M. 7600, AND AS BEING 30.08' SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, T 12 S, R 20 E, M.D.B. & M. AND 0.11' EAST OF THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER

2551.56' {2551.49'}

SCOTT McKay MONUMENT, 10" DOWN, CONFIRMED WITH RECORD TIES, AS BEING THE NORTHWEST CORNER OF SECTION 13, T 12 S, R 20 E, M.D.B. & M.

3/4" IRON PIPE, 7" DOWN, TAGGED RCE 2484, AS BEING 20.08' SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SEC. 13, T 12 S, R 20 E, M.D.B. & M., AND 0.11' EAST OF THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER.

1" IRON PIPE, 5" DOWN, TAG NOT LEGIBLE, AS BEING THE NORTH QUARTER CORNER OF SECTION 13, T 12 S, R 20 E, M.D.B. & M.



DETAIL