



Prepared on Mon Oct 29 21:50:39 2018

# Street Names, Addresses and (Lot Numbers) for T5295



# FINAL MAP OF TRACT NO. 5295

**PHASE I OF TENTATIVE MAP NO. 5295**

**IN THE CITY OF FRESNO  
FRESNO COUNTY, CALIFORNIA  
SURVEYED AND PLATTED IN AUGUST, 2004  
BY INGELS - BRAUN & ASSOCIATES**

**CONSISTING OF THREE SHEETS  
SHEET 2 OF 3 SHEETS**

LINE	BEARING	LENGTH
L1	N00°00'58"W	42.84'
<<L1>>	N00°00'58"W	42.84'
L2	N46°25'35"W	50.00'
L3	N69°23'34"E	5.88'
L4	S20°36'26"E	66.89'
L5	S00°00'58"E	27.29'
L6	N00°36'54"E	95.55'
L7	N45°19'07"E	17.51'
L8	N00°00'58"W	50.00'
L9	S89°58'02"W	21.09'
L10	S44°59'02"W	17.46'
L11	S44°59'02"W	17.47'
L12	N45°00'58"W	17.47'

CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	175.00'	133.15'	129.96'	43°35'33"
<<C1>>	175.00'	133.15'	129.96'	43°35'33"
C2	125.00'	96.32'	55.85'	25°48'55"
C3	800.00'	2.15'	2.15'	0°09'14"
C4	150.00'	114.13'	111.39'	43°35'35"
C5	45.00'	22.62'	22.38'	28°48'08"
C6	52.00'	133.96'	99.87'	147°36'15"
C7	45.00'	22.62'	22.38'	28°48'08"
C8	125.00'	151.43'	142.34'	69°24'32"
C9	125.00'	95.11'	92.83'	43°35'37"
C10	52.00'	29.69'	29.29'	32°42'49"
C11	52.00'	48.89'	48.00'	54°38'16"
C12	45.00'	13.26'	13.21'	16°52'54"
C13	52.00'	54.38'	51.94'	59°55'10"
C14	45.00'	9.36'	9.35'	11°55'14"

RADIAL	BEARING
R1	N46°25'21"W
R2	N89°32'20"W
R3	S86°06'17"E
R4	S31°08'01"E
R5	N11°54'16"E

### BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, T.14 S., R.21 E., M.D.B. & M. WAS TAKEN TO BE N 00°00'58" W, PER TRACT NO. 5135, RECORDED IN VOLUME 89 OF PLATS AT PAGES 21 THROUGH 25, FRESNO COUNTY RECORDS.

### LEGEND

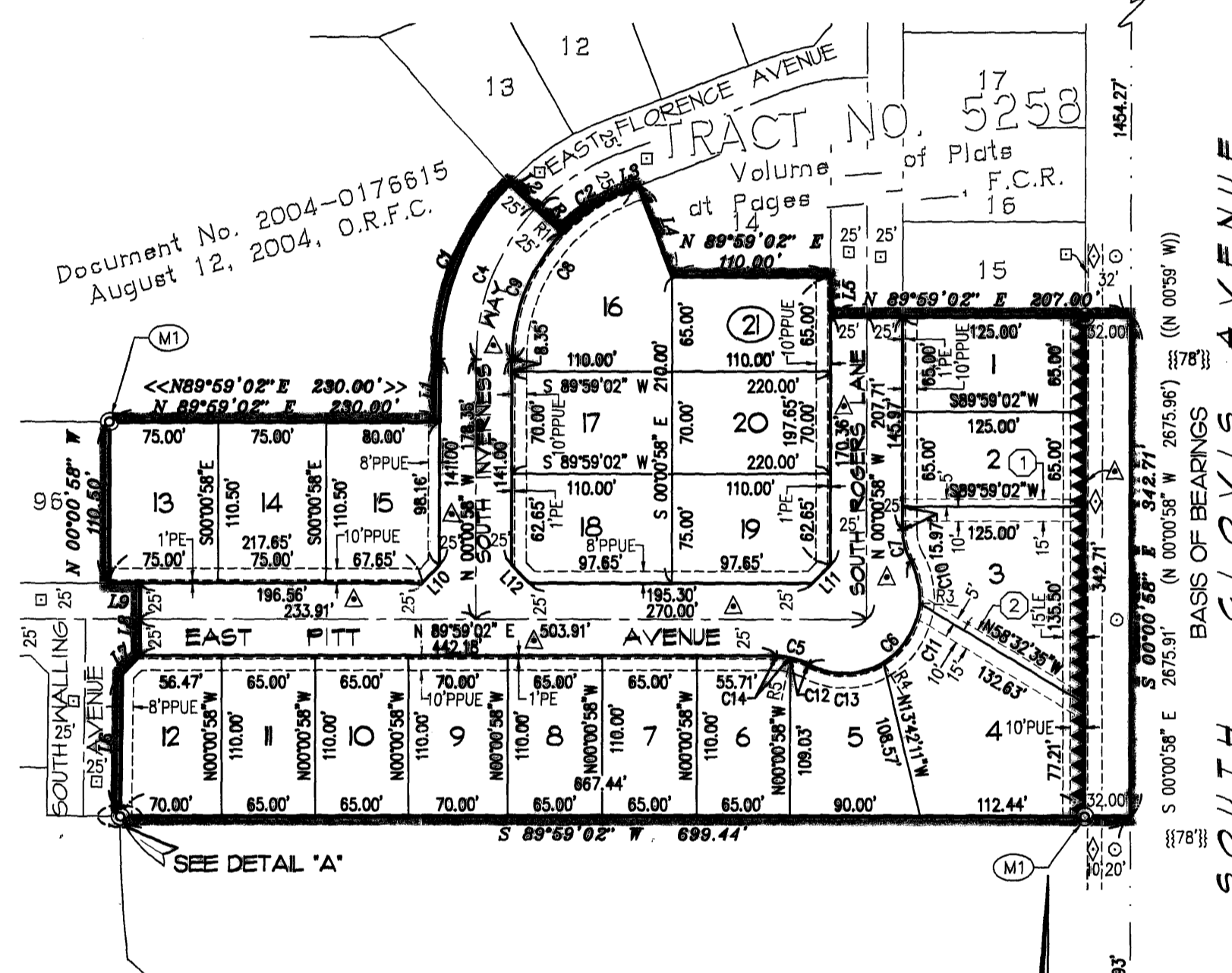
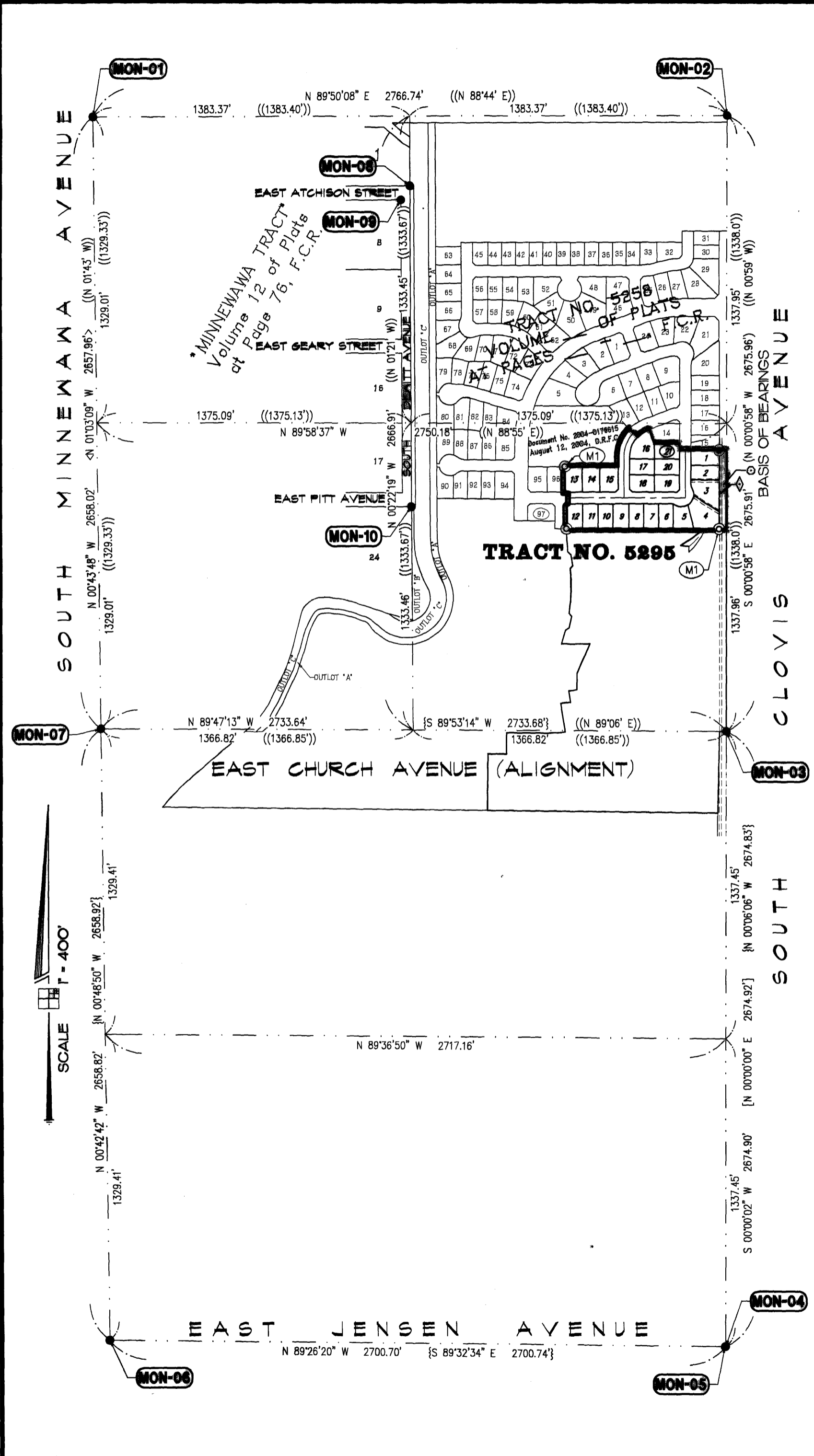
- EXISTING MONUMENT FOUND AND ACCEPTED OR AS NOTED.
- ⊙ FOUND 3/4" IRON PIPE, 30" LONG, UP 1", IN 6" DIA. x 30" CONCRETE MONUMENT DOWN 6" AND TAGGED PLS 6619
- ⊙ SET 1" O.D. IRON PIPE, 30" LONG, UP 4", IN 6" DIA. x 30" CONCRETE MONUMENT DOWN 6" AND TAGGED PLS 6619, EXCEPT AS NOTED.
- (... ) RECORD DATA PER TRACT NO. 5135, RECORDED IN VOLUME 89 OF PLATS AT PAGES 21 THROUGH 25, FRESNO COUNTY RECORDS.
- [... ] RECORD DATA PER TRACT NO. 4377, RECORDED IN VOLUME 57 OF PLATS AT PAGES 33 THROUGH 35, FRESNO COUNTY RECORDS.
- {... } RECORD DATA PER TRACT NO. 4186, RECORDED IN VOLUME 80 OF PLATS AT PAGES 60 THROUGH 62, FRESNO COUNTY RECORDS.
- <... > RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 46 OF RECORD OF SURVEYS AT PAGE 44, FRESNO COUNTY RECORDS.
- ((... )) RECORD DATA PER MAP OF SURVEY RECORDED IN BOOK 10 OF RECORD OF SURVEYS AT PAGE 29, FRESNO COUNTY RECORDS.
- <<... >> RECORD DATA PER GRANT DEED RECORDED AUGUST 12, 2004, AS DOCUMENT NO. 2004-0176615, O.R.F.C.
- {... } RECORD DATA PER PARCEL MAP NO. 91-05, RECORDED IN BOOK 55 OF PARCEL MAPS AT PAGES 1 & 2, FRESNO COUNTY RECORDS.
- C.R. CORNER RECORD ON FILE WITH FRESNO COUNTY SURVEYOR.
- F.C.R. FRESNO COUNTY RECORDS
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION.
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
- 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.
- (R) DENOTES RADIAL BEARING
- ▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- △ INDICATES PORTIONS NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES.
- ⊙ PORTIONS PREVIOUSLY DEEDED TO THE COUNTY OF FRESNO FOR RIGHT OF WAY FOR PUBLIC ROAD PURPOSES PER DEED RECORDED OCTOBER 15, 1920, IN VOLUME 22 PAGE 193, O.R.F.C.
- ◇ PORTIONS PREVIOUSLY DEEDED TO THE COUNTY OF FRESNO FOR RIGHT OF WAY FOR PUBLIC ROAD PURPOSES PER DEED RECORDED JULY 10, 1953, IN BOOK 3328 PAGE 470, AS DOCUMENT NO. 38963, O.R.F.C.
- PORTIONS PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER TRACT NO. 5258, RECORDED IN VOLUME \_\_\_ OF PLATS AT PAGES \_\_\_ THROUGH \_\_\_, F.C.R.
- ① AN EASEMENT PREVIOUSLY DEEDED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT FOR STORM DRAIN PIPE PURPOSES PER DEED RECORDED AS DOCUMENT NO. \_\_\_ O.R.F.C.
- ② AN EASEMENT PREVIOUSLY DEEDED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT FOR STORM DRAIN PIPE PURPOSES PER DEED RECORDED AS DOCUMENT NO. \_\_\_ O.R.F.C.
- (M1) SET 3/4" IRON PIPE, 30" LONG, UP 1", IN 6" DIA. x 30" CONCRETE MONUMENT DOWN 6" AND TAGGED PLS 6619

### NOTE :

1" O.D. x 30" LONG IRON PIPE TO BE SET 6" DOWN AND TAGGED PLS-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.

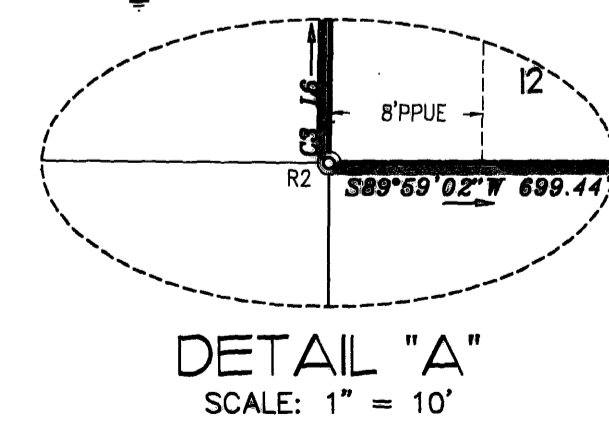
REVISIONS	
02/27/04	RE
05/16/05	RE
06/16/05	RE

BY: ESPINOZA -08/26/04  
IBA CADFILE: 03043FM2



### FOUND MONUMENTS:

1. NORTH QUARTER CORNER OF SECTION 17, T. 14 S., R. 21 E., M.D.B. & M., FOUND 3" IRON PIPE, DOWN 8", TAGGED LS 2931, C.R. #4621
2. NORTHEAST CORNER OF SECTION 17, T. 14 S., R. 21 E., M.D.B. & M., ALSO BEING THE NORTHWEST CORNER OF SECTION 16, T. 14 S., R. 21 E., M.D.B. & M., FOUND FRESNO COUNTY BRASS CAP MONUMENT IN HANDWELL, C.R. #2889
3. EAST QUARTER CORNER OF SECTION 17, T. 14 S., R. 21 E., M.D.B. & M., ALSO BEING THE WEST QUARTER CORNER OF SECTION 16, T. 14 S., R. 21 E., M.D.B. & M., FOUND 3/4" IRON PIPE, DOWN 2", TAGGED LS 4201, C.R. #5629
4. SOUTHEAST CORNER OF SECTION 17, T. 14 S., R. 21 E., M.D.B. & M., ALSO BEING THE NORTHWEST CORNER OF SECTION 21, T. 14 S., R. 21 E., M.D.B. & M. FOUND FRESNO COUNTY BRASS CAP MONUMENT, FLUSH, C.R. #6161
5. 3.0' WEST OF THE SOUTHEAST CORNER OF SECTION 17, T. 14 S., R. 21 E., M.D.B. & M., FOUND BRASS CAP CENTERLINE MONUMENT
6. SOUTH QUARTER CORNER OF SECTION 17, T. 14 S., R. 21 E., M.D.B. & M., ALSO BEING THE NORTH QUARTER CORNER OF SECTION 20, T. 14 S., R. 21 E., M.D.B. & M. FOUND FRESNO COUNTY BRASS CAP MONUMENT, DOWN 2", C.R. #4458
7. CENTER QUARTER CORNER OF SECTION 17, T. 14 S., R. 21 E., M.D.B. & M., FOUND 3/4" IRON PIPE, DOWN 8", NO TAG, C.R. #4460
8. SOUTHEAST CORNER OF LOT 1 OF "MINNEWAWA TRACT", FOUND 3/4" IRON PIPE, DOWN 12", TAGGED LS 2931
9. NORTHEAST CORNER OF LOT 8 OF "MINNEWAWA TRACT", FOUND 3/4" IRON PIPE, DOWN 4", NO TAG
10. FOUND 3/4" IRON PIPE, DOWN 12", TAGGED LS 4988, 0.42' WEST OF THE TRUE POSITION OF THE NORTHEAST CORNER OF LOT 24 OF "MINNEWAWA TRACT"



DETAIL "A"  
SCALE: 1" = 10'

# FINAL MAP OF TRACT NO. 5295

PHASE I OF TENTATIVE MAP NO. 5295

IN THE CITY OF FRESNO  
 FRESNO COUNTY, CALIFORNIA  
 SURVEYED AND PLATTED IN AUGUST, 2004  
 BY INGELS - BRAUN & ASSOCIATES

CONSISTING OF THREE SHEETS  
 SHEET 2 OF 3 SHEETS

### BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, T.14 S., R.21 E., M.D.B. & M. WAS TAKEN TO BE N 00°00'58" W, PER TRACT NO. 5135, RECORDED IN VOLUME 69 OF PLATS AT PAGES 21 THROUGH 25, FRESNO COUNTY RECORDS.

### LEGEND

- EXISTING MONUMENT FOUND AND ACCEPTED OR AS NOTED. O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
- ⊙ FOUND 3/4" IRON PIPE, 30" LONG, UP 1", IN 6" DIA. x 30" CONCRETE MONUMENT DOWN 6" AND TAGGED PLS 6619 PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- ⊙ 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. PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- (...) RECORD DATA PER TRACT NO. 5135, RECORDED IN VOLUME 69 OF PLATS AT PAGES 21 THROUGH 25, FRESNO COUNTY RECORDS. (R) DENOTES RADIAL BEARING
- [...] RECORD DATA PER TRACT NO. 4377, RECORDED IN VOLUME 57 OF PLATS AT PAGES 33 THROUGH 35, FRESNO COUNTY RECORDS. ▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- {...} RECORD DATA PER TRACT NO. 4188, RECORDED IN VOLUME 60 OF PLATS AT PAGES 60 THROUGH 62, FRESNO COUNTY RECORDS. △ INDICATES PORTIONS NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES.
- <...> RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 46 OF RECORD OF SURVEYS AT PAGE 44, FRESNO COUNTY RECORDS. ⊠ PORTIONS PREVIOUSLY DEEDED TO THE COUNTY OF FRESNO FOR RIGHT OF WAY FOR PUBLIC ROAD PURPOSES PER DEED RECORDED OCTOBER 15, 1920, IN VOLUME 22 PAGE 193, O.R.F.C.
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- <<...>> RECORD DATA PER GRANT DEED RECORDED AUGUST 12, 2004, AS DOCUMENT NO. 2004-0176615, O.R.F.C. ① AN EASEMENT PREVIOUSLY DEEDED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT FOR STORM DRAIN PIPE PURPOSES PER DEED RECORDED 6-24-2005 AS DOCUMENT NO. 2005041188 O.R.F.C.
- {...} RECORD DATA PER PARCEL MAP NO. 91-05, RECORDED IN BOOK 55 OF PARCEL MAPS AT PAGES 1 & 2, FRESNO COUNTY RECORDS. ② AN EASEMENT PREVIOUSLY DEEDED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT FOR STORM DRAIN PIPE PURPOSES PER DEED RECORDED 6-17-2005 AS DOCUMENT NO. 2005041188 O.R.F.C.
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REVISIONS	
12/27/04	RE
05/16/05	RE
06/16/05	RE

BY: ESPNOZA -08/26/04  
 IBA CADFILE: 03043FM2

#### LINE TABLE

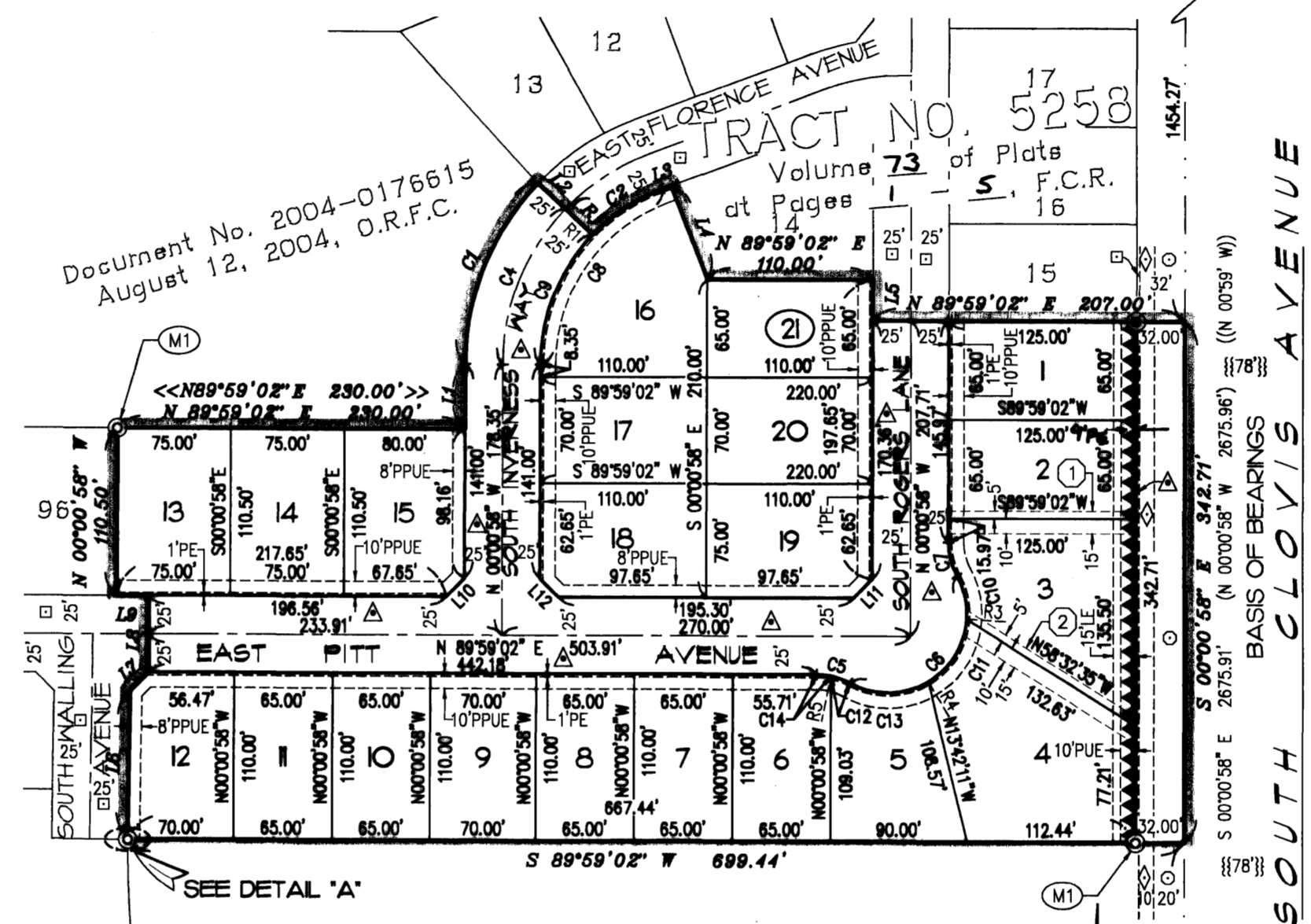
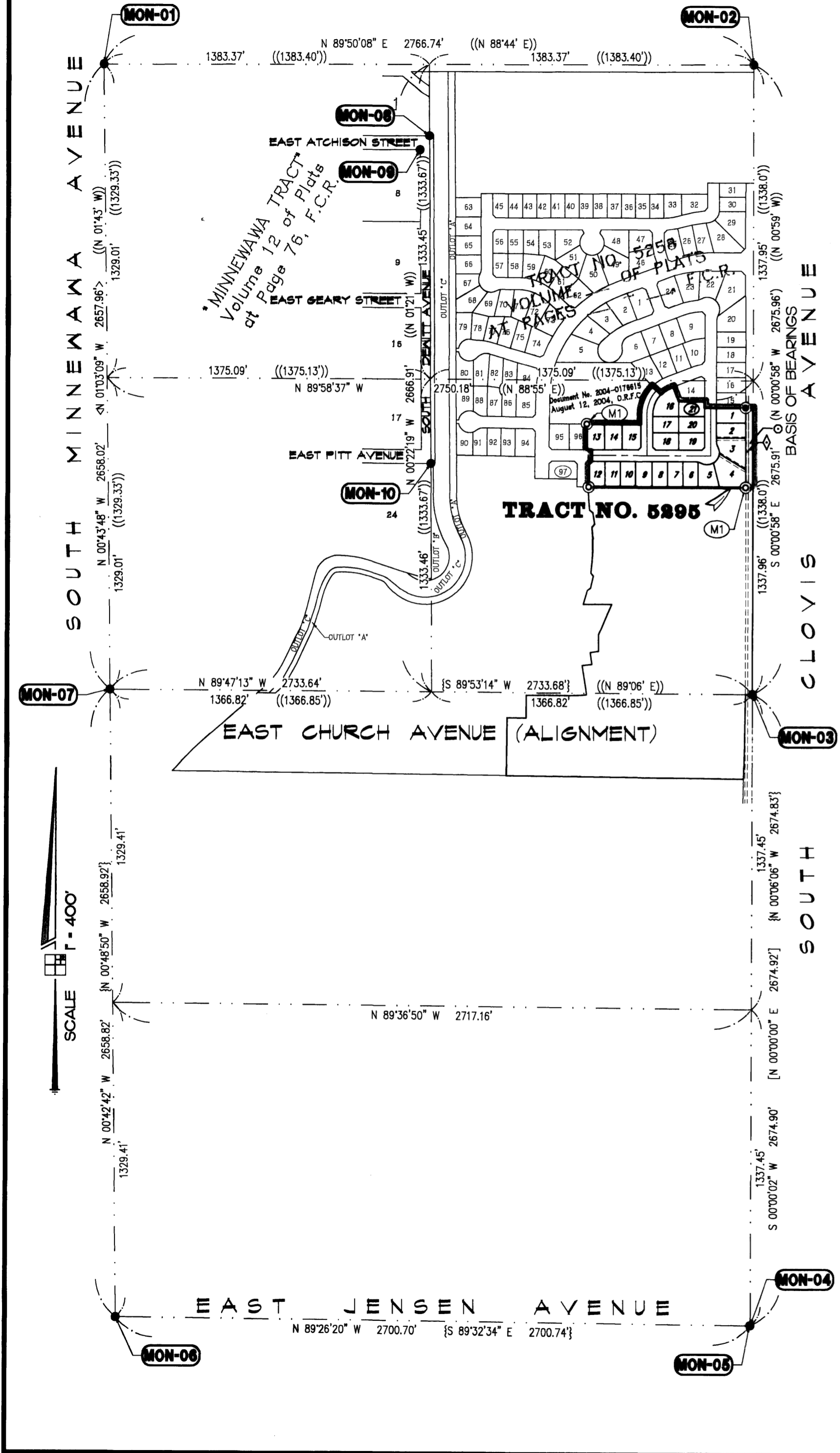
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#### CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	175.00'	133.15'	129.96'	43°35'33"
<<C1>>	175.00'	133.15'	---	43°35'33"
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#### RADIAL TABLE

RADIAL	BEARING
R1	N46°25'21"W
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R3	S86°06'17"E
R4	S31°08'01"E
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### FOUND MONUMENTS:

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2. NORTHEAST CORNER OF SECTION 17, T. 14 S., R. 21 E., M.D.B. & M., ALSO BEING THE NORTHWEST CORNER OF SECTION 16, T. 14 S., R. 21 E., M.D.B. & M., FOUND FRESNO COUNTY BRASS CAP MONUMENT IN HANDWELL, C.R. #2889
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10. FOUND 3/4" IRON PIPE, DOWN 12", TAGGED LS 4998, 0.42' WEST OF THE TRUE POSITION OF THE NORTHEAST CORNER OF LOT 24 OF "MINNEWAWA TRACT"

