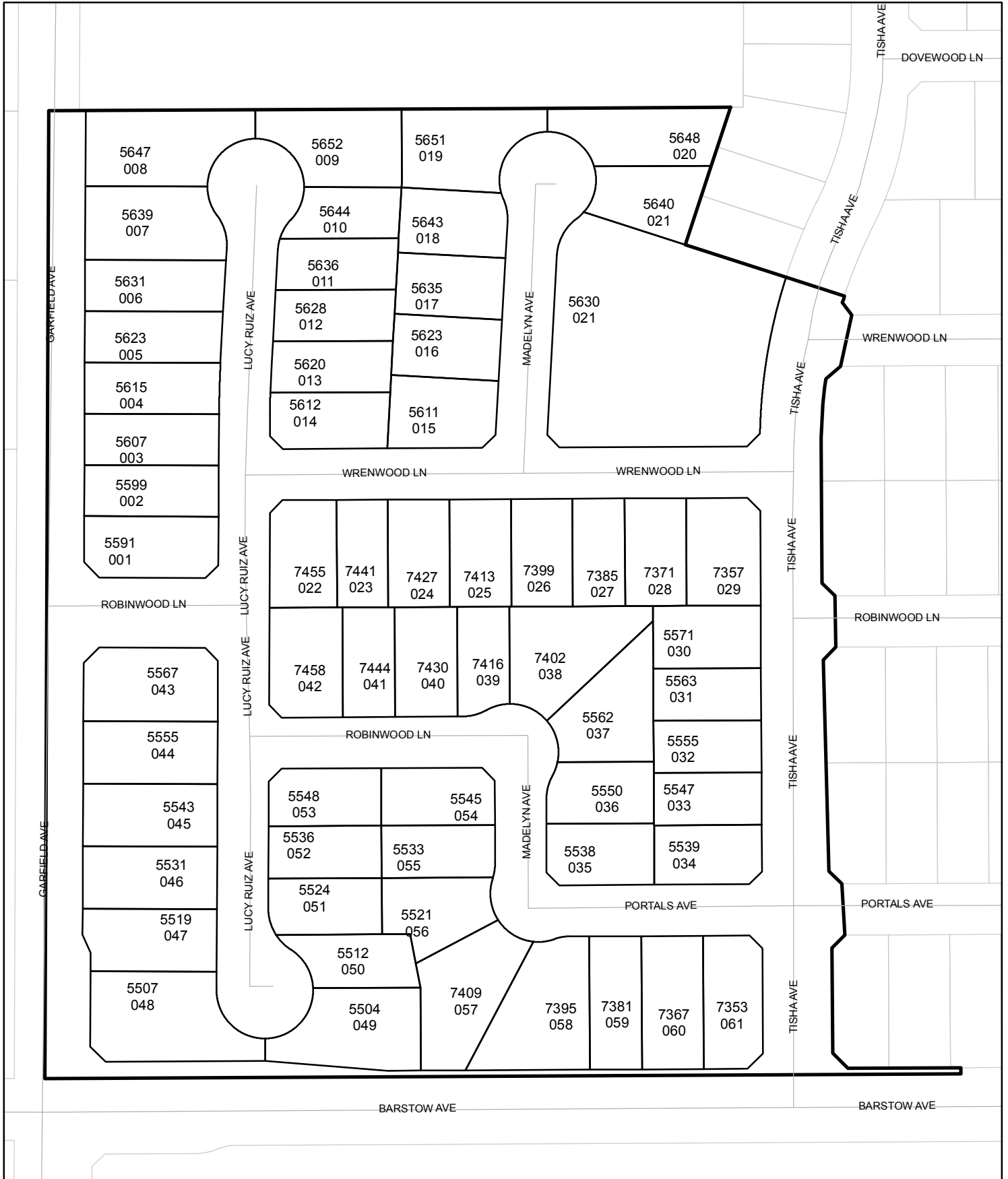




Street Names, Addresses and (Lot Numbers) for T5597

Prepared on Tue Dec 26 20:33:43 2017



TRACT NO. 5597

PHASE I OF VESTING TENTATIVE MAP NO. 5597

A PLANNED DEVELOPMENT

BEING A MERGER AND RESUBDIVISION OF LOTS 10 AND 15 OF MUSCATEL ESTATE, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 4 PAGE 67 OF PLATS, FRESNO COUNTY RECORDS IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN JULY 2009, BY GARY G. GIANNETTA

CONSISTING OF TWO SHEETS
SHEET TWO OF TWO SHEETS

BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN AS BEARING NORTH 89°28'46" EAST AS PER TRACT NO. 5338 RECORDED IN VOLUME 75 OF PLATS, AT PAGES 62 THROUGH 65, INCLUSIVE, FRESNO COUNTY RECORDS.

NOTE:

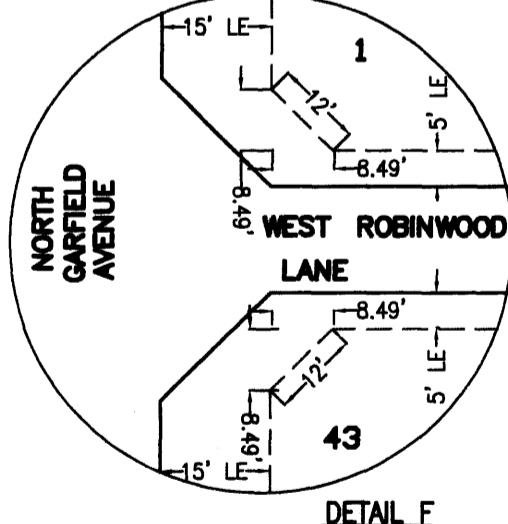
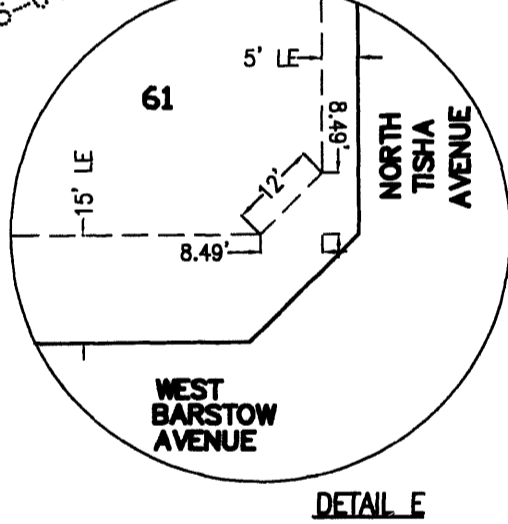
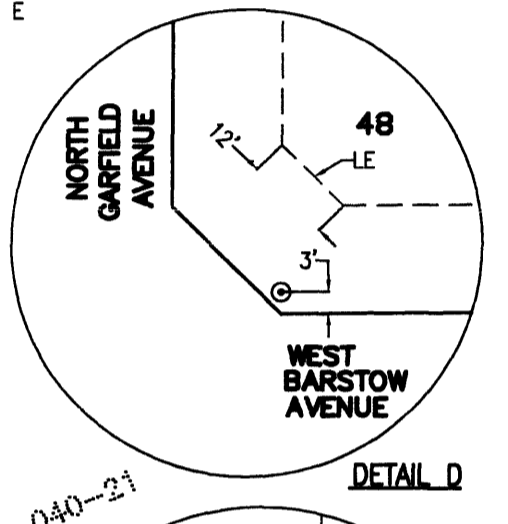
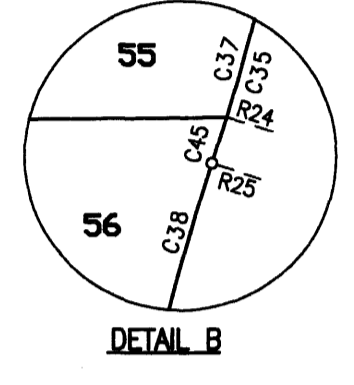
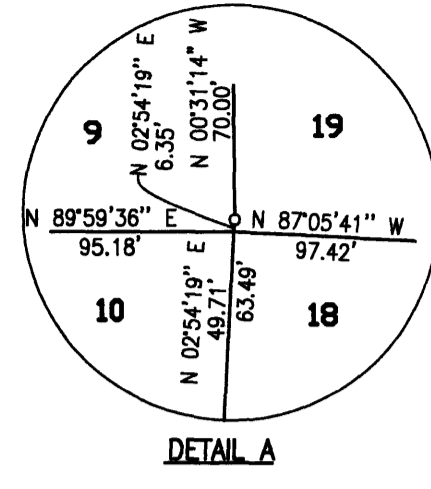
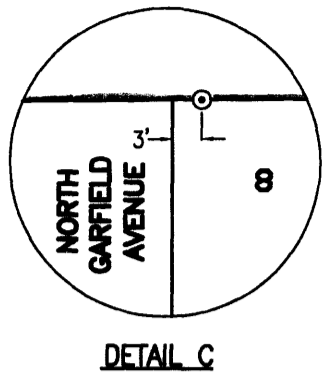
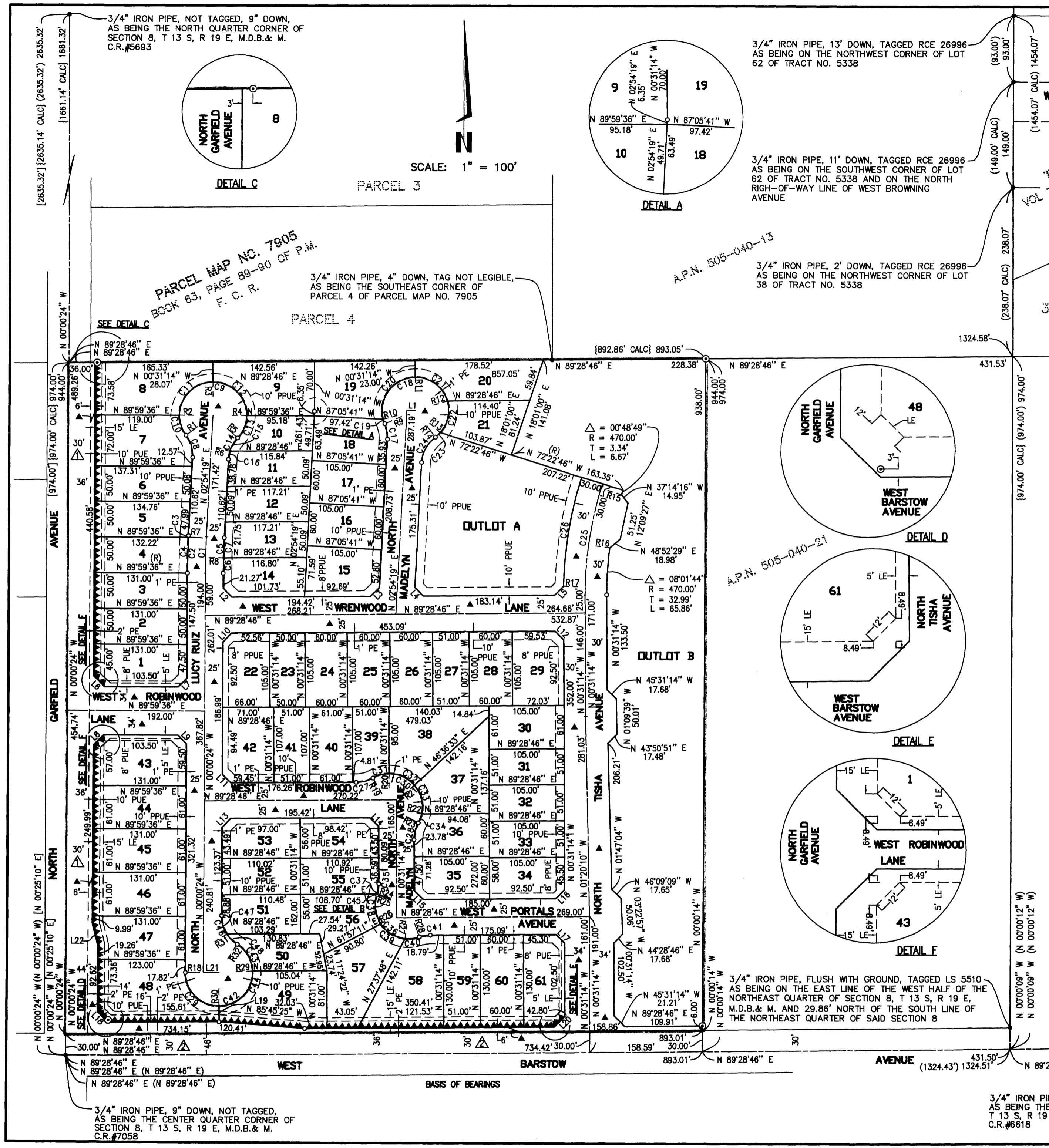
1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED RCE 26996 AT ALL LOT CORNERS
2. OUTLOT A IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR LANDSCAPING AND RECREATIONAL PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.
3. OUTLOT B IS FOR FUTURE DEVELOPMENT

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 EASEMENT PURPOSES
- INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- () RECORD DATA AS PER TRACT NO. 5338, RECORDED IN VOLUME 75 OF PLATS, AT PAGES 62 THROUGH 65, F.C.R.
- [] RECORD DATA AS PER PARCEL MAP NO. 7905, RECORDED IN BOOK 63 OF PARCEL MAPS, AT PAGES 89 AND 90, F.C.R.
- { } RECORD DATA AS PER RECORD OF SURVEY RECORDED IN BOOK 10, PAGE 33 OF F.C.R.
- △ PREVIOUSLY DEEDED FOR PUBLIC ROAD PURPOSES AS SHOWN ON MUSCATEL ESTATES RECORDED IN VOLUME 4, PAGE 67 OF PLATS F.C.R.
- △ PREVIOUSLY DEEDED IN FEE PER DEED RECORDED IN BOOK 310 PAGE 465 OF DEEDS F.C.R.
- (R) DENOTES RADIAL BEARING TO CURVE
- CALC CALCULATED FROM RECORD DATA
- F.C.R. FRESNO COUNTY RECORDS
- PE PEDESTRIAN 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
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- M.D.B. & M. MOUNT DIABLO BASE & MERIDIAN
- BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION

CURVE	DELTA	TANGENT	RADIUS	LENGTH
C1	02°54'43"	25.42'	1000.00'	50.83'
C2	02°54'43"	26.05'	1025.00'	52.09'
C3	00°06'57"	1.04'	1025.00'	2.07'
C4	02°47'46"	25.02'	1025.00'	50.02'
C5	02°54'43"	24.78'	975.00'	49.55'
C6	01°14'53"	10.62'	975.00'	21.24'
C7	01°39'50"	14.16'	975.00'	28.31'
C8	39°47'15"	17.37'	48.00'	33.33'
C9	259°34'31"	39.14'	47.00'	212.93'
C10	36°52'32"	15.67'	47.00'	30.25'
C11	89°29'10"	46.58'	47.00'	73.40'
C12	90°30'50"	47.42'	47.00'	74.25'
C13	42°41'59"	18.37'	47.00'	35.03'
C14	39°47'16"	17.37'	48.00'	33.33'
C15	26°03'46"	11.11'	48.00'	21.83'
C16	13°43'30"	5.78'	48.00'	11.50'
C17	26°30'47"	11.31'	48.00'	22.21'
C18	256°34'16"	37.10'	47.00'	210.47'
C19	08°05'17"	3.32'	47.00'	6.64'
C20	104°59'57"	61.25'	47.00'	86.13'
C21	73°38'23"	35.16'	47.00'	60.38'
C22	58°20'41"	26.24'	47.00'	47.86'
C23	11°31'58"	4.75'	47.00'	9.46'
C24	50°03'29"	22.41'	48.00'	41.94'
C25	18°08'28"	79.82'	500.00'	158.31'
C26	16°47'23"	78.22'	530.00'	155.31'
C27	29°06'38"	12.46'	48.00'	24.39'
C28	28°06'37"	12.46'	48.00'	24.39'
C29	90°30'50"	47.42'	47.00'	74.25'
C30	148°13'15"	165.11'	47.00'	121.58'
C31	29°04'26"	12.19'	47.00'	23.85'
C32	49°40'12"	21.75'	47.00'	40.74'
C33	52°39'04"	23.25'	47.00'	43.19'
C34	16°49'33"	6.95'	47.00'	13.80'
C35	18°40'18"	7.89'	48.00'	15.64'
C36	127°20'36"	94.98'	47.00'	104.46'
C37	17°28'29"	7.38'	48.00'	14.84'
C38	51°50'37"	22.84'	47.00'	42.53'
C39	50°22'07"	22.10'	47.00'	41.32'
C40	25°07'52"	10.48'	47.00'	20.61'
C41	18°40'18"	7.89'	48.00'	15.64'
C42	237°31'52"	25.80'	47.00'	194.85'
C43	54°34'42"	24.25'	47.00'	44.77'
C44	92°26'20"	49.04'	47.00'	75.83'
C45	01°11'49"	0.50'	48.00'	1.00'
C46	57°31'52"	26.35'	48.00'	48.20'
C47	32°52'15"	14.16'	48.00'	27.54'
C48	24°39'37"	10.49'	48.00'	20.66'

NUMBER	DIRECTION	DISTANCE	RADIAL	DIRECTION	RADIAL	DIRECTION
L1	N 87°05'41" W	12.01'	R1	N 53°07'04" E	R23	N 61°24'37" W
L2	N 45°15'49" W	17.80'	R2	S 89°59'36" W	R24	S 73°02'45" E
L3	N 46°11'33" E	18.20'	R3	N 00°31'14" W	R25	S 71°50'56" E
L4	N 43°48'27" W	17.14'	R4	N 89°59'36" E	R26	S 56°18'27" W
L5	N 44°49'02" E	17.78'	R5	N 47°18'25" W	R27	S 05°56'20" W
L6	N 45°00'24" W	21.21'	R6	N 73°22'11" W	R28	N 19°11'32" W
L7	N 44°59'36" E	17.68'	R7	N 87°12'38" W	R29	N 87°02'26" E
L8	N 44°59'36" E	21.21'	R8	N 88°45'31" W	R30	S 00°31'14" E
L9	N 45°00'24" W	17.80'	R9	N 66°23'32" E	R31	S 57°07'21" W
L10	N 44°44'11" E	17.76'	R10	S 74°28'49" W	R32	S 32°27'44" W
L11	N 45°15'49" W	17.82'	R11	N 00°31'14" W		
L12	N 45°31'14" W	17.68'	R12	N 73°05'09" E		
L13	N 44°44'11" E	17.78'	R13	S 48°34'10" E		
L14	N 45°31'14" W	17.68'	R14	N 37°02'12" W		
L15	N 45°31'14" W	17.68'	R15	N 73°11'35" W		
L16	N 44°28'46" E	17.68'	R16	N 82°29'30" W		
L17	N 45°31'14" W	17.68'	R17	N 89°10'09" W		
L18	N 45°15'49" W	21.10'	R18	S 89°59'36" W		
L19	N 00°27'00" W	22.00'	R19	S 29°37'52" E		
L20	N 44°28'46" E	21.21'	R20	N 00°33'26" W		
L21	N 89°59'36" E	22.00'	R21	N 49°06'46" E		
L22	N 14°08'58" W	32.74'	R22	S 78°14'10" E		



PARCEL MAP NO. 7905
BOOK 63, PAGE 89-90 OF P.M.
F. C. R.

TRACT NO. 5338
VOL 75, PAGE 62-65 OF PLATS
F. C. R.

A.P.N. 505-040-13

A.P.N. 505-040-21

3/4" IRON PIPE, FLUSH WITH GROUND, TAGGED LS 5510 AS BEING ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, T 13 S, R 19 E, M.D.B. & M. AND 29.86' NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8

3/4" IRON PIPE, FLUSH WITH AC, TAGGED RCE 26996 AS BEING ON THE EAST QUARTER CORNER OF SECTION 8, T 13 S, R 19 E, M.D.B. & M. C.R.#6618

3/4" IRON PIPE, NOT TAGGED, 9" DOWN, AS BEING THE NORTH QUARTER CORNER OF SECTION 8, T 13 S, R 19 E, M.D.B. & M. C.R.#5693

3/4" IRON PIPE, 4" DOWN, TAG NOT LEGIBLE, AS BEING THE SOUTHEAST CORNER OF PARCEL 4 OF PARCEL MAP NO. 7905

3/4" IRON PIPE, 13" DOWN, TAGGED RCE 26996 AS BEING ON THE NORTHWEST CORNER OF LOT 62 OF TRACT NO. 5338

3/4" IRON PIPE, 11" DOWN, TAGGED RCE 26996 AS BEING ON THE SOUTHWEST CORNER OF LOT 62 OF TRACT NO. 5338 AND ON THE NORTH RIGHT-OF-WAY LINE OF WEST BROWNING AVENUE

3/4" IRON PIPE, 2" DOWN, TAGGED RCE 26996 AS BEING ON THE NORTHWEST CORNER OF LOT 38 OF TRACT NO. 5338

3/4" IRON PIPE, 9" DOWN, NOT TAGGED, AS BEING THE CENTER QUARTER CORNER OF SECTION 8, T 13 S, R 19 E, M.D.B. & M. C.R.#7058

SCALE: 1" = 100'

BASIS OF BEARINGS