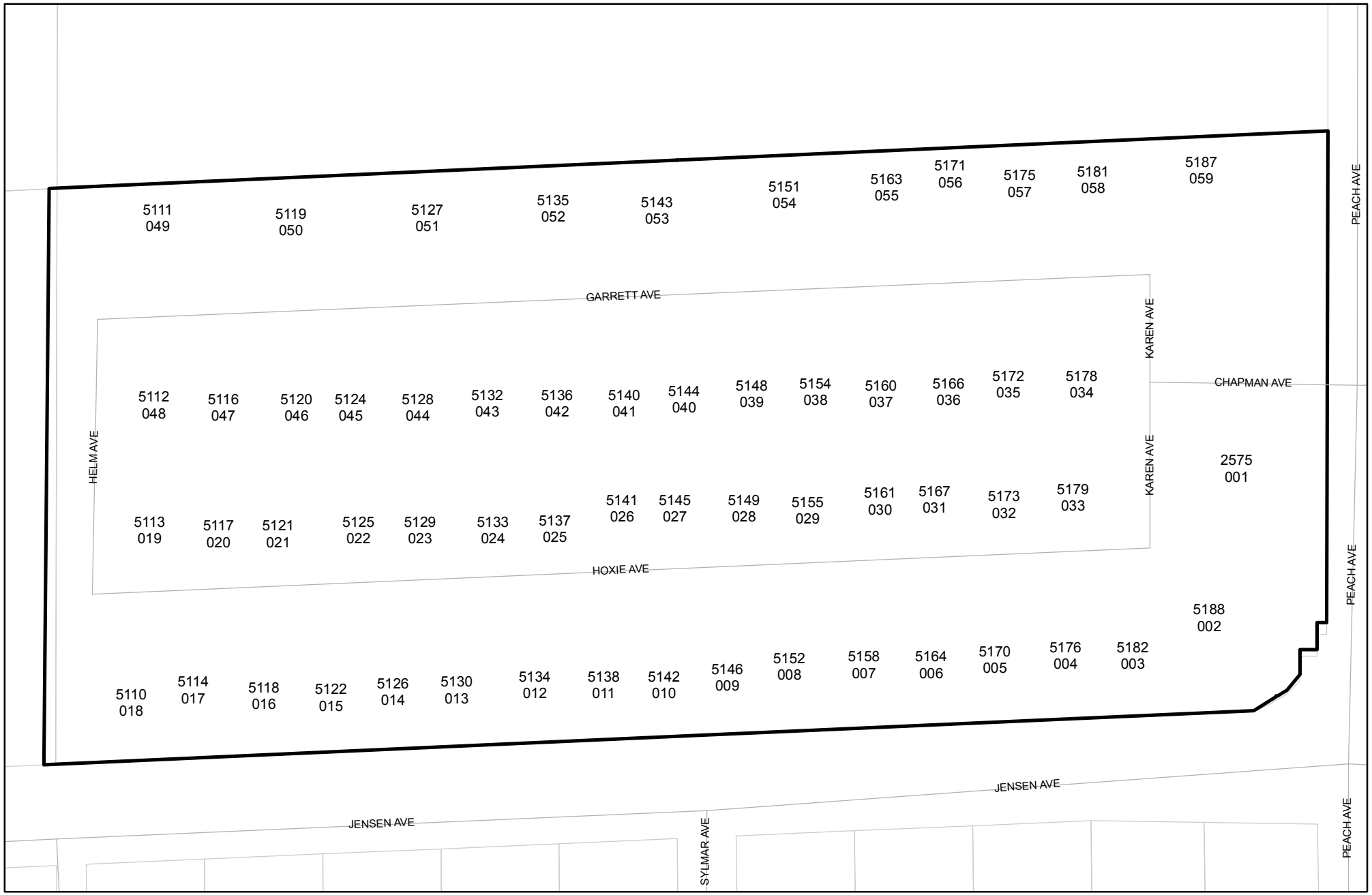
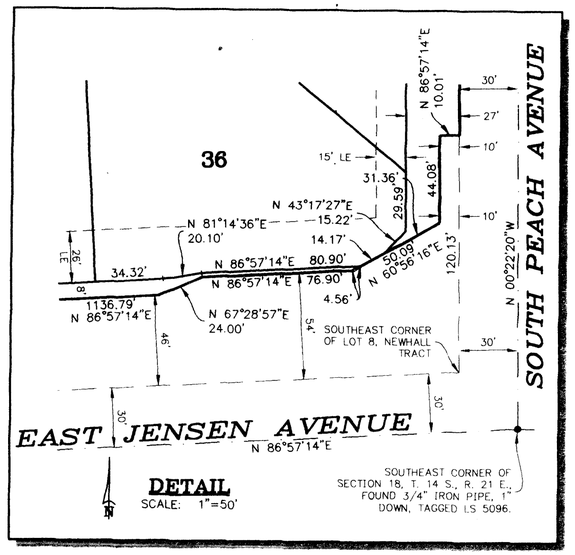
Street Names, Addresses and (Lot Numbers) for T5279

Prepared on Tue Apr 02 14:06:43 2013





FINAL MAP OF
TRACT No. 5279
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

SURVEYED AND PLATTED IN APRIL, 2006, BY R. W. GREENWOOD ASSOCIATES, INC.

CIVIL ENGINEERING – LAND SURVEYING, 2558 EAST OLIVE AVENUE, FRESNO, CALIFORNIA, 93701, PHONE (559) 268-7831

CONSISTING OF TWO SHEETS **SHEET TWO OF TWO SHEETS**

BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18, T. 14 S., R. 21 E., WAS TAKEN TO BEAR NORTH 86°56'13" EAST AS SHOWN ON THE MAP RECORDED IN BOOK 39 OF RECORD OF SURVEYS AT PAGE 92, FRESNO COUNTY RECORDS.

NOTES:

SET 3/4" IRON PIPE, 30" LONG, 6" DOWN, TAGGED LS 6945 AT ALL LOT CORNERS AND AT THE BEGINNING AND END OF ALL CURVES.

OUTLOT "A" TO BE DEEDED TO THE CITY OF FRESNO FOR LANDSCAPING AND RECREATIONAL PURPOSES.

CURVE TABLE

No.	Radius	Delta	Length	Tangent	Chord
1.	25.00'	87°19'05"	38.10'	23.86'	34.52'
2.	40.00'	23°33'24"	16.45'	8.34'	16.33'
3.	50.00'	116°13'46"	101.43'	80.37'	84.91'
4.	50.00'	16°27'14"	14.36'	7.23'	14.31'
5.	50.00'	72°08'54"	62.96'	36.43'	58.88'
6.	50.00'	27°37'38"	24.11'	12.29'	23.88'
7.	50.00'	110°53'01"	96.76'	72.59'	82.36'
8.	50.00'	54°10'01"	47.27'	25.57'	45.53'
9.	50.00'	56°43'00"	49.49'	26.99'	47.50'
10.	25.00'	92°40'55"	40.44'	26.20'	36.17'

RADIAL TABLE

No.	Radial
R-1.	N 61°59'58"E
R-2.	N 10°08'56"W
R-3.	N 26°36'10"W
R-4.	S 89°38'09"W
R-5.	N 20°39'57"E
R-6.	S 36°12'23"E

LINE TABLE

LINE	Bearing	Dist.
L-1	N 44°37'38"E	21.21'
L-2	N 45°22'24"W	21.21'
L-3	N 46°42'35"W	20.67'
L-4	N 43°17'41"E	20.89'
L-5	N 46°42'19"W	20.67'
L-6	N 43°17'25"E	20.89'
L-7	N 44°37'36"E	21.21'
L-8	N 45°22'22"W	21.21'
L-9	N 08°22'22"E	13.15'
L-10	N 81°14'36"E	20.10'
L-11	N 67°28'57"E	24.00'

LEGEND

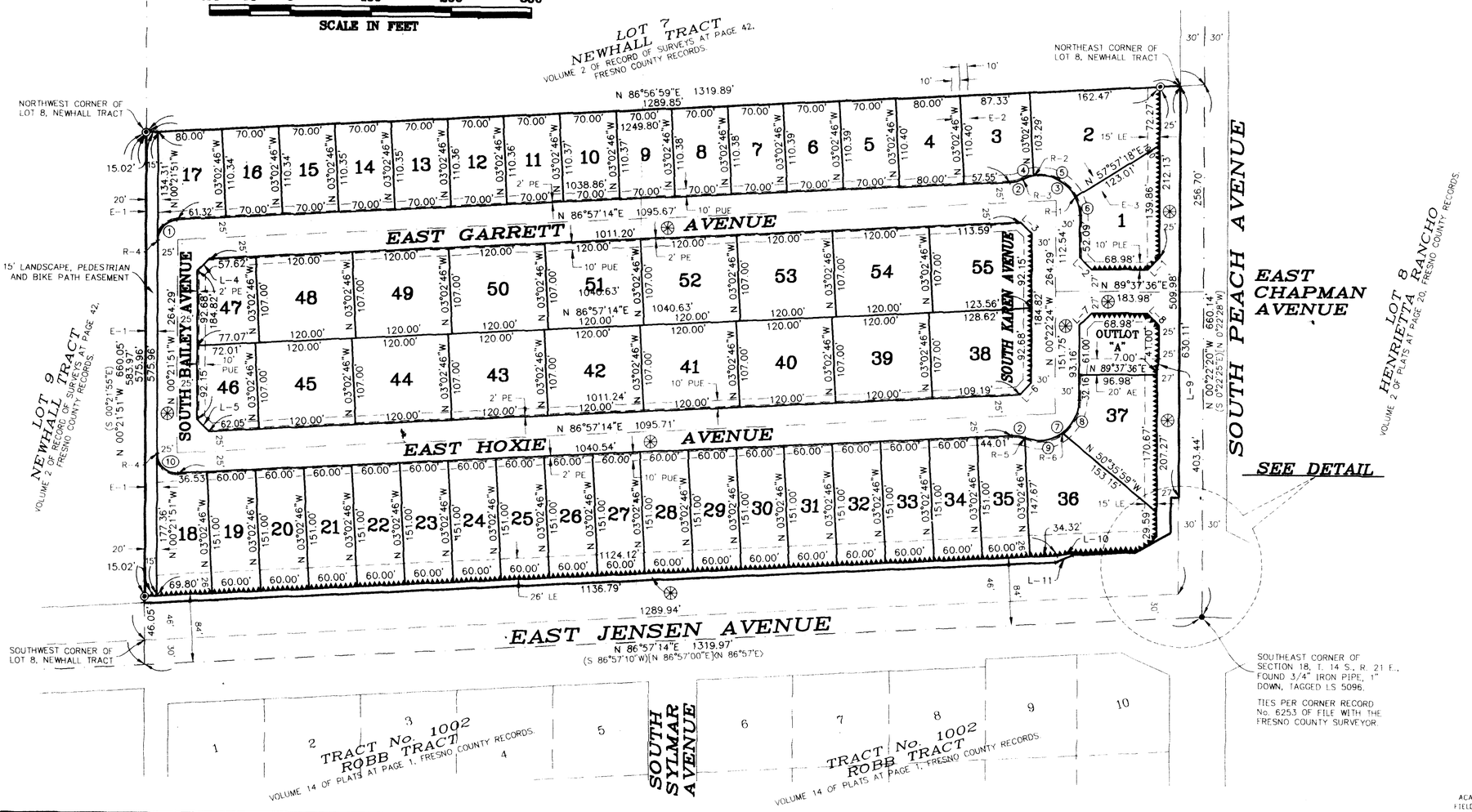
- THE BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION.
- • MONUMENTS FOUND AND ACCEPTED, AS NOTED.
- ( ) INDICATES RECORD DATA PER THE MAP RECORDED IN BOOK 39 OF RECORD OF SURVEYS AT PAGE 92, FRESNO COUNTY RECORDS.
- [ ] INDICATES RECORD DATA PER THE MAP RECORDED IN BOOK 26 OF RECORD OF SURVEYS AT PAGE 23, FRESNO COUNTY RECORDS.
- < > INDICATES RECORD DATA PER TRACT No. 1002, ROBB TRACT, RECORDED IN VOLUME 14 OF PLATS AT PAGE 1, FRESNO COUNTY RECORDS.
- PUE INDICATES PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PE INDICATES PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- LE INDICATES LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PLE INDICATES LANDSCAPE AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- AE INDICATES EMERGENCY ACCESS EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- E-1 INDICATES STORMDRAIN EASEMENT GRANTED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT PER DOCUMENT No. _____, O.R.F.C.
- E-2 INDICATES 20 FT. STORMDRAIN EASEMENT GRANTED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT PER DOCUMENT No. _____, O.R.F.C.
- E-3 INDICATES 20 FT. STORMDRAIN EASEMENT GRANTED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT PER DOCUMENT No. _____, O.R.F.C.
- ⊛ INDICATES AREA NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
- ▲▲▲▲▲ INDICATES RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHT.
- (1) INDICATES CURVE PER CURVE TABLE.
- L-1 INDICATES LINE PER LINE TABLE.
- R-1 INDICATES RADIAL PER RADIAL TABLE.

N

SCALE: 1"=100'

100 50 0 100 200 300

SCALE IN FEET



REVISED JULY 5, 2006, GP
PLOT VIEW: PLOT FINAL 1
ACAD File: \MAPS\05061TM.DWG
FIELD BOOK 237, PAGE 51, RA/gp
GREENWOOD'S I.D. No. D-05061

4760-1

FINAL MAP OF

TRACT No. 5279

BEING A SUBDIVISION OF LOT 8 , NEWHALL TRACT, RECORDED IN BOOK 2 OF RECORD OF SURVEYS AT PAGE 42, FRESNO COUNTY RECORDS.

PEACH VILLAS

IN THE CITY OF FRESNO, COUNTY OF FRESNO, CALIFORNIA

SURVEYED AND PLATTED IN JANUARY, 2006 BY R. W. GREENWOOD ASSOCIATES, INC.

CIVIL ENGINEERING – LAND SURVEYING, 2558 EAST OLIVE AVENUE, FRESNO, CALIFORNIA, 93701, PHONE (559) 268-7831

CONSISTING OF THREE SHEETS SHEET THREE OF THREE

LEGEND

THE BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION.

● MONUMENTS FOUND AND ACCEPTED, AS NOTED.

⊙ SET 3/4" IRON PIPE, 30" LONG, UP 4" IN 6" DIAMETER x 30" P.C.C. MONUMENT, DOWN 6", TAGGED LS 6945.

(...) RECORD DATA PER THE MAP RECORDED IN BOOK 39 OF RECORD OF SURVEYS AT PAGE 92, FRESNO COUNTY RECORDS.

[...] RECORD DATA PER THE MAP RECORDED IN BOOK 26 OF RECORD OF SURVEYS AT PAGE 23, FRESNO COUNTY RECORDS.

< ... > RECORD DATA PER TRACT No. 1002, ROBB TRACT, RECORDED IN VOLUME 14 OF PLATS AT PAGE 1, FRESNO COUNTY RECORDS.

AE EMERGENCEY ACCESS EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.

LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.

PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.

PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.

PPUE PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.

L/PUE LANDSCAPE AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.

E1 STORM DRAIN EASEMENT GRANTED TO FRESNO METROPOLITAN FLOOD CONTROL. SEE ITEM 9 OF 'PROPERTY IS SUBJECT TO' ON SHEET ONE.

E2 STORM DRAIN EASEMENT GRANTED TO FRESNO METROPOLITAN FLOOD CONTROL. SEE ITEM 10 OF 'PROPERTY IS SUBJECT TO' ON SHEET ONE.

E3 STORM DRAIN EASEMENT GRANTED TO FRESNO METROPOLITAN FLOOD CONTROL. SEE ITEM 11 OF 'PROPERTY IS SUBJECT TO' ON SHEET ONE.

E4 STORM DRAIN EASEMENT GRANTED TO FRESNO METROPOLITAN FLOOD CONTROL. SEE ITEM 12 OF 'PROPERTY IS SUBJECT TO' ON SHEET ONE.

E5 STORM DRAIN EASEMENT GRANTED TO FRESNO METROPOLITAN FLOOD CONTROL. SEE ITEM 13 OF 'PROPERTY IS SUBJECT TO' ON SHEET ONE.

E6 INDICATES A 26-FOOT BIKE AND PEDESTRIAN TRAIL EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.

E7 EASEMENT FOR UTILITY PURPOSES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, RECORDED MARCH 13, 2007, AS DOCUMENT No. 2007-0052572, O.R.F.C. EASEMENT RELOCATION AGREEMENT GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, RECORDED JUNE 05, 2008, AS DOCUMENT No. 2008-0081706, O.R.F.C.

▲▲▲▲▲ RELINQUISHMENT OF DIRECT ACCESS RIGHTS.

⊛ AREA NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES FOR PUBLIC USE.

△ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER THE MAP OF NEWHALL TRACT, RECORDED IN BOOK 2, PAGE 42 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.

▲ PREVIOUSLY DEEDED TO THE COUNTY OF FRESNO FOR PUBLIC STREET PURPOSES, RECORDED IN BOOK 4265, PAGES 486-488, DOCUMENT No. 59642, FRESNO COUNTY RECORDS.

C1 SEE CURVE TABLE.

R1 SEE RADIAL TABLE.

L1 SEE LINE TABLE.

BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18, T. 14 S., R. 21 E., WAS TAKEN TO BEAR NORTH 86°56'13" EAST AS SHOWN ON THE MAP RECORDED IN BOOK 39 OF RECORD OF SURVEYS AT PAGE 92, FRESNO COUNTY RECORDS.

N

SCALE: 1" = 100'

100 50 0 100 200 300

SCALE IN FEET

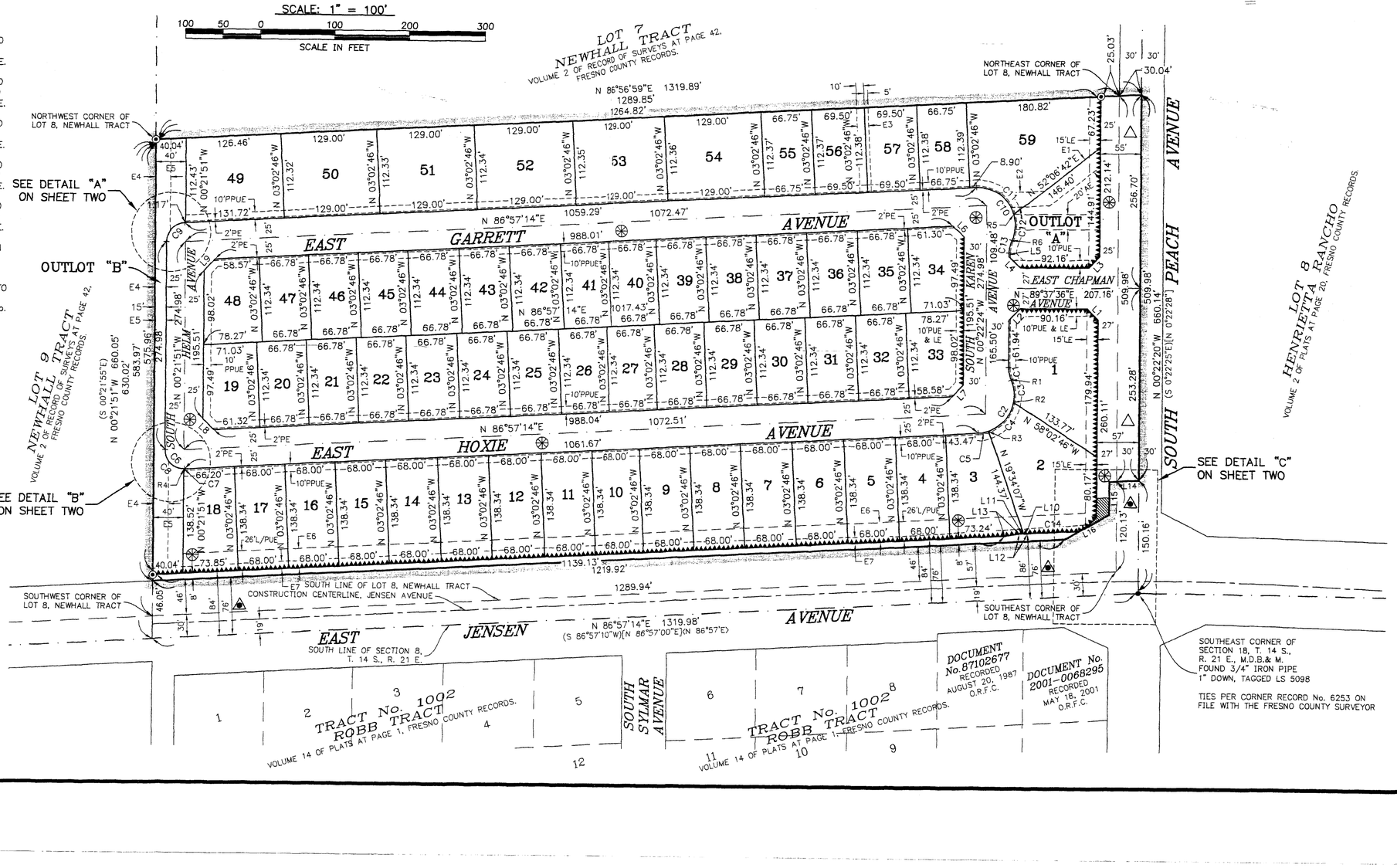
LINE TABLE		
LINE	Bearing	Dist.
L1	N 45°22'22"W	21.21'
L2	N 44°37'36"E	21.21'
L3	N 44°37'38"E	21.21'
L4	N 45°22'24"W	21.21'
L5	N 00°22'24"W	4.80'
L6	N 46°42'35"W	20.67'
L7	N 43°17'25"E	20.89'
L8	N 46°42'19"W	20.67'
L9	N 43°17'41"E	20.89'
L10	N 86°57'14"E	5.16'
L11	N 86°57'14"E	5.51'
L12	N 86°57'14"E	10.67'
L13	N 81°14'36"E	20.10'
L14	N 86°57'14"E	40.04'
L15	N 00°22'20"W	44.05'
L16	N 60°54'51"E	68.34'

CURVE TABLE					
No.	Radius	Delta	Length	Tangent	Chord
C1	40.00'	24°20'27"	16.99'	8.63'	16.87'
C2	50.00'	111°40'05"	97.45'	73.67'	82.74'
C3	50.00'	35°08'44"	30.67'	15.83'	30.19'
C4	50.00'	60°00'00"	52.36'	28.87'	50.00'
C5	50.00'	16°31'21"	14.42'	7.26'	14.37'
C6	25.00'	92°40'55"	40.44'	26.20'	36.17'
C7	25.00'	02°40'55"	1.17'	0.59	1.17'
C8	25.00'	90°00'00"	39.27'	25.00'	35.36'
C9	25.00'	87°19'05"	38.10'	23.86'	34.52'
C10	50.00'	117°00'48"	102.12'	81.61'	85.27'
C11	50.00'	76°34'34"	66.83'	39.47'	61.96'
C12	50.00'	40°26'14"	35.29'	18.41'	34.56'
C13	40.00'	24°20'26"	16.99'	8.63'	16.87'
C14	3494.00'	01°07'43"	68.83'	34.42'	68.83'
C15	3494.00'	01°05'45"	66.83'	33.41'	66.83'

RADIAL TABLE	
No.	Radial
R1	N 65°17'09"E
R2	S 79°34'07"E
R3	S 19°34'07"E
R4	S 00°21'51"E
R5	N 73°31'48"E
R6	S 66°01'58"E
R7	N 01°55'03"W
R8	N 01°57'01"W

NOTES:

SET 3/4" IRON PIPE, 30" LONG, 6" DOWN, TAGGED LS 6945 AT ALL LOT CORNERS AND AT THE BEGINNING AND END OF ALL CURVES.

OUTLOT "A" IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR LANDSCAPING AND RECREATIONAL PURPOSES AND MAY ALSO SERVE AS AN ALTERNATE EMERGENCY ACCESS ROAD FOR USE BY EMERGENCY RESPONSE VEHICLES ONLY, IF NECESSARY, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

OUTLOT "B" IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR LANDSCAPING, PEDESTRIAN AND OPEN SPACE PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.