

FINAL MAP OF TRACT NO. 6036

BEING A MERGER AND RESUBDIVISION OF PORTIONS OF LOTS 24 & 25 OF THE PLAT OF MUSCATEL ESTATE, RECORDED IN VOLUME 4 OF RECORD OF SURVEYS AT PG. 33, F.C.R. IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA SURVEYED AND PLATTED IN JANUARY 2014 BY YAMABE & HORN ENGINEERING, INC. CONSISTING OF THREE SHEETS, SHEET 3 OF 3

LEGEND

- MONUMENT FOUND & ACCEPTED 3/4" IRON PIPE DOWN 6" TAGGED LS 7923 UNLESS OTHERWISE NOTED
- SET 3/4" X 30" IRON PIPE UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT, DOWN 6" TAGGED LS 7923
- RECORD DATA PER FINAL MAP OF TRACT NO. 5600 RECORDED IN VOL. 80 OF PLATS AT PAGES 68-72, F.C.R.
- RECORD DATA PER RECORD OF SURVEY RECORDED IN BK. 10 OF RECORD OF SURVEYS AT PG. 33, F.C.R.
- PREVIOUSLY ACCEPTED FOR PUBLIC ROAD PURPOSES PER FRESNO COUNTY BOARD OF SUPERVISORS RESOLUTION ENDORSED FEBRUARY 7, 1913 AND FILED IN VOL. 20 OF MISCELLANEOUS AT PG. 9, F.C.R.
- CORNER RECORD ON FILE WITH THE FRESNO COUNTY SURVEYOR
- OFFICIAL RECORDS FRESNO COUNTY
- F.C.R. FRESNO COUNTY RECORDS
- CFR CALCULATED FROM RECORD DATA
- (R) RADIAL BEARING
- SECTION LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- BLUE BORDER INDICATES LIMITS OF SUBDIVISION
- INDICATES EXTENSION OF LINE TO DIMENSION POINT AS SHOWN
- INDICATES REINFORCEMENT OF DIRECT ACCESS RIGHTS

THE REAL PROPERTY DESCRIBED BELOW IS **INDICATED AS AN EASEMENT FOR PUBLIC PURPOSES**

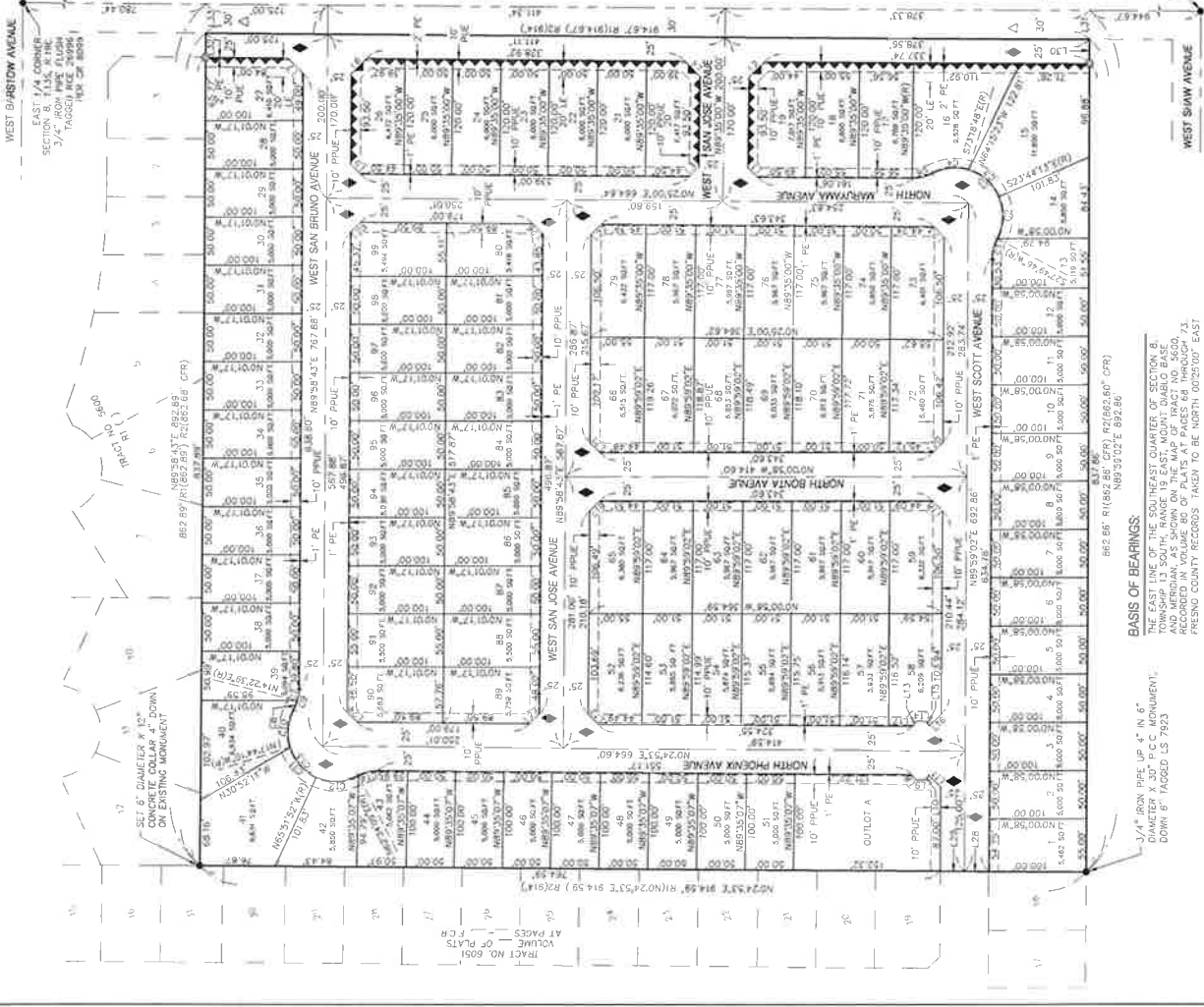
- ◆ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET EASEMENT PURPOSES
- ◆ PLANTING & PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- ◆ PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- ◆ PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- ◆ LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE

NOTE:

- OUTLOT A IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR PUBLIC OPEN SPACE PURPOSES, SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS
- SET 3/4" JOE IRON PIPE DOWN 6" TAGGED LS 7923 OR BRASS TAG STAMPED LS 7923 AT ALL LOT CORNERS, ANGLE POINT OR POINTS OF CURVATURE UNLESS OTHERWISE NOTED.



NORTH GRANTLAND AVENUE
N025°02' E 2639.78' R1(1002500'E) 2639.78' BASS & BRASS
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BASIS OF BEARINGS:
THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT Diablo BASE AND MERIDIAN, AS SHOWN ON THE MAP OF TRACT NO. 5600, IS THE BASIS OF BEARINGS FOR THIS MAP. THE SURVEY IS BASED ON FRESNO COUNTY RECORDS TAKEN TO BE NORTH 00°25'00" EAST

3/4" IRON PIPE UP 4" IN 6" DIAMETER, DOWN 6" TAGGED LS 7923

CURVE	CHANGING	DELTA	LENGTH
C1	45.00'	275°04"	21.87'
C2	50.00'	57°33'59"	45.00'
C3	50.00'	49°34'05"	43.36'
C4	50.00'	44°08'38"	38.50'
C5	50.00'	143°35'00"	126.76'
C6	45.00'	275°04"	21.87'
C7	45.00'	137°36'48"	40.36'
C8	45.00'	275°04"	21.87'
C9	45.00'	275°04"	21.87'
C10	50.00'	45°33'37"	37.76'
C11	50.00'	48°07'44"	42.00'
C12	50.00'	51°33'59"	45.00'
C13	50.00'	145°15'18"	126.76'
C14	45.00'	275°04"	21.87'

LINE	DIRECTION	DISTANCE
L20	S44°58'32"W	14.85'
L22	N44°48'08"W	14.79'
L23	S45°12'01"W	14.91'
L24	N45°11'48"E	14.91'
L25	N44°48'08"W	14.80'
L26	N45°11'52"E	14.91'
L27	N44°48'12"W	14.79'
L28	S02°45'37"W	25.00'
L29	N02°45'37"E	25.00'
L30	N89°59'02"E	25.00'
L31	N89°59'02"E	30.00'
L32	N89°59'02"E	25.00'
L33	N89°59'02"E	30.00'

LINE	DIRECTION	DISTANCE
L1	S46°24'40"W	14.85'
L2	S44°48'08"W	22.63'
L3	S44°35'00"E	14.85'
L4	N45°25'00"E	22.63'
L5	N45°13'52"E	14.91'
L6	S44°48'08"E	22.54'
L7	N45°11'52"E	22.72'
L8	N45°11'52"E	22.72'
L9	N02°45'37"E	9.11'
L10	N45°13'19"W	6.76'
L11	N45°11'59"E	17.69'
L12	N45°11'48"E	14.91'
L13	N05°03'37"W	7.07'
L14	N02°45'37"E	9.56'
L15	N66°33'01"E	6.42'
L16	S44°57'29"E	17.54'
L17	S02°45'37"W	23.00'
L18	N44°48'02"E	14.85'
L19	N45°02'08"W	14.85'
L20	N45°00'58"W	14.85'



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