



Street Names, Addresses and (Lot Numbers) for T5273

Prepared on Mon Oct 22 15:12:24 2018



35

BASIS OF BEARINGS
 THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 5 EAST, COUNTY OF DELTA, CALIFORNIA AND MERIDIAN TAKEN AS BEING THE TRUE MERIDIAN AS SHOWN ON THE AMENDING MAP OF TRACT NO. 5205 RECORDED IN VOLUME 76, PAGES 46 THRU 70 OF PLATS, FRESNO COUNTY RECORDS.

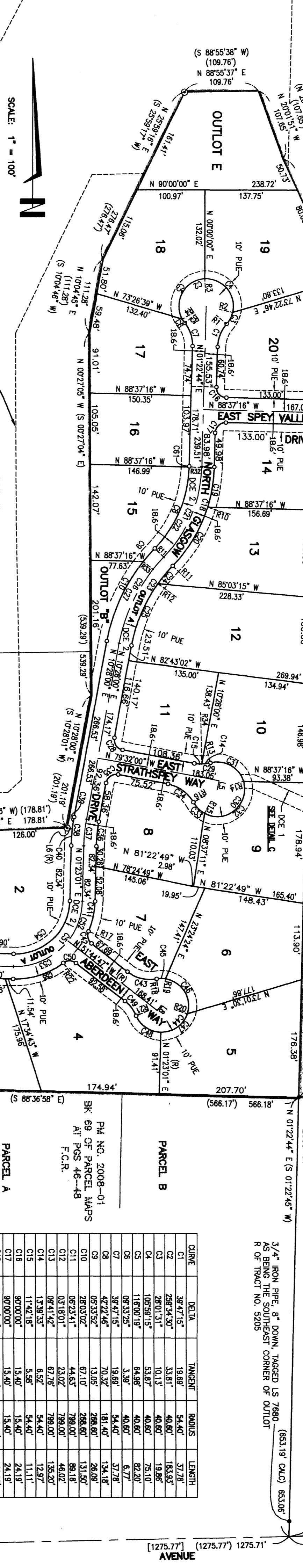
PARCEL 2
 PH NO. 3989
 BK 27 OF PARCEL MAPS AT PGS 95 AND 96
 F.C.R.
PARCEL C
 PLA 02-13
 DCC NO. 2004-0008182
 C.R.F.C.

TRACT NO. 5273
 PHASE V OF VESTING TENTATIVE MAP NO. 5205
 A PLANNED UNIT DEVELOPMENT
 BEING A SUBDIVISION OF PARCEL B OF LOT LINE ADJUSTMENT NO. 2007-41
 IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
 SURVEYED AND PLATTED IN JUNE 2011 BY GARY GANNETTA
SHEET THREE OF THREE SHEETS

1" IRON PIPE, 5" DOWN, TAG NOT LEGIBLE, AS BEING THE SOUTH QUARTER CORNER OF SECTION 12, T. 12 S., R. 20 E., M.D.B. & M. CONFIRMED WITH RECORD TIES PER CORNER RECORD NO. 1886

3/4" IRON PIPE, 12" DOWN, IN CONCRETE TAGGED LS 6612 AS BEING THE NORTHEAST CORNER OF PARCEL 8 OF PARCEL MAP NO. 2008-01

3/4" IRON PIPE, 8" DOWN, TAGGED LS 7890 AS BEING THE SOUTHWEST CORNER OF OUTLOT R OF TRACT NO. 5205



PARCEL D
 LLA 2005-38
 DCC NO. 2006-0066877
 C.R.F.C.

3/4" IRON PIPE, 6" DOWN, TAGGED LS 7880 AS BEING A 3' OFFSET TO THE SOUTHEAST CORNER OUTLOT C OF TRACT NO. 5205 AND 33.00' FROM THE BOUNDARY OF OUTLOT F OF SAID TRACT NO. 5205

BRASS TAG IN CONCRETE, TAGGED LS 7880 AS BEING THE SOUTHWEST CORNER OF LOT 18 OF TRACT NO. 5270 AND 33.00' FROM THE BOUNDARY OF OUTLOT F OF SAID TRACT NO. 5205

BRASS TAG IN CONCRETE, TAGGED LS 7890 AS BEING THE SOUTHWEST CORNER OF LOT 17 OF TRACT NO. 5270 AND 33.00' FROM THE BOUNDARY OF OUTLOT F OF SAID TRACT NO. 5205

PARCEL A
 LLA 2007-41
 DCC NO. 2007-0162512
 C.R.F.C.

PARCEL B
 PH NO. 2008-01
 BK 69 OF PARCEL MAPS AT PGS 46-48
 F.C.R.

3/4" IRON PIPE, 5" DOWN, TAG NOT LEGIBLE, AS BEING THE SOUTH QUARTER CORNER OF SECTION 12, T. 12 S., R. 20 E., M.D.B. & M. CONFIRMED WITH RECORD TIES PER CORNER RECORD NO. 1886

SCOTT MCKAY MONUMENT, 10" DOWN, NOT TAGGED AS BEING THE SOUTHWEST CORNER OF SECTION 12, T. 12 S., R. 20 E., M.D.B. & M. CONFIRMED WITH RECORD TIES PER CORNER RECORD NO. 5860

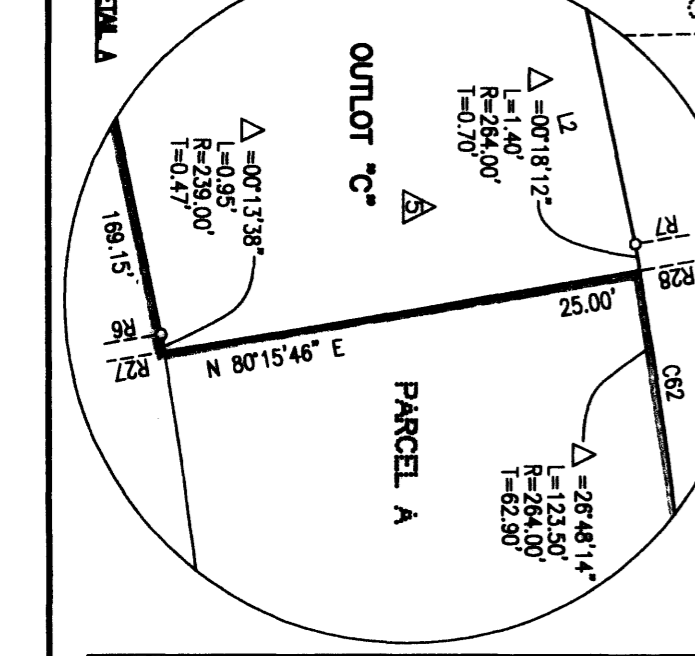
LEGEND:

- MONUMENT FOUND AND ACCEPTED AS NOTED
- SET 3/4" IRON PIPE, 30" LONG, 6" DOWN BELOW GROUND.
- 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
- RECORD DATA AS PER THE AMENDING MAP OF TRACT NO. 5205, RECORDED IN VOLUME 76, PAGES 46-70 OF PLATS, FRESNO COUNTY RECORDS.
- () RECORD DATA AS PER TRACT NO. 5270, RECORDED IN VOLUME 76, PAGES 19-23 OF PLATS, FRESNO COUNTY RECORDS.
- [] PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE CALCULATED FROM RECORD DATA
- (R) FRESNO COUNTY RECORDS
- (R) DENOTES RADIAL BEARING
- (R) BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION
- (R) TERRABELLA AT COPPER RIVER RANCH, RECORDED IN VOLUME 76, PAGES 46-70 OF PLATS, FRESNO COUNTY RECORDS.
- (R) PUBLIC UTILITY EASEMENT PREVIOUSLY DEDICATED PER AMENDING MAP OF TRACT NO. 5205, TERRABELLA AT COPPER RIVER RANCH, RECORDED IN VOLUME 76, PAGES 46-70 OF PLATS, FRESNO COUNTY RECORDS.
- (R) AN EASEMENT FOR PRIVATE STREET, LANDSCAPING AND RELATED STRUCTURES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 11, 2006 AS DOCUMENT NO. 2006-0258991 OF OFFICIAL RECORDS.
- (R) GRANT OF EASEMENT FOR PRIVATE ROAD PURPOSES AND DECLARATION OF MUTUAL COMMENTS AND RESTRICTIONS, RECORDED OCTOBER 23, 2008 AS DOCUMENT NO. 2008-0150023 OF OFFICIAL RECORDS.
- (R) EASEMENT FOR SURFACE DRAINAGE EASEMENT AND INCIDENTAL PURPOSES, RECORDED APRIL 14, 2008 AS INSTRUMENT NO. 2008-19786 OF OFFICIAL RECORDS.
- (R) DRAINAGE EASEMENT PER COAR DOCUMENT, RECORDED SEP 3, 2013 AS DOCUMENT NO. 2013-025322 F.C.R.
- (R) FRESNO METROPOLITAN FLOOD CONTROL DISTRICT DRAINAGE CHANNEL EASEMENT, RECORDED SEP 3, 2013 AS DOCUMENT NO. 2013-025323 F.C.R.

ROW#	DIRECTION	LINE	DIRECTION	LENGTH
R1	S 46°00'11" E	L1	N 75°31'30" E	17.36'
R2	S 76°51'32" E	L2	N 11°45'52" E	154.59'
R3	N 02°50'47" W	L3	N 66°28'41" W	(154.59)
R4	S 61°56'52" W	L4	N 10°12'18" W	15.06'
R5	S 51°55'24" W	L5	N 06°40'37" E	3.02'
R6	N 80°16'30" E	L6	N 10°28'00" E	12.84'
R7	N 80°16'30" E	L7	N 83°17'46" W	7.80'
R8	N 70°39'04" E	L8	N 06°15'13" E	10.00'
R9	S 73°50'41" E	L9	N 38°15'13" E	29.33'
R10	S 73°50'41" E	L10	N 07°20'12" W	(29.33)
R11	N 45°50'06" W	L11	N 27°28'57" E	86.74'
R12	N 54°30'35" W	L12	N 11°45'52" E	154.59'
R13	N 14°53'51" W	L13	N 66°28'41" W	(154.59)
R14	N 14°53'51" W	L14	N 10°12'18" W	15.06'
R15	S 26°08'25" W	L15	N 06°40'37" E	3.02'
R16	N 61°10'38" E	L16	N 10°28'00" E	12.84'
R17	N 66°28'41" W	L17	N 83°17'46" W	7.80'
R18	N 10°12'18" W	L18	N 06°15'13" E	10.00'
R19	N 06°40'37" E	L19	N 38°15'13" E	29.33'
R20	S 73°50'41" E	L20	N 07°20'12" W	(29.33)
R21	S 73°50'41" E	L21	N 27°28'57" E	86.74'
R22	N 45°50'06" W	L22	N 11°45'52" E	154.59'
R23	N 54°30'35" W	L23	N 66°28'41" W	(154.59)
R24	N 14°53'51" W	L24	N 10°12'18" W	15.06'
R25	S 26°08'25" W	L25	N 06°40'37" E	3.02'
R26	N 61°10'38" E	L26	N 10°28'00" E	12.84'
R27	N 66°28'41" W	L27	N 83°17'46" W	7.80'
R28	N 10°12'18" W	L28	N 06°15'13" E	10.00'
R29	N 06°40'37" E	L29	N 38°15'13" E	29.33'
R30	S 73°50'41" E	L30	N 07°20'12" W	(29.33)
R31	S 73°50'41" E	L31	N 27°28'57" E	86.74'
R32	N 45°50'06" W	L32	N 11°45'52" E	154.59'
R33	N 54°30'35" W	L33	N 66°28'41" W	(154.59)
R34	N 14°53'51" W	L34	N 10°12'18" W	15.06'

NOTE:

1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED R.C.E. 26996 AT ALL LOT CORNERS AND ANGLE POINTS
2. OUTLOT A: PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE TO THE HOMEOWNERS ASSOCIATION
3. PURPOSES TO BE DEEDED FOR PRIVATE STREET
4. OUTLOT B IS FOR PRIVATE
5. OPEN SPACE PURPOSES TO BE DEEDED TO THE HOMEOWNERS ASSOCIATION
6. OUTLOT C IS A PORTION OF OUTLOT "A" CREATED BY TRACT 5205 FOR PRIVATE ROAD, PUBLIC UTILITY EASEMENT, PRIVATE STREET, LANDSCAPING AND RELATED STRUCTURES AND INCIDENTAL PURPOSES
7. OUTLOT D IS A PORTION OF OUTLOT "A" CREATED BY TRACT 5205 FOR PRIVATE STREET, LANDSCAPING AND RELATED STRUCTURES AND INCIDENTAL PURPOSES.
8. OUTLOT E IS TO BE DEEDED TO ADJACENT PROPERTY OWNER



CURVE	DELTA	TANGENT	RADIUS	LENGTH
C1	39°47'15"	19.89'	54.40'	37.78'
C2	29°54'30"	33.81'	40.60'	183.93'
C3	28°01'31"	10.13'	19.86'	75.10'
C4	10°59'15"	53.87'	40.60'	82.20'
C5	11°00'19"	64.98'	40.60'	6.77'
C6	09°33'25"	3.39'	40.60'	37.78'
C7	39°47'15"	19.89'	54.40'	37.78'
C8	42°24'46"	70.32'	181.40'	134.18'
C9	05°33'52"	13.05'	288.60'	28.09'
C10	06°23'41"	67.10'	288.60'	131.50'
C11	01°18'01"	44.63'	798.00'	88.18'
C12	01°18'01"	23.02'	798.00'	46.02'
C13	09°41'42"	67.76'	798.00'	135.20'
C14	13°39'53"	6.92'	54.40'	12.97'
C15	11°42'18"	5.98'	54.40'	11.11'
C16	09°00'00"	15.40'	15.40'	24.19'
C17	09°00'00"	15.40'	15.40'	24.19'
C18	47°42'10"	85.45'	218.80'	162.92'
C19	15°46'41"	30.39'	218.80'	60.39'
C20	26°22'29"	92.23'	218.80'	102.53'
C21	42°42'10"	78.18'	200.00'	149.06'
C22	42°42'10"	70.91'	181.40'	135.20'
C23	33°36'54"	69.90'	231.40'	135.20'
C24	06°35'29"	17.38'	231.40'	34.70'
C25	25°01'25"	51.35'	231.40'	101.06'
C26	33°36'54"	75.92'	280.00'	146.87'
C27	33°36'54"	81.13'	280.00'	197.29'
C28	09°00'00"	12.42'	15.40'	24.19'
C29	25°21'51"	12.42'	15.40'	24.19'
C30	25°01'25"	31.76'	40.60'	181.45'
C31	08°04'33"	39.26'	40.60'	82.41'
C32	13°54'53"	97.84'	40.60'	95.61'
C33	33°04'13"	12.05'	40.60'	23.53'
C34	50°42'38"	25.78'	54.40'	48.15'
C35	09°00'00"	15.40'	24.19'	24.19'
C36	09°00'00"	18.39'	231.40'	36.88'
C37	09°04'59"	19.88'	280.00'	36.63'
C38	9°04'59"	21.34'	280.00'	47.58'
C39	34°46'	8.92'	288.60'	17.84'
C40	51°19'13"	12.46'	288.60'	24.94'
C41	27°10'18"	23.24'	118.60'	48.89'
C42	48°27'31"	11.88'	15.40'	29.24'
C43	48°27'31"	24.48'	54.40'	46.01'
C44	25°24'09"	32.63'	40.60'	182.51'
C45	16°52'55"	6.75'	40.60'	13.38'
C46	99°28'40"	47.91'	40.60'	70.47'
C47	73°15'44"	30.18'	40.60'	51.91'
C48	65°58'30"	28.56'	40.60'	46.75'
C49	29°06'38"	14.12'	54.40'	27.64'
C50	71°18'05"	11.88'	15.40'	20.24'
C51	89°55'26"	99.07'	180.00'	158.95'
C52	89°55'26"	33.33'	180.00'	64.35'
C53	36°30'12"	49.92'	100.00'	97.80'
C54	38°11'19"	41.28'	81.40'	127.75'
C55	88°25'26"	81.25'	118.60'	79.39'
C56	15°46'57"	23.37'	198.00'	44.44'
C57	15°46'57"	20.79'	198.00'	41.32'
C58	15°46'57"	18.21'	134.60'	36.19'
C59	61°43'37"	42.15'	73.00'	64.24'
C60	61°43'37"	42.15'	73.00'	64.24'
C61	24°58'41"	74.42'	338.00'	146.48'
C62	24°58'41"	0.51'	181.40'	128.80'
C63	27°08'26"	53.64'	288.60'	187.14'
C64	35°50'13"	97.00'	390.00'	187.14'

