



Prepared on Mon Oct 22 14:28:23 2018

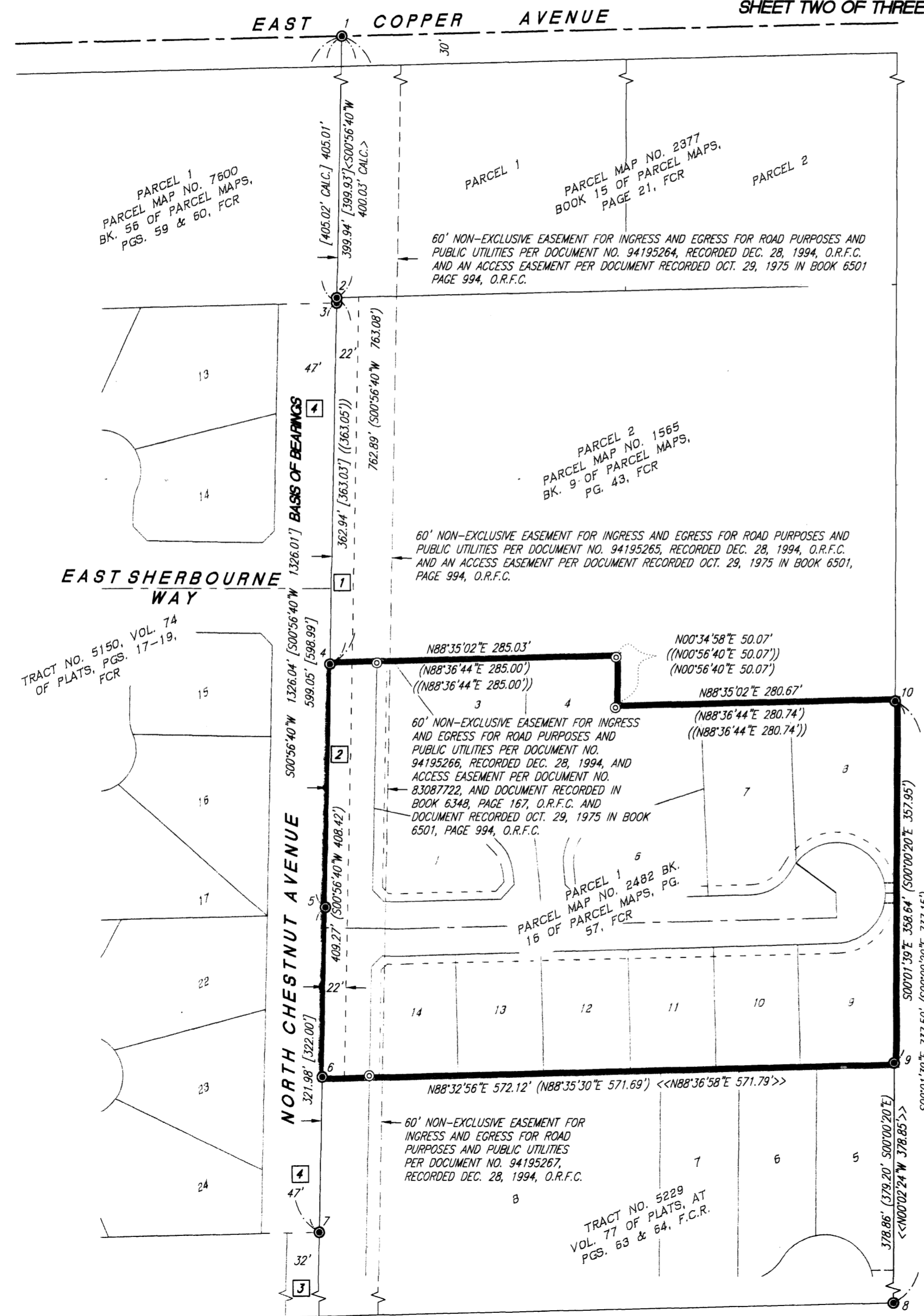
Street Names, Addresses and (Lot Numbers) for T5471



96

FINAL MAP OF TRACT NO. 5471

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 2482,
RECORDED IN BOOK 16 OF PARCEL MAPS AT PAGE 57, FRESNO COUNTY RECORDS
IN THE CITY OF FRESNO,
FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN MAY 2005
BY PRECISION CIVIL ENGINEERING, INC.
CONSISTING OF THREE SHEETS
SHEET TWO OF THREE



MONUMENTS:

- 1 N 1/4 COR. SEC. 13, T12S, R20E, MDBM, FD. 1" IRON PIPE, TAG ILLEGIBLE, DOWN 8", PER CR #1886 SET TAG LS 5086
- 2 SW COR. PARCEL 1, PARCEL MAP NO. 2377, BOOK 15 OF PARCEL MAPS, PAGE 21, FCR - FD. 3/4" IP, TAGGED RCE 12406, UP 3", 0.10' W/O POSITION
- 3 SE COR. PARCEL 1, PARCEL MAP NO. 7600, BOOK 56 OF PARCEL MAPS, PAGES 59 & 60, FCR - FD. 3/4" IP, TAGGED LS 4853, UP 1"
- 4 SW COR. PARCEL 2, PARCEL MAP NO. 1565, BOOK 9 OF PARCEL MAPS, PAGE 43, FCR - FD. 3/4" IRON PIPE, NO TAG, DOWN 4", 0.16' W/O POSITION, MONUMENT DESTROYED DURING CONSTRUCTION
- 5 NE COR. PARCEL 3, PARCEL MAP NO. 7600, BOOK 56 OF PARCEL MAPS, PAGES 59 & 60, FCR - FD. 3/4" IP, TAGGED LS 4853, UP 1", MONUMENT DESTROYED DURING CONSTRUCTION
- 6 SW COR. PARCEL 1, PARCEL MAP NO. 2482, BOOK 16 OF PARCEL MAPS, PAGE 57, FCR - FD. 3/4" IP, TAGGED RCE 12406, FLUSH, MONUMENT DESTROYED DURING CONSTRUCTION
- 7 SE COR. PARCEL 3, PARCEL MAP NO. 7600, BOOK 56 OF PARCEL MAPS, PAGES 59 & 60, FCR - FD. 3/4" IP, TAGGED LS 4853, FLUSH, 0.10' E/O POSITION, MONUMENT DESTROYED DURING CONSTRUCTION
- 8 SE COR. PARCEL 2, PARCEL MAP NO. 2482, BOOK 16 OF PARCEL MAPS, PAGE 57, FCR - FD. 3/4" IP, TAGGED RCE 12406, DOWN 0.30'
- 9 SE COR. PARCEL 1, PARCEL MAP NO. 2482, BOOK 16 OF PARCEL MAPS, PAGE 57, FCR - FD. 3/4" IP, TAGGED RCE 12406, DOWN 0.30', 0.14' W/O POSITION
- 10 NE COR. PARCEL 1, PARCEL MAP NO. 2482, BOOK 16 OF PARCEL MAPS, PAGE 57, FCR - FD. 3/4" IP, NO TAG, DOWN 0.60', SET TAG LS 5086

LEGEND:

- ⊙ EXISTING MONUMENT, FOUND AND ACCEPTED AS NOTED
- ⊙ SET 3/4"x30" IRON PIPE, UP 4" IN 6" DIAMETER x 30" P.C.C. MONUMENT, DOWN 6", TAGGED LS 5086
- FCR FRESNO COUNTY RECORDS
- CR CORNER RECORD ON FILE WITH THE FRESNO COUNTY SURVEYOR
- O.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY
- () RECORD DATA PER PARCEL MAP NO. 2482, BK. 16 OF PARCEL MAPS, PG. 57, FCR
- [] RECORD DATA PER PARCEL MAP NO. 7600, BK. 56 OF PARCEL MAPS, PGS. 59 & 60, FCR
- (()) RECORD DATA PER PARCEL MAP NO. 1565, BK. 9 OF PARCEL MAPS, PG. 43, FCR
- < > RECORD DATA PER PARCEL MAP NO. 2377, BK. 15 OF PARCEL MAPS, PG. 21, FCR
- << >> RECORD DATA PER TRACT NO. 5229, VOL. 77 OF PLATS, PGS. 63 & 64, F.C.R.
- BLUE BORDER INDICATES LIMITS OF SUBDIVISION
- 1 PREVIOUSLY DEDICATED TO CITY OF FRESNO FOR PUBLIC STREET PURPOSES PER DOCUMENT NO. 2006-0137410, O.R.F.C.
- 2 PREVIOUSLY DEDICATED TO CITY OF FRESNO FOR PUBLIC STREET PURPOSES PER DOCUMENT NO. 2006-0137412, O.R.F.C.
- 3 PREVIOUSLY DEDICATED TO CITY OF FRESNO FOR PUBLIC STREET PURPOSES PER DOCUMENT NO. 2006-0137732 O.R.F.C.
- 4 PREVIOUSLY DEDICATED TO CITY OF FRESNO FOR PUBLIC STREET PURPOSES PER TRACT NO. 5150 RECORDED IN VOLUME 74 OF PLATS, PAGES 17-19, FCR.

BASIS OF BEARINGS:

THE EAST LINE OF PARCELS 1 AND 2 OF PARCEL MAP NO. 7600 IS TAKEN TO BE S00°56'40"W AS SHOWN ON MAP THEREOF RECORDED IN BOOK 56 OF PARCEL MAPS, PAGES 59 AND 60, FRESNO COUNTY RECORDS.

NOTE:

SET 3/4" X 30" IRON PIPE, DOWN 6", TAGGED LS 5086 FOR ALL LOT CORNERS, BEGINNING AND ENDING OF CURVES AND ANGLE POINTS, UNLESS NOTED OTHERWISE.

PREPARED BY:



7690 N. PALM AVE. STE. 104
FRESNO, CA. 93710
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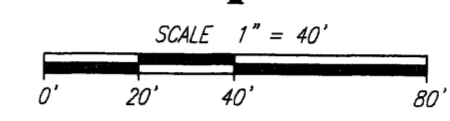
FINAL MAP OF TRACT NO. 5471

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 2482,
RECORDED IN BOOK 16 OF PARCEL MAPS AT PAGE 57, FRESNO COUNTY RECORDS

IN THE CITY OF FRESNO,
FRESNO COUNTY, CALIFORNIA

SURVEYED AND PLATTED IN MAY 2005
BY PRECISION CIVIL ENGINEERING, INC.

CONSISTING OF THREE SHEETS
SHEET THREE OF THREE



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	20.94'	523.00'	2'17'37"
C2	11.57'	525.00'	1'15'44"
C3	36.68'	50.00'	42'02'01"
C4	11.29'	50.00'	12'56'07"
C5	50.74'	50.00'	58'08'40"
C6	52.62'	50.00'	60'18'12"
C7	51.55'	50.00'	59'04'08"
C8	63.15'	50.00'	72'21'41"
C9	35.72'	50.00'	40'55'49"
C10	19.10'	575.00'	1'54'12"
C11	229.35'	50.00'	262'48'48"
C12	52.36'	50.00'	60'00'00"
C13	6.50'	50.00'	72'15"
C14	125.64'	50.00'	143'58'10"
C15	77.30'	50.00'	88'34'35"
C16	209.44'	50.00'	240'00'00"
C17	23.19'	577.00'	2'18'11"
C18	51.37'	550.00'	5'21'07"
C19	23.00'	550.00'	2'23'44"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°03'11"E	15.52'
L2	N41°51'38"E	19.70'
L3	N47°49'25"W	20.90'
L4	S85°58'21"W	9.05'
L5	N45°56'48"E	15.52'
L6	S01°27'04"E	9.84'
L7	S01°27'04"E	25.00'

RADIAL TABLE	
RADIAL	BEARING
R1	S00°50'33"W
R2	N85°06'35"E
R3	S54°44'57"W
R4	N67°06'23"W
R5	N06°48'11"W
R6	N52°15'57"E
R7	S55°22'22"E
R8	N85°36'01"E
R9	N53°59'48"W
R10	N89°58'21"E
R11	S00°51'07"W

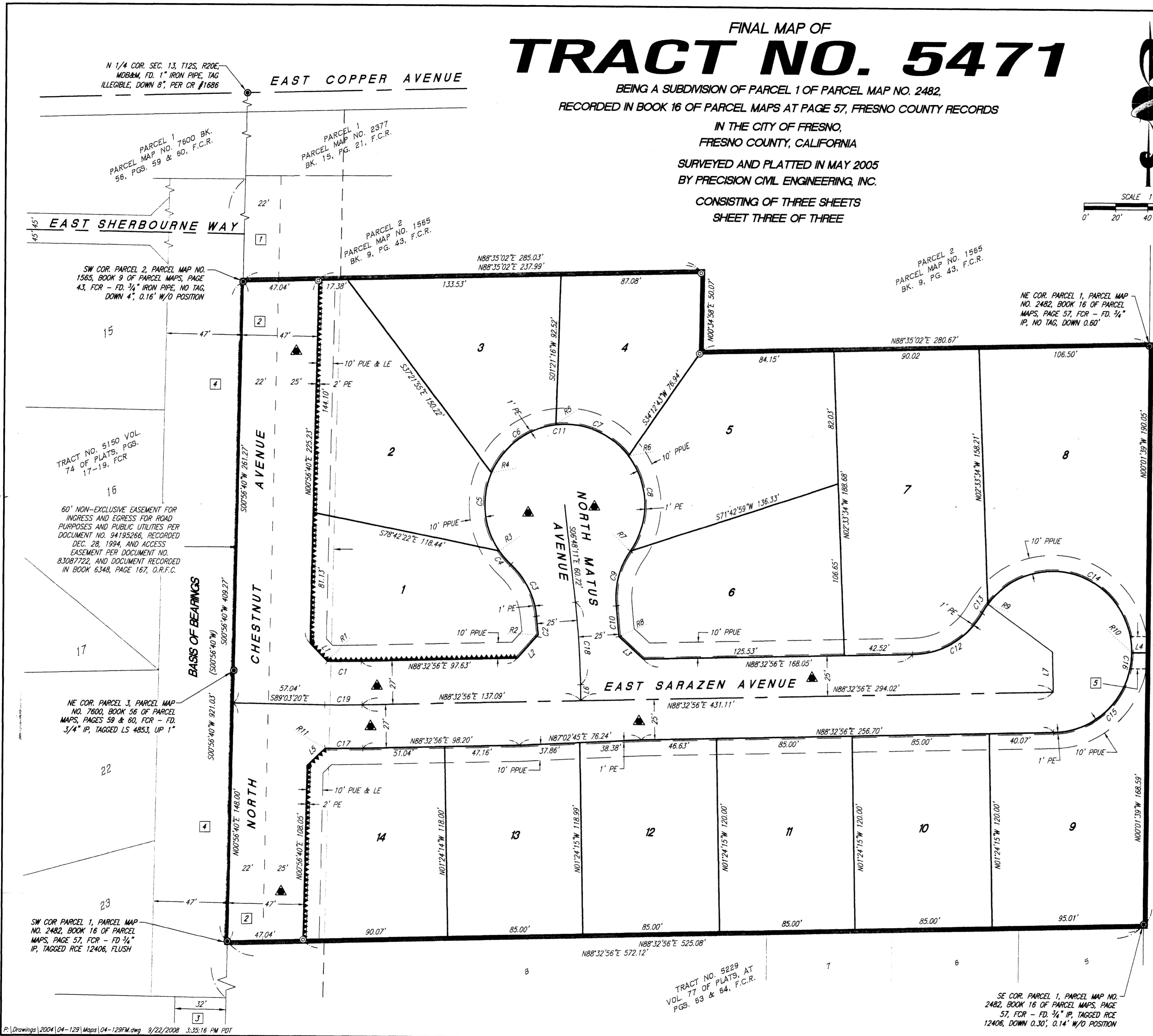
LEGEND:

- EXISTING MONUMENT FOUND AND ACCEPTED AS NOTED
- ⊙ SET 3/4" X 30" IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6", TAGGED LS 5096.
- ▲ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITY EASEMENT PURPOSES
- FOR FRESNO COUNTY RECORDS
- BLUE BORDER INDICATES LIMITS OF SUBDIVISION
- ▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- () DATA PER PARCEL MAP NO. 2482, BK. 16 OF PARCEL MAPS, PG. 57, F.C.R.
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- O.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY
- F.C.R. FRESNO COUNTY RECORDS
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PPUE PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- 1 PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER DOC. NO. 2006-0137410, O.R.F.C.
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- 3 PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER DOC. NO. 2006-0137732, O.R.F.C.
- 4 PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER TRACT NO. 5150, VOL 74 OF PLATS, PG. 17-19, FCR.
- 5 20' WIDE DRAINAGE CHANNEL EASEMENT GRANTED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT, RECORDED October 30, 2001, AS DOCUMENT NO. 2001-0158037 O.R.F.C.

NOTE:

SET 3/4" X 30" IRON PIPE, DOWN 6", TAGGED LS 5096 FOR ALL LOT CORNERS, BEGINNING AND ENDING OF CURVES AND ANGLE POINTS, UNLESS NOTED OTHERWISE.

PREPARED BY:
PRECISION CIVIL ENGINEERING, INC.
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FRESNO, CA 93710
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TRACT NO. 5229
VOL. 77 OF PLATS, AT
PGS. 63 & 64, F.C.R.

SE COR. PARCEL 1, PARCEL MAP NO. 2482, BOOK 16 OF PARCEL MAPS, PAGE 57, FCR - FD 3/4" IP, TAGGED RCE 12406, DOWN 0.30', 0.14' W/O POSITION