



Prepared on Tue Apr 02 13:52:25 2013

Street Names, Addresses and (Lot Numbers) for T5442



FINAL MAP OF TRACT NO. 5442

PHASE II OF TENTATIVE MAP NO. 5258

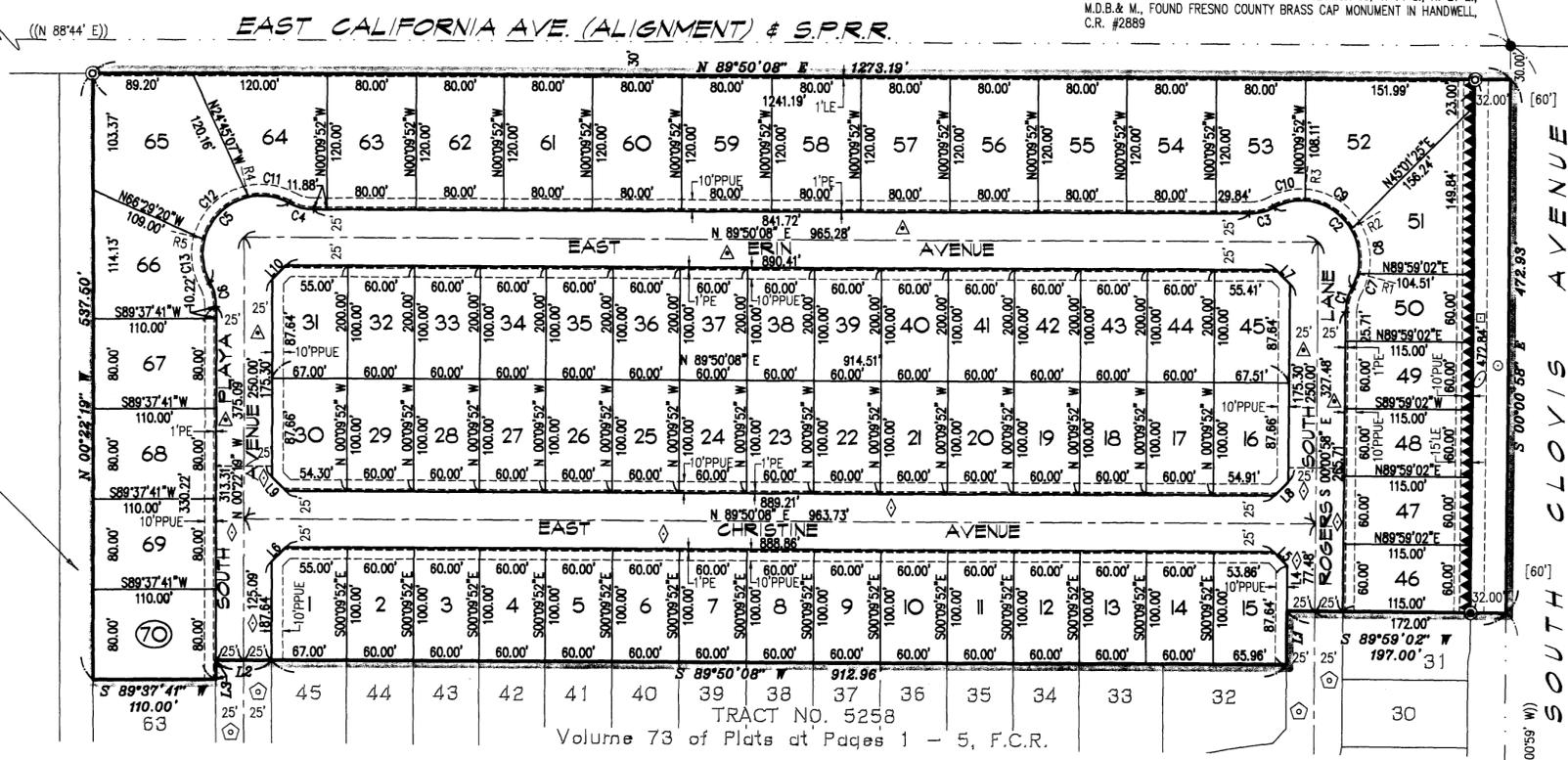
IN THE CITY OF FRESNO FRESNO COUNTY, CALIFORNIA

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

CONSISTING OF TWO SHEETS SHEET 2 OF 2

NORTH QUARTER CORNER OF SECTION 17, T. 14 S., R. 21 E., M.D.B. & M., FOUND 3" IRON PIPE, DOWN 8", TAGGED LS 2931, C.R. #4621

NORTHEAST CORNER OF SECTION 17, T. 14 S., R. 21 E., M.D.B. & M., ALSO BEING THE NORTHWEST CORNER OF SECTION 16, T. 14 S., R. 21 E., M.D.B. & M., FOUND FRESNO COUNTY BRASS CAP MONUMENT IN HANDWELL, C.R. #2889



OUTLOT "A" PER TRACT NO. 5258 Volume 73 of Plats at Pages 1-5, F.C.R.

BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, T.14 S., R.21 E., M.D.B. & M. WAS TAKEN TO BE N 00°00'58" W, PER TRACT NO. 5135, RECORDED IN VOLUME 69 OF PLATS AT PAGES 21 THROUGH 25, FRESNO COUNTY RECORDS.

LEGEND

- EXISTING MONUMENT FOUND AND ACCEPTED OR AS NOTED.
- ⊙ FOUND 1" O.D. IRON PIPE, UP 4", IN 6" DIA. CONCRETE MONUMENT TAGGED PLS 6619, OR AS OTHERWISE 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. 5135, RECORDED IN VOLUME 69 OF PLATS AT PAGES 21 THROUGH 25, FRESNO COUNTY RECORDS.
- [...] RECORD DATA PER PARCEL MAP NO. 91-05, RECORDED IN BOOK 55 OF PARCEL MAPS AT PAGES 1 & 2, FRESNO COUNTY RECORDS.
- (...) RECORD DATA PER MAP OF SURVEY RECORDED IN BOOK 10 OF RECORD OF SURVEYS AT PAGE 29, FRESNO COUNTY RECORDS.
- C.R. CORNER RECORD ON FILE WITH FRESNO COUNTY SURVEYOR.
- F.C.R. FRESNO COUNTY RECORDS
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PUBLIC UTILITY 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.
- △ 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 OCTOBER 15, 1920, IN VOLUME 22 PAGE 193, O.R.F.C.
- PORTIONS PREVIOUSLY DEEDED TO THE COUNTY OF FRESNO FOR RIGHT OF WAY FOR PUBLIC ROAD PURPOSES PER DEED RECORDED OCTOBER 15, 1920, IN VOLUME 22 PAGE 193, O.R.F.C.
- PORTIONS PREVIOUSLY DEEDED TO THE COUNTY OF FRESNO FOR RIGHT OF WAY FOR PUBLIC ROAD PURPOSES PER DEED RECORDED AUGUST 03, 1953, IN BOOK 3336 PAGE 28, AS DOCUMENT NO. 42649, O.R.F.C.
- ◇ PORTIONS PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER TRACT NO. 5258, RECORDED IN VOLUME 73 OF PLATS AT PAGES 1 THROUGH 5, F.C.R.
- ◇ PORTIONS PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER DEED RECORDED JUNE 15, 2005, AS DOCUMENT NO. 2005-0132586, O.R.F.C.
- BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION.

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.

NOTES:

- THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT AGREEMENT FANCHER CREEK CANAL NO. 6" RECORDED SEPTEMBER 28, 1982, AS DOCUMENT NO. 83193, IN BOOK 7980, PAGE 295, O.R.F.C., AND MODIFIED BY THE DOCUMENT ENTITLED "AMENDMENT TO ENCROACHMENT AGREEMENT" RECORDED MAY 31, 1989, AS DOCUMENT NO. 89057036, O.R.F.C. REFERENCE IS MADE TO SAID DOCUMENTS FOR FULL PARTICULARS.
 - THE EFFECT OF AN INSTRUMENT ENTITLED "BEFORE THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT RESOLUTION PROVIDING FOR THE RECORDATION OF A MAP IDENTIFYING AREAS SUBJECT TO PAYMENT OF DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES", EXECUTED BY FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND CITY OF FRESNO, RECORDED JULY 31, 1995 AS DOCUMENT NO. 95092128, O.R.F.C.
 - THE EFFECT OF AN INSTRUMENT ENTITLED "STATEMENT OF COVENANTS FOR CROSS ACCESS AGREEMENT / RECIPROCAL AGREEMENT (CROSS ACCESS EASEMENT FOR VEHICULAR ACCESS)" RECORDED AUGUST 11, 2004, AS DOCUMENT NO. 2004-0175956, O.R.F.C. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR RELOCATION OF OPEN CHANNEL OWNED BY FRESNO IRRIGATION DISTRICT" RECORDED JANUARY 27, 2005 AS INSTRUMENT NO. 2005-0019047, O.R.F.C. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 - A 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 THE FINAL MAP OF TRACT NO. 5442, RECORDED August 3, 2006, DOCUMENT NO. 2006-0161278, FRESNO COUNTY RECORDS.
 - A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR MAINTENANCE FOR THE FINAL MAP OF TRACT NO. 5442, RECORDED August 3, 2006, DOCUMENT NO. 2006-0161279, FRESNO COUNTY RECORDS.
 - A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT LIMITING SINGLE-STORY CONSTRUCTION ON CERTAIN LOTS WITHIN FINAL MAP OF TRACT NO. 5442, PHASE 2 OF VESTING TENTATIVE MAP NO. 5258, RECORDED August 3, 2006, AS DOCUMENT NO. 2006-0161280, FRESNO COUNTY RECORDS.

LINE TABLE

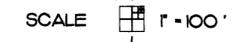
LINE	BEARING	LENGTH
L1	S00°00'58"E	47.59'
L2	S89°37'41"W	50.00'
L3	S00°22'19"E	16.91'
L4	S00°00'58"E	40.05'
L5	S45°04'35"E	17.45'
L6	N44°44'07"E	17.45'
L7	S45°04'57"E	17.46'
L8	S44°54'25"W	17.47'
L9	N45°15'42"W	17.48'
L10	N44°44'07"E	17.45'

RADIAL TABLE

RADIAL	BEARING
R1	S76°10'35"E
R2	N58°42'24"E
R3	N03°36'53"E
R4	N12°48'48"W
R5	N75°50'19"W

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	45.00'	22.62'	22.38'	28°48'08"
C2	52.00'	134.10'	99.91'	147°45'09"
C3	45.00'	22.62'	22.38'	28°48'08"
C4	45.00'	22.62'	22.38'	28°48'08"
C5	52.00'	134.15'	99.92'	147°48'42"
C6	45.00'	22.62'	22.38'	28°48'08"
C7	52.00'	13.58'	13.54'	14°57'45"
C8	52.00'	40.95'	39.90'	45°07'00"
C9	52.00'	50.00'	48.10'	55°05'31"
C10	52.00'	29.57'	29.17'	32°34'53"
C11	52.00'	37.62'	36.80'	41°27'04"
C12	52.00'	57.20'	54.36'	63°01'30"
C13	52.00'	39.33'	38.40'	43°20'08"



REVISIONS

DG	12/2/05

BY: ESPNOZA -05/23/05
IBA CADFILE: 0503FM