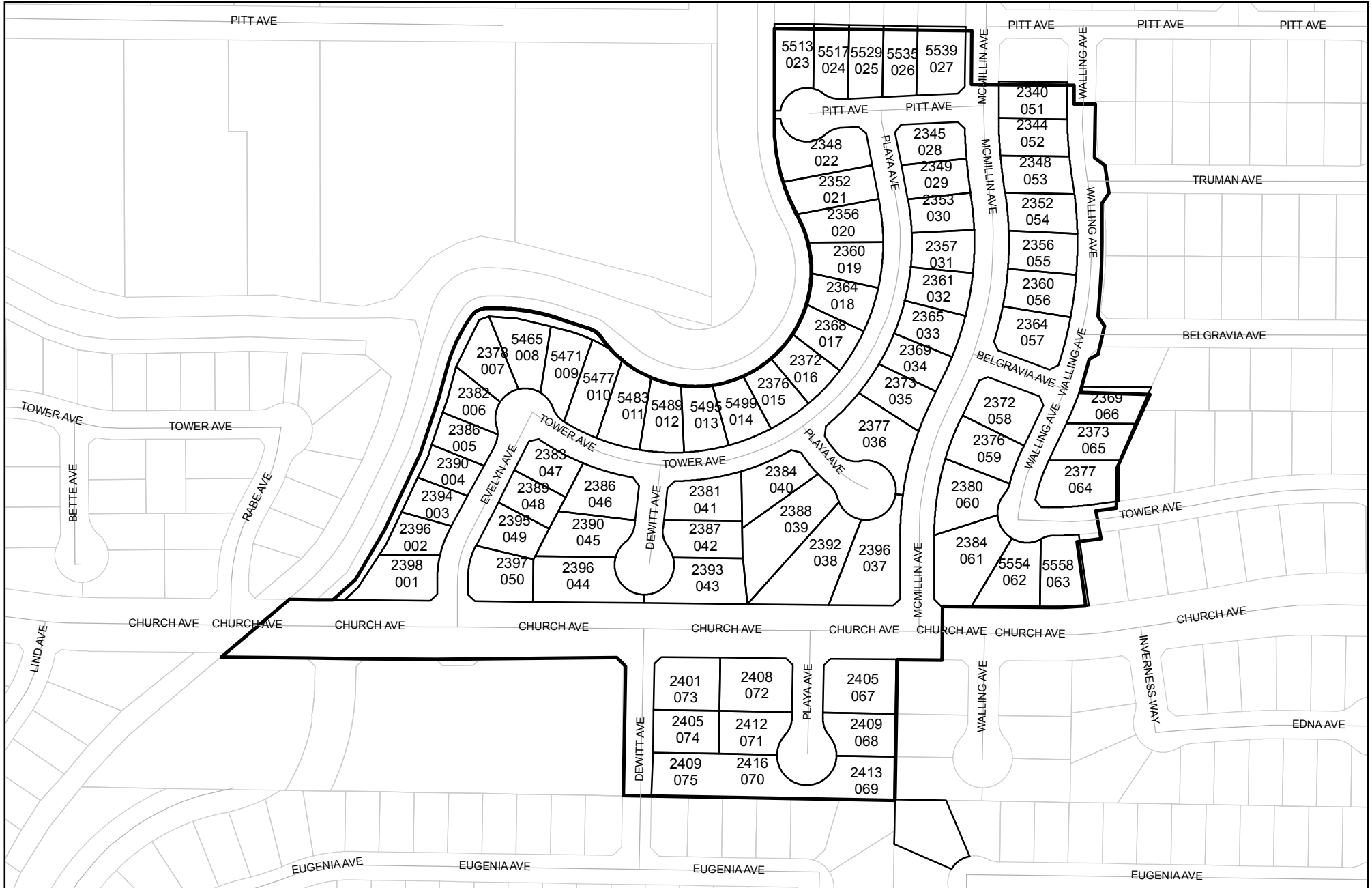




Prepared on Thu Feb 01 08:11:35 2018

Street Names, Addresses and (Lot Numbers) for T5446



FINAL MAP OF TRACT NO. 5446

PHASE III OF TENTATIVE MAP NO. 5258

IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN JUNE, 2005
BY INGELS - BRAUN & ASSOCIATES
CONSISTING OF FOUR SHEETS
SHEET 2 OF 4

NOTES:

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. AN EASEMENT PREVIOUSLY DEEDED TO SAN JOAQUIN LIGHT & POWER CORPORATION FOR ELECTRICAL FACILITIES PURPOSES PER DEED RECORDED JANUARY 27, 1927, IN VOLUME 753 PAGE 133, O.R.F.C. THE EXACT WIDTH AND LOCATION IS NOT DISCLOSED OF RECORD. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
2. 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.
3. THE EFFECT OF A MAP ENTITLED OFFICIAL PLAN LINES EAST CHURCH AVENUE RECORDED IN VOLUME 07 OF PRECISE PLANS AT PAGES 64 THROUGH 70, F.C.R.
4. 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.
5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR COMMON USE OF EASEMENTS AT EAST JENSEN AVENUE AND SOUTH MINNEWAHA AVENUE ALIGNMENT" RECORDED AUGUST 02, 1995, AS DOCUMENT NO. 95093940, O.R.F.C. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
6. 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.
7. 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 OF OFFICIAL RECORDS.
8. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR TEMPORARY STORM DRAINAGE FACILITIES" RECORDED JULY 12, 2005 AS INSTRUMENT NO. 2005-0154822 OF OFFICIAL RECORDS.
9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EARLY CONSTRUCTION AGREEMENT WITH SUBORDINATION FOR SEWER AND WATER IMPROVEMENTS FOR TRACT NO. 5445 AND 5446" RECORDED MAY 25, 2006 AS INSTRUMENT NO. 2006-0110169 OF OFFICIAL RECORDS.

SEE SHEET FOUR 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. 5258, RECORDED IN VOLUME 73 OF PLATS AT PAGES 1 THROUGH 5, FRESNO COUNTY RECORDS.

LEGEND

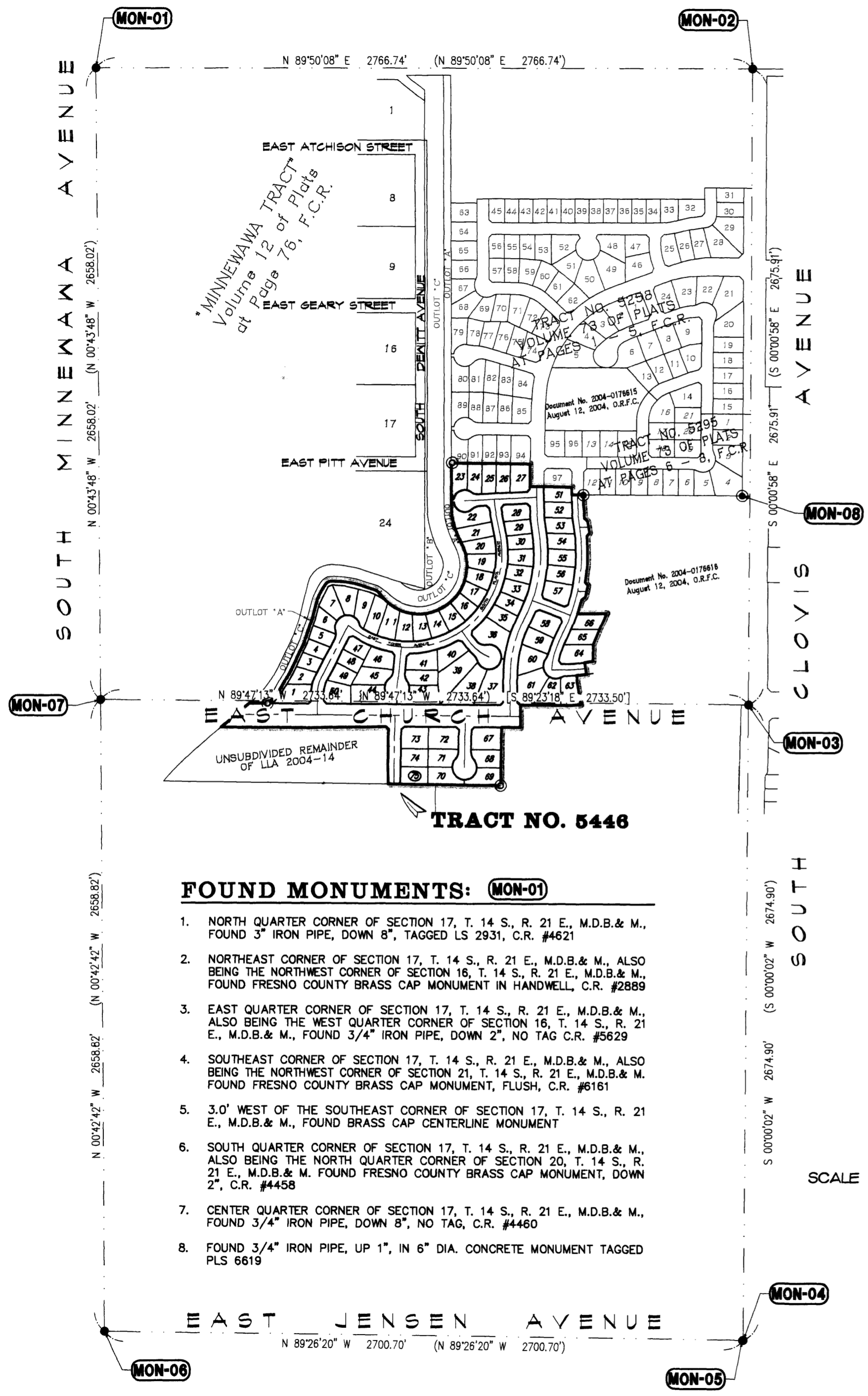
- EXISTING MONUMENT FOUND AND ACCEPTED OR AS NOTED.
- ⊙ FOUND 1" O.D. IRON PIPE, UP 4", IN 6" DIA. CONCRETE MONUMENT TAGGED PLS 6619, OR AS OTHERWISE NOTED.
- ⊙ SET 1" O.D. IRON PIPE, 30" LONG, UP 4", IN 6" DIA. x 30" CONCRETE MONUMENT DOWN 6" AND TAGGED PLS 6619, EXCEPT AS NOTED.
- (...) RECORD DATA PER TRACT NO. 5258, RECORDED IN VOLUME 73 OF PLATS AT PAGES 1 THROUGH 5, 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.
- 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.
- PUE PUBLIC UTILITY 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.
- △△△ INDICATES RELINQUISHMENT OF DIRECT VEHICULAR 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 CITY OF FRESNO FOR PUBLIC STREET PURPOSES PER DEED RECORDED JUNE 15, 2005, AS DOCUMENT NO. 2005-0132585, O.R.F.C.
- ⊙ PORTIONS PREVIOUSLY DEEDED TO THE CITY OF FRESNO 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 TRACT NO. 5258, RECORDED IN VOLUME 73 OF PLATS AT PAGES 1 THROUGH 5, F.C.R.
- ① AN EASEMENT IN FAVOR OF THE CITY OF FRESNO FOR SEWER LINE AND INCIDENTAL PURPOSES PER DOCUMENT PREVIOUSLY RECORDED DECEMBER 23, 1992, AS DOCUMENT NO. 92192352, O.R.F.C.
- ② AN EASEMENT 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 THE CITY OF FRESNO FOR PUBLIC UTILITY PURPOSES PER DEED RECORDED MARCH 18, 1997, AS DOCUMENT NO. 97035404, O.R.F.C.
- ④ AN EASEMENT PREVIOUSLY DEEDED TO FRESNO IRRIGATION DISTRICT FOR PIPELINES AND OTHER CONDUITS AND INCIDENTAL PURPOSES PER DEED RECORDED JANUARY 13, 2005, AS DOCUMENT NO. 2005-0009131, O.R.F.C.
- ⑤ AN EASEMENT PREVIOUSLY DEEDED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT FOR STORM DRAIN PIPE PURPOSES PER DEED RECORDED JUNE 17, 2005, AS DOCUMENT NO. 2005-0135115, O.R.F.C.

LIST OF COVENANTS THAT WILL RECORD CONCURRENTLY WITH THE MAP:

1. 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, 2006, DOCUMENT NO. 2006-0182591, FRESNO COUNTY RECORDS.
2. 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, 2006, DOCUMENT NO. 2006-0182592, FRESNO COUNTY RECORDS.
3. 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, 2006, DOCUMENT NO. 2006-0182593, FRESNO COUNTY RECORDS.
4. 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, 2006, DOCUMENT NO. 2006-0182594, FRESNO COUNTY RECORDS.
5. STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 5446, PHASE 3 OF VESTING TENTATIVE MAP NO. 5258, RECORDED August 30, 2006, DOCUMENT NO. 2006-0182595, FRESNO COUNTY RECORDS.

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.



FOUND MONUMENTS: (MON-01)

1. 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
2. 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
3. EAST QUARTER CORNER OF SECTION 17, T. 14 S., R. 21 E., M.D.B. & M., ALSO BEING THE WEST QUARTER CORNER OF SECTION 16, T. 14 S., R. 21 E., M.D.B. & M., FOUND 3/4" IRON PIPE, DOWN 2", NO TAG C.R. #5629
4. SOUTHEAST CORNER OF SECTION 17, T. 14 S., R. 21 E., M.D.B. & M., ALSO BEING THE NORTHWEST CORNER OF SECTION 21, T. 14 S., R. 21 E., M.D.B. & M. FOUND FRESNO COUNTY BRASS CAP MONUMENT, FLUSH, C.R. #6161
5. 3.0' WEST OF THE SOUTHEAST CORNER OF SECTION 17, T. 14 S., R. 21 E., M.D.B. & M., FOUND BRASS CAP CENTERLINE MONUMENT
6. SOUTH QUARTER CORNER OF SECTION 17, T. 14 S., R. 21 E., M.D.B. & M., ALSO BEING THE NORTH QUARTER CORNER OF SECTION 20, T. 14 S., R. 21 E., M.D.B. & M. FOUND FRESNO COUNTY BRASS CAP MONUMENT, DOWN 2", C.R. #4458
7. 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
8. FOUND 3/4" IRON PIPE, UP 1", IN 6" DIA. CONCRETE MONUMENT TAGGED PLS 6619

SCALE 1" = 400'

FINAL MAP OF TRACT NO. 5446

PHASE III OF TENTATIVE MAP NO. 5258

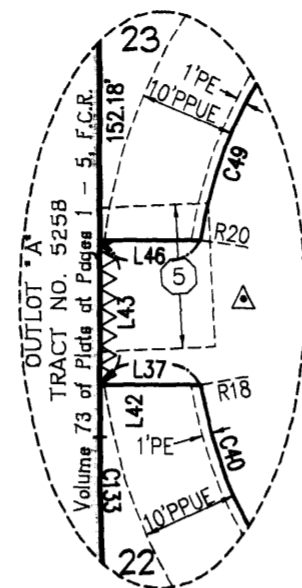
IN THE CITY OF FRESNO FRESNO COUNTY, CALIFORNIA

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

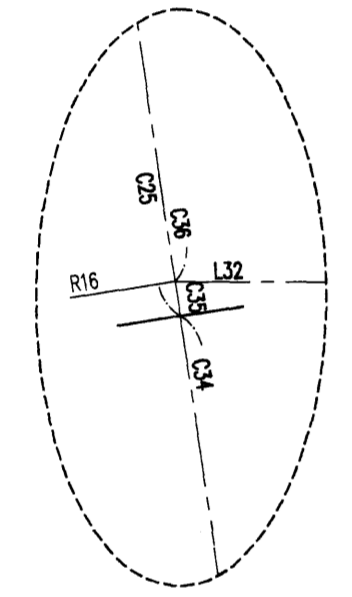
CONSISTING OF FOUR SHEETS SHEET 3 OF 4

SEE SHEET TWO FOR BASIS OF BEARINGS, LEGEND AND FOUND MONUMENT DESCRIPTIONS

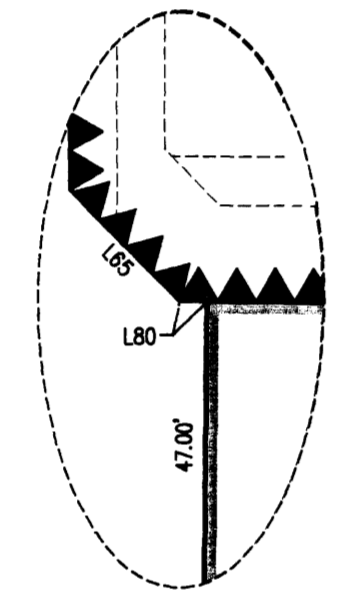
SEE SHEET FOUR FOR LINE, CURVE, AND RADIAL TABLES



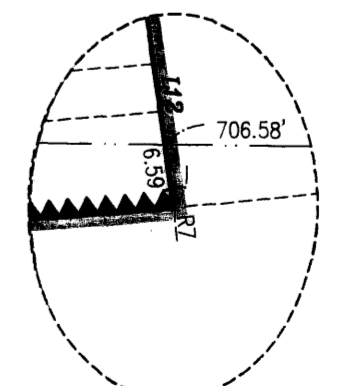
DETAIL "A" SCALE: 1" = 20'



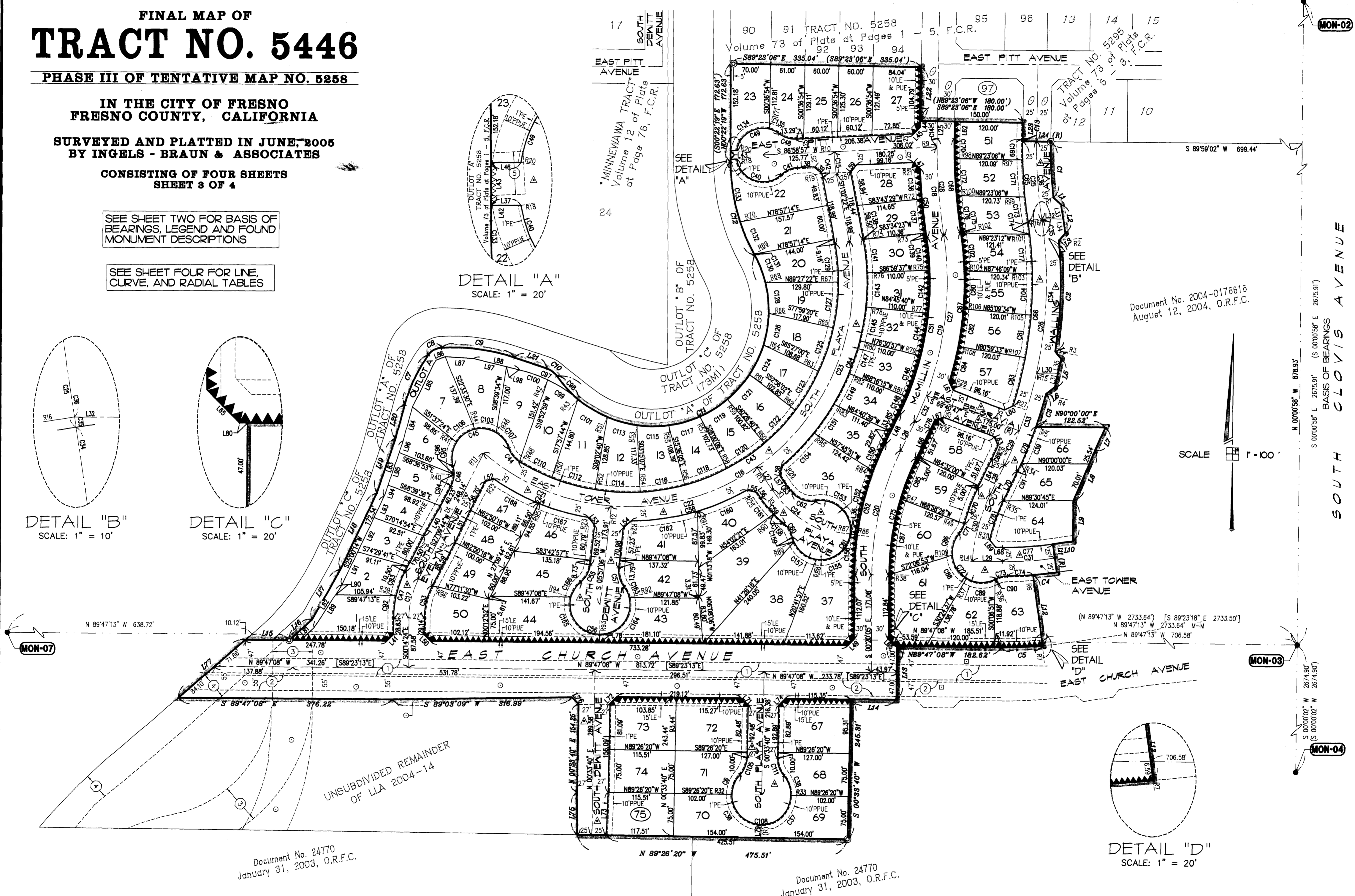
DETAIL "B" SCALE: 1" = 10'



DETAIL "C" SCALE: 1" = 20'



DETAIL "D" SCALE: 1" = 20'



UNSUBDIVIDED REMAINDER OF LLA 2004-14

Document No. 24770 January 31, 2003, O.R.F.C.

Document No. 24770 January 31, 2003, O.R.F.C.

Document No. 2004-0176618 August 12, 2004, O.R.F.C.

MON-02

MON-07

MON-03

MON-04

SOUTH CLOVIS AVENUE

N 00°00'58" W 878.93'
S 00°00'58" E 2675.91' (S 00°00'58" E 2675.91')

SCALE 1" = 100'

S 00°00'02" W 2674.90'
(S 00°00'02" W 2674.90')