



Street Names, Addresses and (Lot Numbers) for T5445

Prepared on Mon Feb 26 22:11:05 2018



FINAL MAP OF TRACT NO. 5445

PHASE II OF TENTATIVE MAP NO. 5295

IN THE CITY OF FRESNO FRESNO COUNTY, CALIFORNIA

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

CONSISTING OF THREE SHEETS SHEET 2 OF 3

SEE SHEET THREE FOR LINE, CURVE, AND RADIAL TABLES

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 S 00°00'58" E, PER TRACT NO. 5295, RECORDED IN VOLUME 73 OF PLATS AT PAGES 6 THROUGH 8, 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. 5295, RECORDED IN VOLUME 73 OF PLATS AT PAGES 6 THROUGH 8, FRESNO COUNTY RECORDS.
- [...] RECORD DATA PER INSTRUMENT NO. 91038434 RECORDED IN VOLUME 07 OF PRECISE PLAN LINES AT PAGES 64 THROUGH 70, 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.
- 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.
- PPUE PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- (R) DENOTES RADIAL BEARING
- ▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION.
- △ 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 JULY 10, 1933, IN BOOK 3328 PAGE 470, AS DOCUMENT NO. 38963, O.R.F.C.
- ◇ PORTIONS PREVIOUSLY GRANTED TO THE COUNTY OF FRESNO PER GRANT DEED RECORDED JUNE 30, 1970, IN BOOK 5798 PAGE 147, AS DOCUMENT NO. 44439, O.R.F.C.
- PORTIONS PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER DEED RECORDED JUNE 15, 2005, AS DOCUMENT NO. 2005-0132584, O.R.F.C.
- ⊙ PORTIONS PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER DEED RECORDED JUNE 15, 2005, AS DOCUMENT NO. 2005-0132585, O.R.F.C.
- ☆ PORTIONS PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER TRACT NO. 5295, RECORDED IN VOLUME 73 OF PLATS AT PAGES 6 THROUGH 8, F.C.R.
- ① EASEMENT IN FAVOR OF THE CITY OF FRESNO FOR SEMI LINE AND INCIDENTAL PURPOSES PER DOCUMENT PREVIOUSLY RECORDED DECEMBER 23, 1992, AS DOCUMENT NO. 92192352, O.R.F.C.
- ② EASEMENT AND RIGHT OF WAY PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR WATER MAIN PURPOSES PER DEED RECORDED FEBRUARY 23, 1996, AS DOCUMENT NO. 96023597, O.R.F.C.
- ③ AN EASEMENT PREVIOUSLY DEEDED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT FOR STORM DRAIN PIPE PURPOSES PER DEED RECORDED JUNE 17, 2005, AS DOCUMENT NO. 2005-0135114, O.R.F.C.
- ④ AN EASEMENT PREVIOUSLY DEEDED TO PACIFIC GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITY PURPOSES PER DEED RECORDED OCTOBER 13, 2005, AS DOCUMENT NO. 2005-0242403, O.R.F.C.

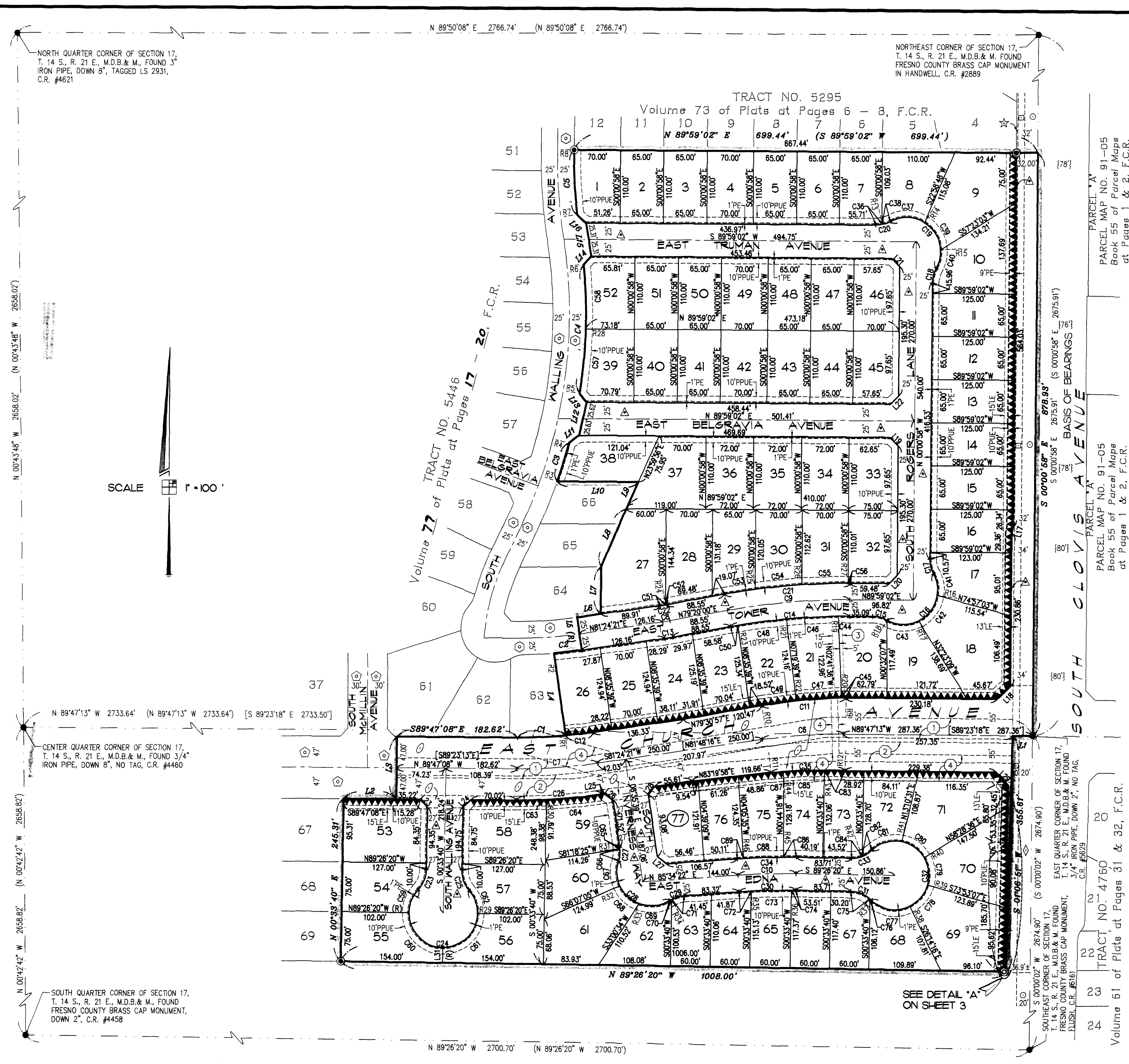
NOTE:

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.

REVISIONS

BLAU	*2/5/06

BY: ESPINOZA -06/09/05
IBA CADFILE: 05032FM



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. FOUND FRESNO COUNTY BRASS CAP MONUMENT IN HANDWELL, C.R. #2889

TRACT NO. 5295
Volume 73 of Plats at Pages 6 - 8, F.C.R.

PARCEL MAP NO. 91-05
Book 55 of Parcel Maps
at Pages 1 & 2, F.C.R.

PARCEL MAP NO. 91-05
Book 55 of Parcel Maps
at Pages 1 & 2, F.C.R.

PARCEL MAP NO. 4760
Book 51 of Parcel Maps
at Pages 31 & 32, F.C.R.

SEE DETAIL "A" ON SHEET 3

SCALE 1" = 100'

N 00°43'48" W 2658.02'
N 00°43'48" W 2658.02'

N 89°47'13" W 2733.64' (N 89°47'13" W 2733.64') [S 89°23'18" E 2733.50']

CENTER QUARTER CORNER OF SECTION 17, T. 14 S., R. 21 E., M.D.B. & M., FOUND 3/4" IRON PIPE, DOWN 8", NO TAG, C.R. #4460

N 00°42'42" W 2658.82'
N 00°42'42" W 2658.82'

SOUTH QUARTER CORNER OF SECTION 17, T. 14 S., R. 21 E., M.D.B. & M., FOUND FRESNO COUNTY BRASS CAP MONUMENT, DOWN 2", C.R. #4458

N 89°50'08" E 2766.74' (N 89°50'08" E 2766.74')

Volume 77 of Plats at Pages 17 - 20, F.C.R.

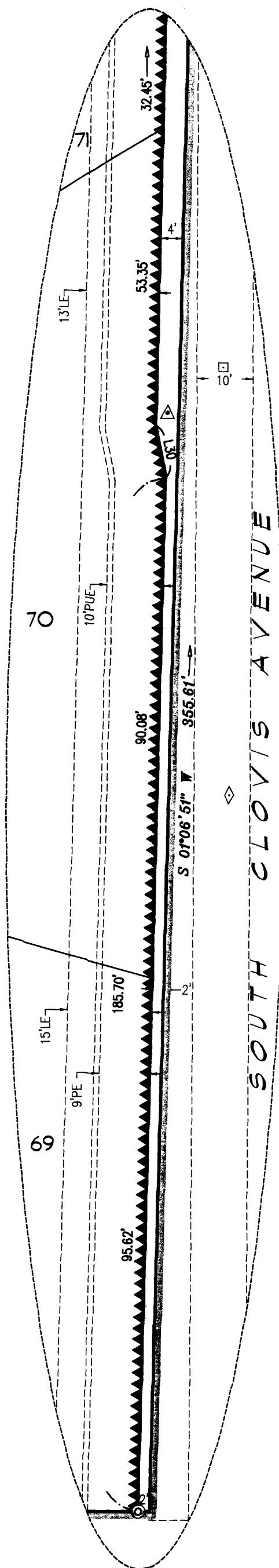
N 89°26'20" W 2700.70' (N 89°26'20" W 2700.70')

FINAL MAP OF
TRACT NO. 5445
 PHASE II OF TENTATIVE MAP NO. 5295

IN THE CITY OF FRESNO
 FRESNO COUNTY, CALIFORNIA
 SURVEYED AND PLATTED IN JUNE, 2005
 BY INGELS - BRAUN & ASSOCIATES
 CONSISTING OF THREE SHEETS
 SHEET 3 OF 3

LIST OF COVENANTS THAT WILL RECORD CONCURRENTLY WITH THE MAP:

- 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 MAPS OF TRACT NO. 5445, PHASE 2 OF VESTING TENTATIVE MAP NO. 5295 AND TRACT NO. 5446, PHASE 3 OF VESTING TENTATIVE MAP NO. 5258, RECORDED August 30, 2004, DOCUMENT NO. 2006-0182592, FRESNO COUNTY RECORDS.
- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING SPECIAL SOLID WASTE DISPOSAL SERVICES FOR CERTAIN LOTS WITHIN THE FINAL MAPS OF TRACT NO. 5445, PHASE 2 OF VESTING TENTATIVE MAP NO. 5295 AND TRACT NO. 5446, PHASE 3 OF VESTING TENTATIVE MAP NO. 5258, RECORDED August 30, 2004, DOCUMENT NO. 2006-0182592, FRESNO COUNTY RECORDS.
- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAPS OF TRACT NO. 5445, PHASE 2 OF VESTING TENTATIVE MAP NO. 5295 AND TRACT NO. 5446, PHASE 3 OF VESTING TENTATIVE MAP NO. 5258, RECORDED August 30, 2004, DOCUMENT NO. 2006-0182592, FRESNO COUNTY RECORDS.
- STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR TEMPORARY STORM DRAINAGE FACILITIES FOR THE FINAL MAPS OF TRACT NO. 5445, PHASE 2 OF VESTING TENTATIVE MAP NO. 5295 AND TRACT NO. 5446, PHASE 3 OF VESTING TENTATIVE MAP NO. 5258, RECORDED August 30, 2004, DOCUMENT NO. 2006-0182592, FRESNO COUNTY RECORDS.



DETAIL "A"
 SCALE: 1" = 20'

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°47'13"W	30.01'
L2	S89°47'08"E	80.06'
L3	N00°12'52"E	94.00'
L4	N08°41'34"W	125.21'
L5	N08°35'39"W	50.00'
L6	N81°24'21"E	36.25'
L7	N00°00'58"W	71.00'
L8	N22°45'52"E	95.55'
L9	N23°59'15"E	44.47'
L10	S90°00'00"W	122.52'
L11	N52°02'31"E	19.05'
L12	N12°39'47"E	51.25'
L13	N40°34'30"W	16.85'
L14	N41°51'53"E	17.02'
L15	N08°58'54"W	50.62'
L16	N48°26'58"W	18.09'
L17	S12°07'05"W	9.51'
L18	S45°05'30"W	27.67'
L19	S45°00'50"E	17.46'
L20	S44°58'05"W	17.46'
L21	S45°00'58"E	17.47'
L22	S44°59'02"W	17.47'
L23	S44°36'08"E	16.53'
L24	N45°23'52"E	16.53'
L25	N81°24'21"E	3.34'
L26	S53°35'28"E	16.54'
L27	N51°30'14"W	17.84'
L28	N36°23'57"E	16.53'
L29	S44°19'38"E	27.71'
L30	S11°01'22"E	9.51'
L31	S00°33'40"W	23.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	753.00'	73.97'	73.94'	5°37'41"
C2	628.00'	42.38'	42.37'	3°51'59"
C3	757.00'	60.21'	60.19'	4°33'25"
C4	757.00'	195.12'	194.58'	14°46'06"
C5	800.00'	98.19'	98.13'	7°01'58"
C6	800.00'	122.97'	122.85'	8°48'26"
[C6]	800.00'	122.97'	-----	8°48'26"
C7	800.00'	122.99'	122.87'	8°48'31"
[C7]	800.00'	122.99'	-----	8°48'31"
C8	300.00'	10.85'	10.85'	2°04'21"
C9	1000.00'	185.89'	185.62'	10°39'02"
C10	1000.00'	87.06'	87.04'	4°59'18"
C11	851.00'	127.78'	127.66'	8°36'12"
C12	753.00'	41.80'	41.79'	3°10'50"
C13	325.00'	11.76'	11.76'	2°04'21"
C14	975.00'	181.24'	180.98'	10°39'02"
C15	45.00'	22.62'	22.38'	28°48'08"
C16	52.00'	133.96'	99.87'	147°36'16"
C17	45.00'	22.62'	22.38'	28°48'08"
C18	45.00'	22.62'	22.38'	28°48'08"
C19	52.00'	133.96'	99.87'	147°36'16"
C20	45.00'	22.62'	22.38'	28°48'08"
C21	1025.00'	190.53'	190.26'	10°39'02"
C22	275.00'	9.95'	9.95'	2°04'21"
C23	45.00'	33.05'	32.31'	42°04'30"
C24	52.00'	239.73'	77.20'	264°09'00"
C25	45.00'	33.05'	32.31'	42°04'30"
C26	847.00'	130.22'	130.09'	8°48'31"
C27	45.00'	20.61'	20.43'	26°14'44"
C28	52.00'	127.86'	98.00'	140°52'51"
C29	45.00'	22.62'	22.38'	28°48'08"
C30	975.00'	84.89'	84.86'	4°59'18"
C31	45.00'	34.41'	33.58'	43°48'33"
C32	52.00'	242.88'	75.05'	267°37'06"
C33	45.00'	34.41'	33.58'	43°48'33"
C34	1025.00'	89.24'	89.21'	4°59'18"
C35	749.00'	112.35'	112.25'	8°35'40"
C36	45.00'	9.36'	9.35'	11°55'14"
C37	52.00'	55.24'	52.68'	60°51'57"
C38	45.00'	13.26'	13.21'	16°52'54"
C39	52.00'	49.89'	48.00'	54°58'16"
C40	52.00'	28.83'	28.46'	31°46'03"
C41	52.00'	33.84'	33.25'	37°17'16"
C42	52.00'	49.62'	47.76'	54°40'25"
C43	52.00'	50.50'	48.54'	55°38'35"
C44	975.00'	17.49'	17.49'	1°01'40"

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	DELTA
C45	851.00'	6.79'	6.79'	0°27'26"
C46	975.00'	79.16'	79.14'	4°39'07"
C47	851.00'	69.14'	69.12'	4°39'19"
C48	975.00'	73.12'	73.10'	4°17'49"
C49	851.00'	51.85'	51.84'	3°29'27"
C50	975.00'	11.47'	11.47'	0°40'26"
C51	275.00'	8.20'	8.20'	1°42'31"
C52	275.00'	1.75'	1.75'	0°21'50"
C53	1025.00'	46.89'	46.89'	2°37'16"
C54	1025.00'	70.40'	70.39'	3°56'08"
C55	1025.00'	70.06'	70.05'	3°54'59"
C56	1025.00'	3.18'	3.18'	0°10'39"
C57	757.00'	97.64'	97.57'	7°23'25"
C58	757.00'	97.48'	97.41'	7°22'41"
C59	52.00'	38.19'	37.33'	42°04'30"
C60	52.00'	81.68'	73.54'	90°00'00"
C61	52.00'	81.68'	73.54'	90°00'04"
C62	52.00'	38.18'	37.33'	42°04'26"
C63	847.00'	45.36'	45.35'	3°04'06"
C64	847.00'	84.86'	84.82'	5°44'25"
C65	45.00'	2.97'	2.97'	3°46'54"
C66	45.00'	17.64'	17.53'	22°27'50"
C67	52.00'	38.74'	37.85'	42°41'08"
C68	52.00'	40.65'	39.62'	44°47'20"
C69	52.00'	48.47'	46.73'	53°24'23"
C70	45.00'	2.84'	2.84'	3°36'48"
C71	45.00'	19.78'	19.62'	25°11'20"
C72	975.00'	18.34'	18.34'	1°04'40"
C73	975.00'	60.06'	60.05'	3°31'45"
C74	975.00'	6.49'	6.49'	0°22'53"
C75	45.00'	32.57'	31.86'	41°27'59"
C76	45.00'	1.84'	1.84'	2°20'34"
C77	52.00'	64.63'	60.55'	71°12'40"
C78	52.00'	43.09'	41.87'	47°28'56"
C79	52.00'	42.83'	41.63'	47°11'31"
C80	52.00'	42.85'	41.65'	47°12'50"
C81	52.00'	49.48'	47.63'	54°31'09"
C82	45.00'	17.53'	17.42'	22°19'12"
C83	749.00'	31.08'	31.08'	2°22'40"
C84	45.00'	16.88'	16.78'	21°29'21"
C85	749.00'	62.52'	62.50'	4°46'56"
C86	1025.00'	19.30'	19.30'	1°04'44"
C87	749.00'	18.75'	18.75'	1°26'04"
C88	1025.00'	60.04'	60.03'	3°21'22"
C89	1025.00'	9.90'	9.90'	0°33'12"

RADIAL TABLE

RADIAL	BEARING
R1	S05°24'49"E
R2	S04°43'40"E
R3	S70°57'59"E
R4	S75°31'24"E
R5	S81°17'01"E
R6	N83°56'53"E
R7	S83°25'42"W
R8	N89°32'20"W
R9	N01°20'35"W
R10	N09°56'47"W
R11	N06°05'57"W
R12	N02°29'43"E
R13	S11°56'12"E
R14	N32°02'51"E
R15	N87°01'07"E
R16	S81°31'50"E
R17	S26°51'25"E
R18	S28°47'10"W
R19	N01°02'38"W
R20	N01°48'01"W
R21	N05°41'45"W
R22	N06°27'20"W
R23	N09°59'34"W
R24	S10°18'10"E
R25	N08°02'44"W
R26	N04°06'36"W
R27	N00°11'37"W
R28	S86°40'26"E
R29	S89°26'24"E
R30	S02°51'14"E
R31	N85°11'15"E
R32	S64°57'57"W
R33	S20°10'37"W
R34	N29°36'58"W
R35	N03°20'58"W
R36	N00°10'47"E
R37	N42°01'39"E
R38	S26°50'27"E
R39	S74°19'23"E
R40	N58°29'06"E
R41	N11°16'16"E
R42	S20°55'41"E
R43	N00°07'03"E
R44	N04°39'53"W
R45	N00°31'04"W
R46	N03°52'26"W

REVISIONS

BLAU	2/5/06

BY: ESPINOZA -06/09/05
 IBA CADFILE: 05032FM