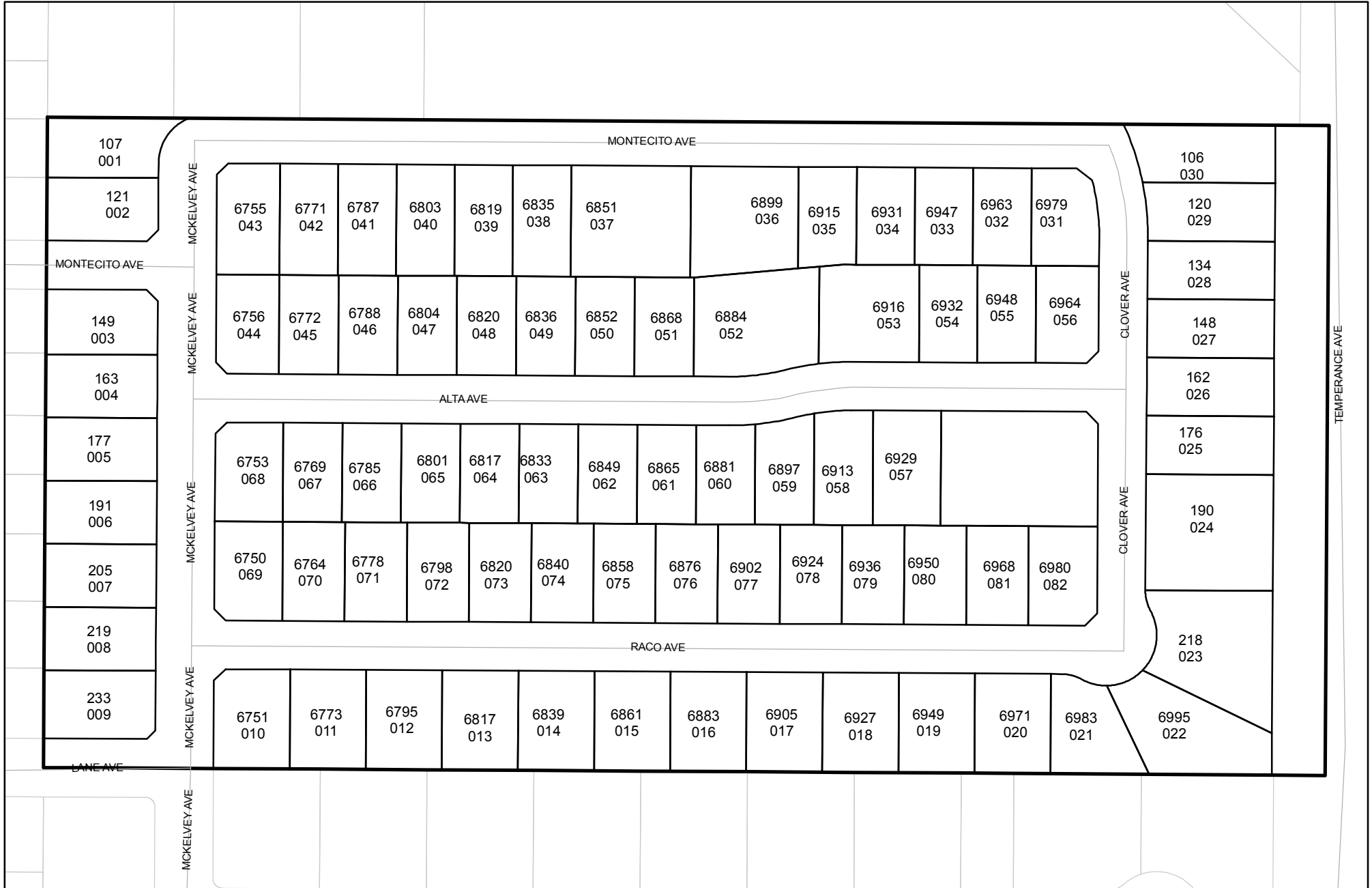




Prepared on Tue Apr 02 14:04:47 2013

# Street Names, Addresses and (Lot Numbers) for T5294



# FINAL MAP OF TRACT NO. 5294

IN THE CITY OF FRESNO  
FRESNO COUNTY, CALIFORNIA

SURVEYED AND PLATTED IN APRIL, 2005  
BY INGELS - BRAUN & ASSOCIATES

CONSISTING OF TWO SHEETS  
SHEET 2 OF 2 SHEETS

### BASIS OF BEARINGS

THE EAST LINE OF NORTHEAST QUARTER OF SECTION 10, T.14 S., R.21 E., M.D.B.&M. WAS TAKEN TO BE N 0°02'00" E, PER TRACT NO. 1612, RECORDED IN VOLUME 20 OF PLATS AT PAGE 37, FRESNO COUNTY RECORDS.

### LEGEND

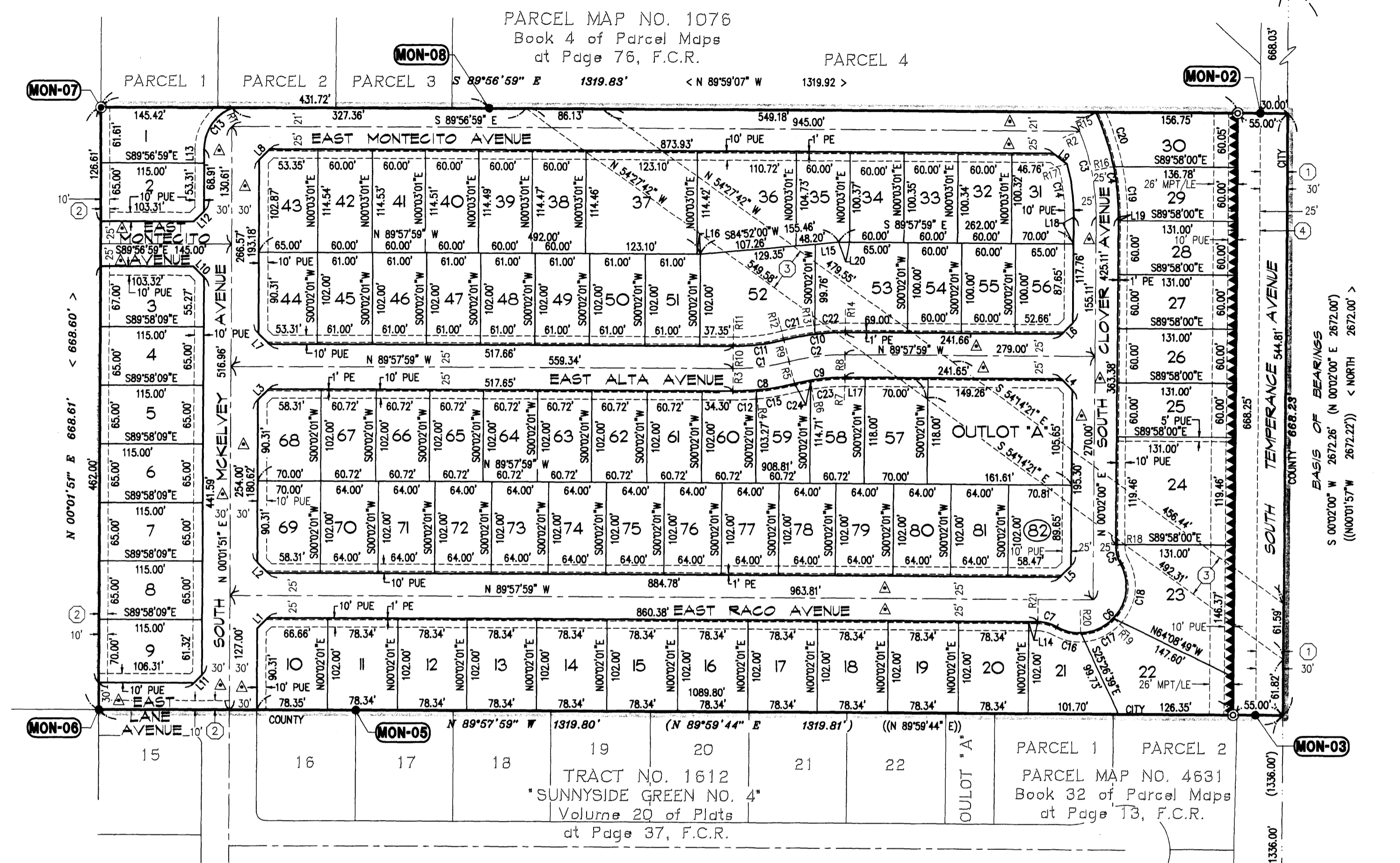
- EXISTING MONUMENT FOUND AND ACCEPTED OR AS NOTED.
- ⊙ SET 1" O.D. IRON PIPE, 30" LONG, UP 4", IN 6" DIA. x 30" CONCRETE MONUMENT DOWN 6" AND TAGGED PLS 6619, EXCEPT AS NOTED.
- ⊙ FOUND 1" O.D. IRON PIPE, UP 4", IN 6" DIA. CONCRETE MONUMENT TAGGED PLS 6619, OR AS OTHERWISE NOTED.
- ( ... ) RECORD DATA PER TRACT NO. 1612, RECORDED IN VOLUME 20 OF PLATS AT PAGE 37, F.C.R.
- (( ... )) RECORD DATA PER PARCEL MAP NO. 4631, RECORDED IN BOOK 32 OF PARCEL MAPS AT PAGE 13, F.C.R.
- < ... > RECORD DATA PER PARCEL MAP NO. 1076, RECORDED IN BOOK IV OF PARCEL MAPS AT PAGE 76, F.C.R.
- F.C.R. FRESNO COUNTY RECORDS
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- (R) DENOTES RADIAL BEARING
- MPT MULTI-PURPOSES PEDESTRIAN BIKE TRAIL EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- ① PORTIONS PREVIOUSLY DEEDED TO THE COUNTY OF FRESNO FOR RIGHT OF WAY FOR PUBLIC ROAD PURPOSES PER DEED RECORDED OCTOBER 15, 1887, IN BOOK 61, PAGE 576, O.R.F.C.
- ② A WATER UTILITY EASEMENT DEEDED TO THE FRESNO COUNTY WATERWORKS DISTRICT NO. 24, PER DEED RECORDED OCTOBER 24, 1967, IN BOOK 5493, PAGE 692, O.R.F.C.
- ③ A 50 FOOT PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR HIGH VOLTAGE TRANSMISSION LINE PURPOSES.
- ④ LAND NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
- ▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- △ INDICATES PORTIONS NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES.
- BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION.
- CITY CITY OF FRESNO BOUNDARY
- COUNTY COUNTY OF FRESNO BOUNDARY

### NOTE:

1" O.D. x 30" LONG IRON PIPE TO BE SET 6" DOWN AND TAGGED LS-6619, AT ALL LOT CORNERS, ANGLE POINTS, BEGINNING OF CURVES AND END OF CURVES, OR AS NOTED WITHIN THE TIME SPECIFIED IN THE SUBDIVISION AGREEMENT FOR THIS TRACT.

OUTLOT "A" NOW OFFERED FOR DEDICATION AS AN EASEMENT TO THE CITY, OR IT'S DESIGNEE, FOR PUBLIC USE FOR LANDSCAPING AND OPEN SPACE PURPOSES, INCLUDING BUT NOT LIMITED TO ALL ACTIVITIES NECESSARY FOR CLEARING, GRADING, CONSTRUCTION, ACCESS, OR MAINTENANCE OF WORKS, IMPROVEMENTS, STRUCTURES AND/OR LANDSCAPING.

SCALE 1" = 100'



PARCEL MAP NO. 1076  
Book 4 of Parcel Maps  
at Page 76, F.C.R.

TRACT NO. 1612  
"SUNNYSIDE GREEN NO. 4"  
Volume 20 of Plats  
at Page 37, F.C.R.

PARCEL MAP NO. 4631  
Book 32 of Parcel Maps  
at Page 13, F.C.R.

CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	250.00'	63.42'	63.25'	14°32'01"
C2	250.00'	63.42'	63.25'	14°32'01"
C3	250.00'	97.65'	97.03'	22°22'44"
C4	275.00'	119.94'	119.00'	24°49'24"
C5	45.00'	22.62'	22.38'	28°48'08"
C6	52.00'	133.96'	99.87'	147°36'16"
C7	45.00'	22.62'	22.38'	28°48'08"
C8	275.00'	69.76'	69.57'	14°32'01"
C9	225.00'	57.07'	56.92'	14°32'01"
C10	275.00'	69.76'	69.57'	14°32'01"
C11	225.00'	57.07'	56.92'	14°32'01"
C12	275.00'	26.47'	26.46'	5°30'51"
C13	50.00'	58.42'	55.15'	66°56'44"
C14	225.00'	59.34'	59.17'	15°06'41"
C15	275.00'	43.29'	43.25'	9°01'10"
C16	52.00'	27.89'	27.56'	30°43'57"
C17	52.00'	41.06'	40.00'	45°14'30"
C18	52.00'	65.01'	60.86'	71°37'49"
C19	275.00'	56.47'	56.38'	11°45'59"
C20	275.00'	63.47'	63.33'	13°13'25"
C21	275.00'	35.67'	35.64'	7°25'52"
C22	275.00'	34.09'	34.07'	7°06'09"
C23	225.00'	38.51'	38.47'	9°48'27"
C24	225.00'	18.56'	18.55'	4°43'34"

RADIAL	BEARING
R1	N23°01'25"W
R2	N67°39'16"E
R3	N00°02'01"E
R4	S05°28'50"E
R5	S14°30'00"E
R6	N09°46'26"W
R7	N00°02'01"E
R8	N00°02'01"E
R9	N14°30'00"W
R10	S00°02'01"W
R11	S00°02'01"W
R12	S14°30'00"E
R13	N07°04'08"W
R14	N00°02'01"E
R15	N65°02'36"E
R16	N78°16'10"E
R17	N74°55'19"E
R18	N89°58'00"W
R19	S47°08'19"E
R20	S01°53'49"E
R21	N00°02'01"E

LINE	BEARING	LENGTH
L1	N45°02'35"E	16.53'
L2	N44°57'29"W	16.53'
L3	N45°02'40"E	16.54'
L4	S44°58'04"E	17.47'
L5	S45°01'03"W	17.46'
L6	S45°01'03"W	17.46'
L7	N44°57'29"W	16.53'
L8	N45°01'44"E	16.53'
L9	N53°11'17"W	19.26'
L10	S44°56'36"E	16.53'
L11	S45°02'02"W	12.29'
L12	S45°02'26"W	16.53'
L13	N00°01'51"E	15.60'
L14	N89°57'59"W	10.32'
L15	S84°52'00"W	26.11'
L16	S89°57'59"E	3.90'
L17	N89°57'59"W	22.39'
L18	S00°02'00"W	30.11'
L19	N00°02'00"E	3.92'
L20	N89°57'59"W	12.00'

### FOUND MONUMENTS: (MON-01)

1. NORTHEAST CORNER OF SECTION 10, T. 14 S., R 21 E., M.D.B.&M., FOUND AND ACCEPTED 3/4 IRON PIPE 2" DOWN, IN HANDWELL TAGGED LS 5096, CR # 4681
2. FOUND AND ACCEPTED 1" IRON PIPE, DOWN 20", NO TAG
3. ACCEPTED FOR NORTH-SOUTH POSITION ONLY, NOT ACCEPTED FOR EAST-WEST POSITION, FOUND 3/4" IRON PIPE, DOWN 7", TAGGED R.C.E. 12406
4. EAST QUARTER CORNER OF SECTION 10, T. 14 S., R 21 E., M.D.B.&M., FOUND AND ACCEPTED FCBCM 6" DN. IN HANDWELL, CR #6939.
5. FOUND AND ACCEPTED 3/4" IRON PIPE, DOWN 6", NO TAG.
6. FOUND AND ACCEPTED 3/4" IRON PIPE, DOWN 6", TAGGED R.C.E. 12406
7. SET DURABLE 1" IRON PIPE, DOWN 12", TAGGED L.S. 6619
8. FOUND AND ACCEPTED 1" IRON PIPE, DOWN 4", NO TAG

### NOTES CONTINUED:

- THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
5. "EARLY CONSTRUCTION AGREEMENT FOR SEWER, WATER AND STORM DRAIN IMPROVEMENTS FOR TRACT MAP NO. 5294," RECORDED JANUARY 31, 2006, AS DOCUMENT NO. 2006-0021175, FRESNO COUNTY RECORDS
  6. "AGREEMENT FOR EARLY ISSUANCE OF MODEL HOME BUILDING PERMITS TRACT NO. 5294," RECORDED MAY 26, 2006, AS DOCUMENT NO. 2006-0111506, FRESNO COUNTY RECORDS.
  7. "EARLY STREET CONSTRUCTION AGREEMENT FOR TRACT NO. 5294," RECORDED JUNE 19, 2006, AS DOCUMENT NO. 2006-0127694, FRESNO COUNTY RECORDS.