



Street Names, Addresses and (Lot Numbers) for T5268

Prepared on Fri Oct 17 22:52:43 2014



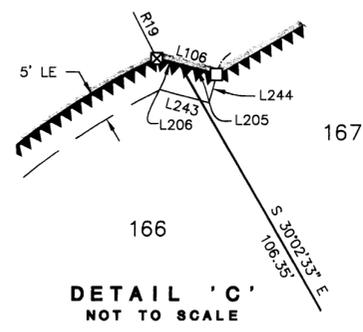
FINAL MAP OF TRACT 5268

PHASE 1 OF VESTING TENTATIVE MAP 5268 AND PHASE 5 OF VESTING TENTATIVE MAP 5205 'A PLANNED UNIT DEVELOPMENT' "TUSCAN BLUFFS"

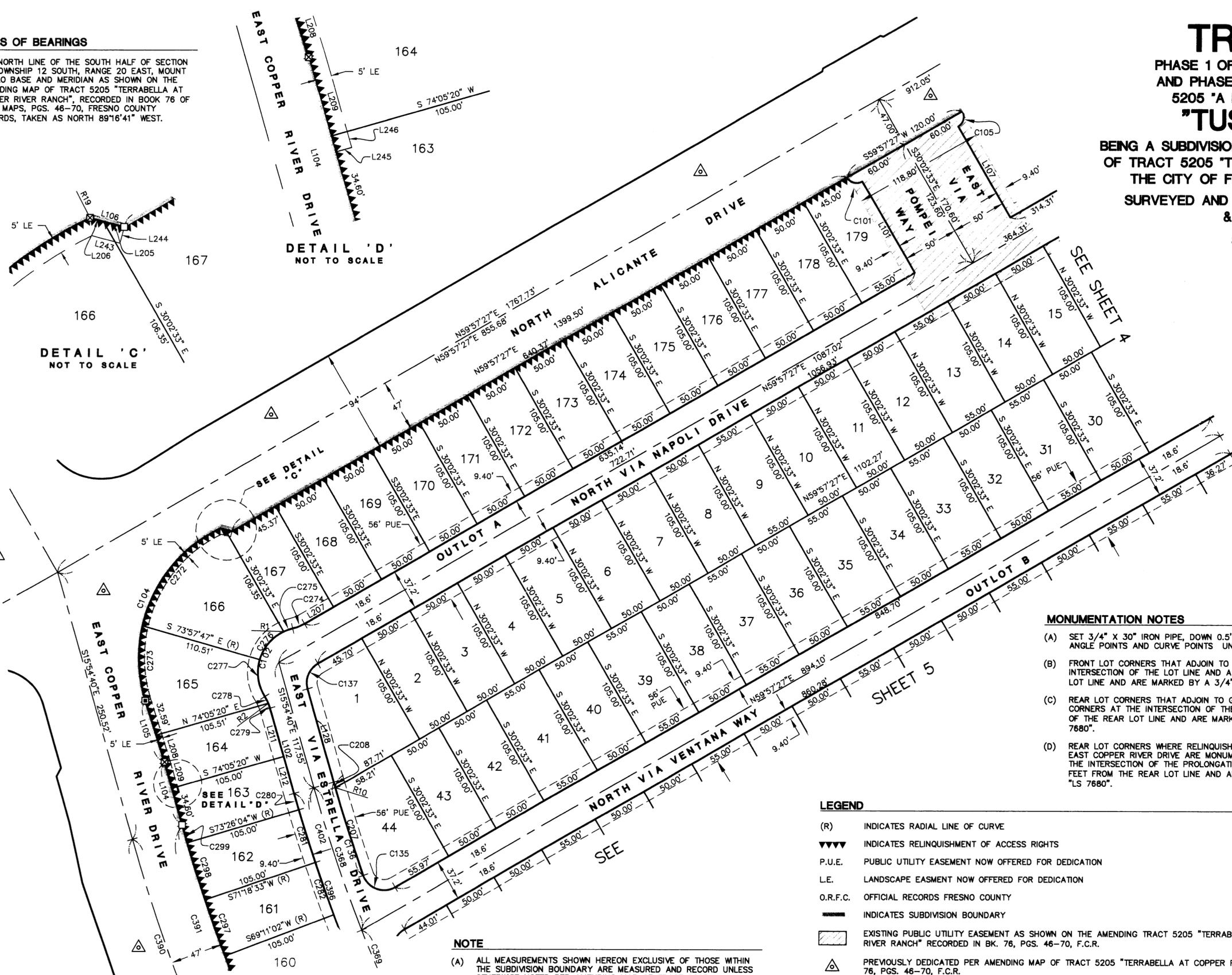
BEING A SUBDIVISION OF OUTLOT 'B' OF THE AMENDING MAP OF TRACT 5205 'TERRABELLA AT COPPER RIVER RANCH' IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA SURVEYED AND PLATTED IN JUNE 2005 BY PROVOST & PRITCHARD ENGINEERING SHEET 3 OF 7 SHEETS

BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON THE AMENDING MAP OF TRACT 5205 "TERRABELLA AT COPPER RIVER RANCH", RECORDED IN BOOK 76 OF PLAT MAPS, PGS. 46-70, FRESNO COUNTY RECORDS, TAKEN AS NORTH 89°16'41" WEST.



DETAIL 'D' NOT TO SCALE



MONUMENTATION NOTES

- (A) SET 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "LS 7680", AT ALL LOT CORNERS, BLOCK CORNERS, ANGLE POINTS AND CURVE POINTS UNLESS OTHERWISE NOTED
- (B) FRONT LOT CORNERS THAT ADJOIN TO OUTLOTS A-D ARE MONUMENTED AS WITNESS CORNERS AT THE INTERSECTION OF THE LOT LINE AND A LINE PARALLEL WITH AND 1.00 FOOT INSIDE OF THE FRONT LOT LINE AND ARE MARKED BY A 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "LS 7680".
- (C) REAR LOT CORNERS THAT ADJOIN TO GOLF COURSE PROPERTY ARE MONUMENTED AS WITNESS CORNERS AT THE INTERSECTION OF THE LOT LINE AND A LINE PARALLEL WITH AND 3.00 FEET INSIDE OF THE REAR LOT LINE AND ARE MARKED BY A 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "LS 7680".
- (D) REAR LOT CORNERS WHERE RELINQUISHMENT OF ACCESS IS NOTED ALONG NORTH ALICANTE DRIVE AND EAST COPPER RIVER DRIVE ARE MONUMENTED AS WITNESS CORNERS, SET OUTSIDE OF THE LOTS AT THE INTERSECTION OF THE PROLONGATION OF THE LOT LINE AND A LINE PARALLEL WITH AND 3.00 FEET FROM THE REAR LOT LINE AND ARE MARKED BY A 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "LS 7680".

LEGEND

- (R) INDICATES RADIAL LINE OF CURVE
- ▼▼▼ INDICATES RELINQUISHMENT OF ACCESS RIGHTS
- P.U.E. PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION
- L.E. LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
- INDICATES SUBDIVISION BOUNDARY
- EXISTING PUBLIC UTILITY EASEMENT AS SHOWN ON THE AMENDING TRACT 5205 "TERRABELLA AT COPPER RIVER RANCH" RECORDED IN BK. 76, PGS. 46-70, F.C.R.
- PREVIOUSLY DEDICATED PER AMENDING MAP OF TRACT 5205 "TERRABELLA AT COPPER RIVER RANCH" BK. 76, PGS. 46-70, F.C.R.
- SET 3/4" X 30" I.P., UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6", TAGGED LS 7680, AT 3 FOOT OFFSET INTERSECTION AT ANGLE POINTS, OR 3 FOOT OFFSET RADIALLY ON CURVES, OFFSET IS OUTSIDE OF TRACT, SEE DETAIL "B" SHEET 2.
- SET 3/4" X 30" I.P., UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6", TAGGED LS 7680.

NOTE

- (A) ALL MEASUREMENTS SHOWN HEREON EXCLUSIVE OF THOSE WITHIN THE SUBDIVISION BOUNDARY ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED PER AMENDING MAP OF TRACT 5205 "TERRABELLA AT COPPER RIVER RANCH" RECORDED IN BK. 76, OF PLAT MAPS AT PGS. 46-70, F.C.R.
- (B) RADIAL BEARINGS SHOWN ON MAP INDICATE NON-TANGENT CURVES.
- (C) SEE SHEET 7 FOR ALL LINE, CURVE AND RADIAL DATA

Prepared by
EST. 1968
PROVOST & PRITCHARD
ENGINEERING GROUP
286 WEST CROWNE AVENUE
FRESNO, CALIFORNIA 93711-6162
558/448-2700 FAX 558/448-2715
DATE: 01/27/07
JOB NO.: 14100468
DRAWING NO.: 20050498

CITY OF FRESNO
DEVELOPMENT DEPARTMENT
2800 FRESNO AVENUE
FRESNO, CA 93704

FINAL MAP OF TRACT 5268

PHASE 1 OF VESTING TENTATIVE MAP 5268 AND PHASE 5 OF VESTING TENTATIVE MAP 5205 'A PLANNED UNIT DEVELOPMENT'

"TUSCAN BLUFFS"

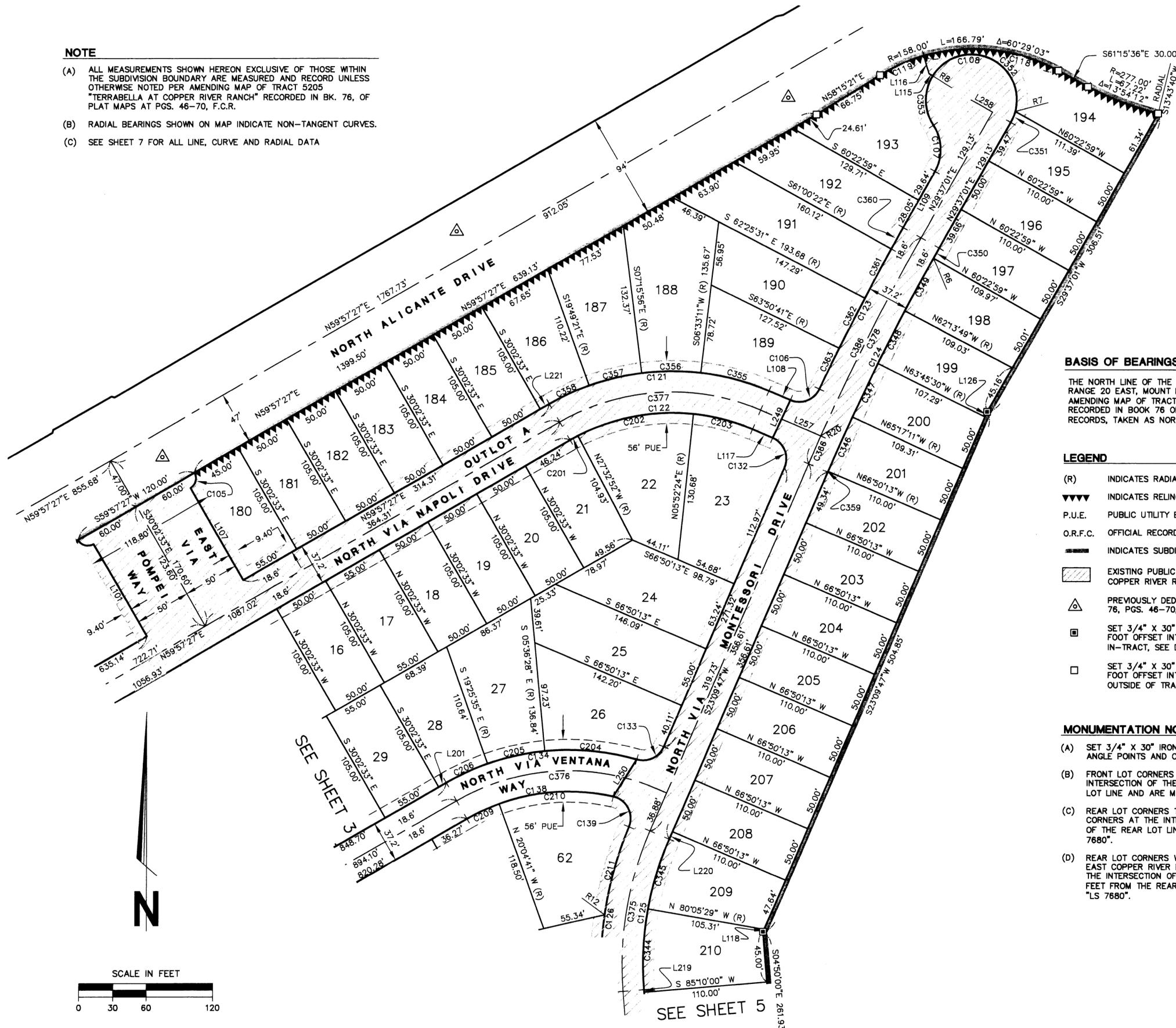
BEING A SUBDIVISION OF OUTLOT 'B' OF THE AMENDING MAP OF TRACT 5205 'TERRABELLA AT COPPER RIVER RANCH' IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA

SURVEYED AND PLATTED IN JUNE 2005 BY PROVOST & PRITCHARD ENGINEERING

SHEET 4 OF 7 SHEETS

NOTE

- (A) ALL MEASUREMENTS SHOWN HEREON EXCLUSIVE OF THOSE WITHIN THE SUBDIVISION BOUNDARY ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED PER AMENDING MAP OF TRACT 5205 "TERRABELLA AT COPPER RIVER RANCH" RECORDED IN BK. 76, OF PLAT MAPS AT PGS. 46-70, F.C.R.
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BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON THE AMENDING MAP OF TRACT 5205 "TERRABELLA AT COPPER RIVER RANCH", RECORDED IN BOOK 76 OF PLAT MAPS, PGS. 46-70, FRESNO COUNTY RECORDS, TAKEN AS NORTH 89°16'41" WEST.

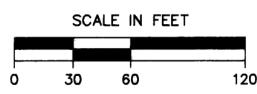
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Prepared by
PROVOST & PRITCHARD
 ENGINEERS
 286 WEST CROWNE AVENUE
 FRESNO, CALIFORNIA 93711-0162
 556/446-2700 FAX 556/449-2715
 DATE: 01/27/07
 JOB NO.: 14100468
 DRAWING NO.: 20050496



SEE SHEET 5

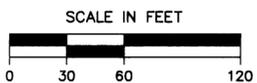
SEE SHEET 3

BASIS OF BEARINGS

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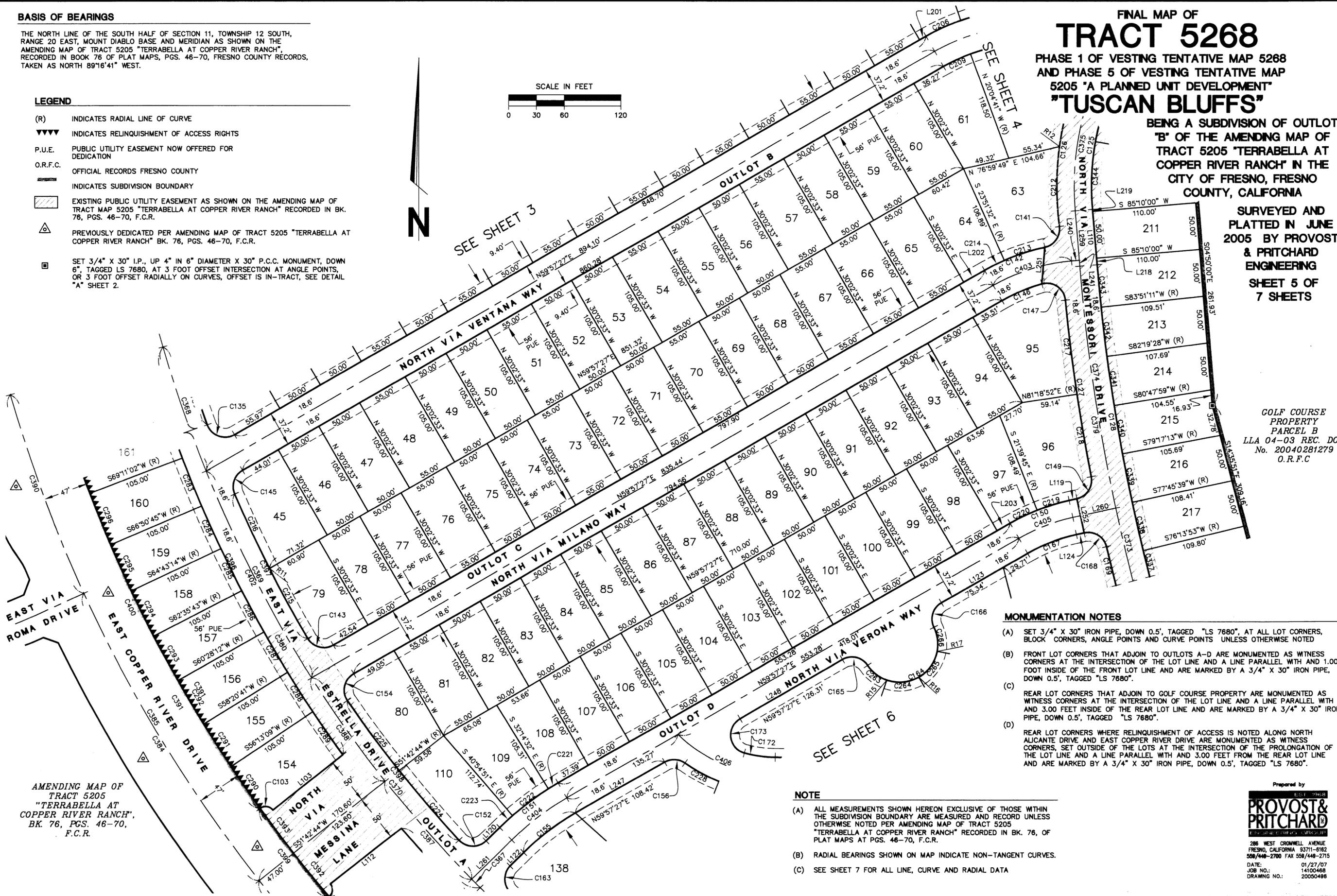


FINAL MAP OF
TRACT 5268
 PHASE 1 OF VESTING TENTATIVE MAP 5268
 AND PHASE 5 OF VESTING TENTATIVE MAP
 5205 "A PLANNED UNIT DEVELOPMENT"
"TUSCAN BLUFFS"

BEING A SUBDIVISION OF OUTLOT
 "B" OF THE AMENDING MAP OF
 TRACT 5205 "TERRABELLA AT
 COPPER RIVER RANCH" IN THE
 CITY OF FRESNO, FRESNO
 COUNTY, CALIFORNIA

SURVEYED AND
 PLATTED IN JUNE
 2005 BY PROVOST
 & PRITCHARD
 ENGINEERING
 SHEET 5 OF
 7 SHEETS

GOLF COURSE
 PROPERTY
 PARCEL B
 LLA 04-03 REC. DOC.
 No. 20040281279
 O.R.F.C.



MONUMENTATION NOTES

- (A) SET 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "LS 7680", AT ALL LOT CORNERS, BLOCK CORNERS, ANGLE POINTS AND CURVE POINTS UNLESS OTHERWISE NOTED
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AMENDING MAP OF
 TRACT 5205
 "TERRABELLA AT
 COPPER RIVER RANCH",
 BK. 76, PGS. 46-70,
 F.C.R.

Prepared by
PROVOST & PRITCHARD
 ENGINEERING GROUP
 286 WEST CROMWELL AVENUE
 FRESNO, CALIFORNIA 93711-6162
 558/448-2700 FAX 558/448-2715
 DATE: 01/27/07
 JOB NO.: 14100468
 DRAWING NO.: 20050486

TRACT 5268

PHASE 1 OF VESTING TENTATIVE MAP 5268
AND PHASE 5 OF VESTING TENTATIVE MAP
5205 'A PLANNED UNIT DEVELOPMENT'

"TUSCAN BLUFFS"

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AMENDING MAP OF TRACT 5205 'TERRABELLA
AT COPPER RIVER RANCH' IN THE CITY OF
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SURVEYED AND PLATTED IN JUNE 2005
BY PROVOST & PRITCHARD ENGINEERING

SHEET 6 OF 7 SHEETS

GOLF COURSE
PROPERTY PARCEL B
LLA 04-03 REC. DOC.
No. 20040281279
O.R.F.C.

OUTLOT V
AMENDING MAP OF TRACT 5205
'TERRABELLA AT COPPER RIVER RANCH',
BK 76, PGS. 46-70, F.C.R.

Prepared by
EST. 1968
PROVOST & PRITCHARD
ENGINEERING GROUP
288 WEST CRAWFORD AVENUE
FRESNO, CALIFORNIA 93711-6182
508/448-2700 FAX 508/448-2715
DATE: 01/27/07
JOB NO.: 14100468
DRAWING NO.: 20050496

CITY OF FRESNO
DEVELOPMENT DEPARTMENT
20050496
FRESNO COUNTY RECORDS

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