

TRACT NO. 5457

PHASE IV OF TENTATIVE TRACT NO. 5247
 IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
 SURVEYED AND PLATTED IN FEBRUARY 2005, BY GARY G. GIANNETTA
 BEING A MERGER AND RESUBDIVISION PORTION OF PARCEL MAP NO. 2159
SHEET TWO OF TWO SHEETS

LEGEND:

- MONUMENT FOUND AND ACCEPTED AS NOTED
- SET 3/4" IRON PIPE, 30" LONG, 6" DOWN BELOW GROUND, TAGGED R.C.E. 26996
- ⊙ SET 3/4" IRON PIPE, 30" LONG, 4" UP IN 6" DIAMETER x 30" P.C.C. MONUMENT, DOWN 6" BELOW GROUND, TAGGED R.C.E. 26996
- ▲ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
- △ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER MAP OF HERNDON LANDS SUBDIVISION NO. 1, RECORDED IN VOLUME 7, PAGE 23 OF PLATS, FRESNO COUNTY RECORDS
- △ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER PARCEL MAP NO. 2159, RECORDED IN BOOK 17, PAGE 26 OF PARCEL MAPS, FRESNO COUNTY RECORDS
- △ PREVIOUSLY DEEDED FOR PUBLIC SEWER PURPOSES MAY 23, 2005 AS DOC. NO. 2005-0113392 FRESNO COUNTY RECORDS
- () RECORD DATA AS PER PARCEL MAP NO. 2159, RECORDED IN BOOK 17, PAGE 26 OF PARCEL MAPS, F.C.R.
- (()) RECORD DATA AS PER PARCEL MAP NO. 963, RECORDED IN BOOK 3, PAGE 85 OF PARCEL MAPS, F.C.R.
- [] RECORD DATA AS PER PARCEL MAP NO. 1183, RECORDED IN BOOK 5, PAGE 30 OF PARCEL MAPS, F.C.R.
- [[] RECORD DATA AS PER TRACT NO. 5395, RECORDED IN VOLUME 73, PAGES 59 AND 60 OF PLATS, F.C.R.
- { } RECORD DATA AS PER TRACT NO. 5247, RECORDED IN VOLUME 71, PAGES 54-58 OF PLATS, F.C.R.

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN AS BEARING NORTH AS PER PARCEL MAP NO. 2159, RECORDED IN BOOK 17, PAGE 26 OF PARCEL MAPS, FRESNO COUNTY RECORDS.

LEGEND:

- F.C.R. FRESNO COUNTY RECORDS
- 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
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- (R) INDICATES RADIAL BEARING
- ▲▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- △△△△ INDICATES RELINQUISHMENT OF DIRECT VEHICULAR ACCESS
- BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION

NOTE:

1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED RCE 26996 AT ALL LOT CORNERS

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	48.00'	23.71'	12.10'	28°17'48"
C2	48.00'	15.63'	7.89'	18°39'27"
C3	48.00'	8.08'	4.05'	09°38'21"
C4	47.00'	211.04'	37.57'	257°16'32"
C5	47.00'	41.95'	22.49'	51°08'26"
C6	47.00'	40.00'	21.30'	48°45'44"
C7	47.00'	40.00'	21.30'	48°45'44"
C8	47.00'	40.00'	21.30'	48°45'45"
C9	47.00'	49.09'	27.05'	59°50'52"
C10	48.00'	41.03'	21.86'	48°58'44"
C11	48.00'	3.06'	1.53'	03°39'12"
C12	48.00'	37.97'	20.04'	45°19'32"
C13	400.00'	72.94'	36.57'	10°26'51"
C14	425.00'	71.19'	35.68'	09°35'52"
C15	375.00'	62.08'	31.11'	09°29'04"
C16	375.00'	46.01'	23.03'	07°01'47"
C17	375.00'	16.07'	8.03'	02°27'17"
C18	400.00'	75.48'	37.85'	10°48'44"
C19	375.00'	70.77'	35.49'	10°48'44"
C20	375.00'	49.81'	24.94'	07°36'38"
C21	375.00'	20.95'	10.48'	03°12'06"
C22	425.00'	80.20'	40.22'	10°48'44"
C23	425.00'	34.50'	17.26'	04°39'03"
C24	425.00'	45.70'	22.87'	06°09'41"
C25	48.00'	24.39'	12.46'	29°06'38"
C26	47.00'	121.31'	163.30'	147°53'10"
C27	47.00'	12.09'	6.08'	14°44'38"
C28	47.00'	37.99'	20.10'	46°19'02"
C29	47.00'	39.00'	20.70'	47°32'36"
C30	47.00'	32.22'	16.77'	39°16'54"
C31	48.00'	24.39'	12.46'	29°06'37"
C32	48.00'	12.35'	6.21'	14°44'21"
C33	48.00'	12.04'	6.05'	14°22'16"
C34	48.00'	33.33'	17.37'	39°47'15"
C35	48.00'	4.65'	2.33'	05°33'17"
C36	48.00'	28.68'	14.78'	34°13'58"
C37	47.00'	212.93'	39.14'	259°34'31"
C38	47.00'	24.45'	12.51'	29°48'13"
C39	47.00'	39.00'	20.70'	47°32'36"
C40	47.00'	39.00'	20.70'	47°32'36"
C41	47.00'	39.00'	20.70'	47°32'36"
C42	47.00'	39.00'	20.70'	47°32'36"
C43	47.00'	32.48'	16.92'	39°35'54"
C44	48.00'	33.33'	17.37'	39°47'16"
C45	48.00'	13.76'	6.93'	16°25'16"
C46	48.00'	19.58'	9.93'	23°22'00"
C47	300.00'	41.58'	20.82'	07°56'25"
C48	325.00'	42.56'	21.31'	07°30'10"
C49	275.00'	38.11'	19.09'	07°56'25"
C50	277.00'	58.25'	29.23'	12°02'53"
C51	275.00'	17.48'	8.74'	03°38'31"
C52	300.00'	41.29'	20.68'	07°53'09"
C53	275.00'	37.85'	18.95'	07°53'09"

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C54	275.00'	24.04'	12.03'	05°00'30"
C55	275.00'	13.81'	6.91'	02°52'39"
C56	325.00'	32.07'	16.05'	05°39'14"
C57	300.00'	85.16'	42.87'	16°15'51"
C58	325.00'	92.26'	46.44'	16°15'51"
C59	325.00'	50.97'	25.54'	08°59'07"
C60	325.00'	41.29'	20.67'	07°16'44"
C61	275.00'	78.06'	39.30'	16°15'51"
C62	275.00'	54.79'	27.47'	11°24'37"
C63	275.00'	23.30'	11.66'	04°51'14"
C64	300.00'	83.41'	41.97'	15°55'46"
C65	275.00'	76.46'	38.48'	15°55'46"
C66	275.00'	18.31'	9.16'	03°48'56"
C67	275.00'	58.14'	29.18'	12°06'50"
C68	325.00'	90.36'	45.47'	15°55'46"
C69	325.00'	34.31'	17.17'	06°02'58"
C70	325.00'	56.04'	28.09'	09°52'48"
C71	48.00'	24.39'	12.46'	29°06'37"
C72	48.00'	12.06'	6.06'	14°23'49"
C73	48.00'	12.33'	6.20'	14°42'48"
C74	47.00'	121.89'	167.13'	148°35'07"
C75	47.00'	37.15'	19.61'	45°17'15"
C76	47.00'	40.00'	21.30'	48°45'44"
C77	47.00'	44.74'	24.23'	54°32'08"
C78	48.00'	24.39'	12.46'	29°06'37"
C79	48.00'	4.77'	2.39'	05°41'54"
C80	48.00'	19.61'	9.95'	23°24'43"
C81	48.00'	24.39'	12.46'	29°06'37"
C82	47.00'	121.86'	166.96'	148°33'20"
C83	47.00'	40.00'	21.30'	48°45'45"
C84	47.00'	40.00'	21.30'	48°45'44"
C85	47.00'	41.86'	22.43'	51°01'51"
C86	48.00'	24.39'	12.46'	29°06'38"
C87	48.00'	3.69'	1.85'	04°24'26"
C88	48.00'	20.70'	10.51'	24°42'12"
C89	48.00'	33.33'	17.37'	39°47'16"
C90	47.00'	212.93'	39.14'	259°34'31"
C91	47.00'	5.66'	2.83'	06°53'42"
C92	47.00'	40.00'	21.30'	48°45'45"
C93	47.00'	40.00'	21.30'	48°45'44"
C94	47.00'	40.00'	21.30'	48°45'45"
C95	47.00'	40.00'	21.30'	48°45'44"
C96	47.00'	40.00'	21.30'	48°45'45"
C97	47.00'	7.27'	3.64'	08°52'06"
C98	48.00'	33.33'	17.37'	39°47'15"
C99	855.00'	194.86'	97.85'	13°03'28"
C100	277.00'	1.80'	0.90'	00°22'22"
C101	855.00'	57.81'	28.92'	03°52'26"
C102	855.00'	116.78'	58.48'	07°49'32"
C103	855.00'	20.27'	10.14'	01°21'30"
C104	250.00'	74.93'	37.75'	17°10'20"
C105	223.00'	53.13'	26.69'	13°39'04"
C106	277.00'	60.05'	30.14'	12°25'15"

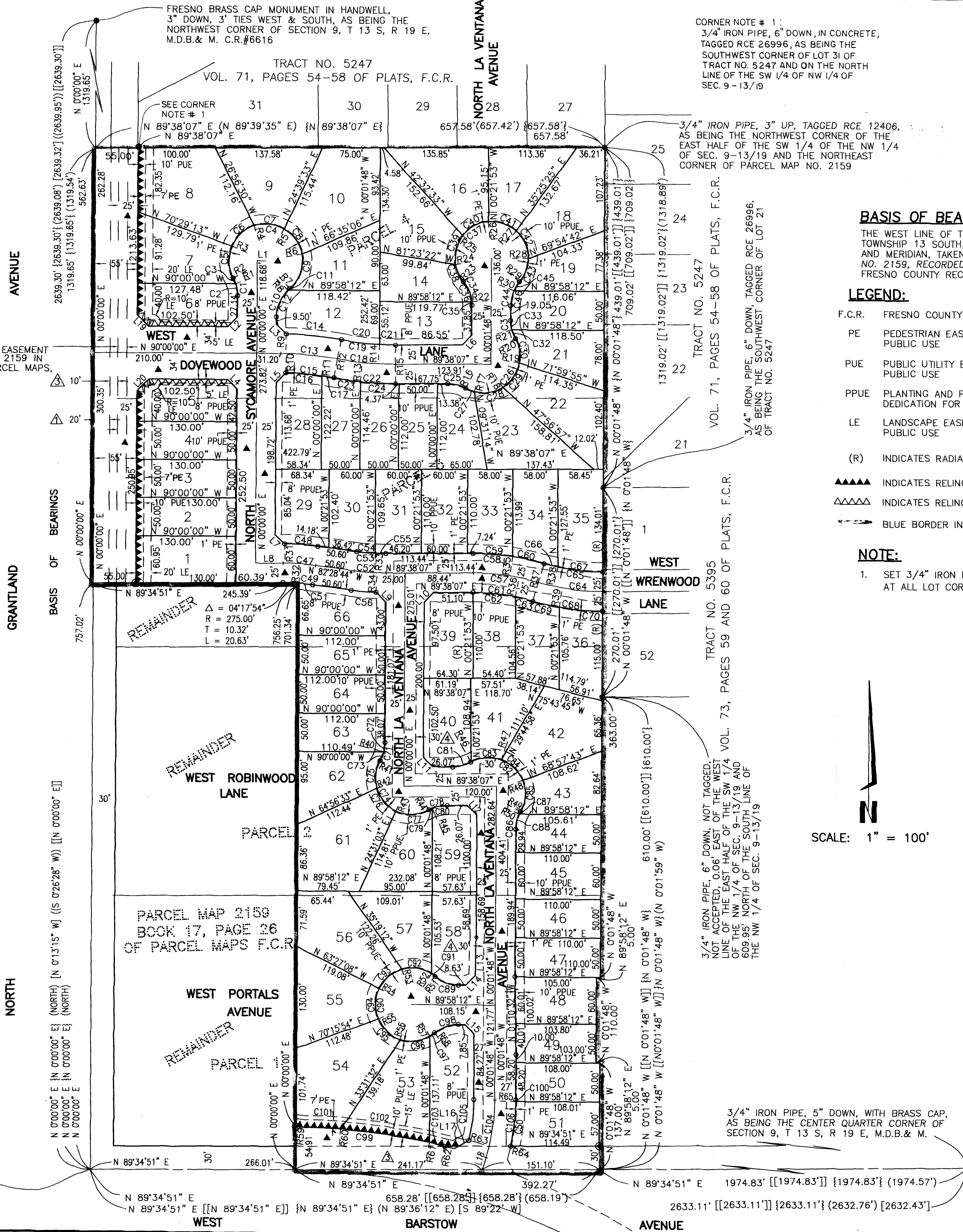
SCALE: 1" = 100'



LINE	DIRECTION	DISTANCE
L1	N 90°00'00" E	10.65'
L2	N 45°00'00" E	17.68'
L3	N 44°53'34" W	17.71'
L4	N 45°00'00" W	17.68'
L5	N 45°00'00" W	17.68'
L6	N 44°48'10" E	17.73'
L7	N 45°31'36" W	17.52'
L8	N 89°34'51" E	35.20'
L9	N 44°37'02" W	17.80'
L10	N 44°49'04" E	17.73'
L11	N 45°10'56" W	17.62'
L12	N 45°11'50" W	17.63'
L13	N 01°06'57" E	48.82'
L14	N 45°32'35" E	17.85'
L15	N 45°01'48" W	17.68'
L16	N 60°11'21" E	14.90'
L17	N 89°34'51" E	18.00'
L18	N 17°08'32" E	16.77'
L19	N 45°00'00" W	21.21'
L20	N 45°00'00" W	21.21'

LINE	DIRECTION
R1	N 71°20'33" E
R2	S 61°42'12" W
R3	N 67°09'22" W
R4	N 18°23'37" W
R5	N 30°22'07" E
R6	N 79°07'52" E
R7	S 41°01'16" E
R8	N 44°40'28" W
R9	N 00°50'59" E
R10	N 00°57'47" E
R11	N 07°59'34" E
R12	N 10°26'51" E
R13	S 05°47'48" W
R14	S 02°50'13" W
R15	S 00°21'53" W
R16	N 28°44'45" E
R17	S 14°00'07" W
R18	S 32°18'55" E
R19	S 79°51'31" E
R20	N 60°51'35" E
R21	S 75°35'56" W
R22	N 84°24'55" E
R23	S 50°10'57" E
R24	S 79°59'10" W
R25	N 52°28'14" W
R26	N 04°55'38" W
R27	N 42°36'58" E
R28	S 89°50'26" E
R29	N 50°14'32" W
R30	N 66°39'48" W
R31	N 00°01'06" E
R32	S 03°52'45" W
R33	S 02°30'46" W
R34	S 01°52'02" W
R35	N 08°37'14" E
R36	N 11°02'44" E
R37	N 15°53'58" E
R38	S 12°05'02" W
R39	S 09°51'00" W
R40	S 75°36'11" E
R41	N 60°53'23" W
R42	S 73°49'22" W
R43	S 25°03'38" E
R44	N 29°28'30" W
R45	N 23°46'36" W
R46	N 29°28'30" W
R47	N 19°17'15" E
R48	N 68°02'58" E
R49	N 60°55'10" W
R50	N 65°19'36" W
R51	N 39°45'28" E
R52	N 32°51'46" E
R53	N 15°53'59" W
R54	N 64°39'43" W
R55	S 66°34'32" W
R56	S 17°48'48" W
R57	S 30°56'57" E
R58	N 39°49'03" W
R59	N 00°24'45" E
R60	N 04°17'11" E
R61	N 12°06'43" E
R62	N 13°28'13" E
R63	S 76°22'44" W
R64	S 77°36'33" E
R65	S 89°39'26" E

3/4" IRON PIPE, FLUSH WITH AC, TAGGED LS 5096, 3" TIES NORTH, SOUTH, EAST & WEST, AS BEING THE WEST QUARTER CORNER OF SECTION 9, T 13 S, R 19 E, M.D.B. & M. C.R.#6618



12' FUTURE RIGHT OF WAY EASEMENT RECORDED BY PARCEL MAP 2159 IN BOOK 17, PAGE 26 OF PARCEL MAPS, FRESNO COUNTY RECORDS

CORNER NOTE # 1:
 3/4" IRON PIPE, 6" DOWN, IN CONCRETE, TAGGED RCE 26996, AS BEING THE SOUTHWEST CORNER OF LOT 31 OF TRACT NO. 5247 AND ON THE NORTH LINE OF THE SW 1/4 OF NW 1/4 OF SEC. 9 - 13/19

3/4" IRON PIPE, 3" UP, TAGGED RCE 12406, AS BEING THE NORTHWEST CORNER OF THE EAST HALF OF THE SW 1/4 OF THE NW 1/4 OF SEC. 9-13/19 AND THE NORTHEAST CORNER OF PARCEL MAP NO. 2159

3/4" IRON PIPE, 6" DOWN, TAGGED RCE 26996, AS BEING THE SOUTHWEST CORNER OF LOT 21 OF TRACT NO. 5247

3/4" IRON PIPE, 6" DOWN, NOT TAGGED, NOT ACCEPTED, 0.06' EAST OF THE WEST LINE OF THE EAST HALF OF THE SW 1/4 OF THE NW 1/4 OF SEC. 9-13/19 AND 509.95' NORTH OF THE SOUTH LINE OF THE NW 1/4 OF SEC. 9-13/19

3/4" IRON PIPE, 6" DOWN, NOT TAGGED, NOT ACCEPTED, 0.06' EAST OF THE WEST LINE OF THE EAST HALF OF THE SW 1/4 OF THE NW 1/4 OF SEC. 9-13/19 AND 509.95' NORTH OF THE SOUTH LINE OF THE NW 1/4 OF SEC. 9-13/19

3/4" IRON PIPE, 5" DOWN, WITH BRASS CAP, AS BEING THE CENTER QUARTER CORNER OF SECTION 9, T 13 S, R 19 E, M.D.B. & M. C.R.#6618