



Street Names, Addresses and (Lot Numbers) for T5272

Prepared on Mon Oct 22 15:12:44 2018



FINAL MAP OF TRACT 5272

PHASE 4 OF VESTING TENTATIVE MAP 5205
"A PLANNED DEVELOPMENT"

KENSINGTON AT COPPER RIVER

BEING A SUBDIVISION OF OUTLOT "T" 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 2 OF 4 SHEETS

THIS PROPERTY IS SUBJECT TO THE FOLLOWING

SUBDIVISION AGREEMENT FOR FINAL MAP TRACT NO. 5205 (PHASE 1 OF VESTING TENTATIVE MAP NO. 5205/UGM). RECORDED APRIL 25, 2006, DOCUMENT NO. 20060086698, FRESNO COUNTY RECORDS.

STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 5205, PHASE 1 OF VESTING TENTATIVE MAP NO. 5205/UGM. RECORDED APRIL 25, 2006, DOCUMENT NO. 20060086700, FRESNO COUNTY RECORDS.

MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COPPER RIVER RANCH RECORDED JUNE 2, 2006, DOCUMENT NO. 2006-0115469, FRESNO COUNTY RECORDS.

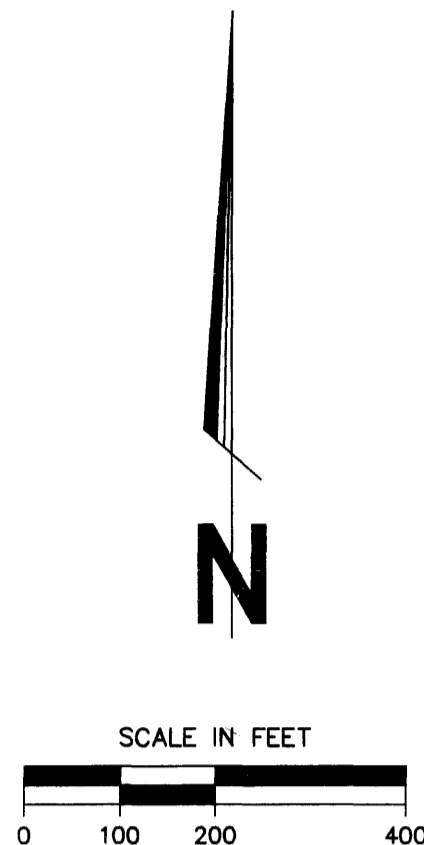
SUBDIVISION AGREEMENT FOR FINAL MAP TRACT NO. 5272 PHASE 4 OF VESTING TENTATIVE MAP NO. 5205. RECORDED November 7, 2006, DOCUMENT NO. 2006-0231837, FRESNO COUNTY RECORDS.

STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING SPECIAL SOLID WASTE DISPOSAL SERVICES FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 5272, PHASE 4 OF VESTING TENTATIVE MAP NO. 5205. RECORDED November 7, 2006, DOCUMENT NO. 2006-0231838, FRESNO COUNTY RECORDS.

STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER CONNECTION CHARGES, WATER CONNECTION CHARGES, URBAN GROWTH MANAGEMENT FEES AND DEVELOPMENT FEES TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN FOR THE FINAL MAP OF TRACT NO. 5272. RECORDED November 7, 2006, DOCUMENT NO. 2006-0231839, FRESNO COUNTY RECORDS.

STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT REQUIRING FIRE PROTECTION MEASURES TO BE PROVIDED AND MAINTAINED WITHIN THE FINAL MAP OF TRACT NO. 5272, PHASE 4 OF VESTING TENTATIVE MAP NO. 5205. RECORDED November 7, 2006, DOCUMENT NO. 2006-0231840, FRESNO COUNTY RECORDS.

STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR AN EMERGENCY ACCESS FACILITY FOR THE FINAL MAP OF TRACT NO. 5272, PHASE 4 OF VESTING TENTATIVE MAP NO. 5205. RECORDED November 7, 2006, DOCUMENT NO. 2006-0231841, FRESNO COUNTY RECORDS.



LEGEND

- MONUMENTS FOUND AND ACCEPTED AS DESCRIBED, UNLESS OTHERWISE NOTED
- C.R. CORNER RECORDS, FRESNO COUNTY RECORDS
- F.C.R. FRESNO COUNTY RECORDS
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
- M5 INDICATES RECORD DATA PER RECORD OF SURVEY MAP BK. 35, PG. 80, F.C.R.
- T.F. TIES ON FILE, FRESNO COUNTY RECORDS
- SUBDIVISION BOUNDARY
- ▲▲▲▲ INDICATES RELINQUISHMENT OF ACCESS RIGHTS
- ▲ NOW OFFERED FOR PUBLIC STREET AND UTILITY PURPOSES
- 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 IN-TRACT OR AS OTHERWISE NOTED. SEE DETAIL "C" SHEET 4.
- 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 OR AS OTHERWISE NOTED. SEE DETAIL "D" SHEET 4.

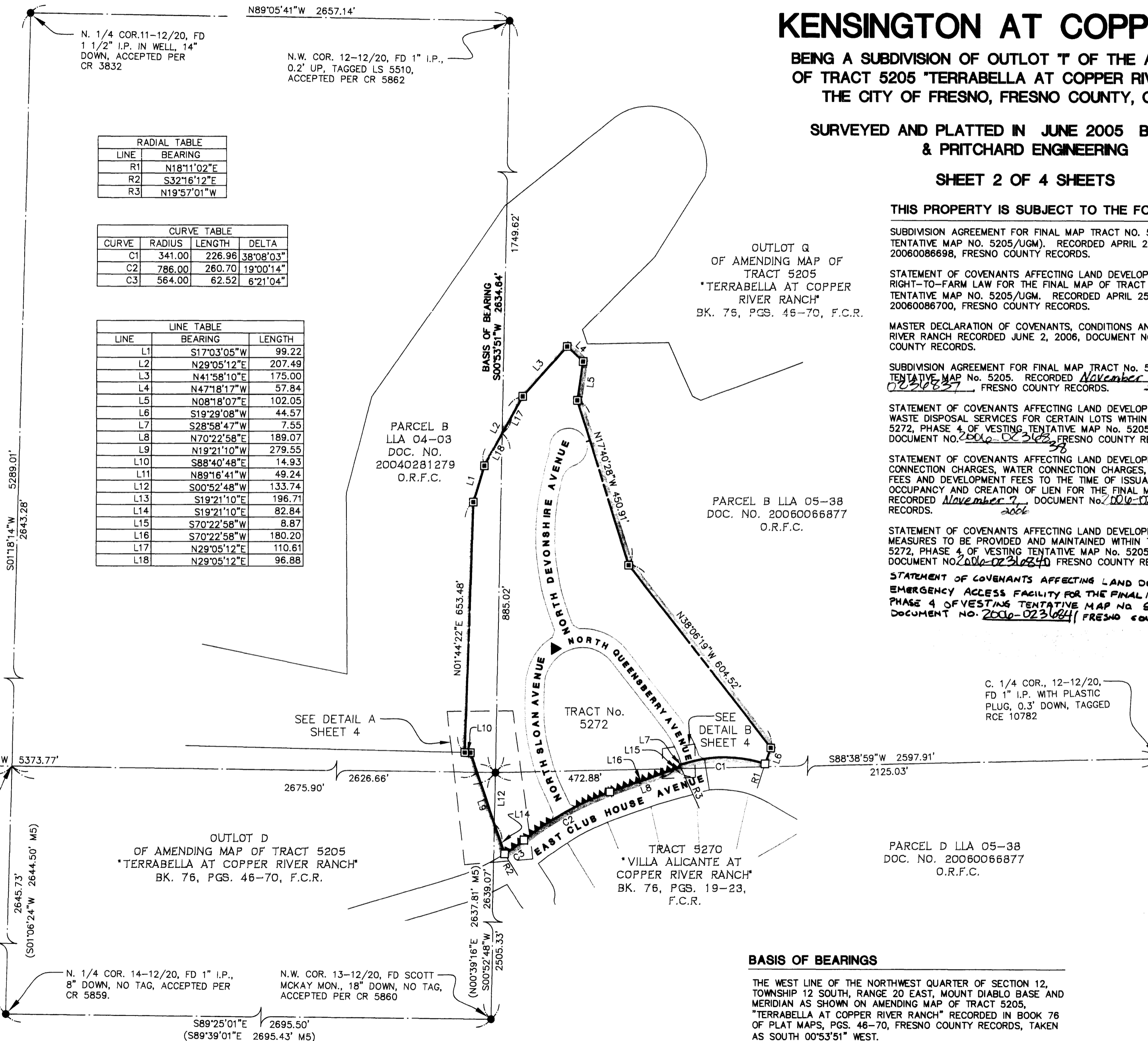
RADIAL TABLE	
LINE	BEARING
R1	N18°11'02"E
R2	S32°16'12"E
R3	N19°57'01"W

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	341.00	226.96	38°08'03"
C2	786.00	260.70	19°00'14"
C3	564.00	62.52	6°21'04"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S17°03'05"W	99.22
L2	N29°05'12"E	207.49
L3	N41°58'10"E	175.00
L4	N47°18'17"W	57.84
L5	N08°18'07"E	102.05
L6	S19°29'08"W	44.57
L7	S28°58'47"W	7.55
L8	N70°22'58"E	189.07
L9	N19°21'10"W	279.55
L10	S88°40'48"E	14.93
L11	N89°16'41"W	49.24
L12	S00°52'48"W	133.74
L13	S19°21'10"E	196.71
L14	S19°21'10"E	82.84
L15	S70°22'58"W	8.87
L16	S70°22'58"W	180.20
L17	N29°05'12"E	110.61
L18	N29°05'12"E	96.88

NOTE:

- 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.
- RADIAL BEARINGS SHOWN ON MAP INDICATE NON-TANGENT CURVES.



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

PARCEL B LLA 04-03 DOC. NO. 20040281279 O.R.F.C.

PARCEL B LLA 05-38 DOC. NO. 20060066877 O.R.F.C.

PARCEL D LLA 05-38 DOC. NO. 20060066877 O.R.F.C.

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON 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 SOUTH 00°53'51" WEST.

Prepared by
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JOB NO.: 14130472
DRAWING NO.: 20050205

FINAL MAP OF TRACT 5272

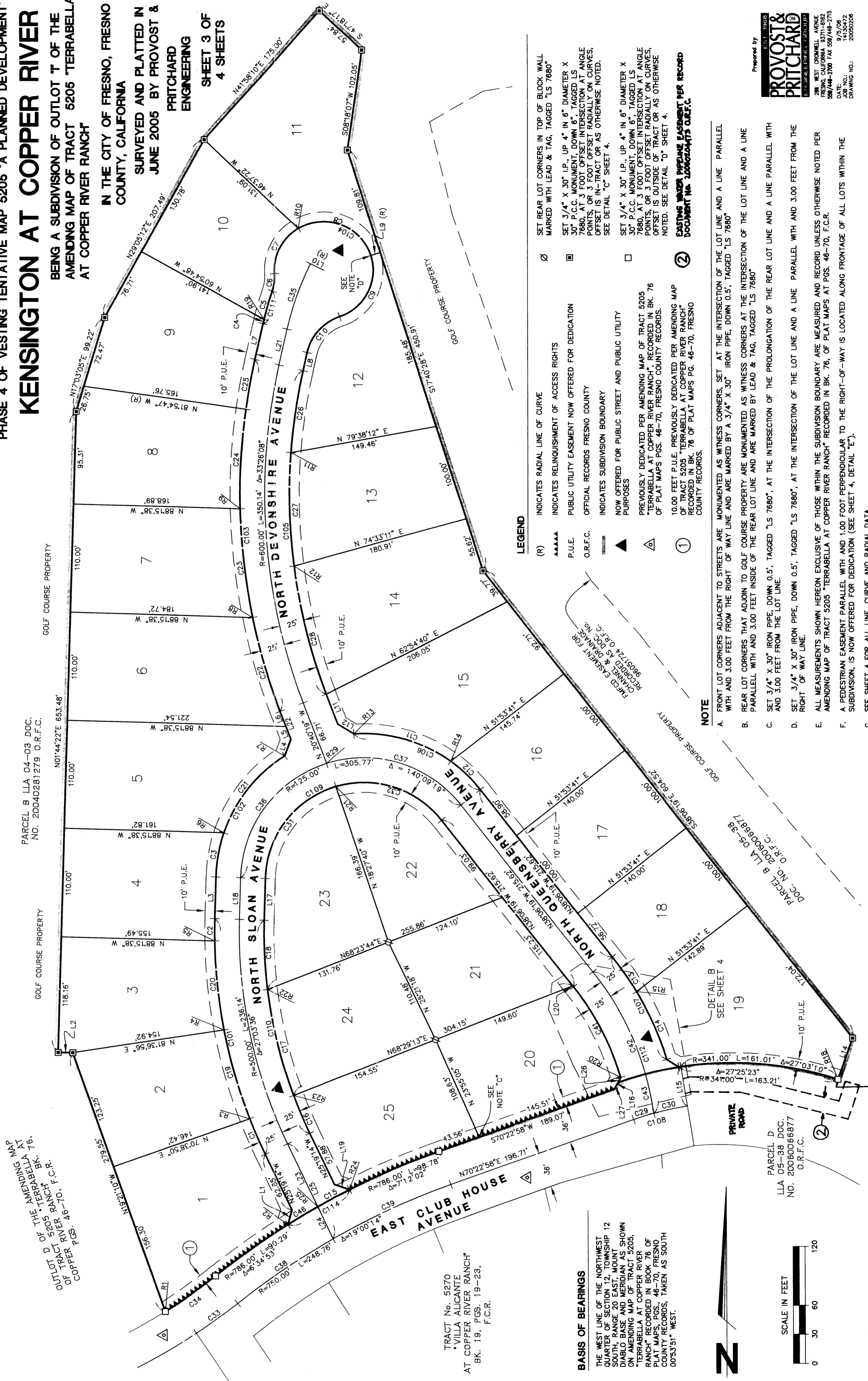
PHASE 4 OF VESTING TENTATIVE MAP 5205 "A PLANNED DEVELOPMENT" KENSINGTON AT COPPER RIVER

BEING A SUBDIVISION OF OUTLOT 7 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 4 SHEETS



LEGEND

- (R) INDICATES RADIAL LINE OF CURVE
- ∅ INDICATES RELINQUISHMENT OF ACCESS RIGHTS
- PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION
- OFFICIAL RECORDS FRESNO COUNTY
- ▬ INDICATES SUBDIVISION BOUNDARY
- ▲ NOW OFFERED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES
- △ PREVIOUSLY DEDICATED PER AMENDING MAP OF TRACT 5205 "TERRABELLA AT COPPER RIVER RANCH", RECORDED IN BK. 76 OF PLAT MAPS PGS. 46-70, FRESNO COUNTY RECORDS.
- ① 10.00 FEET P.U.E. PREVIOUSLY DEDICATED PER AMENDING MAP OF TRACT 5205 "TERRABELLA AT COPPER RIVER RANCH" RECORDED IN BK. 76 OF PLAT MAPS PG. 46-70, FRESNO COUNTY RECORDS.
- ② 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 IN-TRACT OR AS OTHERWISE NOTED. SEE DETAIL "D" SHEET 4.
- ③ 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 OR AS OTHERWISE NOTED. SEE DETAIL "D" SHEET 4.
- ④ EXISTING WATER PIPELINE EASEMENT PER RECORD DOCUMENT No. 2006020473 O.R.F.C.

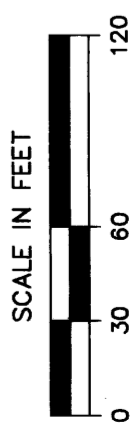
NOTE

- A. FRONT LOT CORNERS ADJACENT TO STREETS ARE MONUMENTED AS WITNESS CORNERS, SET AT THE INTERSECTION OF THE LOT LINE AND A LINE PARALLEL WITH AND 3.00 FEET FROM THE RIGHT OF WAY LINE AND ARE MARKED BY A 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "LS 7680"
- B. 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 LEAD & TAG, TAGGED "LS 7680"
- C. SET 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "LS 7680", AT THE INTERSECTION OF THE PROLONGATION OF THE REAR LOT LINE AND A LINE PARALLEL WITH AND 3.00 FEET FROM THE RIGHT OF WAY LINE.
- D. SET 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "LS 7680", AT THE INTERSECTION OF THE LOT LINE AND A LINE PARALLEL WITH AND 3.00 FEET FROM THE RIGHT OF WAY LINE.
- E. ALL MEASUREMENTS SHOWN HEREON EXCLUSIVE OF THOSE WITHIN THE SUBDIVISION BOUNDARY ARE MEASURED AND RECORDED 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.
- F. A PEDESTRIAN EASEMENT PARALLEL WITH AND 1.00 FOOT PERPENDICULAR TO THE RIGHT-OF-WAY IS LOCATED ALONG FRONTAGE OF ALL LOTS WITHIN THE SUBDIVISION, IS NOW OFFERED FOR DEDICATION (SEE SHEET 4, DETAIL "E").
- G. SEE SHEET 4 FOR ALL LINE, CURVE AND RADIAL DATA.

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON 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 SOUTH 00°53'51" WEST.

TRACT No. 5270
"VILLA ALICANTE"
AT COPPER RIVER RANCH
BK. 19, PGS. 19-23,
F.C.R.



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