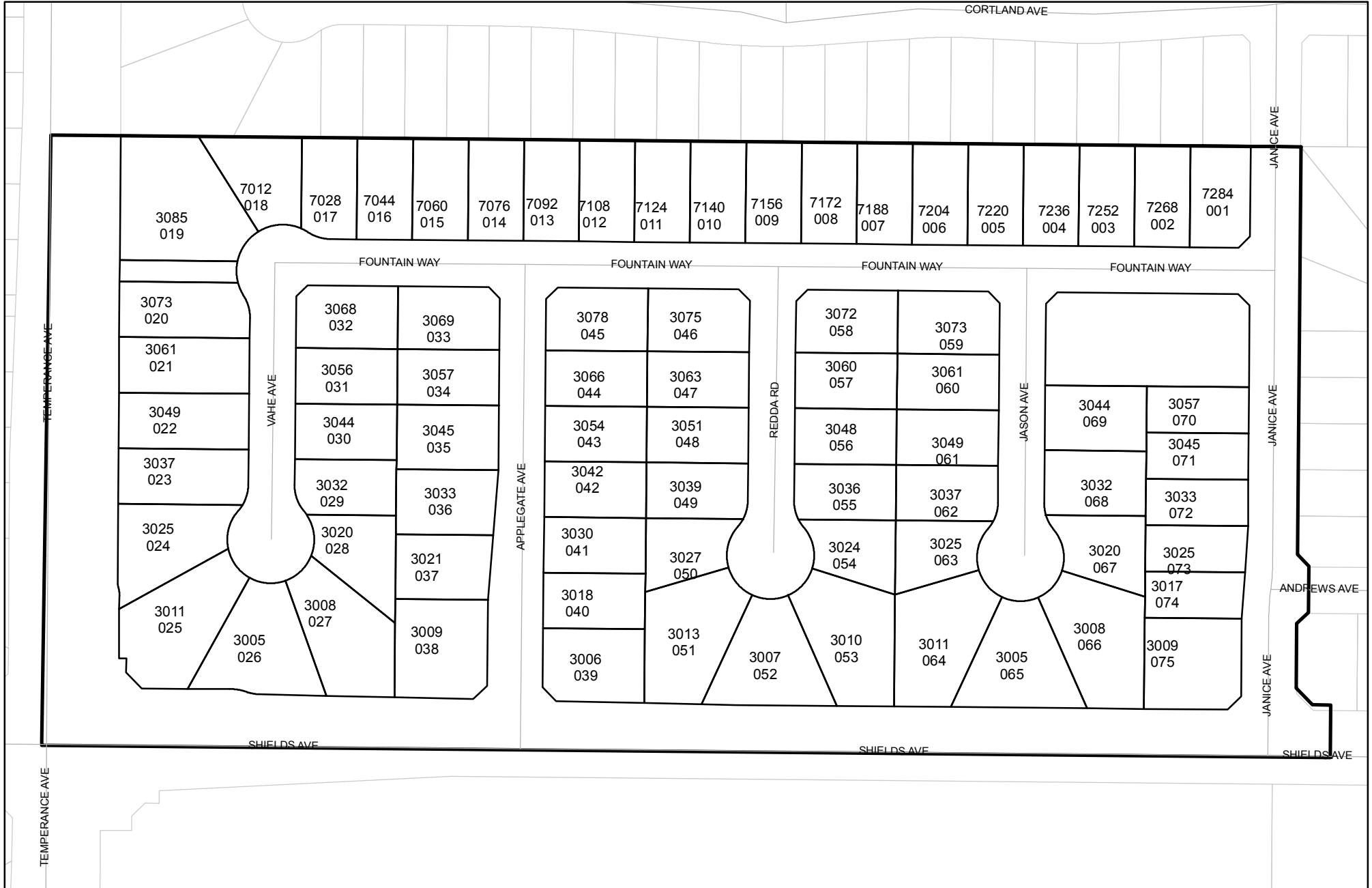




Prepared on Mon Oct 22 14:36:15 2018

# Street Names, Addresses and (Lot Numbers) for T5447

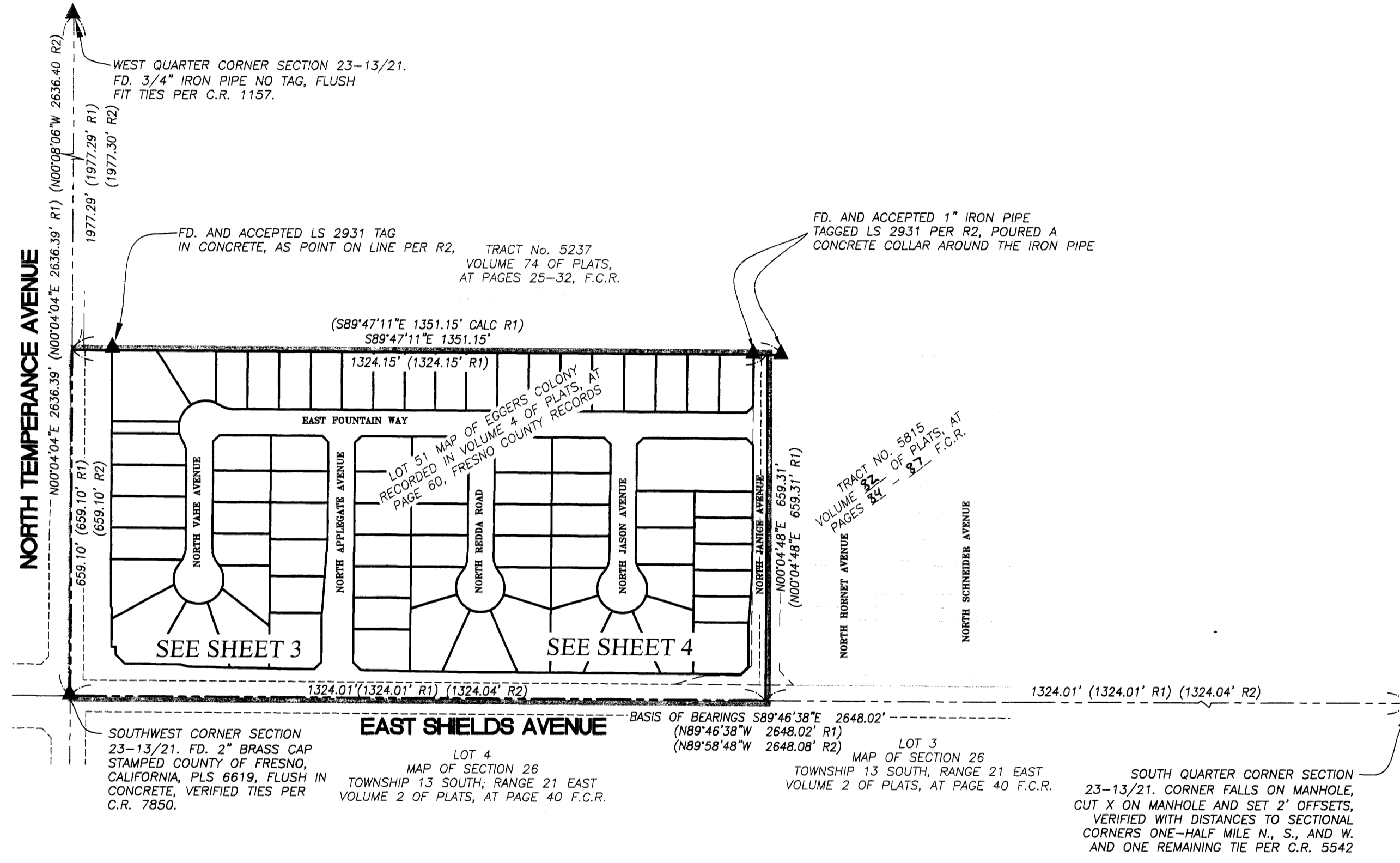


# FINAL MAP OF TRACT NO. 5447

PHASE 2 OF VESTING TENTATIVE MAP NO. 5447

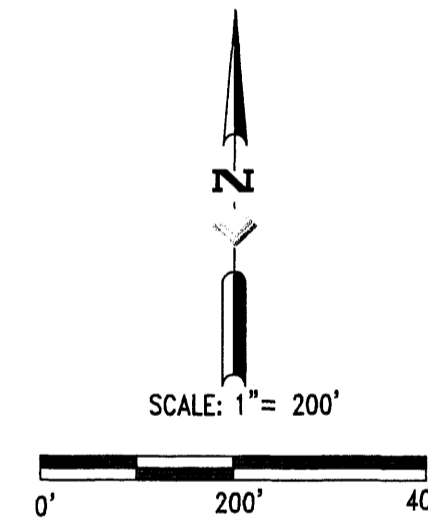
A PLANNED DEVELOPMENT  
BEING A RESUBDIVISION OF LOT 51 OF THE  
MAP OF EGGERS COLONY  
RECORDED IN VOLUME 4 OF PLATS, AT PAGE 60  
FRESNO COUNTY RECORDS

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN JULY 2012 BY QUAD KNOFF INC.  
CONSISTING OF 4 SHEETS  
SHEET 2 OF 4



### LEGEND

- ▲ MONUMENT FOUND AND ACCEPTED AS DESCRIBED, UNLESS NOTED OTHERWISE
- (R1) RECORD DATA PER MAP OF TRACT NO. 5815 RECORDED IN VOLUME \_\_\_ OF PLATS, AT PAGES \_\_\_ - \_\_\_, F.C.R., OR CALCULATED THEREFROM
- (R2) RECORD DATA PER MAP OF TRACT NO. 5237, RECORDED IN VOLUME 74 OF PLATS, AT PAGES 25-32, F.C.R. OR CALCULATED THEREFROM
- FD. FOUND
- C.R. CORNER RECORD ON FILE WITH THE FRESNO COUNTY SURVEYOR
- F.C.R. FRESNO COUNTY RECORDS
- O.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY
- BLUE BORDER INDICATES LIMITS OF THIS SUBDIVISION



### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, SHOWN AS NORTH 89°46'38" WEST ON THE FINAL MAP OF TRACT NO. 5815 RECORDED IN VOLUME \_\_\_ OF PLATS AT PAGES \_\_\_ - \_\_\_, FRESNO COUNTY RECORDS.

  
**Quad Knopf**  
 6051 NORTH FRESNO STREET  
 SUITE 200  
 FRESNO, CA 93710  
 TEL: (559) 449-2400  
 FAX: (559) 435-2905  
 WEBSITE: www.quadknopf.com

# FINAL MAP OF TRACT NO. 5447

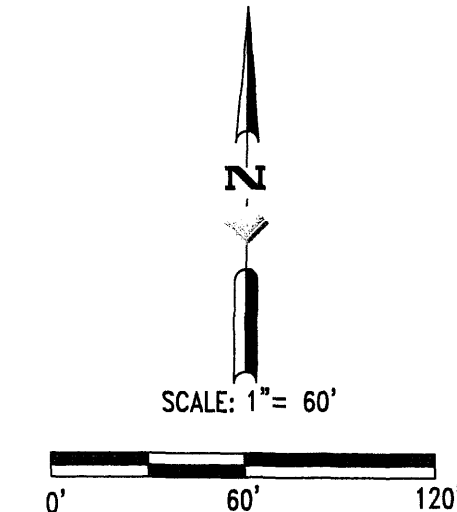
PHASE 2 OF VESTING TENTATIVE MAP NO. 5447

A PLANNED DEVELOPMENT  
BEING A RESUBDIVISION OF LOT 51 OF THE  
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IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN JULY 2012 BY QUAD KNOPF INC.  
CONSISTING OF 4 SHEETS  
SHEET 3 OF 4

### LEGEND

- F.C.R. FRESNO COUNTY RECORDS
- O.F.C.R. OFFICIAL FRESNO COUNTY RECORDS
- L.E. LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- P.U.E. PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- P.E. PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- P.P.U.E. PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- FD. FOUND
- (R) RADIAL BEARING
- \* INDICATES AREA NOW OFFERED FOR DEDICATION FOR PUBLIC STREET EASEMENT PURPOSES
- ☒ INDICATES AREA DEDICATED FOR ROAD PURPOSES PER MAP OF EGGERS COLONY, RECORDED IN VOLUME 4 OF PLATS, AT PAGE 60, F.C.R.
- BLUE BORDER INDICATES LIMITS OF THIS SUBDIVISION
- //// RELINQUISHMENT OF DIRECT ACCESS RIGHTS BY THIS MAP
- (R1) RECORD DATA PER MAP OF TRACT NO. 5815 RECORDED IN VOLUME \_\_\_ OF PLATS, AT PAGE \_\_\_ F.C.R., OR CALCULATED THEREFROM
- (R2) RECORD DATA PER MAP OF TRACT NO. 5237 RECORDED IN VOLUME 74 OF PLATS, AT PAGE 25-32, F.C.R., OR CALCULATED THEREFROM
- ▲ MONUMENT FOUND AND ACCEPTED AS DESCRIBED, UNLESS NOTED OTHERWISE
- ◆ SET WITNESS CORNER 3/4" X 30" IRON PIPE, DOWN 6", TAGGED PLS 4714 ON LOT LINE AS SHOWN AT 3.00' OFFSET FROM NEAREST LOT CORNER. (DISTANCES SHOWN ARE TO TRUE CORNER)
- ⊙ SET 3/4" X 30" IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6", TAGGED PLS 4714



LINE	BEARING	LENGTH
L1	N45°13'22"E	17.39
L2	N44°46'38"W	17.39
L3	N45°13'22"E	17.39
L4	N45°35'48"E	20.65
L5	N44°24'12"W	20.93
L13	N44°43'08"W	23.82

CURVE	DELTA	RADIUS	LENGTH
C1	32°38'13"	45.00	25.63
C2	155°16'26"	50.00	135.50
C3	32°38'13"	45.00	25.63
C4	17°36'07"	50.00	15.36
C5	26°36'23"	50.00	23.22
C6	45°50'12"	50.00	40.00
C7	55°40'21"	50.00	48.58
C8	9°33'23"	50.00	8.34
C9	40°55'34"	43.00	30.72
C10	261°51'08"	47.00	214.80
C11	40°55'34"	43.00	30.72
C12	30°29'43"	43.00	22.89
C13	10°25'51"	43.00	7.83
C14	53°27'20"	47.00	43.85
C15	48°45'45"	47.00	40.00
C16	48°45'44"	47.00	40.00
C17	48°45'45"	47.00	40.00
C18	56°24'19"	47.00	46.27
C19	5°42'15"	47.00	4.68
C20	18°41'06"	60.00	19.57
C21	17°56'13"	40.00	12.52
C46	18°11'41"	30.00	9.53
C47	18°11'41"	10.00	3.18

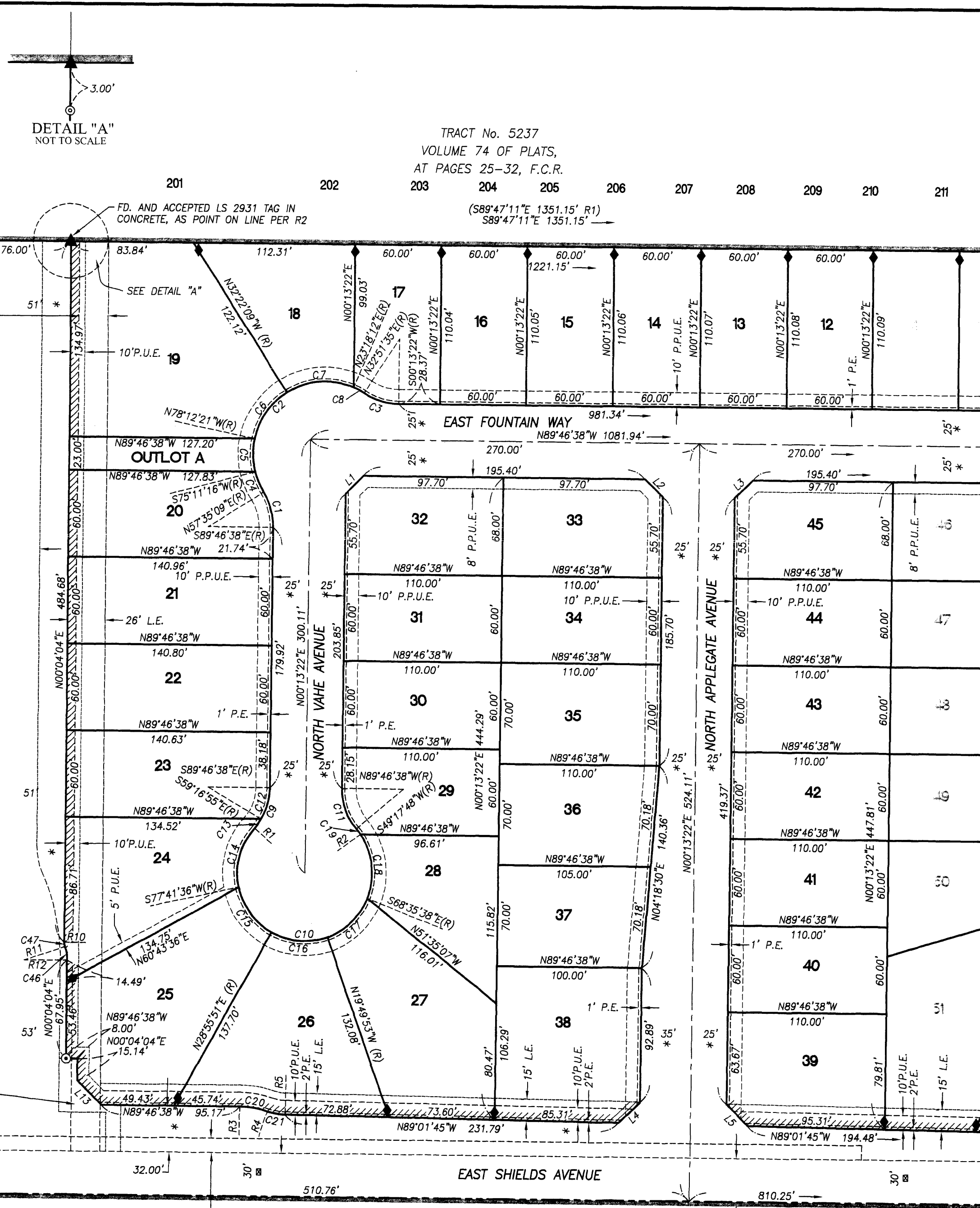
RADIAL	BEARING
R1	N48°51'04"W
R2	N55°00'03"E
R3	N00°13'22"E
R4	N18°54'28"E
R5	N00°58'15"E
R10	N89°55'56"W
R11	N71°52'23"E
R12	N89°55'56"W

### NOTES:

- SET 3/4" BY 30" IRON PIPE, 6" BELOW SURFACE, TAGGED PLS 4714, AT ALL LOT CORNERS, BEGINNING AND ENDING OF CURVES, AND ANGLE POINTS OF RIGHT OF WAY, UNLESS NOTED OTHERWISE.
- OUTLOTS "A" AND "B" ARE HEREBY DEDICATED IN FEE TO THE CITY OF FRESNO FOR PUBLIC PARK, TRAIL AND LANDSCAPE PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, SHOWN AS NORTH 89°46'38" WEST ON THE FINAL MAP OF TRACT NO. 5815 RECORDED IN VOLUME \_\_\_ OF PLATS AT PAGES \_\_\_, FRESNO COUNTY RECORDS.



SEE SHEET 4

SOUTHWEST CORNER SECTION 23-13/21, FD. 2" BRASS CAP STAMPED COUNTY OF FRESNO, CALIFORNIA, PLS 6619, FLUSH IN CONCRETE, VERIFIED TIES PER C.R. 7850.

10' EASEMENT GRANTED TO P.G.&E. DOCUMENT NO. 2006-0089018, RECORDED APRIL 27, 2006, O.R.F.C.

LOT 4 MAP OF SECTION 26 TOWNSHIP 13 SOUTH, RANGE 21 EAST VOLUME 2 OF PLATS, AT PAGE 40 F.C.R.

30' PUBLIC ROAD EASEMENT GRANTED TO THE COUNTY OF FRESNO PER THE DEED RECORDED JULY 16, 1889 IN BOOK 98 OF DEEDS AT PAGE 48, F.C.R.

20' EASEMENT GRANTED TO P.G.&E. DOCUMENT NO. 2005-0242400, RECORDED DECEMBER 7, 2005 AS DOCUMENT NO. 2005-0286658, O.R.F.C.

PUBLIC STREET EASEMENT GRANTED TO THE CITY OF FRESNO PER DOCUMENT RECORDED DECEMBER 7, 2005 AS DOCUMENT NO. 2005-0286658, O.R.F.C.

PUBLIC STREET EASEMENT GRANTED TO THE CITY OF FRESNO PER DOCUMENT RECORDED JULY 16, 2008 AS DOCUMENT NO. 2008-0101822, O.R.F.C.

# FINAL MAP OF TRACT NO. 5447

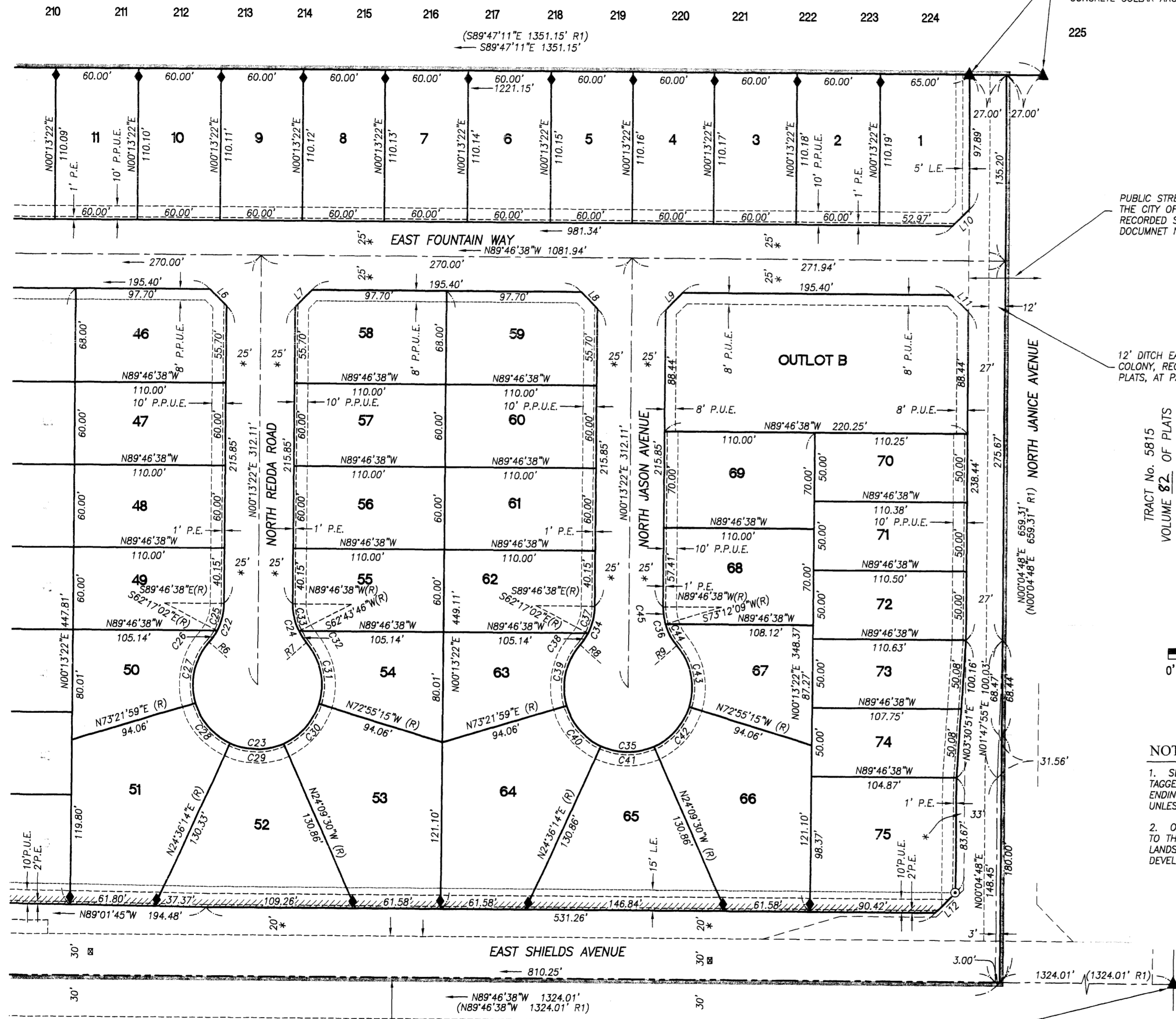
PHASE 2 OF VESTING TENTATIVE MAP NO. 5447

A PLANNED DEVELOPMENT  
BEING A RESUBDIVISION OF LOT 51 OF THE  
MAP OF EGGERS COLONY  
RECORDED IN VOLUME 4 OF PLATS, AT PAGE 60  
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IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN JULY 2012 BY QUAD KNOFF INC.  
CONSISTING OF 4 SHEETS  
SHEET 4 OF 4

TRACT No. 5237  
VOLUME 74 OF PLATS,  
AT PAGES 25-32, F.C.R.

(S89°47'11"E 1351.15' R1)  
— S89°47'11"E 1351.15'

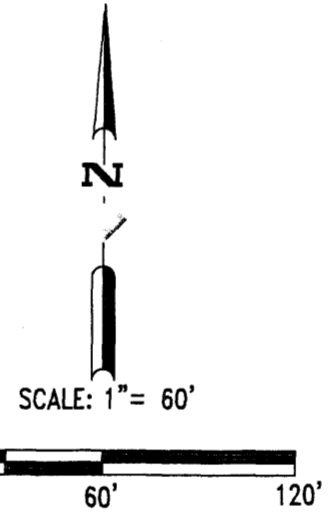


FD. AND ACCEPTED 1" IRON PIPE  
TAGGED LS 2931 PER R2, POURED A  
CONCRETE COLLAR AROUND THE IRON PIPE

PUBLIC STREET EASEMENT GRANTED TO  
THE CITY OF FRESNO PER DOCUMENT  
RECORDED SEPTEMBER 29, 2005 AS  
DOCUMENT NO. 2005-0230401, D.R.F.C.

12' DITCH EASEMENT PER MAP OF EGGERS  
COLONY, RECORDED IN VOLUME 4 OF  
PLATS, AT PAGE 60, F.C.R.

TRACT No. 5815  
VOLUME 82 OF PLATS  
AT PAGES 84-87, F.C.R.



### LEGEND

- F.C.R. FRESNO COUNTY RECORDS
- O.F.C.R. OFFICIAL FRESNO COUNTY RECORDS
- L.E. LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- P.U.E. PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- P.E. PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
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- BLUE BORDER INDICATES LIMITS OF THIS SUBDIVISION
- RELINQUISHMENT OF DIRECT ACCESS RIGHTS BY THIS MAP
- (R1) RECORD DATA PER MAP OF TRACT NO. 5815 RECORDED IN VOLUME 82 OF PLATS, AT PAGE 84-87, F.C.R., OR CALCULATED THEREFROM
- (R2) RECORD DATA PER MAP OF TRACT NO. 5237 RECORDED IN VOLUME 74 OF PLATS, AT PAGES 25-32, F.C.R., OR CALCULATED THEREFROM
- ▲ MONUMENT FOUND AND ACCEPTED AS DESCRIBED, UNLESS NOTED OTHERWISE
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- SET 3/4" X 30" IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6", TAGGED PLS 4714

### NOTES:

1. SET 3/4" BY 30" IRON PIPE, 6" BELOW SURFACE, TAGGED PLS 4714, AT ALL LOT CORNERS, BEGINNING AND ENDING OF CURVES, AND ANGLE POINTS OF RIGHT OF WAY, UNLESS NOTED OTHERWISE.
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LINE TABLE		
LINE	BEARING	LENGTH
L6	N44°46'38"W	17.40
L7	N45°13'22"E	17.40
L8	N44°46'38"W	17.40
L9	N45°13'22"E	17.40
L10	N45°09'05"E	17.38
L11	N44°50'55"W	17.42
L12	N45°09'05"E	20.76

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C22	40°55'34"	43.00	30.71
C23	261°51'08"	47.00	214.80
C24	40°55'34"	43.00	30.71
C25	27°29'36"	43.00	20.63
C26	13°25'58"	43.00	10.08
C27	57°46'57"	47.00	47.40
C28	48°45'45"	47.00	40.00
C29	48°45'44"	47.00	40.00
C30	48°45'45"	47.00	40.00
C31	57°46'57"	47.00	47.40
C32	13°25'58"	43.00	10.08
C33	27°29'36"	43.00	20.63
C34	40°55'34"	43.00	30.71
C35	261°51'08"	47.00	214.80
C36	40°55'34"	43.00	30.71
C37	27°29'36"	43.00	20.63
C38	13°25'58"	43.00	10.08
C39	57°46'57"	47.00	47.40
C40	48°45'45"	47.00	40.00
C41	48°45'44"	47.00	40.00
C42	48°45'45"	47.00	40.00
C43	57°46'57"	47.00	47.40
C44	23°54'21"	43.00	17.94
C45	17°01'13"	43.00	12.77

RADIAL TABLE	
RADIAL	BEARING
R6	N48°51'04"W
R7	N49°17'48"E
R8	N48°51'04"W
R9	N49°17'48"E

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, SHOWN AS NORTH 89°46'38" WEST ON THE FINAL MAP OF TRACT NO. 5815 RECORDED IN VOLUME 82 OF PLATS AT PAGES 84-87, FRESNO COUNTY RECORDS.

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