



Prepared on Mon Oct 22 14:43:27 2018

Street Names, Addresses and (Lot Numbers) for T5413



THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN WITHIN THE BOUNDARIES OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT, RECORDED JULY 31, 1995, AS INSTRUMENT NO. 95092128, OF OFFICIAL RECORDS.
- STATEMENT OF COVENANTS ENTITLED "EARLY CONSTRUCTION AGREEMENT FOR SEWER, WATER, AND STORM DRAIN IMPROVEMENTS FOR TRACT MAP NO. 5413", RECORDED APRIL 18, 2006, AS INSTRUMENT NO. 2006-0081778, OF OFFICIAL RECORDS.
- STATEMENT OF COVENANTS ENTITLED "EARLY STREET CONSTRUCTION AGREEMENT FOR TRACT 5413", RECORDED JULY 18, 2006 AS INSTRUMENT NO. 2006-0149057, OF OFFICIAL RECORDS.
- STATEMENT OF COVENANTS ENTITLED "STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR LANDSCAPE AND MAINTAINING AN OFF-SITE OPEN SPACE FACILITY FOR TRACT NO. 5412, PHASE 2 OF VESTING TENTATIVE MAP NO. 4598", RECORDED JULY 13, 2006, AS INSTRUMENT NO. 2006-0145988, OF OFFICIAL RECORDS.
- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR LANDSCAPE MAINTENANCE FOR TRACT 5413, RECORDED AUGUST 30, 2006, AS INSTRUMENT NO. 20060182660.

LIST OF COVENANTS THAT WILL RECORD CONCURRENTLY WITH THE MAP:

- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 5413, RECORDED Dec 19, 2006 AS DOCUMENT NO. 20060264419 FRESNO COUNTY RECORDS.
- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING SPECIAL SOLID WASTE DISPOSAL SERVICES FOR CERTAIN LOTS WITHIN FINAL MAP OF TRACT NO. 5413, RECORDED Dec 19, 2006 AS DOCUMENT NO. 20060264420 FRESNO COUNTY RECORDS.
- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 5413, RECORDED Dec 19, 2006 DOCUMENT NO. 2006 FRESNO COUNTY RECORDS.

FINAL MAP OF TRACT NO. 5413

A PLANNED DEVELOPMENT IN THE CITY OF FRESNO FRESNO COUNTY, CALIFORNIA

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

CONSISTING OF TWO SHEETS SHEET 2 OF 2

FOUND MONUMENTS: (MON-01)

- CENTER QUARTER CORNER OF SECTION 10, T. 14 S., R. 21 E., M.D.B. & M., POSITION ESTABLISHED BY TIES PER FRESNO COUNTY C.R. #4708
- EAST QUARTER CORNER OF SECTION 10, T. 14 S., R. 21 E., M.D.B. & M., POSITION ESTABLISHED BY TIES PER FRESNO COUNTY C.R. #6939
- SOUTHEAST CORNER OF SECTION 10, T. 14 S., R. 21 E., M.D.B. & M., FOUND AND ACCEPTED BRASS CAP IN CONCRETE, DOWN 23", C.R. #6157
- SOUTH QUARTER CORNER OF SECTION 10, T. 14 S., R. 21 E., M.D.B. & M., FOUND AND ACCEPTED 1 1/4" IRON PIPE, DOWN 3", TAGGED RCE 12769, C.R. #2521

BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, T. 14 S., R. 21 E., M.D.B. & M. WAS TAKEN TO BE N 00°06'00" W, PER TRACT NO. 4598, RECORDED IN VOLUME 70 OF PLATS AT PAGES 61&62, FRESNO COUNTY RECORDS.

LEGEND

- EXISTING MONUMENT FOUND AND ACCEPTED AS NOTED.
- ⊙ SET 1" O.D. IRON PIPE, 30" LONG, UP 4", IN 6" DIA. x 30" CONCRETE MONUMENT DOWN 6" AND TAGGED LS 6619, EXCEPT AS NOTED.
- (...) RECORD DATA PER TRACT NO. 4598 RECORDED IN VOLUME 70 OF PLATS AT PAGES 61 AND 62, F.C.R.
- [...] RECORD DATA PER TRACT NO. 1784 RECORDED IN VOLUME 20 OF PLATS AT PAGE 38, F.C.R.
- {...} RECORD DATA PER PARCEL MAP NO. 91-4-I, RECORDED IN BOOK 53 OF PARCEL MAPS AT PAGES 5 AND 6, F.C.R.
- (R) DENOTES RADIAL BEARING
- F.C.R. FRESNO COUNTY RECORDS
- ▲▲▲ 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 JANUARY 30, 1920, IN VOLUME 596, PAGE 400, O.R.F.C.
- PORTIONS PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR RIGHT OF WAY FOR PUBLIC ROAD PURPOSES PER DEED RECORDED MAY 11, 2004, INSTRUMENT NO. 2004-0103970, O.R.F.C.
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
- C.R. CORNER RECORD ON FILE WITH FRESNO COUNTY SURVEYOR.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	50.00'	18.07'	17.97'	20°42'25"
C2	50.00'	40.29'	39.21'	46°10'08"
C3	50.00'	20.13'	19.99'	23°04'03"
C4	475.00'	25.15'	25.15'	3°02'01"
C5	475.00'	31.09'	31.08'	3°44'59"
C6	525.00'	62.16'	62.12'	6°47'00"
C7	45.00'	25.98'	25.62'	33°05'02"
C8	45.00'	19.76'	19.60'	25°59'33"
C9	50.00'	44.65'	43.18'	51°10'04"
C10	50.00'	84.63'	74.88'	96°58'31"
C11	50.00'	94.92'	81.30'	108°46'18"
C12	45.00'	14.66'	14.60'	18°40'18"
C13	475.00'	29.06'	29.05'	3°30'17"
C14	475.00'	27.18'	27.18'	3°16'43"
C15	525.00'	28.06'	28.06'	3°03'44"
C16	525.00'	34.10'	34.09'	3°43'16"
C17	2939.00'	32.43'	32.43'	0°37'56"
C18	500.00'	59.20'	59.16'	6°47'00"
C19	500.00'	59.20'	59.16'	6°47'00"
C20	525.00'	62.16'	62.12'	6°47'00"
C21	475.00'	56.24'	56.20'	6°47'00"
C22	50.00'	224.20'	78.31'	256°54'53"
C23	45.00'	45.74'	43.80'	58°14'35"
C24	50.00'	78.49'	70.68'	89°56'36"
C25	475.00'	56.24'	56.20'	6°47'00"

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 IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR OPEN SPACE PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS

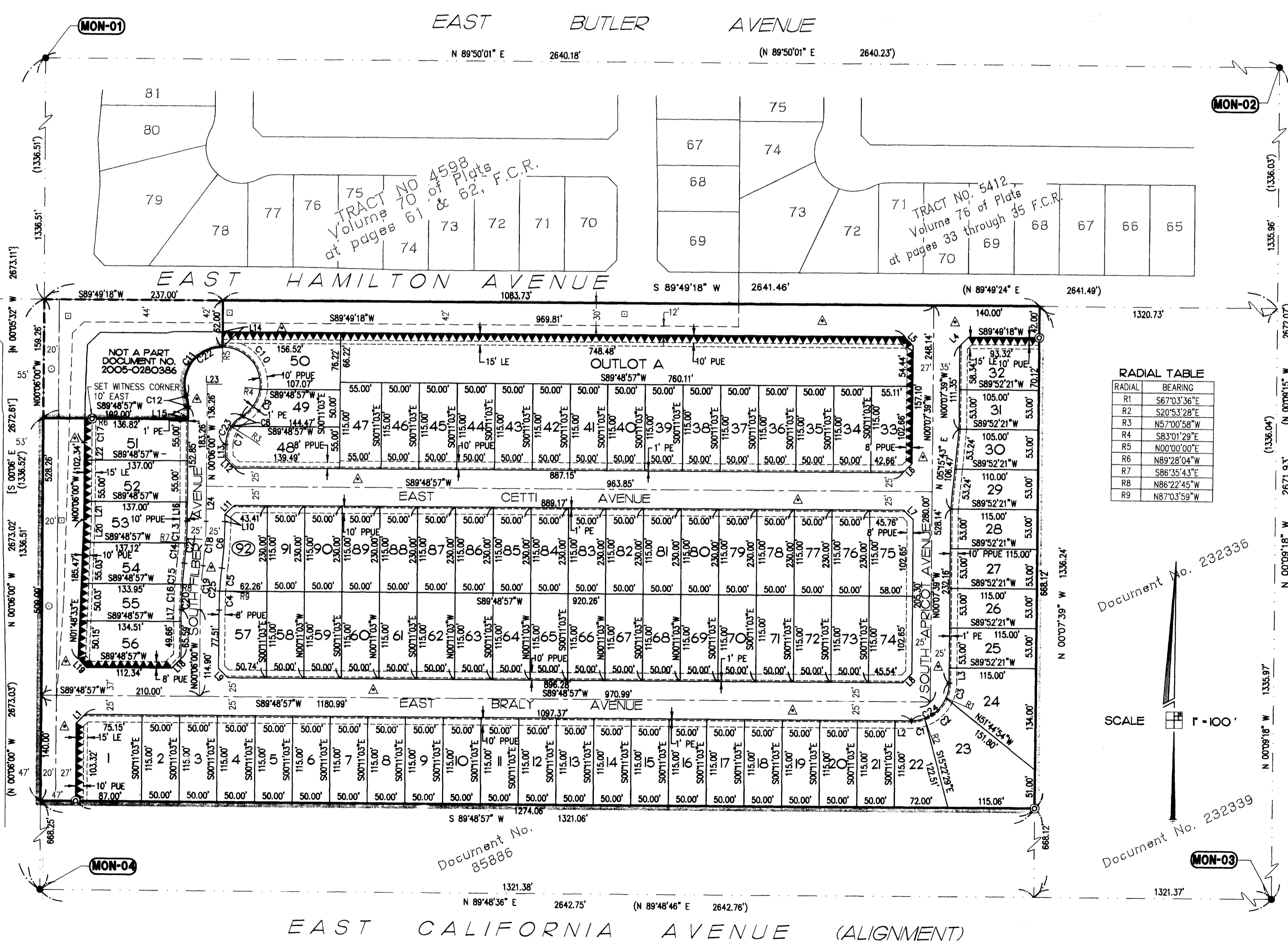
RADIAL TABLE

RADIAL	BEARING
R1	S67°03'36"E
R2	S20°53'28"E
R3	N57°00'58"W
R4	S83°01'29"E
R5	N00°00'00"E
R6	N89°28'04"W
R7	S86°35'43"E
R8	N86°22'45"W
R9	N87°03'59"W

LINE TABLE

LINE	BEARING	LENGTH
L1	N44°51'28"E	16.53'
L2	S89°48'57"W	22.22'
L3	N00°07'39"W	20.16'
L4	N44°50'50"E	16.53'
L5	N45°09'10"W	16.53'
L6	S44°50'39"W	17.46'
L7	S45°09'27"E	17.46'
L8	S44°50'32"W	17.47'
L9	N45°08'36"W	17.45'
L10	N00°06'00"W	9.69'
L11	N44°50'51"E	17.47'
L12	N45°08'32"W	17.45'
L13	N00°06'00"W	18.10'
L14	N00°10'42"W	20.00'
L15	N00°06'00"W	16.88'
L16	N00°06'00"W	25.96'
L17	N00°06'00"W	15.93'
L18	S44°51'28"W	17.46'
L19	N43°56'57"W	16.52'
L20	N01°48'33"E	30.26'
L21	N00°06'00"W	24.76'
L22	N00°06'00"W	22.58'
L23	S89°54'00"W	20.00'
L24	N00°06'00"W	47.00'

SCALE 1" = 100'



TRACT NO. 4598 Volume 61 of Plats dt pages 61 & 62, F.C.R.

TRACT NO. 5412 Volume 76 of Plats dt pages 33 through 35 F.C.R.

SOUTH ARMSTRONG AVENUE

TEMPERANCE AVENUE

EAST CALIFORNIA AVENUE (ALIGNMENT)

BASIS OF BEARINGS

Document No. 85886

Document No. 232336

Document No. 232339