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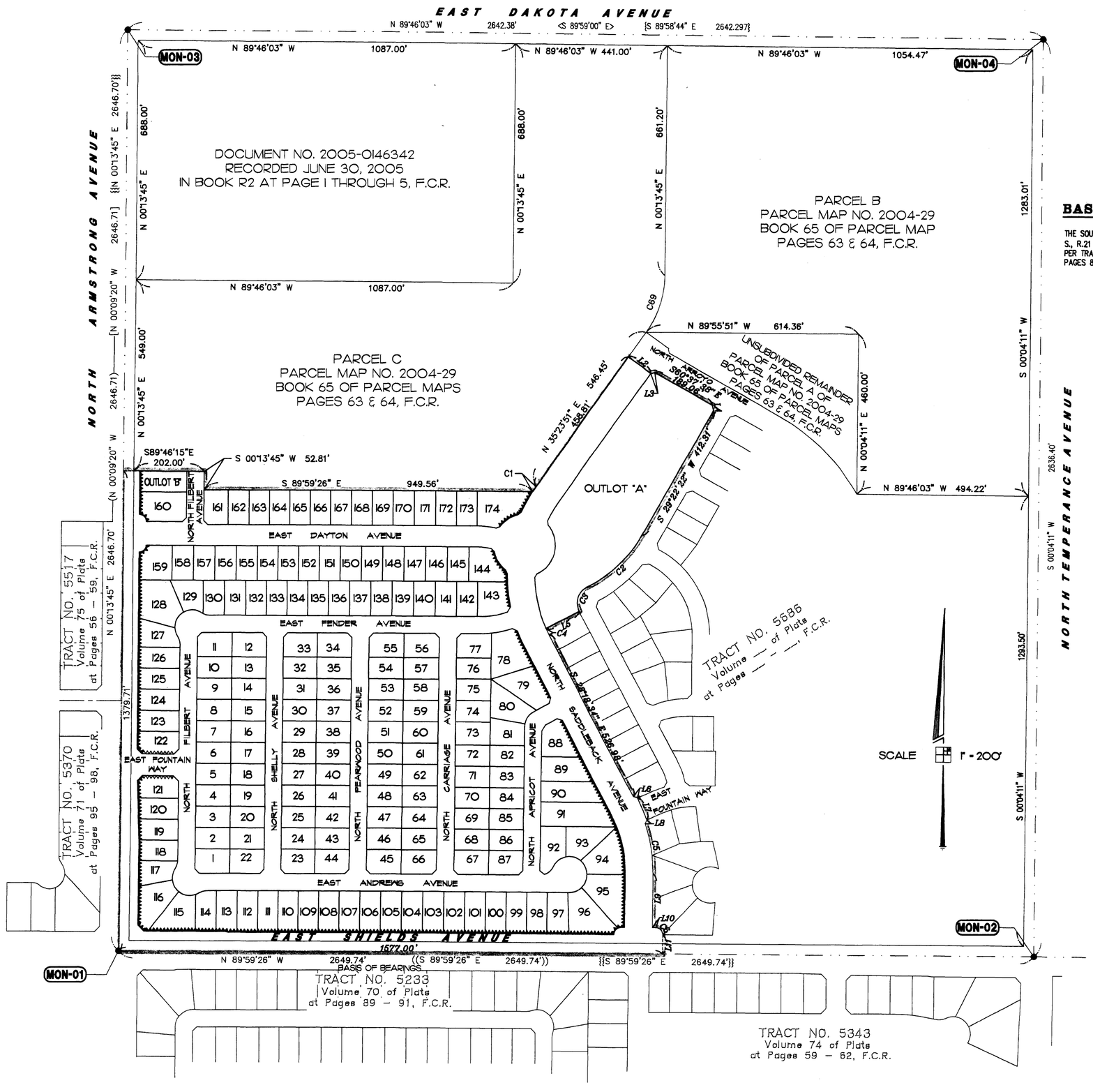
Prepared on Mon Nov 21 21:47:58 2016

Street Names, Addresses and (Lot Numbers) for T5427

31



MAP OF

TRACT NO. 5427

PHASE 1 OF VESTING TENTATIVE MAP NO. 5427

IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA

SURVEYED AND PLATTED IN MONTH, YEAR
BY INGELS - BRAUN & ASSOCIATES

CONSISTING OF FOUR SHEETS
SHEET 2 OF 4

SEE SHEET 3 FOR LEGEND

SEE SHEET 4 FOR FOUND MONUMENTS LEGEND

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, T.13 S., R.21 E., M.D.B.&M. WAS TAKEN TO BE SOUTH 89°59'26" EAST, PER TRACT NO. 5233, RECORDED IN VOLUME 70 OF PLAT MAPS AT PAGES 89–91, FRESNO COUNTY RECORDS.

NOTES:

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "STATEMENT OF COVENANTS RESTRICTING DEVELOPMENT OF NONCONFORMING LOTS" RECORDED ON DECEMBER 28, 2005, AS INSTRUMENT NO. 20050302179, O.R.F.C.
2. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT–TO–FARM LAW TRACT NO. 5427/UGM, PHASE 1 OF VESTING TENTATIVE MAP TRACT NO. 5427/UGM, AND TRACT NO. 5686/UGM, PHASE 2 OF VESTING TENTATIVE MAP NO. 5427/UGM, RECORDED May 16, 2007 AS DOCUMENT NO. 2007-0096383, FRESNO COUNTY RECORDS
3. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR TRACT NO. 5427/UGM, PHASE 1 OF VESTING TENTATIVE MAP TRACT NO. 5427/UGM, AND TRACT NO. 5686/UGM, PHASE 2 OF VESTING TENTATIVE MAP NO. 5427/UGM, RECORDED May 16, 2007 DOCUMENT NO. 2007-0096384, FRESNO COUNTY RECORDS.
4. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING SPECIAL SOLID WASTE DISPOSAL SERVICES FOR CERTAIN LOTS WITHIN TRACT NO. 5427/UGM, PHASE 1 OF VESTING TENTATIVE MAP TRACT NO. 5427/UGM, AND TRACT NO. 5686/UGM, PHASE 2 OF VESTING TENTATIVE MAP NO. 5427/UGM, RECORDED May 16, 2007 AS DOCUMENT NO. 2007-0096385 FRESNO COUNTY RECORDS.
5. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER CONNECTION CHARGES, WATER CONNECTION CHARGES, URBAN GROWTH MANAGEMENT FEES AND DEVELOPMENT FEES TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN FOR TRACT NO. 5427, PHASE 1 OF VESTING TENTATIVE MAP TRACT NO. 5427, AND TRACT NO. 5686, PHASE 2 OF VESTING TENTATIVE MAP NO. 5427, RECORDED May 16, 2007 AS DOCUMENT NO. 2007-0096386 FRESNO COUNTY RECORDS.
6. STATEMENT OF COVENANTS ENTITLED "EARLY CONSTRUCTION AGREEMENT FOR SEWER, WATER, AND STORM DRAIN IMPROVEMENTS FOR TRACT MAP NO. 5427 AND 5686 RECORDED JUNE 16, 2006, AS INSTRUMENT NO. 2006–0126383, OF OFFICIAL RECORDS.
7. SAID LAND LIES WITHIN THE BOUNDARIES OF THE CITY OF FRESNO COMMUNITIES FACILITIES DISTRICT NO. 2 AS DISCLOSED BY ANNEXATION MAP NO. 131, RECORDED SEPTEMBER 05, 2006, AS INSTRUMENT NO. 20060186289, OFFICIAL RECORDS, AND IS SUBJECT TO ALL ASSESSMENTS LEVIED THEREUNDER, SAID ASSESSMENTS ARE TO BE COLLECTED WITH THE CITY/COUNTY PROPERTY TAXES.
8. SAID LAND LIES WITHIN THE BOUNDARIES OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND MAY BE SUBJECT TO ASSESSMENT FOR DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES, RECORDED JULY 31, 1995, AS INSTRUMENT NO. 95092128, F.C.R.
9. MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CARRIAGE HOUSE, A MASTER PLANNED COMMUNITY, RECORDED May 16, 2007 DOCUMENT NO. 2007-0096387 FRESNO COUNTY RECORDS.
10. DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS OF TRACT NO. 5427 FOR CARRIAGE HOUSE, RECORDED May 16, 2007, DOCUMENT NO. 2007-0096388 FRESNO COUNTY RECORDS.
11. FIRST ANNEXATION SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CARRIAGE HOUSE, A MASTER PLANNED COMMUNITY, RECORDED May 16, 2007 DOCUMENT NO. 2007-0096390, FRESNO COUNTY RECORDS.
12. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "SECURED AGREEMENT BETWEEN OWNER, AS DEVELOPER AND CLOVIS UNIFIED SCHOOL DISTRICT" RECORDED ON DECEMBER 21, 2006, AS INSTRUMENT NO. 20060266705, O.R.F.C.

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. 5370, RECORDED IN VOLUME 71 OF PLATS AT PAGES 95 THROUGH 98, F.C.R.
- [...] RECORD DATA PER PARCEL NO. 2003-26, RECORDED IN VOLUME 64 OF PARCEL MAPS AT PAGES 44 AND 45, F.C.R.
- {{ ... }} RECORD DATA PER PARCEL NO. 2004-29, RECORDED IN VOLUME 65 OF PARCEL MAPS AT PAGES 63 AND 64, F.C.R.
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- { ... } RECORD DATA PER PARCEL NO. 2083 RECORDED IN VOLUME 13 OF PARCEL MAPS AT PAGES 25, F.C.R.
- < ... > RECORD DATA PER PARCEL NO. 1231 RECORDED IN VOLUME 7 OF PARCEL MAPS AT PAGES 51, F.C.R.
- ((...)) RECORD DATA PER TRACT NO. 5233, RECORDED IN VOLUME 70 OF PLATS AT PAGES 89 THROUGH 91, F.C.R.
- △ INDICATES PORTIONS NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES.
- ☆ PORTIONS PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR RIGHT-OF-WAY FOR PUBLIC STREET PURPOSES PER DEED RECORDED JUNE 7, 2006, AS INSTRUMENT NO. 20060119445, F.C.R.
- ⟐ PORTIONS PREVIOUSLY DEEDED TO THE COUNTY OF FRESNO FOR RIGHT OF WAY FOR PUBLIC ROAD PURPOSES PER DEED RECORDED JULY 16, 1889, IN BOOK 98, PAGE 42, OF DEEDS
- ◇ PORTIONS PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC ROAD PURPOSES PER PARCEL MAP NO. 2004-29, RECORDED IN BOOK 65 OF PARCEL MAPS AT PAGE 63-64, F.C.R.
- ⊖ INDICATES PORTIONS PREVIOUSLY DEDICATED TO THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT FOR STORM DRAIN PURPOSES, DOCUMENT NO. 2007-0082642
- PPUE PLANTING/PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE TO BE MAINTAINED BY THE MASTER HOMEOWNERS ASSOCIATION.
- ▲ LANDSCAPING AND OPEN SPACE PURPOSES FOR PUBLIC USE TO BE MAINTAINED BY THE MASTER HOMEOWNERS ASSOCIATION.
- F.C.R. FRESNO COUNTY RECORDS
- C.R. CORNER RECORD ON FILE WITH FRESNO COUNTY SURVEYOR.
- C.R. TIES ON FILE WITH FRESNO COUNTY SURVEYOR.
- (R) DENOTES RADIAL BEARING
- ▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- △△△ INDICATES RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS.
- BLUE BORDER INDICATES THE LIMITS OF THE SUBDIVISION.

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, T.13 S., R.21 E., M.D.B.&M. WAS TAKEN TO BE SOUTH 89°59'26" EAST, PER TRACT NO. 5233, RECORDED IN VOLUME 70 OF PLAT MAPS AT PAGES 89-91, FRESNO COUNTY RECORDS.

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 – FOR LANDSCAPING AND OPEN SPACE PURPOSES FOR PUBLIC USE TO BE MAINTAINED BY THE MASTER HOMEOWNERS ASSOCIATION

OUTLOT B – TO BE DEEDED TO THE ADJACENT OWNER FOR FUTURE DEVELOPMENT.

MAP OF
TRACT NO. 5427

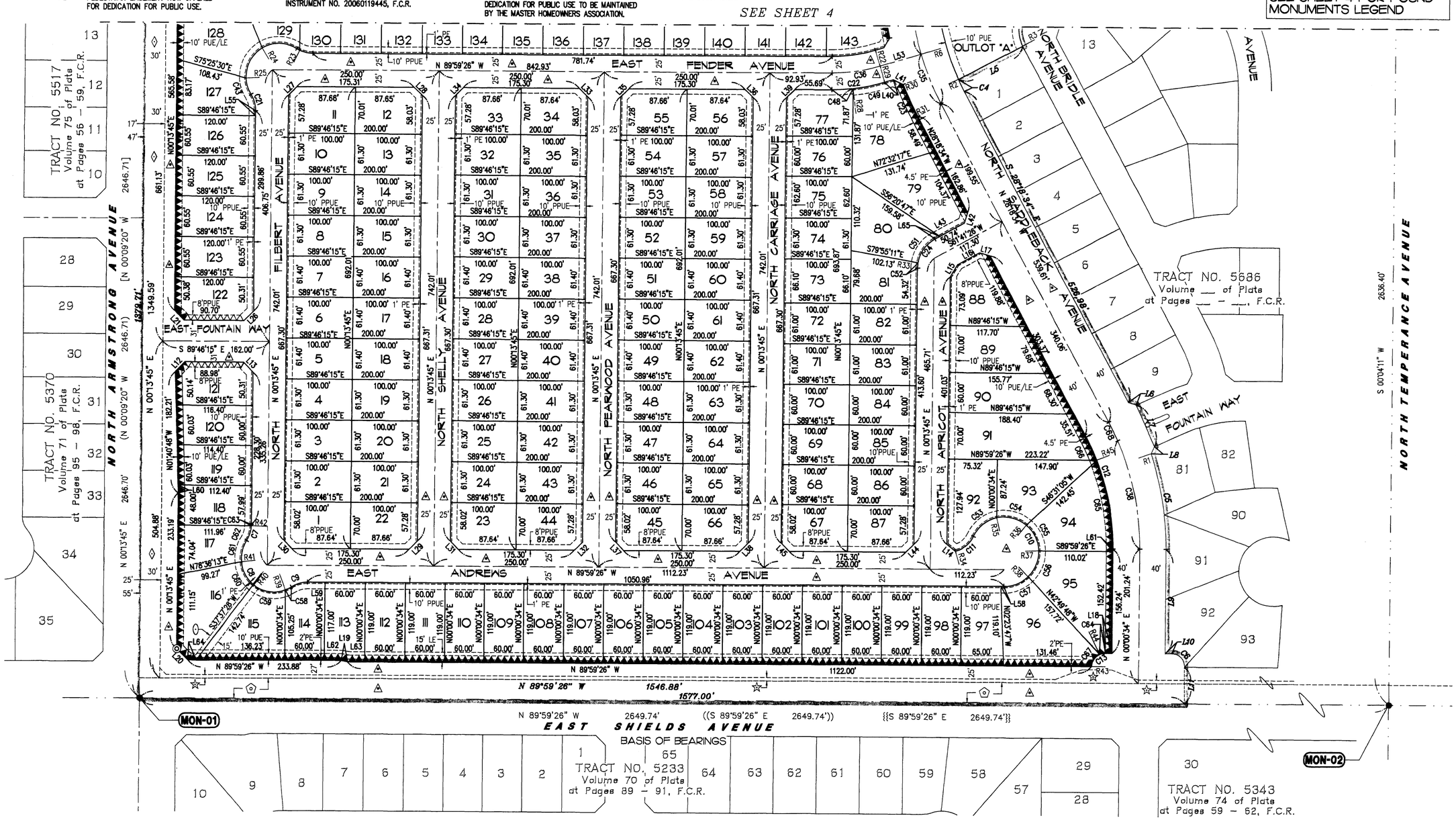
PHASE 1 OF VESTING TENTATIVE MAP NO. 5427

IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA

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

CONSISTING OF FOUR SHEETS
SHEET 3 OF 4

SEE SHEET 4 FOR FOUND MONUMENTS LEGEND



MAP OF
TRACT NO. 5427

PHASE 1 OF VESTING TENTATIVE MAP NO. 5427

IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA

SURVEYED AND PLATTED IN MONTH, YEAR
BY INGELS - BRAUN & ASSOCIATES

CONSISTING OF FOUR SHEETS
SHEET 4 OF 4

SEE SHEET 3 FOR LEGEND

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	440.00'	17.63'	2°17'45"
{{C1}}	{{440.00'}}	{{17.63'}}	{{2°17'44"}}
C2	375.00'	222.16'	33°56'39"
C3	50.00'	79.96'	91°37'35"
C4	360.00'	20.00'	3°11'00"
C5	440.00'	145.53'	18°57'00"
C6	20.00'	31.42'	90°00'00"
C7	45.00'	25.63'	32°38'13"
C8	50.00'	135.69'	155°29'37"
C9	45.00'	25.63'	32°38'13"
C10	52.00'	221.16'	243°41'08"
C11	45.00'	36.95'	47°02'42"
C12	360.00'	177.93'	28°19'08"
C13	20.00'	31.42'	90°00'00"
C14	20.00'	31.49'	90°13'11"
C15	220.00'	44.05'	11°28'20"
C16	90.00'	64.05'	40°46'37"
C17	440.00'	95.43'	12°25'37"
C18	225.00'	65.93'	16°47'17"
C19	45.00'	25.63'	32°38'13"
C20	50.00'	135.31'	155°03'15"
C21	45.00'	25.63'	32°38'13"
C22	275.00'	80.58'	16°47'17"

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C23	440.00'	52.29'	6°48'33"
C24	50.00'	53.64'	61°27'41"
C25	20.00'	31.34'	89°46'49"
C26	280.00'	57.05'	11°40'25"
C27	90.00'	63.96'	40°43'11"
C28	440.00'	67.47'	8°47'08"
C29	90.00'	167.06'	106°21'03"
C30	360.00'	151.29'	24°04'42"
C31	360.00'	60.72'	9°39'49"
C32	400.00'	160.95'	23°03'16"
C33	250.00'	53.82'	12°20'01"
C34	400.00'	203.31'	29°07'18"
C35	400.00'	80.50'	11°31'51"
C36	250.00'	73.25'	16°47'17"
C37	400.00'	444.76'	63°42'25"
C38	400.00'	167.06'	23°55'48"
C39	45.00'	20.59'	26°13'16"
C40	45.00'	5.04'	6°24'57"
C41	50.00'	55.10'	63°08'24"
C42	50.00'	54.01'	61°53'28"
C43	50.00'	26.20'	30°01'23"
C44	440.00'	22.54'	2°56'07"
C45	440.00'	72.89'	9°29'30"

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C46	280.00'	2.98'	0°36'37"
C47	280.00'	54.07'	11°03'48"
C48	275.00'	32.06'	6°40'44"
C49	275.00'	48.52'	10°06'33"
C51	50.00'	45.72'	52°23'29"
C52	50.00'	7.92'	9°04'12"
C53	52.00'	46.43'	51°09'37"
C54	52.00'	47.48'	52°18'56"
C55	52.00'	44.15'	48°38'47"
C56	52.00'	42.90'	47°16'09"
C57	52.00'	40.20'	44°17'39"
C58	50.00'	10.35'	11°51'34"
C59	50.00'	52.04'	59°38'15"
C60	50.00'	40.00'	45°50'11"
C61	50.00'	33.30'	38°09'37"
C62	45.00'	23.62'	30°04'37"
C63	45.00'	2.01'	2°33'36"
C64	20.00'	8.72'	24°58'52"
C65	360.00'	135.97'	21°38'27"
C66	360.00'	41.96'	6°40'41"
C67	20.00'	22.70'	65°01'08"
C68	400.00'	30.64'	4°23'20"
C69	283.97'	174.30'	35°10'06"

RADIAL LINE TABLE

RADIAL	BEARING
R1	S71°03'34"W
R2	N64°52'26"E
R3	N61°41'26"E
R4	S56°53'54"E
R5	S77°39'25"E
R6	N73°13'17"E
R7	S00°13'45"W
R8	N89°59'26"W
R9	S00°37'11"W
R10	S11°40'59"W
R11	S53°37'34"E
R12	S12°54'23"E
R13	S65°41'02"E
R14	S64°15'58"E
R15	S49°10'04"W
R16	N24°28'54"W
R17	N78°22'09"E
R18	N37°35'33"E
R19	S89°37'48"E
R20	N87°26'05"E
R21	S77°56'35"W
R22	N16°46'43"W
R23	S26°13'50"W
R24	S30°29'37"E

RADIAL LINE TABLE

RADIAL	BEARING
R25	N87°36'55"E
R26	S00°13'45"W
R27	N89°59'26"W
R28	N06°40'10"W
R29	N16°46'43"W
R30	N68°29'59"E
R31	N61°41'26"E
R33	S80°42'03"E
R34	N16°37'51"W
R35	S12°30'57"E
R36	S39°47'59"W

RADIAL LINE TABLE

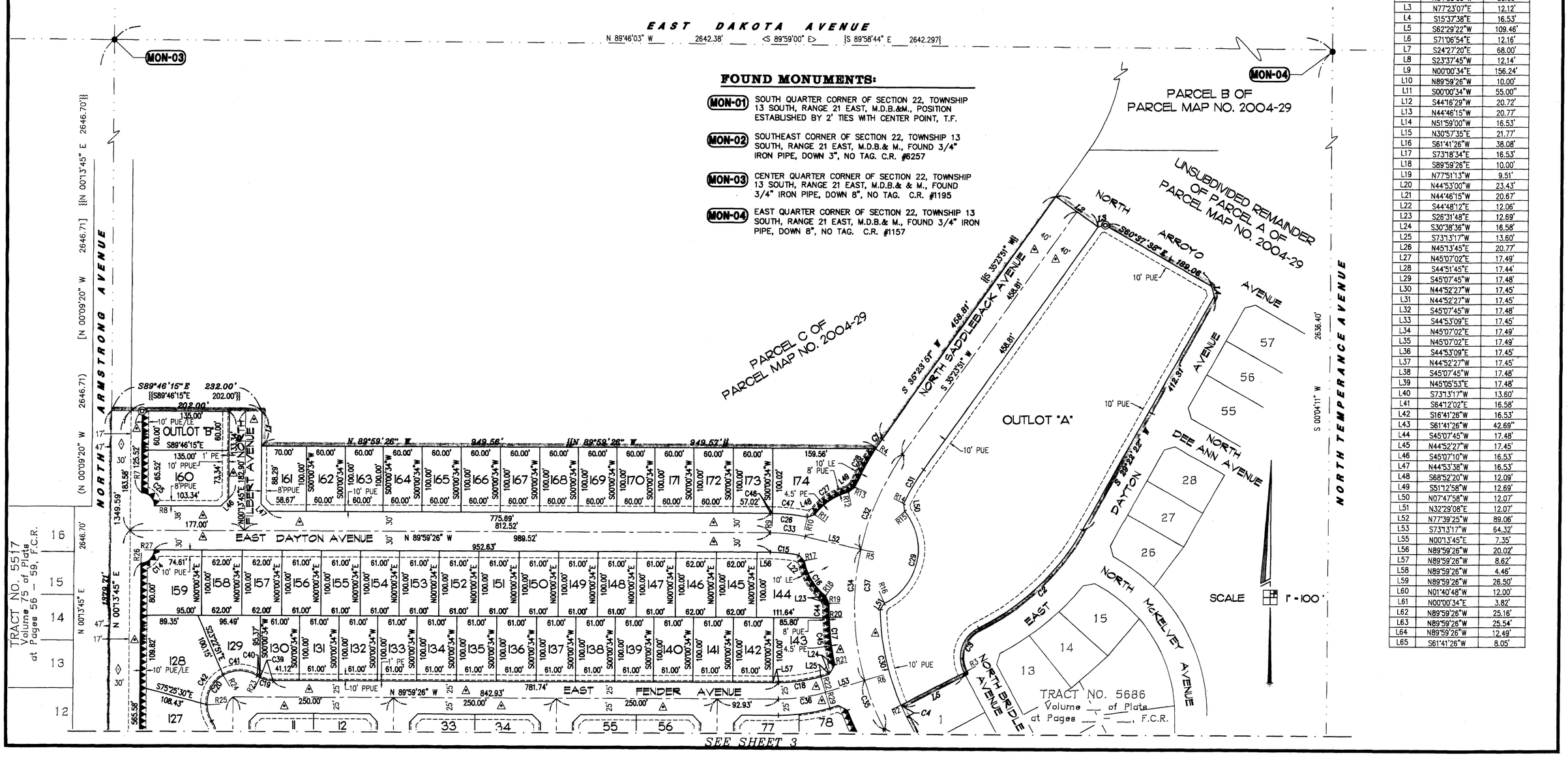
RADIAL	BEARING
R37	S88°26'46"W
R38	N44°17'05"W
R39	S20°46'05"E
R40	S38°52'10"W
R41	S84°42'21"W
R42	S87°12'39"E
R43	S89°59'26"E
R44	S24°58'18"E
R45	S68°22'07"W

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, T.13 S., R.21 E., M.D.B.&M. WAS TAKEN TO BE SOUTH 89°59'26" EAST, PER TRACT NO. 5233, RECORDED IN VOLUME 70 OF PLAT MAPS AT PAGES 89-91, FRESNO COUNTY RECORDS.

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°13'45"E	52.81'
{{L1}}	{{N00°13'45"E}}	{{52.80'}}
L2	N54°36'09"W	80.00'
L3	N77°23'07"E	12.12'
L4	S15°37'38"E	16.53'
L5	S62°29'22"W	109.46'
L6	S71°06'54"E	12.16'
L7	S24°27'20"E	68.00'
L8	S23°37'45"W	12.14'
L9	N00°00'34"E	156.24'
L10	N89°59'26"W	10.00'
L11	S00°00'34"W	55.00"
L12	S44°16'29"W	20.72'
L13	N44°46'15"W	20.77'
L14	N51°59'00"W	16.53'
L15	N30°57'35"E	21.77'
L16	S61°41'26"W	38.08'
L17	S73°18'34"E	16.53'
L18	S89°59'26"E	10.00'
L19	N77°51'13"W	9.51'
L20	N44°53'00"W	23.43'
L21	N44°46'15"W	20.67'
L22	S44°48'12"E	12.06'
L23	S26°31'48"E	12.69'
L24	S30°38'36"W	16.58'
L25	S73°13'17"W	13.60'
L26	N45°13'45"E	20.77'
L27	N45°07'02"E	17.49'
L28	S44°51'45"E	17.44'
L29	S45°07'45"W	17.48'
L30	N44°52'27"W	17.45'
L31	N44°52'27"W	17.45'
L32	S45°07'45"W	17.48'
L33	S44°53'09"E	17.45'
L34	N45°07'02"E	17.49'
L35	N45°07'02"E	17.49'
L36	S44°53'09"E	17.45'
L37	N44°52'27"W	17.45'
L38	S45°07'45"W	17.48'
L39	N45°05'53"E	17.48'
L40	S73°13'17"W	13.60'
L41	S64°12'02"E	16.58'
L42	S16°41'26"W	16.53'
L43	S61°41'26"W	42.69"
L44	S45°07'45"W	17.48'
L45	N44°52'27"W	17.45'
L46	S45°07'10"W	16.53'
L47	N44°53'38"W	16.53'
L48	S68°52'20"W	12.09'
L49	S51°12'58"W	12.69'
L50	N07°47'58"W	12.07'
L51	N32°29'08"E	12.07'
L52	N77°39'25"W	89.06'
L53	S73°13'17"W	64.32'
L55	N00°13'45"E	7.35'
L56	N89°59'26"W	20.02'
L57	N89°59'26"W	8.62'
L58	N89°59'26"W	4.46'
L59	N89°59'26"W	26.50'
L60	N01°40'48"W	12.00'
L61	N00°00'34"E	3.82'
L62	N89°59'26"W	25.16'
L63	N89°59'26"W	25.54'
L64	N89°59'26"W	12.49'
L65	S61°41'26"W	8.05'



FOUND MONUMENTS:

MON-01 SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B.&M., POSITION ESTABLISHED BY 2' TIES WITH CENTER POINT, T.F.

MON-02 SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B.& M., FOUND 3/4" IRON PIPE, DOWN 3", NO TAG. C.R. #6257

MON-03 CENTER QUARTER CORNER OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B.& & M., FOUND 3/4" IRON PIPE, DOWN 8", NO TAG. C.R. #1195

MON-04 EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B.& M., FOUND 3/4" IRON PIPE, DOWN 8", NO TAG. C.R. #1157