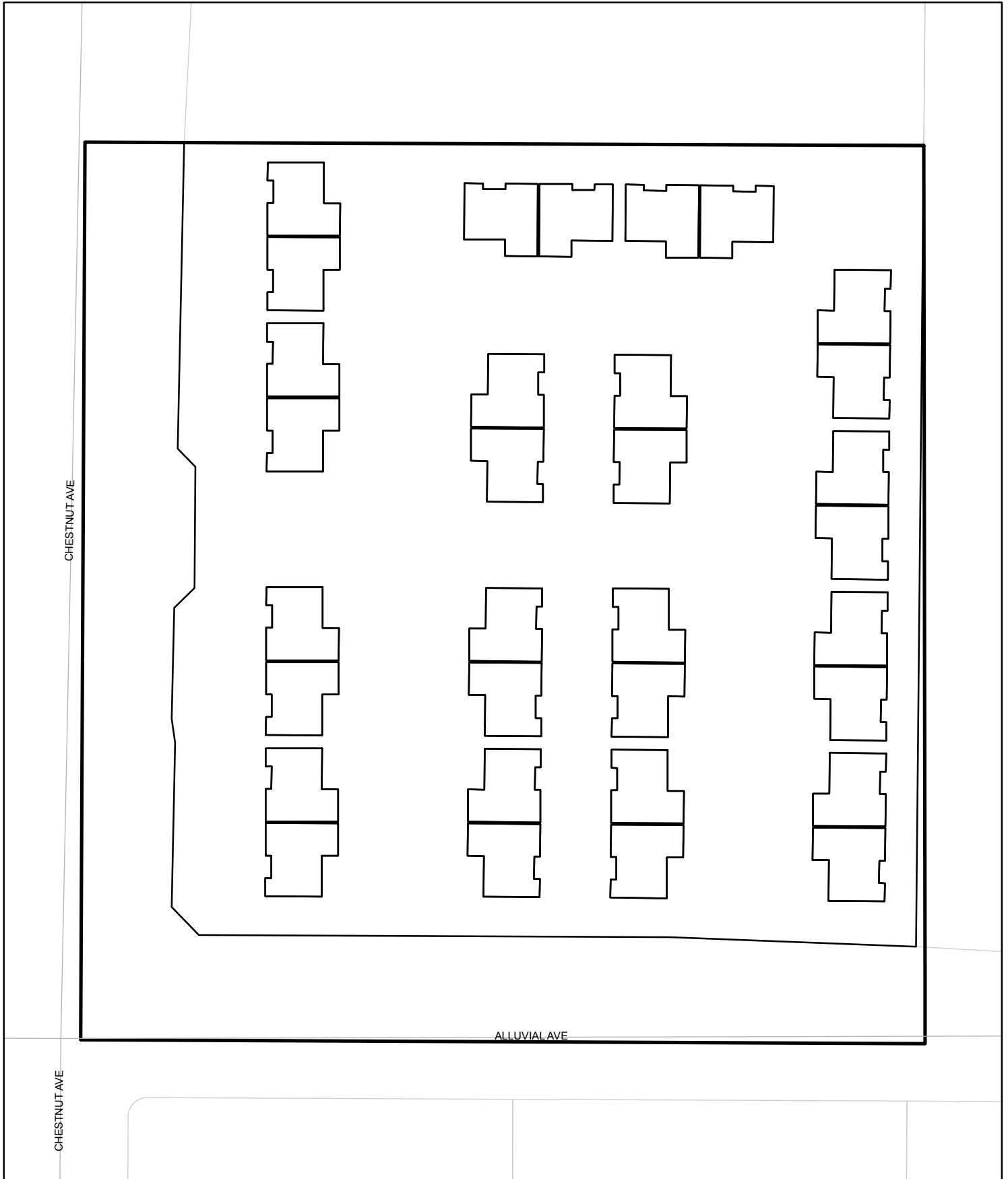




Street Names, Addresses and (Lot Numbers) for T5646

Prepared on Mon Oct 22 14:03:17 2018



FINAL MAP OF TRACT NO. 5646 THE COTTAGES

FOR CONDOMINIUM PURPOSES
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, T. 12 S., R. 20 E., M.D.B. & M
IN THE CITY OF FRESNO
COUNTY OF FRESNO - STATE OF CALIFORNIA
SURVEYED AND PLATTED IN OCTOBER 2006
BY LARS ANDERSEN & ASSOCIATES, INC.
CONSISTING OF TWO SHEETS SHEET 2 OF 2 SHEETS

LEGEND

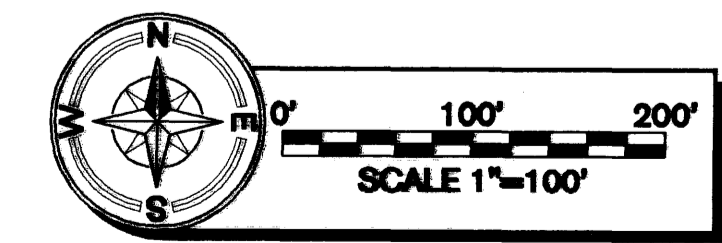
- THE BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION
- SET 3/4" X 30" IRON PIPE, UP 4" IN 6" DIAMETER P.C.C. MONUMENT, DOWN 6" WITH RCE 24638 TAG
- SET 3/4" X 30" IRON PIPE, WITH RCE 24638 TAG, 6" DOWN UNLESS OTHERWISE NOTED
- ◆ SET RCE 24638 BRASS TAG ON CONCRETE
- MONUMENT FOUND AND ACCEPTED AS NOTED
- (R1) RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 35 OF RECORD OF SURVEYS AT PAGE 3, FRESNO COUNTY RECORDS.
- (R2) RECORD DATA PER TRACT NO. 5067 RECORDED IN VOLUME 69 OF PLATS AT PAGES 79 THROUGH 81, FRESNO COUNTY RECORDS.
- (R3) RECORD DATA PER DEED RECORDED JANUARY 2, 2007 AS DOCUMENT NO. 2007-0000219 OF OFFICIAL RECORDS OF FRESNO COUNTY.
- INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE

BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED IN BOOK 35 OF RECORD OF SURVEYS, PAGE 3, FRESNO COUNTY RECORDS, TAKEN TO BE NORTH 00° 00' 00" EAST.

EXISTING EASEMENTS

- E1 AN EASEMENT FOR CONVEYING IRRIGATION WATER THROUGH A DITCH GRANTED TO SPENCE VINEYARD COMPANY, RECORDED MARCH 27, 1911 IN BOOK 476 AT PAGE 117 AS INSTRUMENT NO. 5630 OF OFFICIAL RECORDS OF FRESNO COUNTY. THE EXACT LOCATION IS NOT DISCLOSED OF RECORD.
- E2 AN EASEMENT FOR PUBLIC STREET PURPOSES GRANTED TO THE CITY OF FRESNO, RECORDED DECEMBER 2, 1992 AS INSTRUMENT NO. 92181436 OF OFFICIAL RECORDS OF FRESNO COUNTY.
- E3 AN EASEMENT FOR PUBLIC STREET PURPOSES GRANTED TO THE CITY OF FRESNO, RECORDED JANUARY 12, 1993 AS INSTRUMENT NO. 93004652 OF OFFICIAL RECORDS OF FRESNO COUNTY.
- E4 AN EASEMENT FOR PUBLIC STREET PURPOSES GRANTED TO THE CITY OF FRESNO, RECORDED NOVEMBER 15, 1999 AS INSTRUMENT NO. 1999-0163949 OF OFFICIAL RECORDS OF FRESNO COUNTY.
- E5 AN EASEMENT FOR PUBLIC STREET PURPOSES GRANTED TO THE CITY OF FRESNO, RECORDED MAY 11, 2000 AS INSTRUMENT NO. 2000-0056907 OF OFFICIAL RECORDS OF FRESNO COUNTY.
- E6 AN EASEMENT FOR PUBLIC STREET PURPOSES GRANTED TO THE CITY OF FRESNO, RECORDED SEPTEMBER 29, 2004 AS INSTRUMENT NO. 2004-0218055 OF OFFICIAL RECORDS OF FRESNO COUNTY.
- E7 AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, RECORDED JUNE 19, 2006 AS INSTRUMENT NO. 2006-0127435 OF OFFICIAL RECORDS OF FRESNO COUNTY.
- E8 AN EASEMENT FOR PUBLIC STREET PURPOSES GRANTED TO THE CITY OF FRESNO, RECORDED DECEMBER 8, 2006 AS INSTRUMENT NO. 2006-0258471 OF OFFICIAL RECORDS OF FRESNO COUNTY.



10.30.07
05035.00
TM2.DWG

EAST NEES AVENUE

1317.67'

N89°51'40"E 2635.35'
(N89°51'33"E 2635.46' R1)
(N89°51'45"E 2635.41' R2)

1318.12'

FOUND 3/4" IRON PIPE TAGGED LS 2737, UP 0.1', 0.37' SOUTH OF LINE & 0.5' EAST OF FENCE POST

FOUND 3/4" IRON PIPE TAGGED LS 2737, UP 0.1', 0.4' WEST OF FENCE POST, 0.10' SOUTH OF LINE

FOUND 3/4" IRON PIPE OPEN, UP 0.1', 0.3' NORTHWEST OF FENCE POST, 0.21' SOUTH OF TRUE POSITION

FOUND 3/4" IRON PIPE OPEN, DOWN 0.7', 0.3' NORTHEAST OF FENCE POST, 0.31' SOUTH & 0.08' WEST OF TRUE POSITION

FOUND 3/4" IRON PIPE BENT, NO TAG, DOWN 0.9'

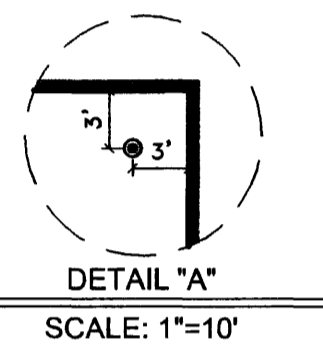
FOUND 3/4" IRON PIPE DOWN 0.4' TAGGED LS 6619

THE NORTH QUARTER CORNER OF SECTION 36, T.12 S., R.20 E., M.D.B. & M. POSITION FALLS ON MANHOLE, POSITION ESTABLISHED BY TIES PER FRESNO COUNTY CORNER RECORD #5674.

THE NORTHEAST CORNER OF SECTION 36, T.12 S., R.20 E., M.D.B. & M. FOUND FRESNO COUNTY BRASS CAP MONUMENT DOWN 2", TIES PER FRESNO COUNTY CORNER RECORD #7129

THE CENTER QUARTER CORNER OF SECTION 36, T.12 S., R.20 E., M.D.B. & M. FOUND 3/4" IRON PIPE DOWN 0.1' TAGGED LS 5277 PER FRESNO COUNTY CORNER RECORD #5490.

THE EAST QUARTER CORNER OF SECTION 36, T.12 S., R.20 E., M.D.B. & M. FOUND CONCRETE NAIL AT POSITION ESTABLISHED BY TIES PER FRESNO COUNTY CORNER RECORD #6753.

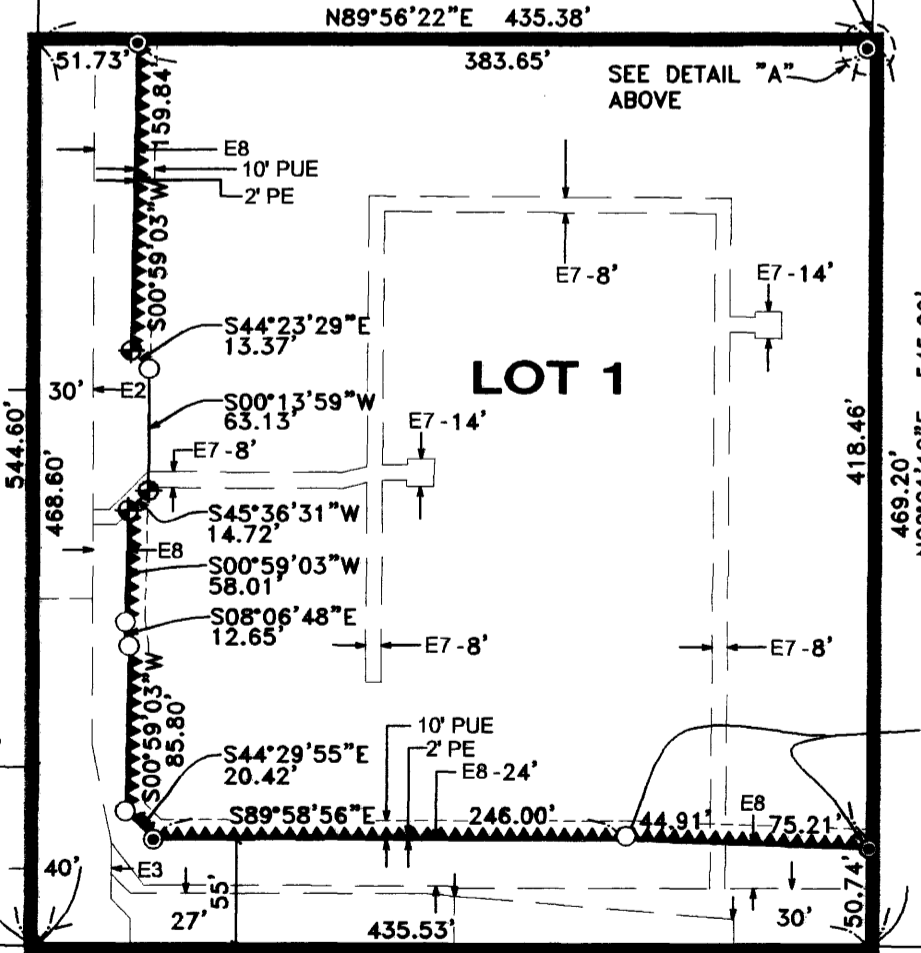


NORTH CHESTNUT AVENUE
(N00°02'25"E 2656.81' R2)
(N00°02'25"E 2656.80' R1)
(N00°02'20"E 2656.79')

NORTH WILLOW AVENUE
(N00°01'10"E 2660.40'
(N00°01'16"E 2660.39' R2)
(N00°00'00"E 2664.00' R1)
(S00°00'07"W 2663.96' R2)

EAST ALLUVIAL AVENUE

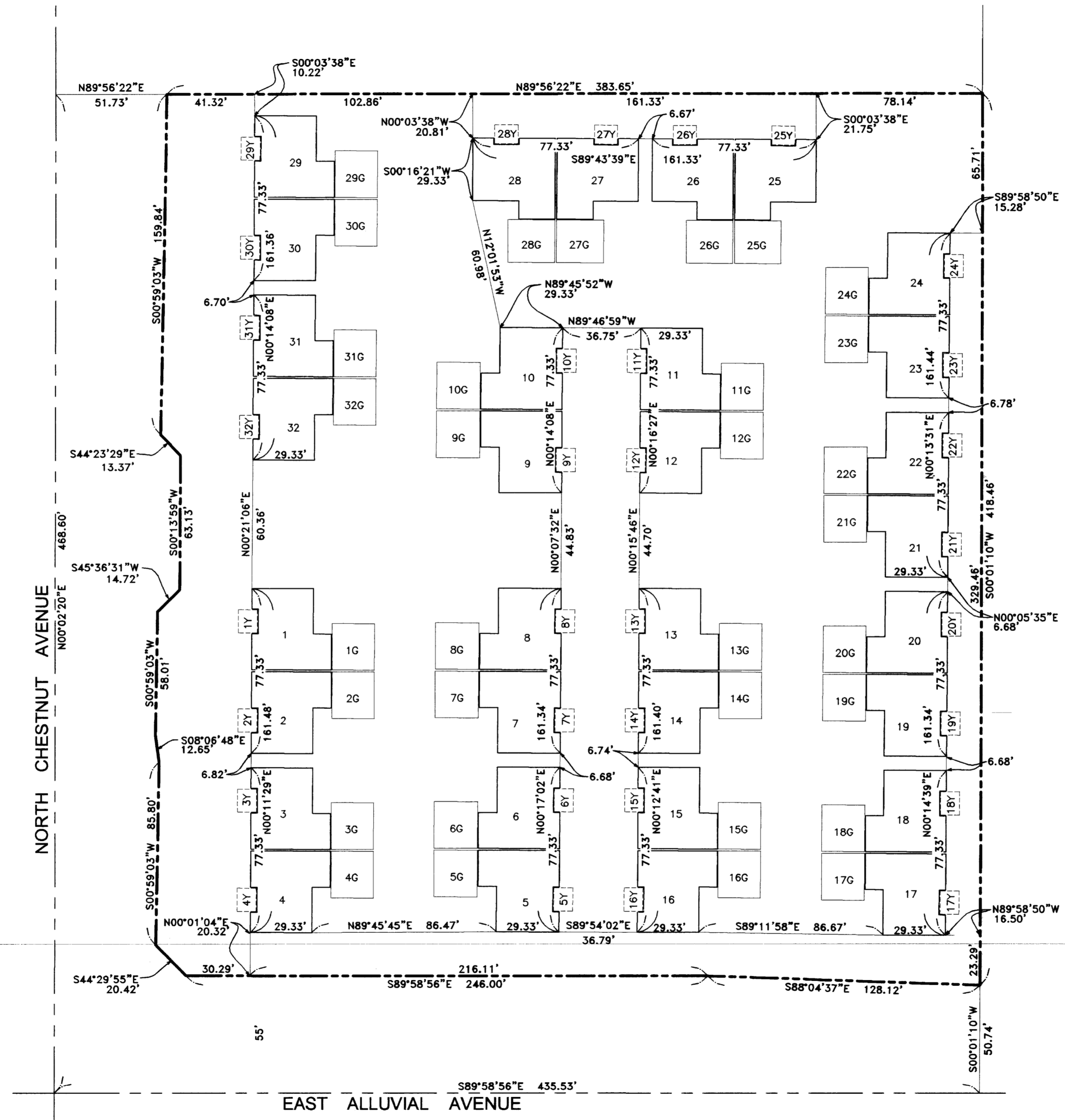
1318.57'
S89°58'56"E 2637.14'
(N89°59'03"W 2637.32' R1)
(N89°58'55"W 2637.18' R2)



LOT 1

CONDOMINIUM PLAN FOR THE COTTAGES

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SHEET 2 OF 3 SHEETS

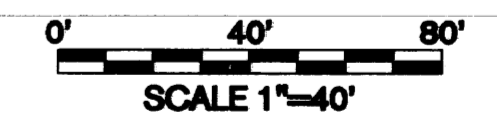


BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED IN BOOK 35 OF RECORD OF SURVEYS, PAGE 3, FRESNO COUNTY RECORDS, TAKEN TO BE NORTH 00° 00' 00\"/>

NOTE:

ALL AIRSPACE BOUNDARY LINES INTERSECT AT RIGHT ANGLES UNLESS SHOWN OTHERWISE.



PREPARED BY:

LARS ANDERSEN AND ASSOCIATES, INC
4694 W. JACQUELYN AVE FRESNO, CA 93722
(559)276-2790 FAX (559)276-0850 WWW.LARSANDERSEN.COM
PROJECT NO. 05035.00 10-30-07 SHEET 2 OF 3 SHEETS

CITY OF FRESNO
DEVELOPMENT DEPARTMENT
2600 FRESNO STREET
FRESNO CA 93721-3604