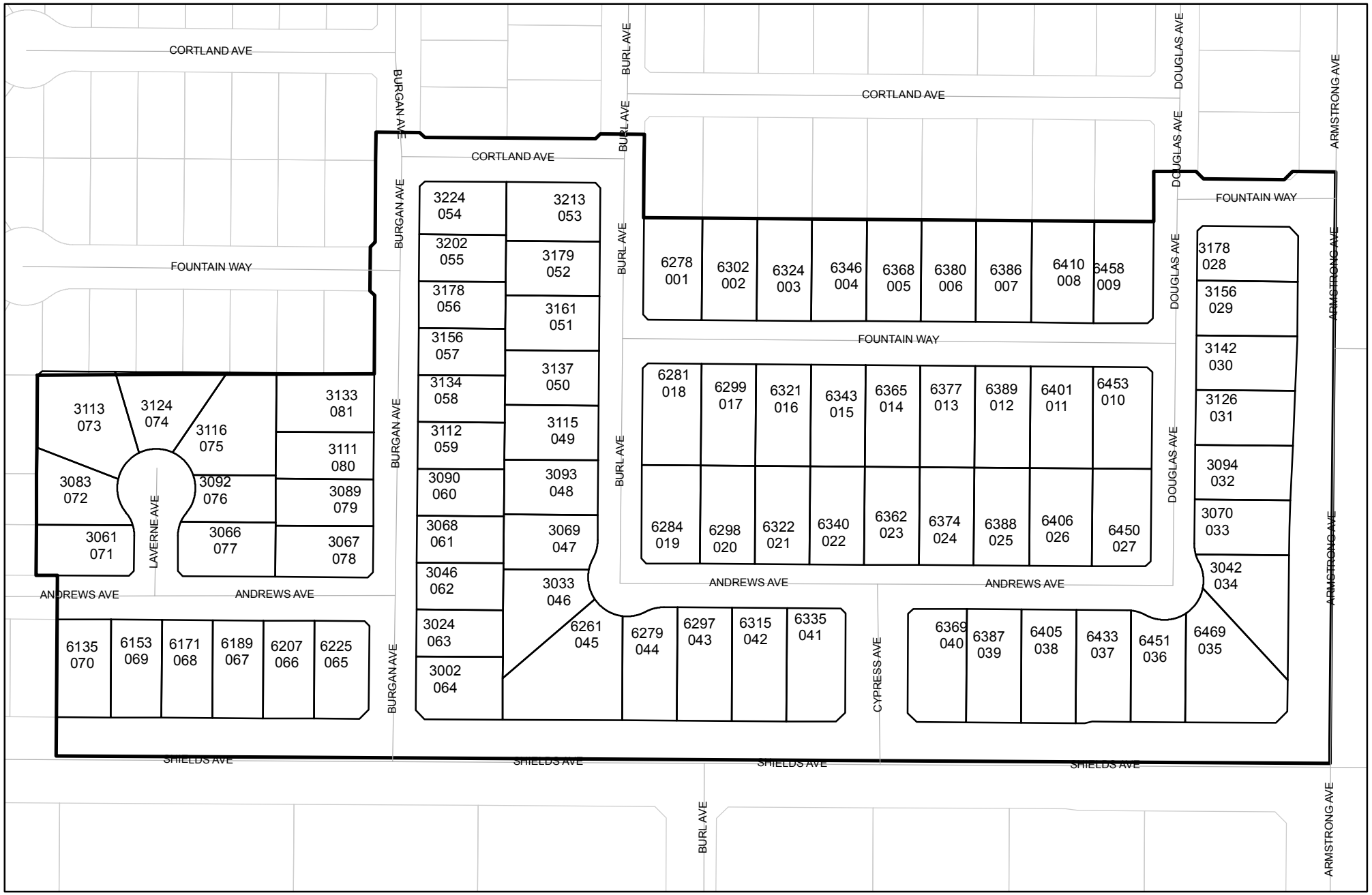
N

Prepared on Wed Dec 14 21:51:48 2016

Street Names, Addresses and (Lot Numbers) for T5370



FINAL MAP OF
TRACT NO. 5370

CONSISTING OF 4 SHEETS, SHEET 3 OF 4

OXFORD COMMONS
PHASE 2 OF TENTATIVE MAP NO. 5189
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
PLATTED JUNE 2004, BY QUAD KNOPF, INC.

LEGEND

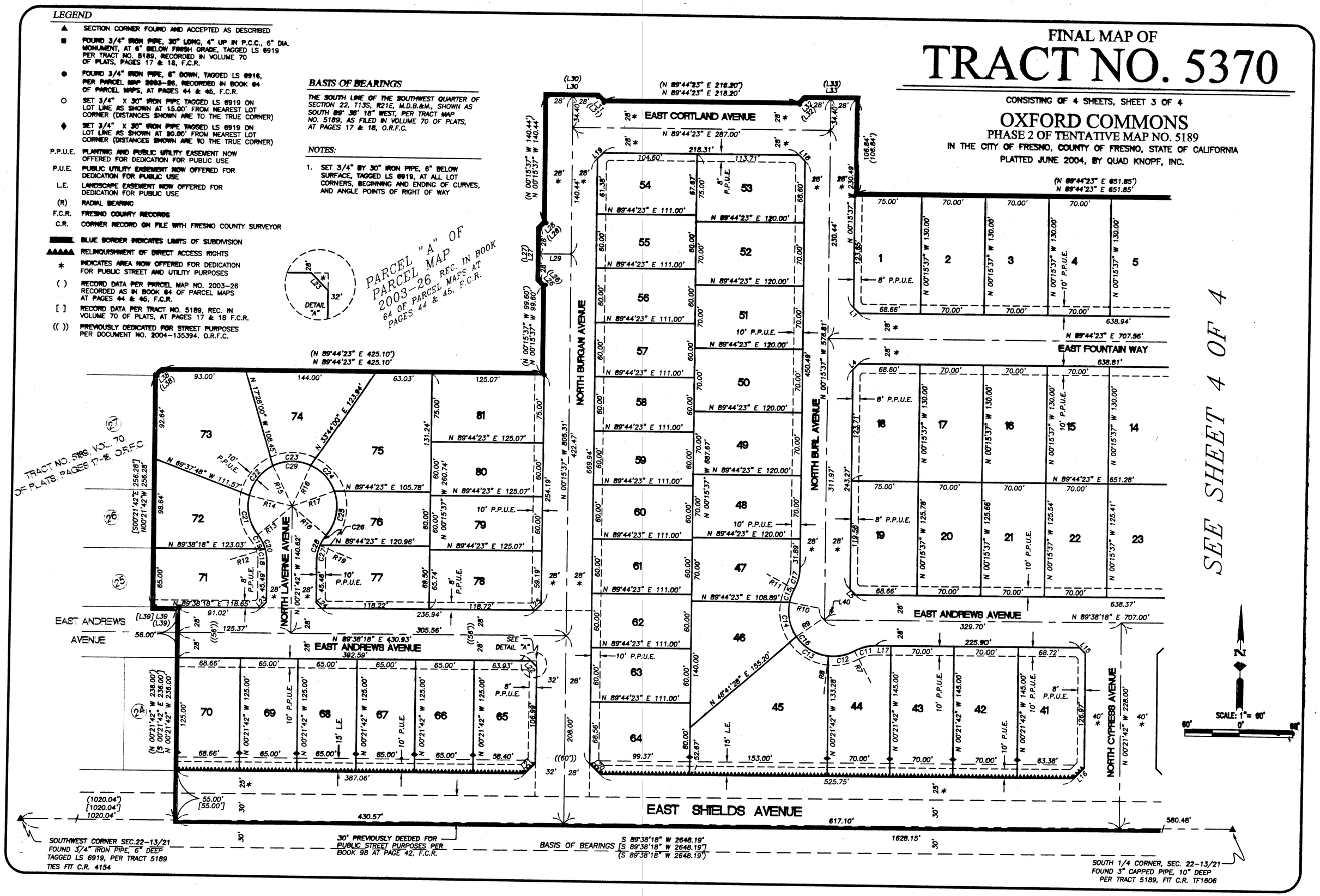
- ▲ SECTION CORNER FOUND AND ACCEPTED AS DESCRIBED
- ■ FOUND 3/4" IRON PIPE, 30" LONG, 4" UP IN P.C.C., 6" DIA. MONUMENT, AT 6" BELOW FINISH GRADE, TAGGED LS 6919 PER TRACT NO. 5189, RECORDED IN VOLUME 70 OF PLATS, PAGES 17 & 18, F.C.R.
- ● FOUND 3/4" IRON PIPE, 6" DOWN, TAGGED LS 6916, PER PARCEL MAP 2003-26, RECORDED IN BOOK 64 OF PARCEL MAPS, AT PAGES 44 & 45, F.C.R.
- ○ SET 3/4" X 30" IRON PIPE TAGGED LS 6919 ON LOT LINE AS SHOWN AT 15.00' FROM NEAREST LOT CORNER (DISTANCES SHOWN ARE TO THE TRUE CORNER)
- ◆ SET 3/4" X 30" IRON PIPE TAGGED LS 6919 ON LOT LINE AS SHOWN AT 20.00' FROM NEAREST LOT CORNER (DISTANCES SHOWN ARE TO THE TRUE CORNER)
- P.P.U.E. PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- P.U.E. PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- L.E. LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- (R) RADIAL BEARING
- F.C.R. FRESNO COUNTY RECORDS
- C.R. CORNER RECORD ON FILE WITH FRESNO COUNTY SURVEYOR
- BLUE BORDER INDICATES LIMITS OF SUBDIVISION
- ▲▲▲▲▲ RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- * INDICATES AREA NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES
- ( ) RECORD DATA PER PARCEL MAP NO. 2003-26 RECORDED AS IN BOOK 64 OF PARCEL MAPS AT PAGES 44 & 45, F.C.R.
- [ ] RECORD DATA PER TRACT NO. 5189, REC. IN VOLUME 70 OF PLATS, AT PAGES 17 & 18 F.C.R.
- (( )) PREVIOUSLY DEDICATED FOR STREET PURPOSES PER DOCUMENT NO. 2004-135394. O.R.F.C.

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, T13S, R21E, M.D.B.&M., SHOWN AS SOUTH 89° 38' 18" WEST, PER TRACT MAP NO. 5189, AS FILED IN VOLUME 70 OF PLATS, AT PAGES 17 & 18, O.R.F.C.

NOTES:

1. SET 3/4" BY 30" IRON PIPE, 6" BELOW SURFACE, TAGGED LS 6919, AT ALL LOT CORNERS, BEGINNING AND ENDING OF CURVES, AND ANGLE POINTS OF RIGHT OF WAY



SEE SHEET 4 OF 4

SOUTHWEST CORNER SEC.22-13/21 FOUND 3/4" IRON PIPE, 6" DEEP TAGGED LS 6919, PER TRACT 5189 TIES FIT C.R. 4154

30' PREVIOUSLY DEEDED FOR PUBLIC STREET PURPOSES PER BOOK 98 AT PAGE 42, F.C.R.

BASIS OF BEARINGS S 89°38'18" W 2648.19' [S 89°38'18" W 2648.19'] (S 89°38'18" W 2648.19')

SOUTH 1/4 CORNER, SEC. 22-13/21 FOUND 3" CAPPED PIPE, 10" DEEP PER TRACT 5189, FIT C.R. TF1606

FINAL MAP OF

TRACT NO. 5370

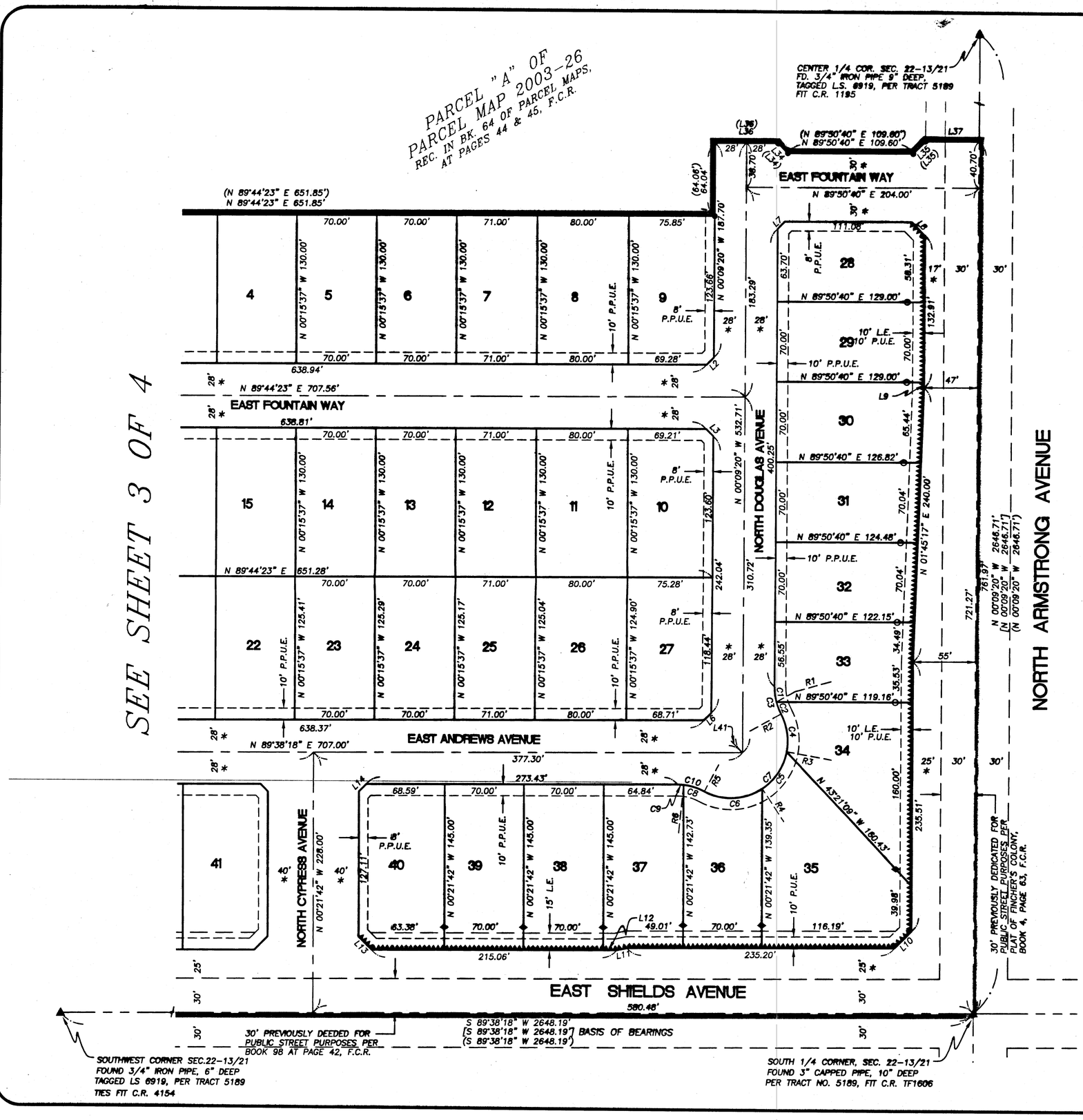
CONSISTING OF 4 SHEETS, SHEET 4 OF 4

OXFORD COMMONS

PHASE 2 OF TENTATIVE MAP NO. 5189

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

PLATTED JUNE 2004, BY QUAD KNOPF, INC.



LEGEND

▲	SECTION CORNER FOUND AND ACCEPTED AS DESCRIBED
■	FOUND 3/4" IRON PIPE TAGGED LS 6919 PER TRACT NO. 5189, RECORDED IN VOLUME 70, OF PLATS, PAGES 17 & 18, F.C.R.
●	FOUND 3/4" IRON PIPE TAGGED LS 6919 PER PARCEL MAP 2003-26, RECORDED IN BOOK 64 OF PARCEL MAPS, AT PAGES 44 & 45, F.C.R.
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