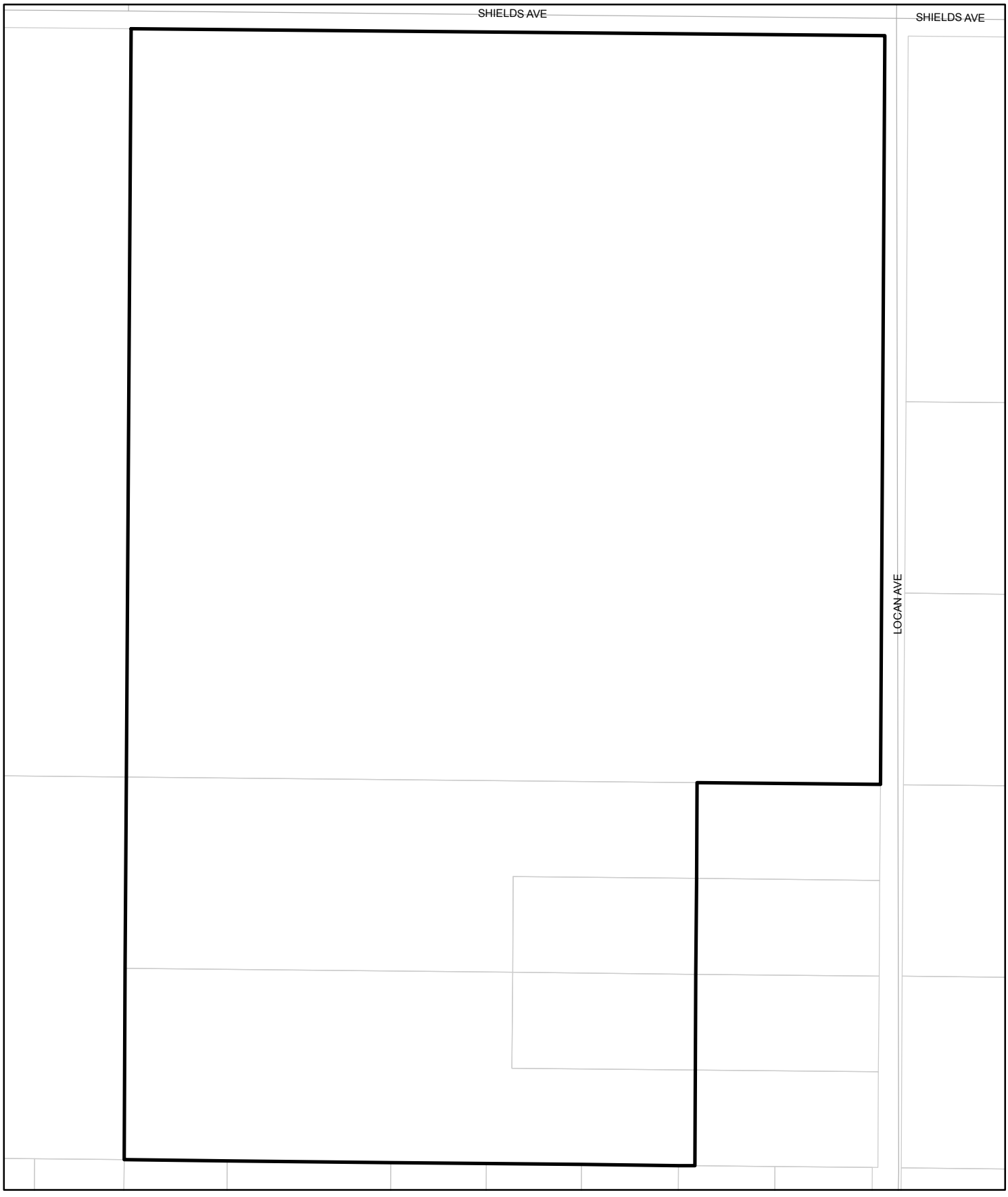
Street Names, Addresses and (Lot Numbers) for T5592

Prepared on Tue Apr 02 13:39:08 2013



FINAL MAP OF
TRACT NO. 5592

HIGHLAND RANCH

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JUNE 2006 BY QUAD KNOPF INC.
CONSISTING OF 5 SHEETS
SHEET 2 OF 5

LEGEND

▲	MONUMENT FOUND AND ACCEPTED AS DESCRIBED, UNLESS NOTED OTHERWISE
⊙	SET 3/4" IRON PIPE, 30' LONG, 4" UP IN P.C.C. 6" DIA. MONUMENT TAGGED PLS 7985
◆	SET WITNESS CORNER 3/4" X 30" IRON PIPE, DOWN 6", TAGGED PLS 7985 ON LOT LINE AS SHOWN AT 3.00' OFFSET FROM NEAREST LOT CORNER. (DISTANCES SHOWN ARE TO TRUE CORNER)
□	SET LEAD AND TAG PLS 7985 IN CONCRETE SIDEWALK
R1	RECORD DATA PER PARCEL MAP NO. 2657 RECORDED IN BOOK 18 OF PARCEL MAPS, AT PAGE 41 F.C.R., OR CALCULATED THEREFROM
R2	RECORD DATA PER PARCEL MAP NO. 1556 RECORDED IN BOOK 7 OF PARCEL MAPS, AT PAGE 35 F.C.R, OR CALCULATED THEREFROM
R3	RECORD DATA PER PARCEL MAP NO. 2587 RECORDED IN BOOK 16 OF PARCEL MAPS, AT PAGE 58 F.C.R., OR CALCULATED THEREFROM
R6	RECORD DATA PER PARCEL MAP NO. 2758 RECORDED IN BOOK 17 OF PARCEL MAPS, AT PAGE 76 F.C.R., OR CALCULATED THEREFROM
R7	RECORD DATA PER PARCEL MAP NO. 2763 RECORDED IN BOOK 18 OF PARCEL MAPS, AT PAGE 14 F.C.R., OR CALCULATED THEREFROM
C.R.	CORNER RECORD ON FILE WITH THE FRESNO COUNTY SURVEYOR
F.C.R.	FRESNO COUNTY RECORDS
FID	FRESNO IRRIGATION DISTRICT
F.T.C	FROM TRUE CORNER
LE	LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
O.R.F.C.	OFFICIAL RECORDS OF 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)	RADIAL BEARING
*	INDICATES AREA NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES
▬	BLUE BORDER INDICATES LIMITS OF SUBDIVISION
▲▲▲▲▲▲	RELINQUISHMENT OF DIRECT ACCESS RIGHTS

NW COR. SEC. 26-13/21. FD. NAIL, FLUSH WITH ASPHALT VERIFIED TIES PER C.R. 6257.

EAST SHIELDS AVENUE

S 89°46'38" E 2648.02' (S 89°46'53" E 2648.085' R2)

1324.01' 1324.01'

30' 30' 30'

S89°46'38"E 1304.01'

30' WIDE ROAD EXCEPTED FOR ROAD AND CANAL PURPOSES PER DEED FROM ALLEN H. CLARKE TO WOOLSEY WEYANT, SENIOR, RECORDED IN BOOK 177 OF DEEDS, AT PAGE 73, FRESNO COUNTY RECORDS.

FID EASEMENT RECORDED AUGUST 25, 2005 AS INSTRUMENT NO. 2005-0198390, O.R.F.C.

15'

N 1/4 COR. SEC. 26-13/21. FD. NAIL IN PATCH. VERIFIED TIES PER C.R. 5542. MONUMENT DESTROYED DUE TO CONSTRUCTION RESET 3/4" IRON PIPE TAGGED PLS 7985 AND VERIFIED WITH ONE REMAINING TIE

20' 30'

SEE SHEET 5

SEE SHEET 4

LOT 3

N

SCALE: 1"= 100'

100' 0' 100'

20' WIDE ROAD EXCEPTED FOR ROAD AND CANAL PURPOSES PER DEED FROM ALLEN H. CLARKE TO WOOLSEY WEYANT, SENIOR, RECORDED IN BOOK 177 OF DEEDS, AT PAGE 73, FRESNO COUNTY RECORDS.

S 00°00'05" W 1293.97' (1324.18' R1)

S 00°00'05" E 2648.454' R2)

LOT 4

SECTION 28, TOWNSHIP 13 SOUTH, RANGE 21 EAST MAP OF VOLUME 2 OF PLATS, AT PAGE 40, F.C.R.

FD. 3/4" IRON PIPE, NO TAG. ACCEPTED IN LIEU OF 3/4" IRON PIPE TAGGED LS 2737 PER R1, DOWN 2".

N 89°44'35" W 1323.92' (N 89°44'31" W 1324.03' R1)

1005.92'

FD. 3/4" IRON PIPE TAGGED LS 2737 PER R1, DOWN 15".

298.00'

288.00'

318.00'

20' 30'

30' 30'

318.00'

30' WIDE RIGHT-OF-WAY DEDICATED TO THE COUNTY OF FRESNO PER PARCEL MAP NO. 2657, RECORDED IN BOOK 18 OF PARCEL MAPS, AT PAGE 41, FRESNO COUNTY RECORDS

N 00°00'10" W 1984.82' (N 00°00'02" E 1984.90 R1)

1954.82'

LOT 5

N 00°00'10" W 1324.82' (330.84' R1)

PARCEL 1

EAST LINE OF PARCEL 1 AS SHOWN ON PARCEL LINE ADJUSTMENT NO. 4503, APPROVED APRIL 24, 1978, ON FILE WITH THE FRESNO COUNTY DEPARTMENT OF PUBLIC WORKS.

PARCEL 2 PLA NO. 4503 DOC. NO. 2001-0170083

PARCEL 2

60' WIDE EASEMENT FOR INGRESS, EGRESS AND ROAD PURPOSES AS DISCLOSED IN LEGAL DESCRIPTION.

S 00°00'05" W 662.12'

662.28' (662.09' R1)

DOC. NO. 83056446

FD. 3/4" IRON PIPE TAGGED LS 2737 PER R1, DOWN 2", WEST 0.23' F.T.C., DID NOT ACCEPT

P.M. NO. 2657 BOOK 18, PAGE 41, F.C.R.

SEE SHEET 3

EAST LINE OF PARCEL 4 AS SHOWN ON PARCEL LINE ADJUSTMENT NO. 4559, APPROVED MAY 9, 1978, ON FILE WITH THE FRESNO COUNTY DEPARTMENT OF PUBLIC WORKS.

PARCEL 3

PARCEL 3 PLA NO. 4559 DOC. NO. 93168623

BASIS OF BEARINGS N 00°00'05" E 2648.24' (N 00°00'05" E 2648.45' R1)

NORTH TEMPERANCE AVENUE

N 00°00'05" E 2644.71' (NORTH 2644.624' R2)

N 00°00'10" W 1324.82' (330.82' R1)

1323.19' (1323.26' R1)

330.79' (330.82' R1)

PARCEL 4

FD. AND ACCEPTED 5/8" REBAR WITH ALUMINUM CAP TAGGED LS 2737 PER R1. ALSO FD. 3/4" IRON PIPE, NO TAG, 0.30' SOUTH F.T.C. PER R1, DID NOT ACCEPT.

FD. 1" IRON PIPE, TAGGED RCE 17435, PER R6, BENT.

FD. 1" IRON PIPE, NO TAG, BENT, ACCEPTED IN LIEU OF 1" IRON PIPE TAGGED R.C.E. 17435 PER R6.

FD. 3/4" IRON PIPE, NO TAG, DOWN 10", PER R7, 0.29' SOUTH OF LINE, DID NOT ACCEPT.

FD. 3/4" IRON PIPE, NO TAG, DOWN 3", IN LIEU OF 3/4" IRON PIPE TAGGED RCE 17435 PER R1, 0.16' WEST F.T.C. HELD POSITION TO ESTABLISH SOUTH LINE ONLY.

FD. 3/4" IRON PIPE, TAG ILLEGIBLE, DOWN 2", ACCEPTED IN LIEU OF 1" IRON PIPE TAGGED R.C.E. 17435 PER R3.

1005.87'

288.00'

179.18' 282.87' 164.96' 164.92' 167.30' 167.35' 167.30'

FD. 1" IRON PIPE, TAGGED RCE 17435 PER R6, UP 3".

N89°42'54"W 1323.87' (S89°43'20"E 1324.03' R1)

FD. 3/4" IRON PIPE, NO TAG, PER R7, FLUSH, 0.13' SOUTH OF LINE, ACCEPTED IN LIEU OF 3/4" IRON PIPE TAGGED RCE 15603

P.M. NO. 1556 BOOK 7, PAGE 35, F.C.R.

PARCEL B PARCEL A

PARCEL 1 P.M. NO. 2587 BOOK 16, PAGE 58, F.C.R. PARCEL 2

P.M. NO. 2758 BOOK 17, PAGE 76, F.C.R.

PARCEL 1 PARCEL 2 PARCEL 3

P.M. NO. 2763, BOOK 18, PAGE 14, F.C.R.

30' 30'

661.98' (661.86' R7)

EAST CLINTON AVENUE

N 89°42'03" W 2648.03' (N 89°41'55" W 2648.038' R2)

W 1/4 COR. SEC. 26-13/21. FD. 2" IRON PIPE, TAG ILLEGIBLE, DOWN 6" VERIFIED TIES PER C.R. 5545.

C 1/4 COR. SEC. 26-13/21 FD. 1" IRON PIPE TAGGED LS 1185, DOWN 8" VERIFIED TIES PER C.R. 5546.

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CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	20°51'55"	250.00	91.04
C2	20°38'23"	300.00	108.07
C3	32°38'13"	45.00	25.63
C4	20°38'23"	250.00	90.06
C5	20°51'55"	300.00	109.25
C6	90°00'00"	45.00	70.69
C7	90°00'15"	45.00	70.69
C8	1°25'55"	975.00	24.37
C9	0°31'36"	975.00	8.96
C10	0°54'19"	975.00	15.41
C11	1°25'55"	1000.00	24.99
C12	0°47'46"	1025.00	14.24
C13	3°02'49"	525.00	27.92
C14	5°35'04"	525.00	51.17
C15	5°34'40"	525.00	51.11
C16	14°12'33"	525.00	130.20
C17	0°05'05"	475.00	0.70
C18	6°14'30"	475.00	51.75
C19	4°05'30"	475.00	33.92
C20	10°25'05"	475.00	86.37

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, SHOWN AS NORTH 00°00'05" EAST ON PARCEL MAP NO. 2657 RECORDED IN BOOK 18 OF PARCEL MAPS AT PAGE 41, FRESNO COUNTY RECORDS.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	22°16'50"	45.00	17.50
C22	22°17'32"	45.00	17.51
C23	44°34'22"	45.00	35.01
C24	16°39'54"	45.00	13.09
C25	24°16'56"	45.00	19.07
C26	40°56'50"	45.00	32.16
C27	3°34'08"	525.00	32.70
C28	5°37'33"	525.00	51.55
C29	1°43'52"	525.00	15.86
C30	10°55'33"	525.00	100.11
C31	4°21'21"	475.00	36.11
C32	5°24'29"	475.00	44.83
C33	9°45'50"	475.00	80.95
C34	42°32'13"	45.00	33.41
C35	25°24'04"	45.00	19.95
C36	17°08'09"	45.00	13.46
C37	3°05'40"	45.00	2.43
C38	47°49'47"	45.00	37.57
C39	90°13'17"	45.00	70.86
C40	90°00'00"	45.00	70.69

FINAL MAP OF
TRACT NO. 5592

HIGHLAND RANCH

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JUNE 2006 BY QUAD KNOPF INC.
CONSISTING OF 5 SHEETS
SHEET 3 OF 5

SEE SHEET 4

SEE SHEET 4

EAST PRINCETON AVENUE

EAST HOMAN AVENUE

EAST BROWN AVENUE

EAST HARVARD AVENUE

EAST CLINTON AVENUE

NORTH SCHNEIDER AVENUE

NORTH HORNET AVENUE

NORTH STANLEY AVENUE

NORTH LOCAN AVENUE

PARCEL 2
PLA NO. 4503
DOC. NO. 2001-0170083

PARCEL 3
PLA NO. 4559
DOC. NO. 93168623

SCALE: 1"= 60'

PUBLIC STREET EASEMENT GRANTED TO THE CITY OF FRESNO PER DOCUMENT RECORDED _____, 2007 AS DOC. NO. 2007-_____, O.R.F.C.

60' WIDE EASEMENT FOR INGRESS AND EGRESS AND ROAD PURPOSES AS DISCLOSED IN LEGAL DESCRIPTION.

NOTES:

1. SET 3/4" BY 30" IRON PIPE, 6" BELOW SURFACE, TAGGED PLS 7985, AT ALL LOT CORNERS, BEGINNING AND ENDING OF CURVES, AND ANGLE POINTS OF RIGHT OF WAY, UNLESS NOTED OTHERWISE.

W 1/4 COR. SEC. 26-13/21. FD. 2" IRON PIPE, TAG ILLEGIBLE, DOWN 6" VERIFIED TIES PER C.R. 5545.

C 1/4 COR. SEC. 26-13/21. FD. 1" IRON PIPE TAGGED LS 11185, DOWN 8" VERIFIED TIES PER C.R. 5546.

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FINAL MAP OF
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HIGHLAND RANCH

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JUNE 2006 BY QUAD KNOPF INC.
CONSISTING OF 5 SHEETS
SHEET 4 OF 5

N

SCALE: 1"= 60'
60' 0' 60'

SEE SHEET 5

DETAIL 'A'
NOT TO SCALE

OUTLOT A

NOTES:

1. SET 3/4" BY 30" IRON PIPE, 6" BELOW SURFACE, TAGGED PLS 7985, AT ALL LOT CORNERS, BEGINNING AND ENDING OF CURVES, AND ANGLE POINTS OF RIGHT OF WAY, UNLESS NOTED OTHERWISE.

2. OUTLOT A TO BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC PARK PURPOSES.

SEE SHEET 3

SEE SHEET 3

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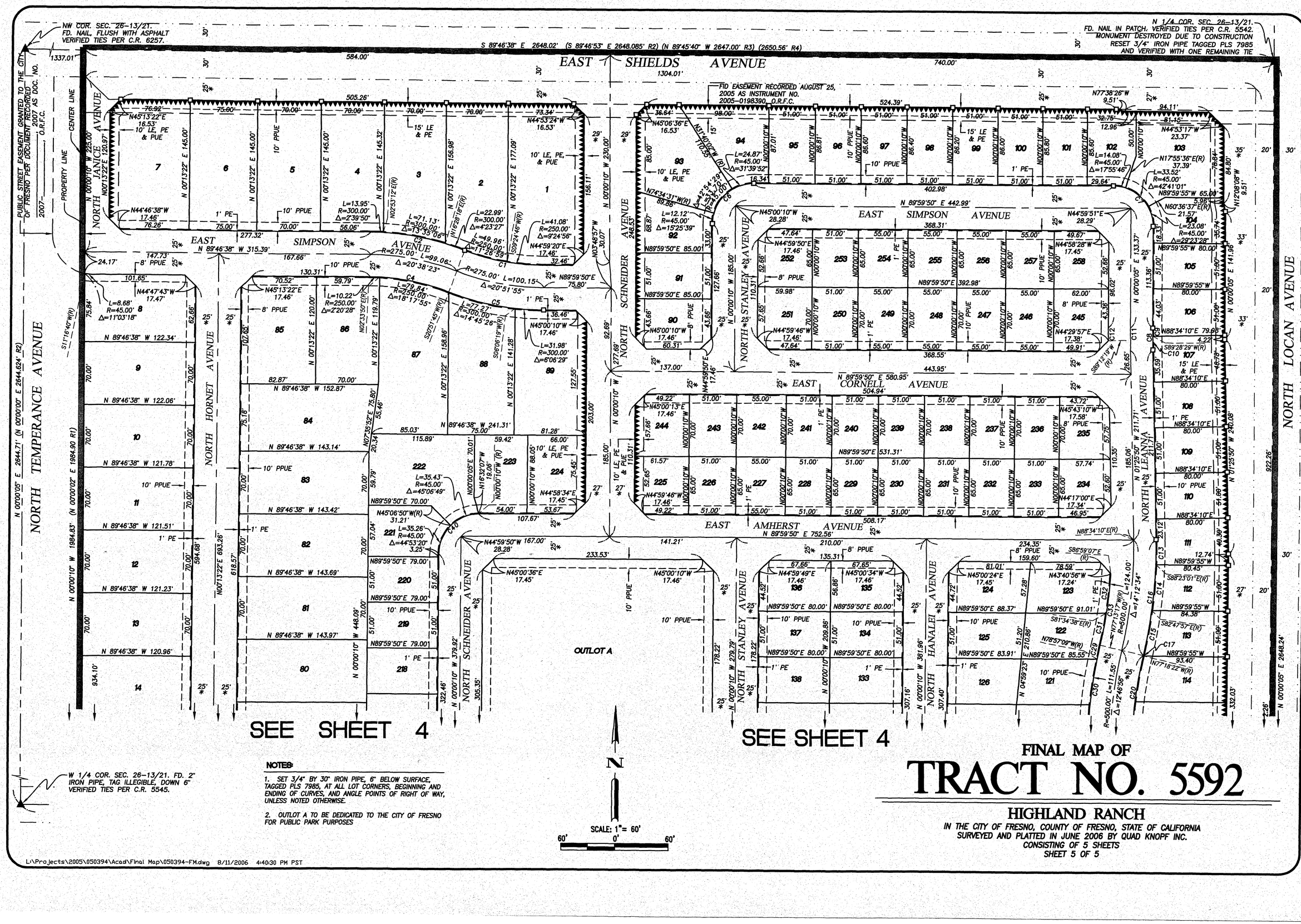

NOTES:

1. SET 3/4" BY 30" IRON PIPE, 6" BELOW SURFACE, TAGGED PLS 7985, AT ALL LOT CORNERS, BEGINNING AND ENDING OF CURVES, AND ANGLE POINTS OF RIGHT OF WAY, UNLESS NOTED OTHERWISE.

2. OUTLOT A TO BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC PARK PURPOSES

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IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JUNE 2006 BY QUAD KNOPF INC.
CONSISTING OF 5 SHEETS
SHEET 5 OF 5

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