



# Street Names, Addresses and (Lot Numbers) for T5313

Prepared on Mon Oct 22 15:03:40 2018



JENSEN AVE

# FINAL MAP OF TRACT NO. 5313

IN THE CITY OF FRESNO  
FRESNO COUNTY, CALIFORNIA  
SURVEYED AND PLATTED IN MARCH, 2005  
BY INGELS - BRAUN & ASSOCIATES

CONSISTING OF TWO SHEETS  
SHEET 2 OF 2 SHEETS

### BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17, T.14 S., R.21 E., M.D.B. & M. WAS TAKEN TO BE N 00°22'28" W, (SAID LINE ALSO BEING THE CENTERLINE OF SOUTH PEACH AVENUE), PER TRACT NO. 4606, RECORDED IN VOLUME 57 OF PLATS AT PAGES 64 THROUGH 66, 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.
- (...) RECORD DATA PER TRACT NO. 4606, RECORDED IN VOLUME 57 OF PLATS AT PAGES 64 THROUGH 66, F.C.R.
- [...] RECORD DATA PER TRACT NO. 4682, RECORDED IN VOLUME 68 OF PLATS AT PAGES 3 THROUGH 5, FRESNO COUNTY RECORDS.
- C.R. CORNER RECORD ON FILE WITH FRESNO COUNTY SURVEYOR.
- F.C.R. FRESNO COUNTY RECORDS
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
- OUTLOT "A" LOT IS FOR IRRIGATION CANAL PURPOSES.
- OUTLOT "B" LOT IS FOR LANDSCAPE BUFFER PURPOSES.
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PPUE PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- ▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- ⊕ PEDESTRIAN AND LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- △ 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 JUNE 18, 1894, IN BOOK 172, PAGE 260, OF DEEDS.
- PORTIONS OF AN EASEMENT AND RIGHT OF WAY PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES PER DOCUMENT RECORDED ON OCTOBER 19, 1994, AS DOCUMENT NO. 94162308, O.R.F.C.
- ◇ PORTIONS OF AN EASEMENT AND RIGHT OF WAY PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES PER DOCUMENT RECORDED ON JULY 31, 2002, AS DOCUMENT NO. 2002-0127459, O.R.F.C.
- ⬢ AN EASEMENT PREVIOUSLY DEEDED TO FRESNO IRRIGATION DISTRICT FOR PIPELINES AND OTHER CONDUITS AND INCIDENTAL PURPOSES PER DEED RECORDED FEBRUARY 8, 2006, AS DOCUMENT NO. 2006-0028462, O.R.F.C.

### 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.

### CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	250.00'	50.08'	50.00'	11°28'42"
C2	250.00'	50.08'	50.00'	11°28'42"
C3	250.00'	50.08'	50.00'	11°28'42"
C4	250.00'	50.08'	50.00'	11°28'42"
C5	500.00'	53.72'	53.69'	6°09'20"
C6	500.00'	165.31'	164.56'	18°56'35"
C7	250.00'	56.29'	56.17'	12°54'04"
C8	250.00'	56.29'	56.17'	12°54'04"
C9	250.00'	58.51'	58.38'	13°24'37"
C10	250.00'	58.51'	58.38'	13°24'37"
C11	250.00'	99.55'	98.89'	22°48'52"
C12	250.00'	99.55'	98.89'	22°48'52"
C13	500.00'	16.64'	16.64'	1°54'25"
C14	500.00'	16.65'	16.65'	1°54'27"
C15	500.00'	148.67'	148.12'	17°02'10"
C16	250.00'	47.08'	47.01'	10°47'25"
C17	250.00'	47.08'	47.01'	10°47'25"
C18	250.00'	3.00'	3.00'	0°41'17"
C19	250.00'	3.00'	3.00'	0°41'17"
C20	278.00'	55.69'	55.60'	11°28'42"
C21	278.00'	55.69'	55.60'	11°28'42"
C22	472.00'	168.76'	167.87'	20°29'10"
C23	472.00'	62.66'	62.53'	12°54'52"
C24	222.00'	50.68'	50.57'	13°04'48"
C25	222.00'	54.52'	54.39'	14°04'19"
C26	528.00'	120.80'	120.53'	13°06'29"
C27	528.00'	44.17'	44.16'	4°17'36"
C28	222.00'	44.47'	44.40'	11°28'42"
C29	278.00'	18.22'	18.21'	3°45'16"
C30	278.00'	18.97'	18.96'	3°54'32"
C31	222.00'	44.47'	44.40'	11°28'42"
C32	472.00'	70.81'	70.74'	8°35'45"
C33	472.00'	62.04'	62.00'	7°31'52"
C34	472.00'	35.91'	35.90'	4°21'33"
C35	472.00'	28.18'	28.18'	3°10'40"
C36	472.00'	24.53'	24.53'	2°58'40"
C37	278.00'	10.39'	10.39'	2°08'29"
C38	222.00'	15.28'	15.28'	3°56'40"
C39	278.00'	45.30'	45.25'	9°20'13"
C40	222.00'	29.19'	29.17'	7°32'02"
C41	500.00'	49.85'	47.81'	5°70'26"
C42	500.00'	9.15'	9.14'	10°29'20"
C43	500.00'	29.36'	28.94'	33°38'20"
C44	500.00'	68.72'	63.44'	78°44'54"
C45	222.00'	36.48'	36.44'	9°24'55"
C46	278.00'	54.51'	54.42'	11°14'03"
C47	222.00'	7.99'	7.99'	2°03'47"
C48	278.00'	1.18'	1.18'	0°14'39"
C49	528.00'	92.22'	92.10'	10°00'26"
C50	528.00'	28.58'	28.57'	3°06'03"
C51	250.00'	29.13'	29.11'	6°40'35"
C52	250.00'	29.17'	29.15'	6°41'06"
C53	250.00'	29.38'	29.37'	6°44'02"
C54	250.00'	29.34'	29.33'	6°43'31"
C55	250.00'	44.06'	44.00'	10°05'48"
C56	250.00'	44.03'	43.97'	10°05'24"
C57	250.00'	55.49'	55.38'	12°43'04"
C58	250.00'	55.52'	55.41'	12°43'28"

### RADIAL TABLE (CONT.)

RADIAL	BEARING
R5	N89°00'42"E
R6	N63°39'31"W
R7	S00°25'07"E
R8	N13°00'10"W
R9	N14°08'57"E
R10	N71°02'12"W
R11	N85°30'25"W
R12	N82°34'35"W
R13	N82°07'49"E
R14	N72°15'16"W
R15	N79°47'08"W
R16	N87°19'21"W
R17	S88°09'32"E
R18	N82°45'59"W
R19	S33°10'35"E
R20	S10°57'05"W
R21	N80°17'04"E
R22	S89°27'20"W
R23	N81°02'38"W
R24	N06°39'24"W
R25	N06°38'32"E
R26	N10°10'26"E
R27	N10°10'22"E
R28	N65°12'06"W
R29	N65°11'44"W

### LINE TABLE

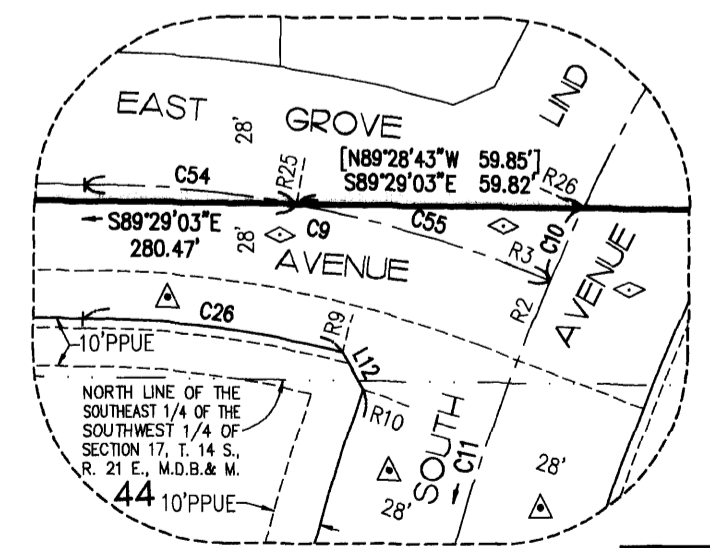
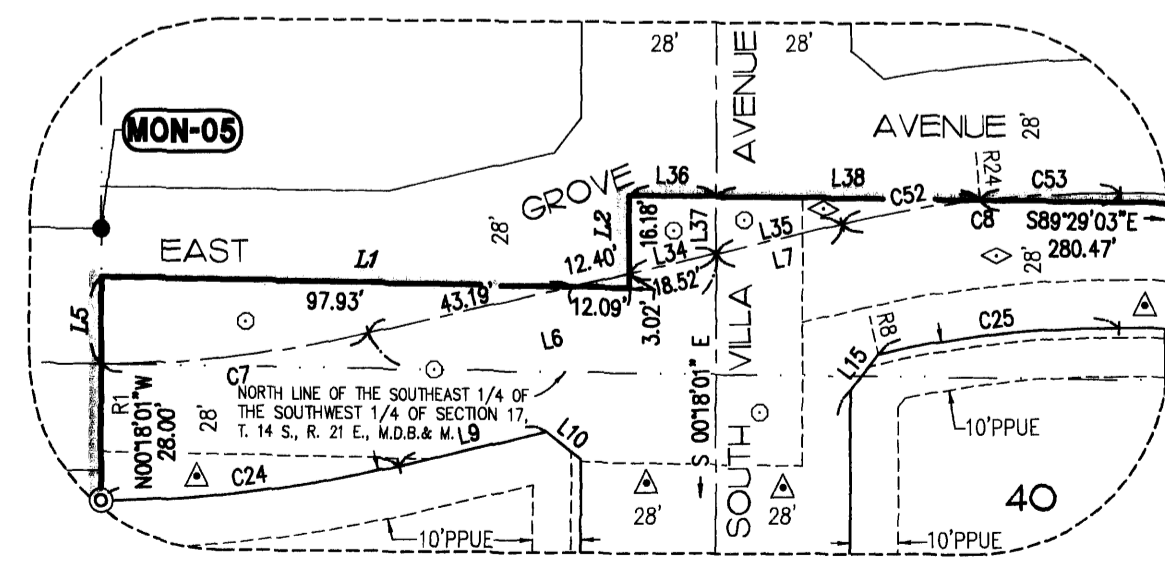
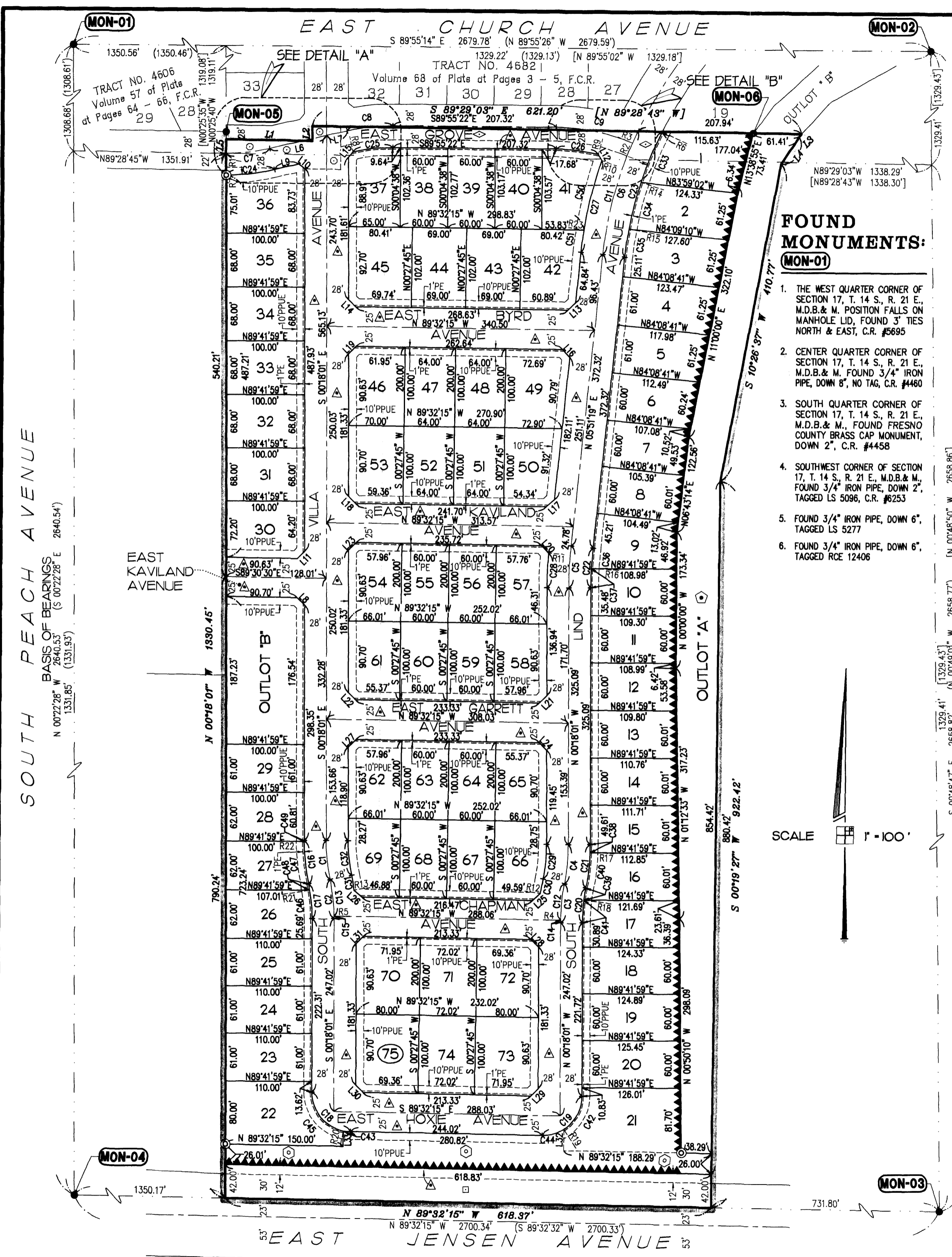
LINE	BEARING	DISTANCE
L1	S89°14'03"E	110.02'
L2	N00°25'40"W	19.20'
L3	S42°04'12"W	4.33'
L4	S32°36'12"W	42.70'
L5	N00°25'40"W	18.00'
L6	N76°40'01"E	74.11'
L7	N76°40'01"E	26.87'
L8	S44°54'31"E	13.26'
L9	N76°40'01"E	31.68'
L10	S51°49'00"E	8.97'
L11	S45°05'44"W	13.18'
L12	S28°25'43"E	8.95'
L13	S48°09'32"W	13.25'
L14	N44°56'09"W	13.25'
L15	N38°12'11"E	9.23'
L16	S41°50'28"E	13.00'
L17	S48°09'32"W	13.50'
L18	N44°56'08"W	13.25'
L19	N45°04'52"E	13.18'
L20	S42°30'56"E	13.05'
L21	S45°04'52"W	13.18'
L22	N44°55'08"W	13.25'
L23	N45°04'52"E	13.18'
L24	S44°54'42"E	13.25'
L25	S48°52'02"W	13.58'
L26	N48°38'21"W	13.68'
L27	N45°04'52"E	13.18'
L28	S44°55'08"W	13.25'
L29	S45°04'52"W	13.18'
L30	N44°55'08"W	13.25'
L31	N45°04'52"E	13.18'
L32	N00°27'45"E	26.87'
L33	N00°27'45"E	19.34'
L34	N76°40'01"E	18.46'
L35	N76°40'01"E	26.93'
L36	N76°40'21"E	26.93'
L37	S89°29'03"E	18.00'
L38	N00°25'55"W	11.76'
L39	N00°25'35"W	11.76'
L40	S89°29'03"E	54.97'
L41	N89°28'43"W	55.00'

### RADIAL TABLE

RADIAL	BEARING
R1	S00°25'55"E
R2	N22°53'30"E
R3	N22°53'49"E
R4	N67°06'31"W
R5	N89°36'44"W

### FOUND MONUMENTS: (MON-01)

- THE WEST QUARTER CORNER OF SECTION 17, T. 14 S., R. 21 E., M.D.B. & M. POSITION FALLS ON MANHOLE LID, FOUND 3" TIES NORTH & EAST, C.R. #5695
- CENTER QUARTER CORNER OF SECTION 17, T. 14 S., R. 21 E., M.D.B. & M. FOUND 3/4" IRON PIPE, DOWN 6", NO TAG, C.R. #4460
- SOUTH QUARTER CORNER OF SECTION 17, T. 14 S., R. 21 E., M.D.B. & M., FOUND FRESNO COUNTY BRASS CAP MONUMENT, DOWN 2", C.R. #4458
- SOUTHWEST CORNER OF SECTION 17, T. 14 S., R. 21 E., M.D.B. & M., FOUND 3/4" IRON PIPE, DOWN 2", TAGGED LS 5096, C.R. #6253
- FOUND 3/4" IRON PIPE, DOWN 6", TAGGED LS 5277
- FOUND 3/4" IRON PIPE, DOWN 6", TAGGED RCE 12406



DATE	BY	DESCRIPTION
12/19/05	TM	
02/13/06	TM	
02/23/06	DG	

BY: ESPINOZA -03/30/05  
IBA CADFILE: 05005FM