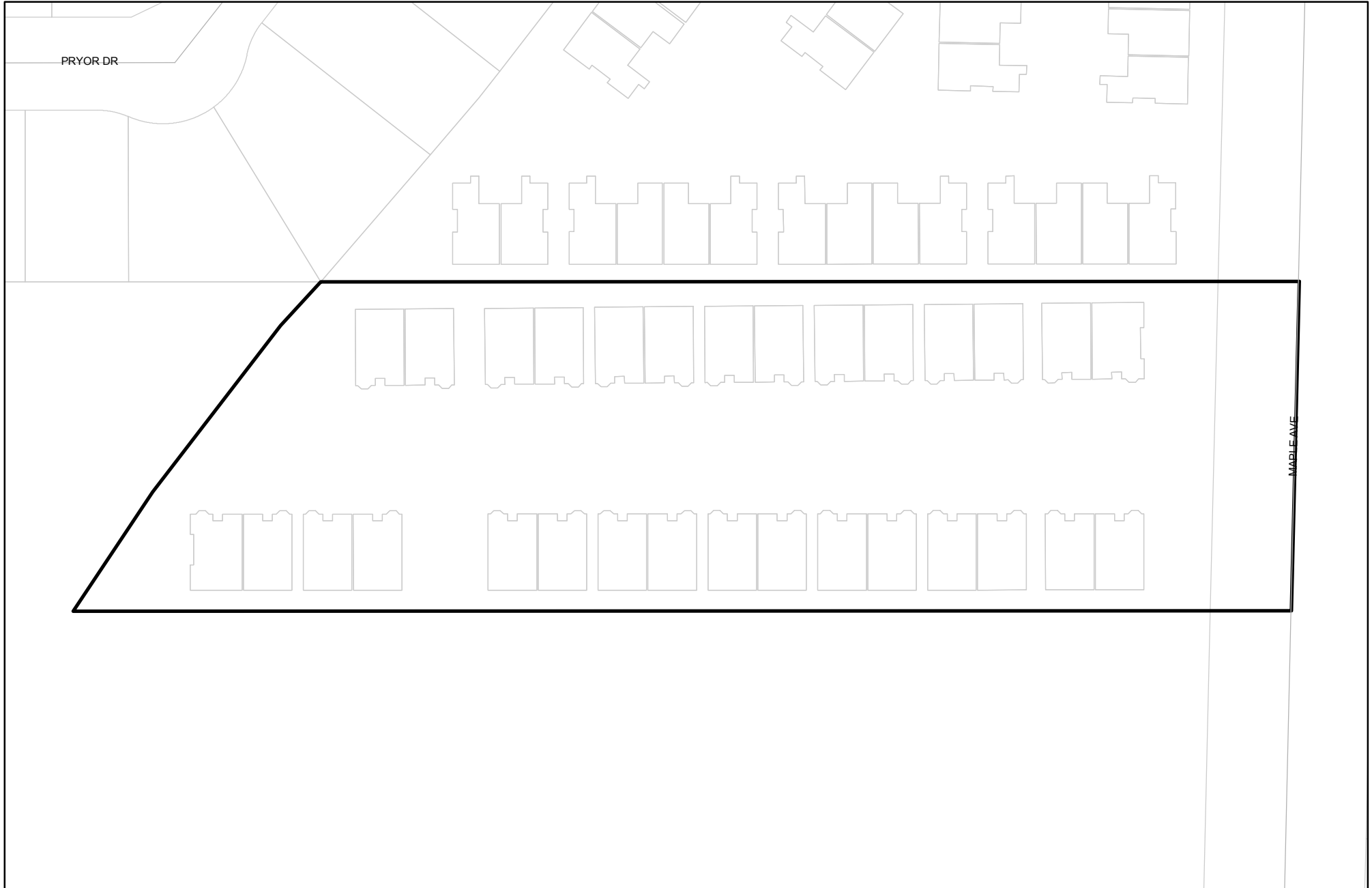




Prepared on Mon Oct 22 13:52:50 2018

Street Names, Addresses and (Lot Numbers) for T5856



4

FINAL MAP OF TRACT NO. 5856 THE GARDEN COTTAGES

FOR CONDOMINIUM PURPOSES
BEING A SUBDIVISION OF
A PORTION OF THE SOUTH HALF
OF THE SOUTHEAST QUARTER OF SECTION 23,
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 APRIL 2007
BY LARS ANDERSEN & ASSOCIATES, INC.
CONSISTING OF TWO SHEETS SHEET 2 OF 2 SHEETS

LEGEND

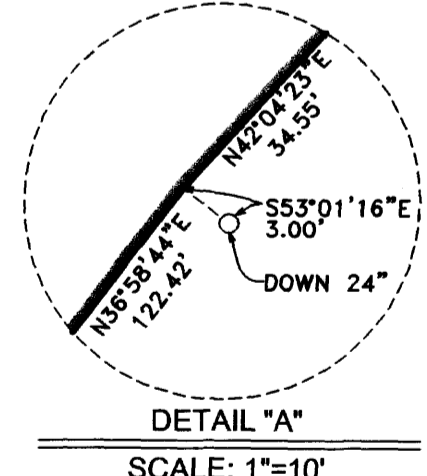
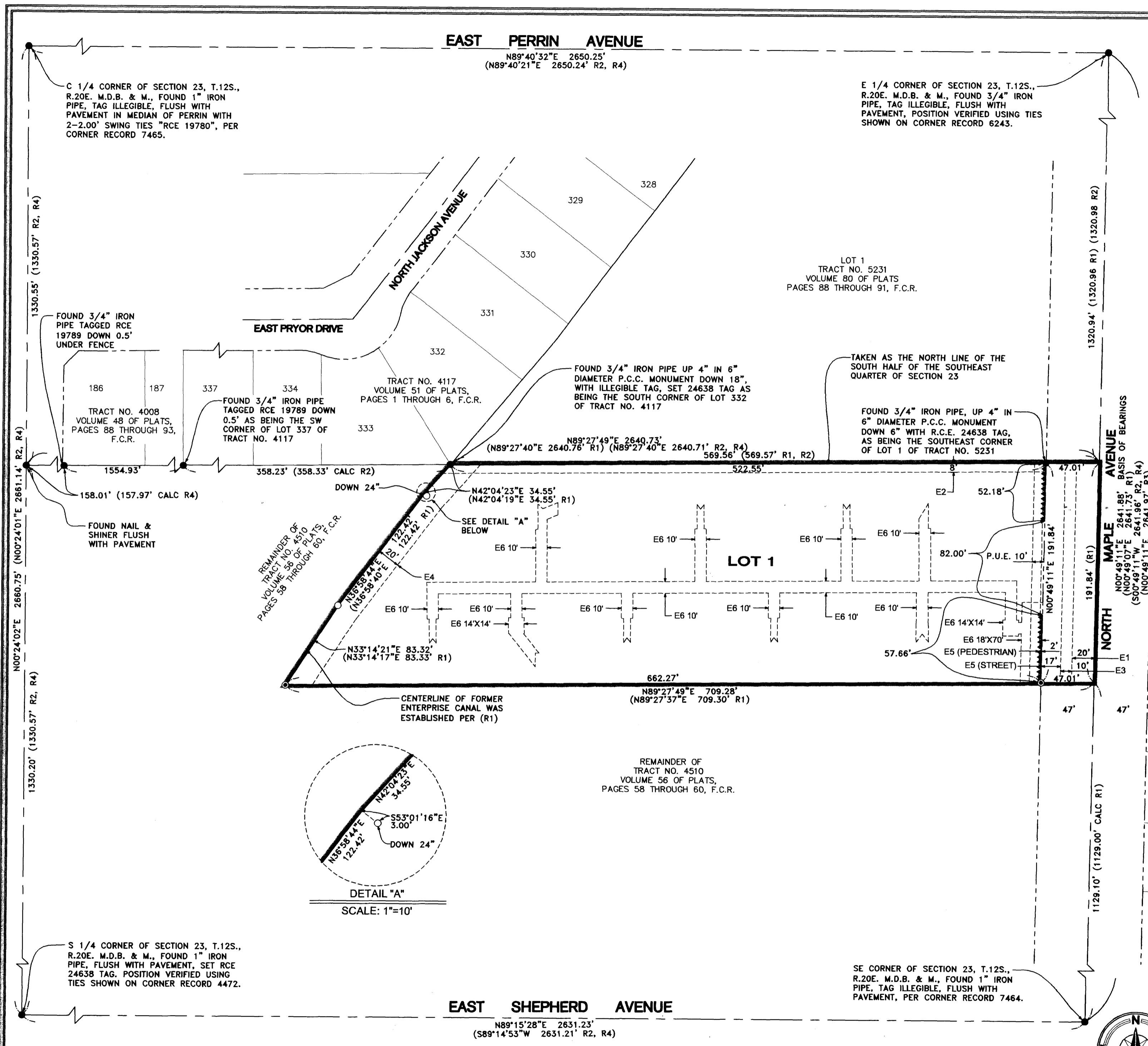
- THE BLUE BORDER INDICATES THE LIMITS OF THIS SUBDIVISION
- SET 3/4" X 30" IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6" WITH RCE 24638 TAG
- SET 3/4" X 30" IRON PIPE, WITH RCE 24638 TAG, 6" DOWN UNLESS OTHERWISE NOTED
- MONUMENT FOUND AND ACCEPTED AS NOTED
- ▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- (R1) RECORD DATA PER TRACT NO. 4510 RECORDED IN VOLUME 56 OF PLATS AT PAGES 58 THROUGH 60, FRESNO COUNTY RECORDS.
- (R2) RECORD DATA PER TRACT NO. 4117 RECORDED IN VOLUME 51 OF PLATS AT PAGES 1 THROUGH 6, FRESNO COUNTY RECORDS.
- (R3) RECORD DATA PER TRACT NO. 4362 RECORDED IN VOLUME 54 OF PLATS AT PAGES 23 THROUGH 25, FRESNO COUNTY RECORDS.
- (R4) RECORD DATA PER TRACT NO. 4008 RECORDED IN VOLUME 48 OF PLATS AT PAGES 88 THROUGH 93, FRESNO COUNTY RECORDS.
- P.U.E. PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE

BASIS OF BEARINGS

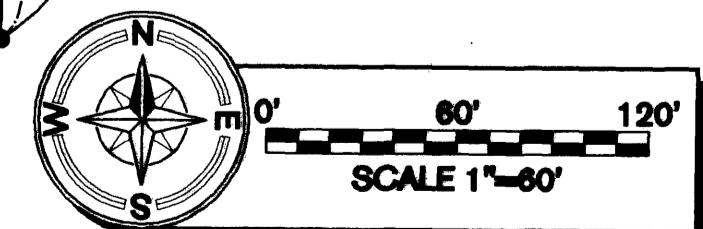
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, SHOWN TO BEAR S00°49'11"W ON THE MAP OF TRACT NO. 4117 RECORDED IN VOLUME 51 OF PLATS AT PAGES 1-6 OF FRESNO COUNTY RECORDS.

EXISTING EASEMENTS

- E1 AN EASEMENT FOR FOR PUBLIC ROAD PURPOSES GRANTED TO THE COUNTY OF FRESNO, RECORDED OCTOBER 25, 1904 IN BOOK 219, PAGE 396 OF DEEDS, FRESNO COUNTY RECORDS.
- E2 AN EASEMENT FOR AN IRRIGATION DITCH PER BOOK 402 AND 485, PAGE 309 AND 62 RESPECTIVELY, OF DEEDS, FRESNO COUNTY RECORDS. NOT IN USE.
- E3 AN EASEMENT FOR PUBLIC STREET PURPOSES GRANTED TO THE CITY OF FRESNO, RECORDED APRIL 15, 1992 AS INSTRUMENT NO. 92048146 OF OFFICIAL RECORDS OF FRESNO COUNTY.
- E4 AN EASEMENT FOR IRRIGATION PURPOSES GRANTED TO THE FRESNO IRRIGATION DISTRICT, RECORDED OCTOBER 15, 2007 AS INSTRUMENT NO. 2007-0189816 OF OFFICIAL RECORDS OF FRESNO COUNTY.
- E5 AN EASEMENT FOR PUBLIC STREET PURPOSES AND PUBLIC PEDESTRIAN WALKWAY PURPOSES GRANTED TO THE CITY OF FRESNO, RECORDED DECEMBER 20, 2007 AS INSTRUMENT NO. 2007-0224806 OF OFFICIAL RECORDS OF FRESNO COUNTY.
- E6 AN EASEMENT FOR PUBLIC UTILITY PURPOSES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY A CALIFORNIA CORPORATION, RECORDED JUNE 18, 2008 AS INSTRUMENT NO. 2008-0088458 OF OFFICIAL RECORDS OF FRESNO COUNTY.



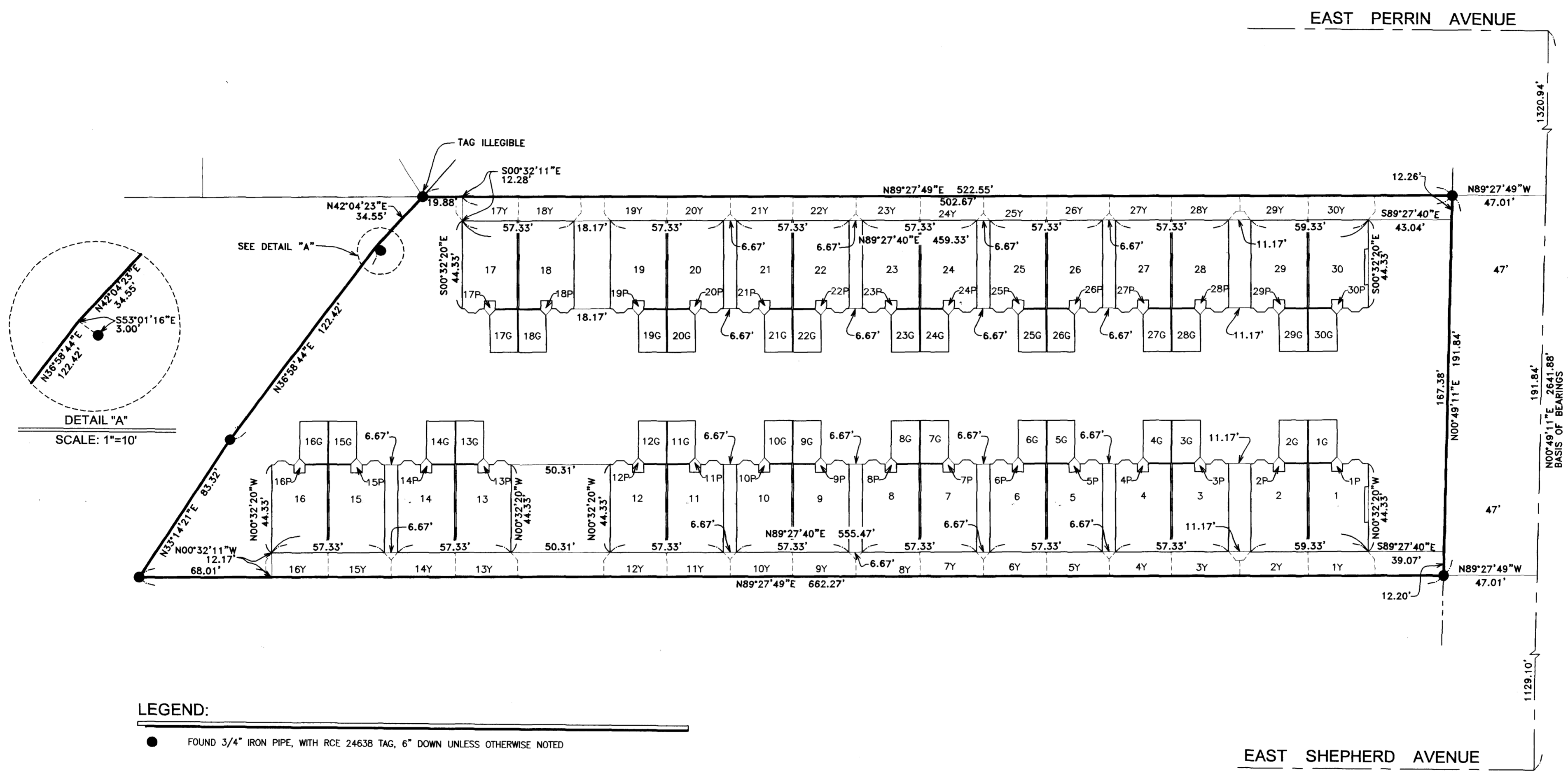
SCALE: 1"=10'



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. 05050.00 11-4-06 SHEET 1 OF 2 SHEETS

CONDOMINIUM PLAN FOR THE GARDEN COTTAGES

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



LEGEND:

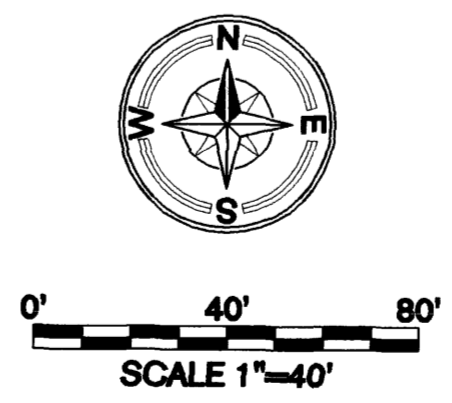
- FOUND 3/4" IRON PIPE, WITH RCE 24638 TAG, 6" DOWN UNLESS OTHERWISE NOTED

NOTE:

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

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, SHOWN TO BEAR S00°49'11"W ON THE MAP OF TRACT NO. 4117 RECORDED IN VOLUME 51 OF PLATS AT PAGES 1-6 OF FRESNO COUNTY RECORDS.



EAST SHEPHERD AVENUE

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 PROJECT NO. 05050.00 10-20-08 SHEET 2 OF 3 SHEETS