



Street Names, Addresses and (Lot Numbers) for T5597

Prepared on Sat Apr 07 21:24:38 2018



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:

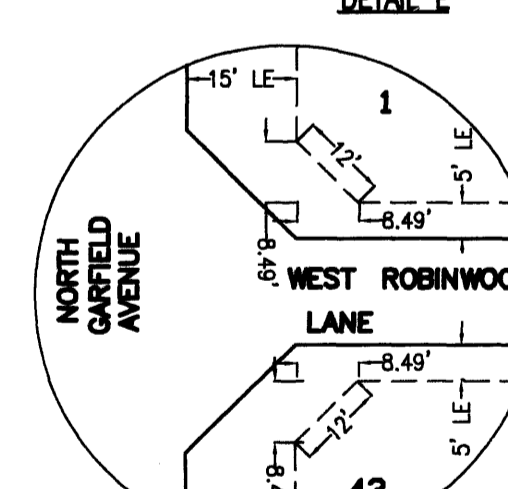
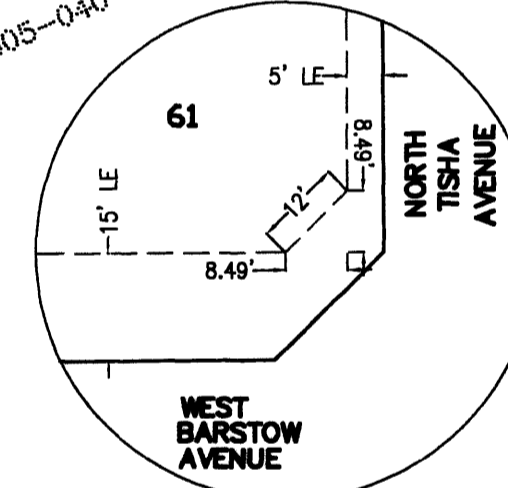
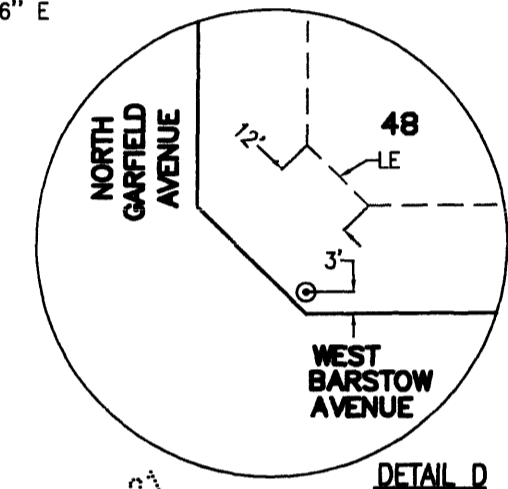
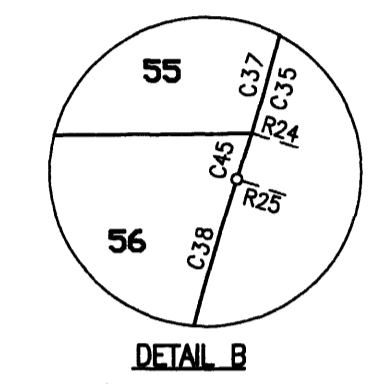
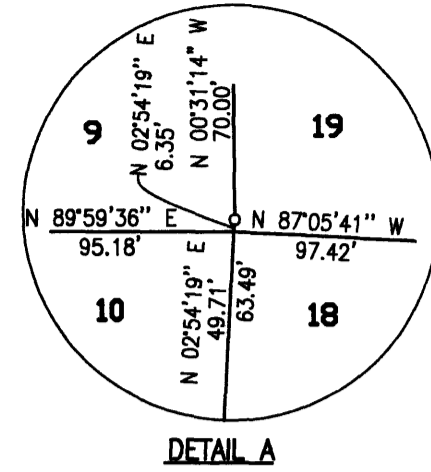
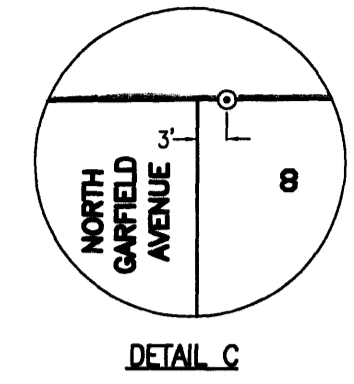
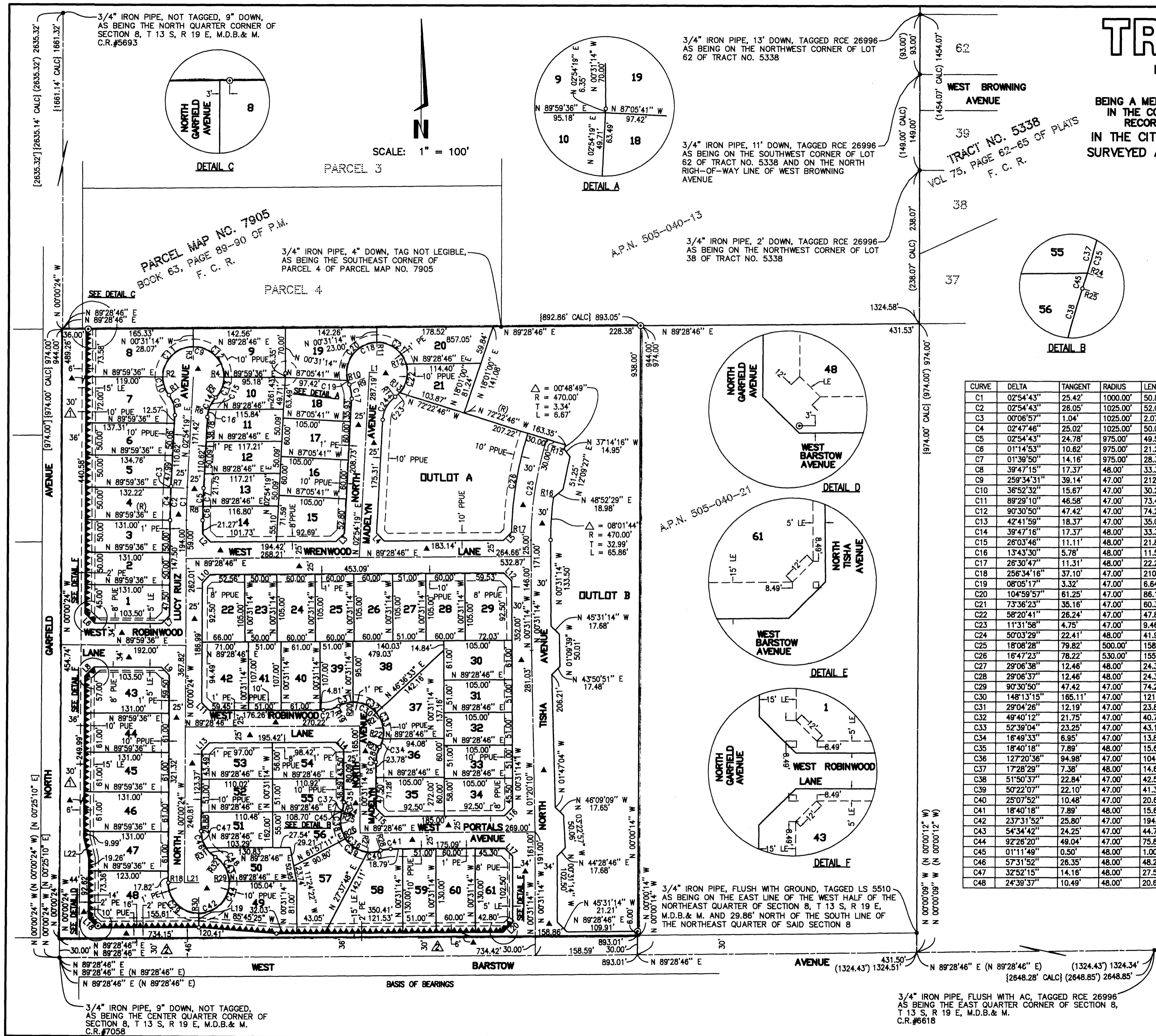
1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED RCE 26996 AT ALL LOT CORNERS
2. OUTLOT A IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR LANDSCAPING AND RECREATIONAL PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.
3. OUTLOT B IS FOR FUTURE DEVELOPMENT

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	17.68'	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 THE CENTER 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