



Prepared on Mon Oct 22 14:15:08 2018

Street Names, Addresses and (Lot Numbers) for T5549



FINAL MAP OF TRACT No. 5549

A PLANNED DEVELOPMENT
BEING A SUBDIVISION OF A PORTION OF LAND LYING IN THE NORTH-WEST QUARTER OF SECTION 17,
T. 14 S., R. 20 E., M.D.B. and M., IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
CONSISTING OF TWO SHEETS
SHEET TWO OF TWO

LEGEND:

- (.....)(R-1) INDICATES RECORD DATA PER MAP RECORDED IN BOOK 48 OF RECORD OF SURVEYS AT PAGES 99 & 100, FRESNO COUNTY RECORDS.
- (.....)(R-2) INDICATES RECORD DATA PER MAP OF TRACT No. 2573 - SOUTHGATE INDUSTRIAL PARK RECORDED IN BOOK 32 OF PLATS AT PAGES 52-54, FRESNO COUNTY RECORDS.
- (.....)(R-3) INDICATES RECORD DATA PER DEED RECORDED 01-20-2006 AS DOCUMENT No. 2006-0012863, OFFICIAL RECORDS FRESNO COUNTY.
- INDICATES MONUMENTS FOUND AND ACCEPTED AS DESCRIBED.
- INDICATES MONUMENTS SET, 3/4" IRON PIPE, UP 4" IN 6" DIAMETER x 30" P.C.C. MONUMENT, DOWN 6", TAGGED PLS 7027.
- BLUE BORDER INDICATES LIMITS OF THIS SUBDIVISION.
- INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- O.R.F.C. INDICATES OFFICIAL RECORDS FRESNO COUNTY.
- ▲ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET & UTILITY PURPOSES.
- PUE INDICATES PUBLIC UTILITY EASEMENT, NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- LE INDICATES LANDSCAPE EASEMENT, NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PE INDICATES PEDESTRIAN EASEMENT, NOW OFFERED FOR DEDICATION FOR PUBLIC USE.

NORTHWEST CORNER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE & MERIDIAN, FOUND 3/4" IRON PIPE IN HANDWELL WITH TAG, NO TAG, DOWN 0.4" PER CORNER RECORD No. 7413.

FOUND 3/4" IRON PIPE IN CONCRETE, TAGGED PLS 6360 PER (R-1).

FOUND 3/4" IRON PIPE, TAGGED PLS 6360, DOWN 0.5" PER (R-1).

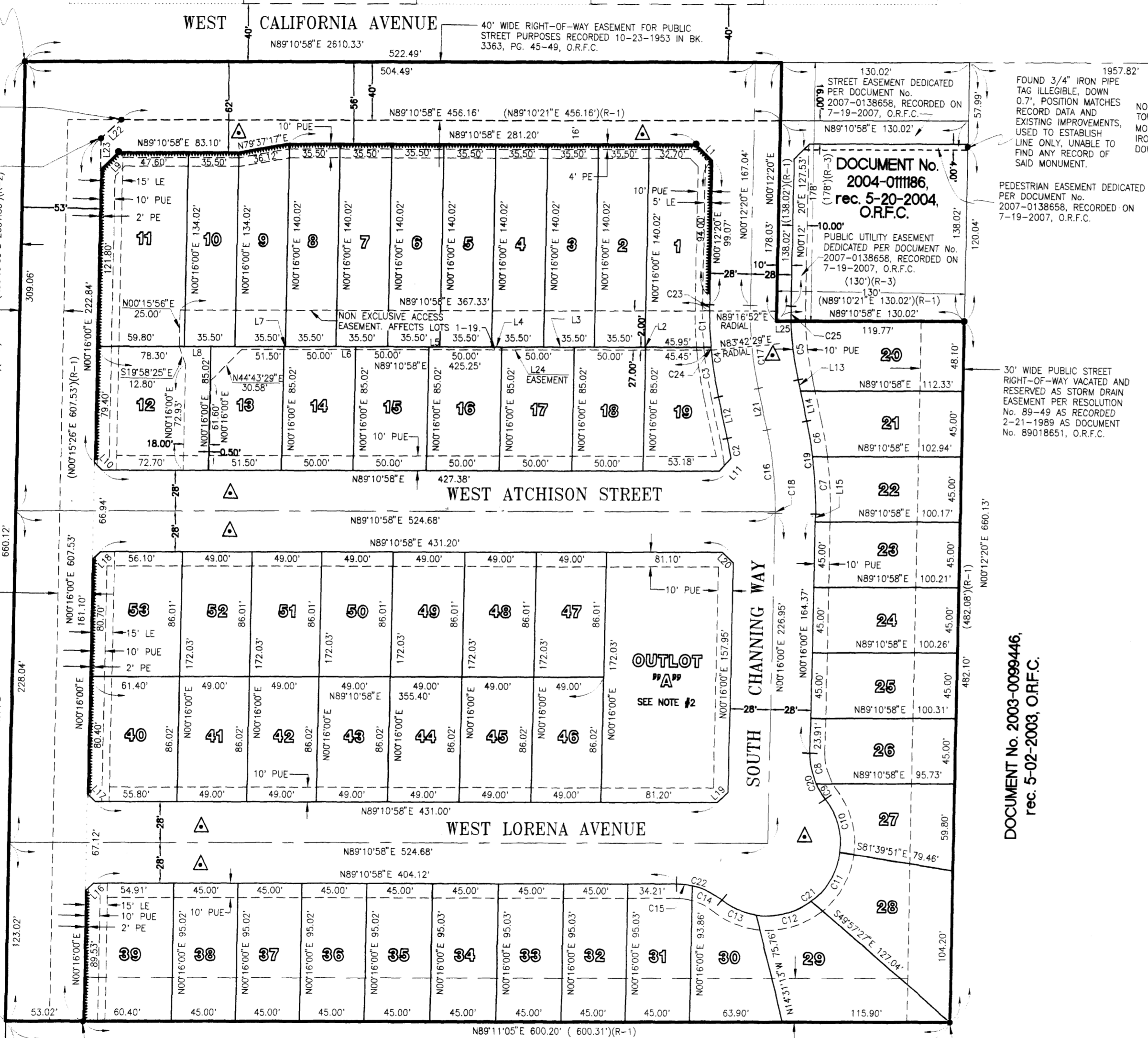
30' WIDE FRESNO COUNTY PUBLIC ROAD RIGHT-OF-WAY.

30' WIDE RIGHT-OF-WAY EASEMENT FOR PUBLIC STREET PURPOSES RECORDED 10-23-1953 IN BK. 3363, PG. 45-49, O.R.F.C.

30' WIDE RIGHT-OF-WAY EASEMENT FOR PUBLIC STREET PURPOSES RECORDED 9-29-1976 AS INSTRUMENT No. 86366 IN BK. 6666, PG. 579-580, O.R.F.C.

23' WIDE RIGHT-OF-WAY EASEMENT FOR PUBLIC STREET PURPOSES RECORDED 9-29-1976 AS INSTRUMENT No. 86366 IN BK. 6666, PG. 579-580, O.R.F.C.

WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE & MERIDIAN, FOUND NAIL & WASHER IN PAVEMENT, NO TAG PER CORNER RECORD No. 7415.



130.02' STREET EASEMENT DEDICATED PER DOCUMENT No. 2007-0138658, RECORDED ON 7-19-2007, O.R.F.C.

1957.82' FOUND 3/4" IRON PIPE TAG ILLIGIBLE, DOWN 0.7", POSITION MATCHES RECORD DATA AND EXISTING IMPROVEMENTS, USED TO ESTABLISH LINE ONLY, UNABLE TO FIND ANY RECORD OF SAID MONUMENT.

PEDESTRIAN EASEMENT DEDICATED PER DOCUMENT No. 2007-0138658, RECORDED ON 7-19-2007, O.R.F.C.

30' WIDE PUBLIC STREET RIGHT-OF-WAY VACATED AND RESERVED AS STORM DRAIN EASEMENT PER RESOLUTION No. 89-49 AS RECORDED 7-21-1989 AS DOCUMENT No. 89018651, O.R.F.C.

FOUND 3/4" IRON PIPE TAGGED PLS 6360, DOWN 0.2" IN CONCRETE FOOTING PER (R-1), ACCEPTED AS THE SOUTHEAST CORNER OF SUBJECT PARCEL.

CURVE TABLE

CURVE No.	RADIUS	DELTA	ARC LENGTH
C1	278.00'	5'9"33"	25.03'
C2	222.00'	3'39"47"	14.19'
C3	278.00'	6'42"37"	32.56'
C4	278.00'	1'31"22"	64.08'
C5	222.00'	10'30"02"	40.69'
C6	278.00'	5'08"07"	24.75'
C7	278.00'	8'10"01"	39.63'
C8	50.00'	24'50"12"	21.67'
C9	50.00'	13'54"24"	12.14'
C10	50.00'	44'46"29"	39.07'
C11	50.00'	45'50"13"	40.00'
C12	50.00'	45'50"13"	40.00'
C13	50.00'	29'57"15"	26.14'
C14	50.00'	26'18"37"	22.96'
C15	50.00'	12'25"59"	10.85'
C16	250.00'	13'01'07"	56.80'
C17	250.00'	13'12'28"	57.63'
C18	250.00'	0'15'01"	1.09'
C19	278.00'	13'16'08"	64.38'
C20	50.00'	38'44'36"	33.81'
C21	50.00'	166'24'10"	145.21'
C22	50.00'	38'44'36"	33.81'
C23	278.00'	0'55'28"	4.49'
C24	278.00'	0'24'50"	2.01'
C25	222.00'	2'42'26"	10.49'

BASIS OF BEARINGS

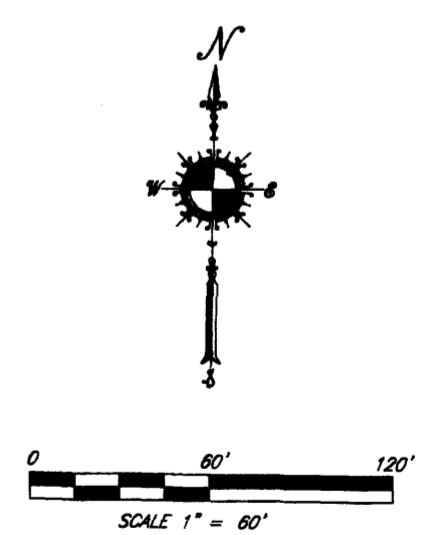
THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, BETWEEN FOUND MONUMENTS BEING THE NORTHWEST CORNER AND WEST QUARTER CORNER OF SAID SECTION 17 - AS DESCRIBED ON THIS MAP, TAKEN TO BE NORTH 0°16'00" EAST PER (R-2).

NOTE:

- SET 3/4" x 30" LONG IRON PIPE, TAGGED PLS 7027, DOWN 0.5" AT ALL LOT CORNERS, ANGLE POINTS, AND THE BEGINNING AND END OF ALL CURVES OR WILL BE SET WITHIN ONE YEAR OR APPROVED EXTENSION THEREOF, EXCEPT AS NOTED.
- OUTLOT "A" IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR A PARK WITH LANDSCAPING AND RECREATIONAL PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

LINE TABLE

LINE No.	BEARING	LENGTH
L1	S45°30'25"E	16.11'
L2	N89°10'58"E	0.50'
L3	N89°10'58"E	21.50'
L4	N89°10'58"E	7.00'
L5	N89°10'58"E	7.50'
L6	N89°10'58"E	13.50'
L7	N89°10'58"E	1.00'
L8	N89°10'58"E	18.50'
L9	N44°40'43"E	17.43'
L10	S45°10'16"E	7.86'
L11	N41°22'23"E	11.52'
L12	N13°00'08"W	29.01'
L13	N13°00'08"W	7.94'
L14	N13°00'08"W	21.07'
L15	N00°16'00"E	5.45'
L16	N44°44'08"E	7.84'
L17	S45°10'16"E	7.86'
L18	N44°40'18"E	7.57'
L19	N45°12'41"E	10.00'
L20	S45°23'48"E	10.02'
L21	N13°00'08"W	29.01'
L22	N46°24'29"E	18.52'
L23	N00°16'00"E	21.64'
L24	N89°10'58"E	325.25'
L25	N89°10'58"E	10.25'



DOCUMENT No. 68545,
rec. 9-20-1961 in BK.
4612, Pg. 152-156, O.R.F.C.

DOCUMENT No. 2003-0099446,
rec. 5-02-2003, O.R.F.C.

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