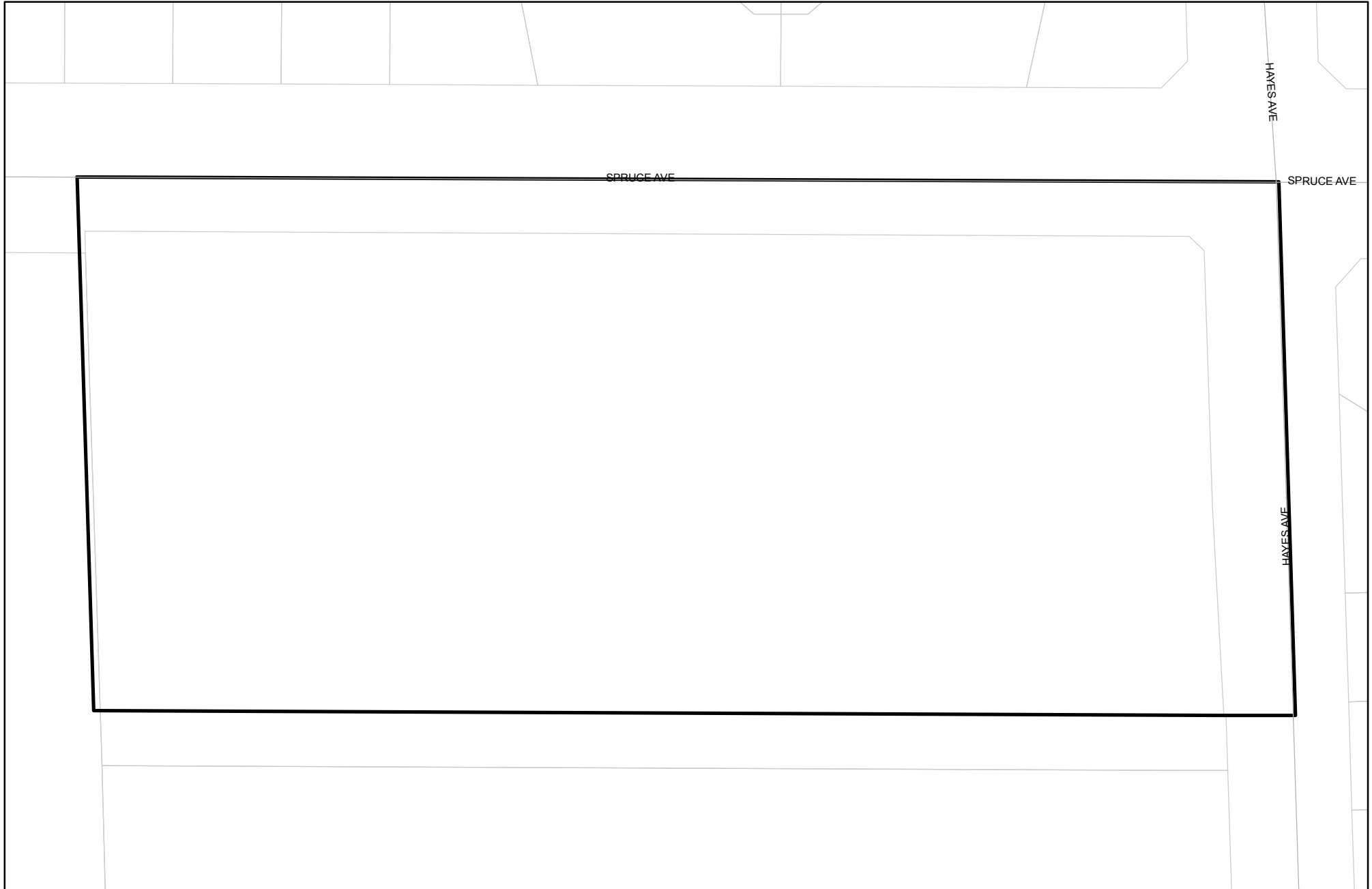




Prepared on Tue Apr 02 13:56:41 2013

# Street Names, Addresses and (Lot Numbers) for T5380



FINAL MAP OF  
**TRACT NO. 5380**

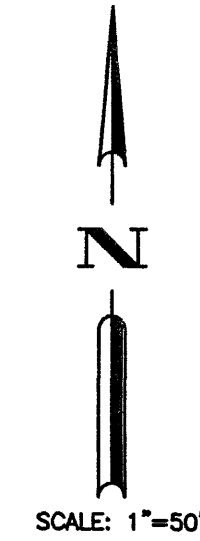
IN THE CITY OF FRESNO  
FRESNO COUNTY, CALIFORNIA  
SURVEYED AND PLATTED BY  
DIXON & ASSOCIATES IN OCTOBER, 2006  
CONSISTING OF 3 SHEETS  
SHEET 2 OF 3

**THIS LAND IS SUBJECT TO THE FOLLOWING:**

- RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA PER DOCUMENT RECORDED JUNE 5, 1889 IN BOOK O, PAGE 395 OF PATENTS, OFFICIAL RECORDS OF FRESNO COUNTY.
- SAID LAND LIES WITHIN THE BOUNDARIES OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND IS SUBJECT TO THE POTENTIAL OF THE PAYMENT OF DRAINAGE FEES AND/OR THE REQUIREMENT OF CONSTRUCTION OF DRAINAGE FACILITIES AS A CONDITION OF DEVELOPMENT, RECONSTRUCTION, ADDITIONS OR ALTERATIONS ASSOCIATED WITH SAID LAND.
- SAID LAND LIES WITHIN THE BOUNDARIES OF THE FRESNO IRRIGATION DISTRICT.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "NOTICE OF IMPROVEMENT COSTS DUE PRIOR TO DEVELOPMENT OF PROPERTY" DATE NOT SHOWN, EXECUTED BY THE CITY OF FRESNO, RECORDED MARCH 2, 1994, INSTRUMENT NO. 94034670, OFFICIAL RECORDS OF FRESNO COUNTY.
- A NOTICE OF PUBLIC NUISANCE BY THE CITY OF FRESNO RECORDED OCTOBER 5, 2005 AS DOCUMENT NO. 2005-0235795, OFFICIAL RECORDS OF FRESNO COUNTY.

**NOTES:**

- SET 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED LS 5277, OR WILL BE SET WITHIN ONE YEAR OR ANY APPROVED EXTENSION THEREOF, FOR ALL LOT CORNERS, BLOCK CORNERS, AND THE BEGINNING AND ENDING OF ALL CURVES.
- SEE SHEET NO. 3 FOR BOUNDARY MAP AND LEGEND.
- OUTLOT "A" FOR THE PURPOSE OF PRIVATE USE, RECIPROCAL ACCESS, CROSS DRAINAGE, UTILITIES AND OPEN SPACE.



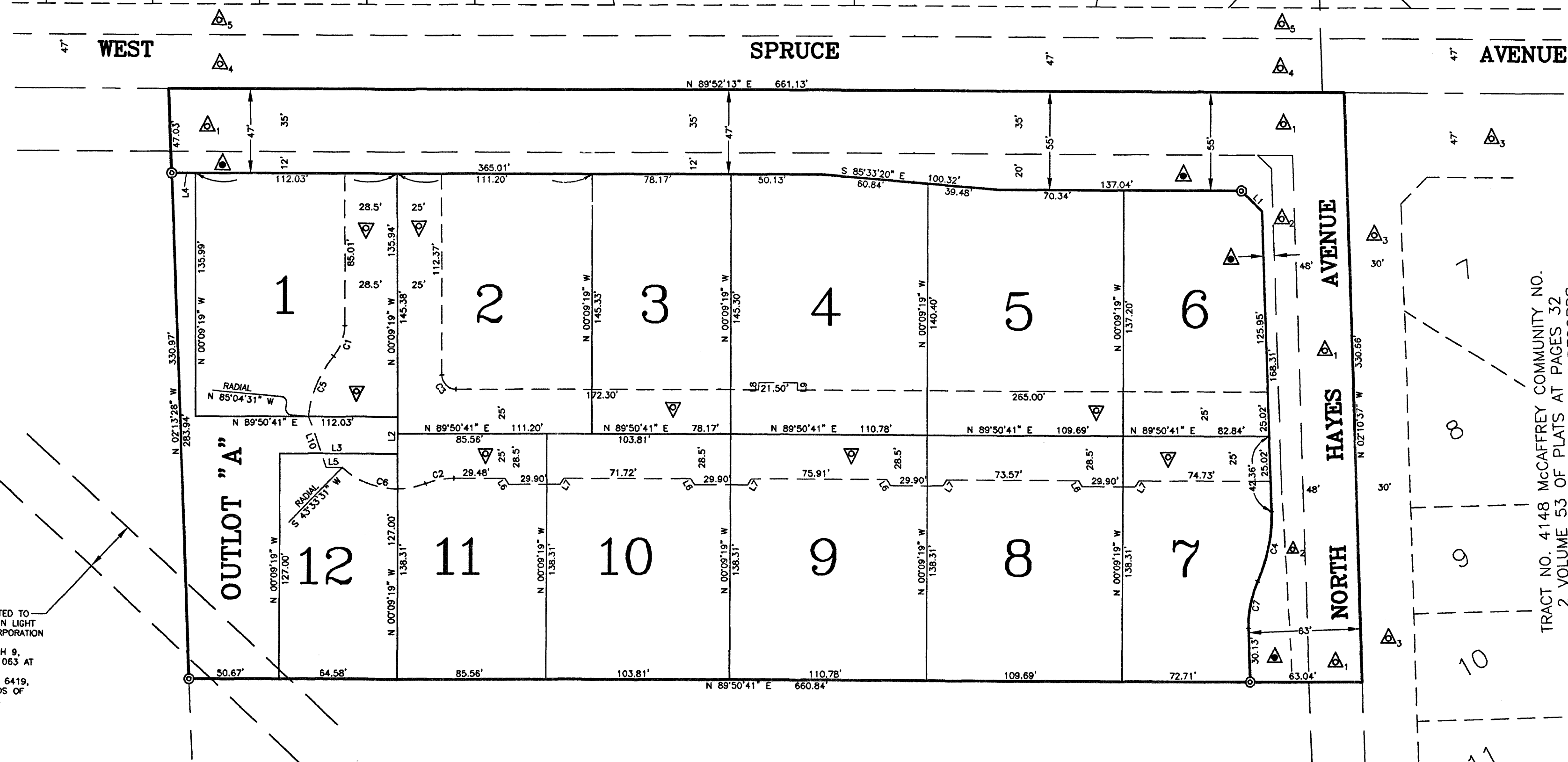
TRACT NO. 4213, McCAFFREY COMMUNITY NO. 3, VOLUME 55 OF PLATS, PAGES 16 THROUGH 19, FRESNO COUNTY RECORDS

**CURVE DATA:**

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH
C 1	39°21'09"	27.00'	18.54'	18.18'
C 2	21°24'12"	44.00'	16.44'	16.34'
C 3	90°00'00"	8.00'	12.57'	11.31'
C 4	25°50'25"	90.00'	40.59'	40.25'
C 5	34°16'20"	62.00'	37.09'	36.54'
C 6	65°07'02"	43.00'	48.87'	46.28'
C 7	25°50'25"	60.00'	27.06'	26.83'

**LINE DATA:**

LINE NUMBER	BEARING	DISTANCE
L 1	S 46°09'12" E	16.26'
L 2	N 00°09'19" W	20.75'
L 3	N 89°50'41" E	64.58'
L 4	N 89°52'13" E	13.48'
L 5	N 89°50'41" E	8.79'
L 6	S 31°07'09" E	4.08'
L 7	N 30°48'30" E	4.08'
L 8	N 00°09'19" W	4.00'
L 9	S 00°09'19" E	4.00'
L 10	N 19°21'13" W	30.20'



EASEMENT GRANTED TO THE SAN JOAQUIN LIGHT AND POWER CORPORATION PER DOCUMENT RECORDED MARCH 9, 1930 IN BOOK 1063 AT PAGE 241 AS INSTRUMENT NO. 6419, OFFICIAL RECORDS OF FRESNO COUNTY.

# FINAL MAP OF TRACT NO. 5380

IN THE CITY OF FRESNO  
 FRESNO COUNTY, CALIFORNIA  
 SURVEYED AND PLATTED BY  
 DIXON & ASSOCIATES IN OCTOBER, 2006  
 CONSISTING OF 3 SHEETS  
 SHEET 3 OF 3



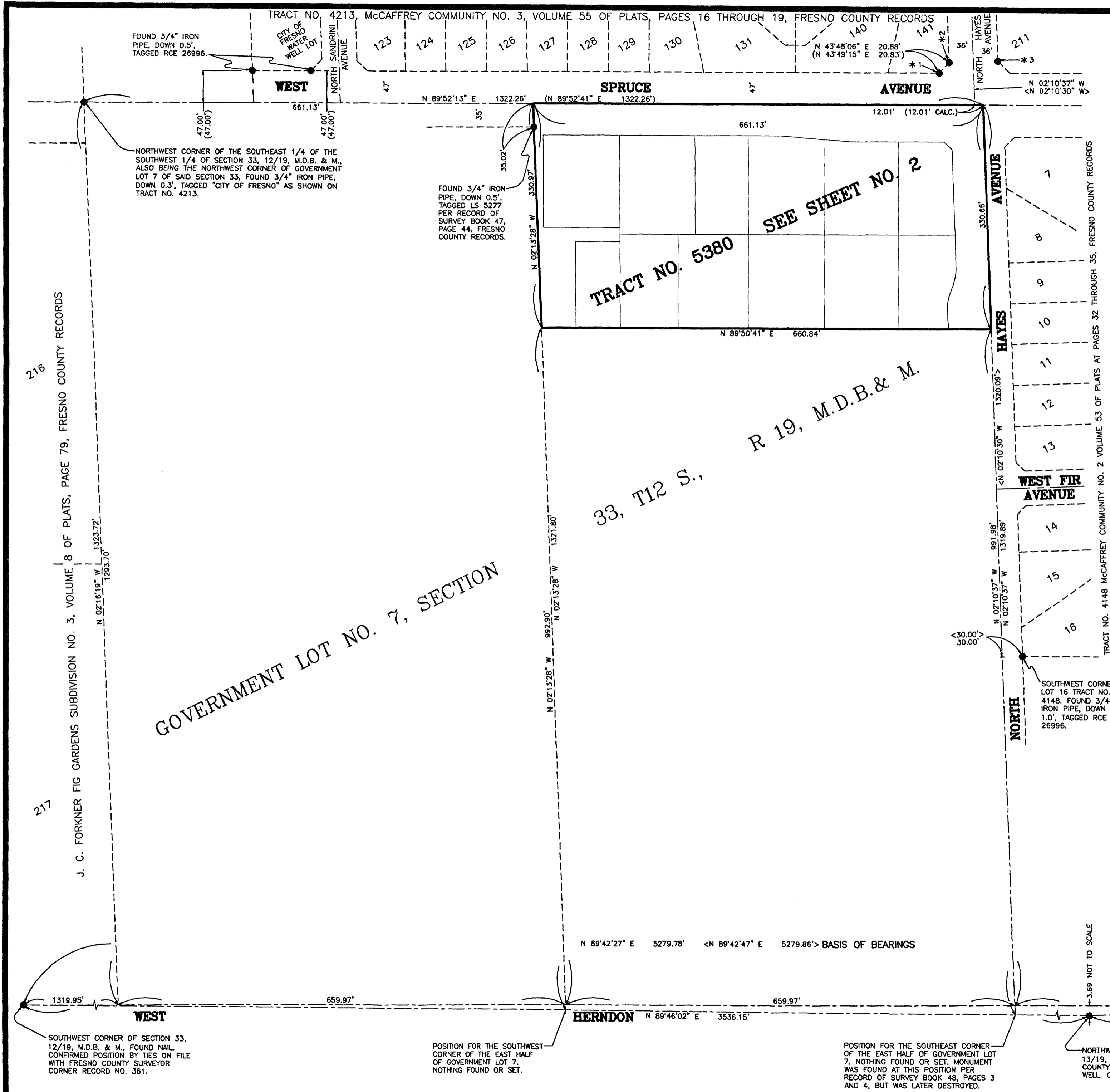
SCALE: 1" = 100'

### LEGEND:

- INDICATES FOUND AND ACCEPTED MONUMENT AS DESCRIBED HEREON.
  - ⊙ SET 3/4" X 30" IRON PIPE, UP 4" IN 6" PCC MONUMENT, DOWN 6", TAGGED LS 5277.
  - ( ) INDICATES RECORD DATA AS SHOWN ON MAP OF TRACT NO. 4213, McCAFFREY COMMUNITY NO. 3, RECORDED IN VOLUME 55 OF PLATS AT PAGES 16 THROUGH 19, FRESNO COUNTY RECORDS, OR CALCULATED FROM RECORD.
  - < > INDICATES RECORD DATA AS SHOWN ON MAP OF TRACT NO. 4148, McCAFFREY COMMUNITY NO. 2 RECORDED IN VOLUME 53 OF PLATS AT PAGES 32 THROUGH 35, FRESNO COUNTY RECORDS.
  - ▽ INDICATES AREA FOR PRIVATE USE, RECIPROCAL ACCESS, CROSS DRAINAGE, UTILITIES AND OPEN SPACE.
  - ▲ INDICATES NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
  - ▲<sub>1</sub> INDICATES PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES PER DOCUMENT NO. 91080871 RECORDED JULY 8, 1991, OFFICIAL RECORDS OF FRESNO COUNTY.
  - ▲<sub>2</sub> INDICATES PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES PER DOCUMENT NO. 92175708 RECORDED NOVEMBER 19, 1992, OFFICIAL RECORDS OF FRESNO COUNTY.
  - ▲<sub>3</sub> INDICATES PREVIOUSLY DEDICATED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES PER TRACT NO. 4148, McCAFFREY COMMUNITY NO. 2 ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 53 OF PLATS AT PAGES 32 THROUGH 35, FRESNO COUNTY RECORDS.
  - ▲<sub>4</sub> INDICATES PREVIOUSLY DEDICATED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES PER J. C. FORKNER FIGARDEN NO. 6 ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 9 OF PLATS AT PAGE 85, FRESNO COUNTY RECORDS.
  - ▲<sub>5</sub> INDICATES PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES PER DOCUMENT NO. 89116772 RECORDED OCTOBER 25, 1989, OFFICIAL RECORDS OF FRESNO COUNTY.
- THE SHADED BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION.
- \*1 SOUTHWESTERLY CUT-OFF CORNER AT THE SOUTHEAST CORNER OF LOT 141, TRACT NO. 4213. FOUND 3/4" IRON PIPE, DOWN 0.5", TAGGED RCE 26996.
  - \*2 NORTHEASTERLY CUT-OFF CORNER AT THE SOUTHEAST CORNER OF LOT 141, TRACT NO. 4213. FOUND 3/4" IRON PIPE, DOWN 0.5", TAGGED RCE 26996.
  - \*3 NORTHWESTERLY CUT-OFF CORNER AT THE SOUTHWEST CORNER OF LOT 211, TRACT NO. 4213. FOUND 3/4" IRON PIPE, DOWN 0.5", TAGGED RCE 26996.

### BASIS OF BEARINGS:

THE SOUTH LINE OF SECTION 33, 12/19, M.D.B. & M., WAS TAKEN TO BE NORTH 89°42'47" EAST AS SHOWN ON MAP OF TRACT NO. 4148, McCAFFREY COMMUNITY NO. 2 RECORDED IN VOLUME 53 OF PLATS AT PAGES 32 THROUGH 35, FRESNO COUNTY RECORDS.



J. C. FORKNER FIG GARDENS SUBDIVISION NO. 3, VOLUME 8 OF PLATS, PAGE 79, FRESNO COUNTY RECORDS

GOVERNMENT LOT NO. 7, SECTION 33, T12 S., R 19, M.D.B. & M.

TRACT NO. 5380

SEE SHEET NO. 2

SOUTHWEST CORNER OF SECTION 33, 12/19, M.D.B. & M., FOUND NAIL, CONFIRMED POSITION BY TIES ON FILE WITH FRESNO COUNTY SURVEYOR CORNER RECORD NO. 361.

POSITION FOR THE SOUTHWEST CORNER OF THE EAST HALF OF GOVERNMENT LOT 7, NOTHING FOUND OR SET.

POSITION FOR THE SOUTHEAST CORNER OF THE EAST HALF OF GOVERNMENT LOT 7, NOTHING FOUND OR SET. MONUMENT WAS FOUND AT THIS POSITION PER RECORD OF SURVEY BOOK 48, PAGES 3 AND 4, BUT WAS LATER DESTROYED.

NORTHWEST CORNER OF SECTION 3, 13/19, M.D.B. & M., FOUND FRESNO COUNTY BRASS CAP MONUMENT IN WELL. CORNER RECORD NO. 6123.

SOUTHEAST CORNER OF SECTION 33, 12/19, M.D.B. & M., FOUND FRESNO COUNTY BRASS CAP MONUMENT AS SHOWN ON TRACT NO. 4148.

**CENTRAL VALLEY ENGINEERING, INC.**  
 510 W. Main Street, Suite E Merced, CA 95340  
 Ph. 209.722.3844 Fx. 209.722.3845