



FINAL MAP OF  
TRACT NO. 5449

A PLANNED DEVELOPMENT  
TENTATIVE MAP NO. 5449  
BEING A MERGER AND RESUBDIVISION OF A PORTION OF LOTS 69, 70, 91 AND 92 OF THE MAP OF  
EASTERBY RANCHO RECORDED IN VOLUME 2 OF PLATS AT PAGE 6, FRESNO COUNTY RECORDS  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, T.14 S., R.21 E., M.D.B. & M.  
CITY OF FRESNO COUNTY OF FRESNO STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN AUGUST 2016 BY LARS ANDERSEN & ASSOCIATES, INC.  
CONSISTING OF SIX SHEETS SHEET 2 OF 6

NOTARY ACKNOWLEDGMENT

A notary public or other officer, considering the certificate recites only the essentials of the individual who signed the document to which this certificate is attached, and without consideration of the truth or validity of the document.

State of California  
County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_ (print or print title of the officer)

personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) were subscribed to the foregoing instrument, and acknowledged to me that he or she was the person(s) in whose name(s) the instrument was subscribed, and that he or she executed the instrument for the purposes and consideration therein expressed. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand

Signature \_\_\_\_\_

Name \_\_\_\_\_

County of \_\_\_\_\_

Commission No. \_\_\_\_\_

Commission Expires \_\_\_\_\_

# FINAL MAP OF TRACT NO. 5449

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TENTATIVE MAP NO. 5449

BEING A MERGER AND RESUBDIVISION OF A PORTION OF LOTS 69, 70, 91, AND 92 OF THE MAP OF  
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A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, T.14 S., R.21 E., M.D.B. & M.  
CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN AUGUST 2016 BY LARS ANDERSEN & ASSOCIATES, INC.  
CONSISTING OF SIX SHEETS SHEET 3 OF 6

## Basis of Bearings

The North line of the Northwest quarter of Section 8, Township 14 South, Range 21 East, Mount Diablo  
Base and Meridian, as shown on the Record of Survey, recorded in Book 43 of Record of Surveys at  
Page 56, Fresno County Records and is taken to be North 89° 59' 52" East.

## Legend

- Found and accepted 3/4" iron pipe. Run set tag LS 9279 or as noted
- Set 3/4" x 30" iron pipe, up at in 6" diameter x 30" P.C.C. monument.
- down 6" with tag PLS 9279 or as noted
- (R1) Record data per Record of Survey - Book 43 of Record of Surveys at Page 96  
P.C.C.
- (R2) Record data per Parcel Map No. 7236 - Book 47 of Parcel Maps at Page 70, F.C.R.
- (R3) Record data per Tract No. 1532 - Volume 18 of Plats at Page 6, F.C.R.
- (R4) Record data per document entitled "Final Order of Condominium" recorded  
April 19, 1993 as Document No. 9305587 O.R.F.C.
- (R5) Record data per Lot Line Adjustment No. 2007-17 as described in the Grant Deed  
recorded February 14, 2008 as Document No. 2008-0022331 O.R.F.C.
- ER Indicates Map of East-EBby Rancho - Volume 2 of Plats at Page 6, F.C.R.
- FCR Indicates Fresno County Records
- ORFC Indicates Official Records of Fresno County
- \_\_\_\_\_ Indicates the limits of the Subdivision

## NOTES

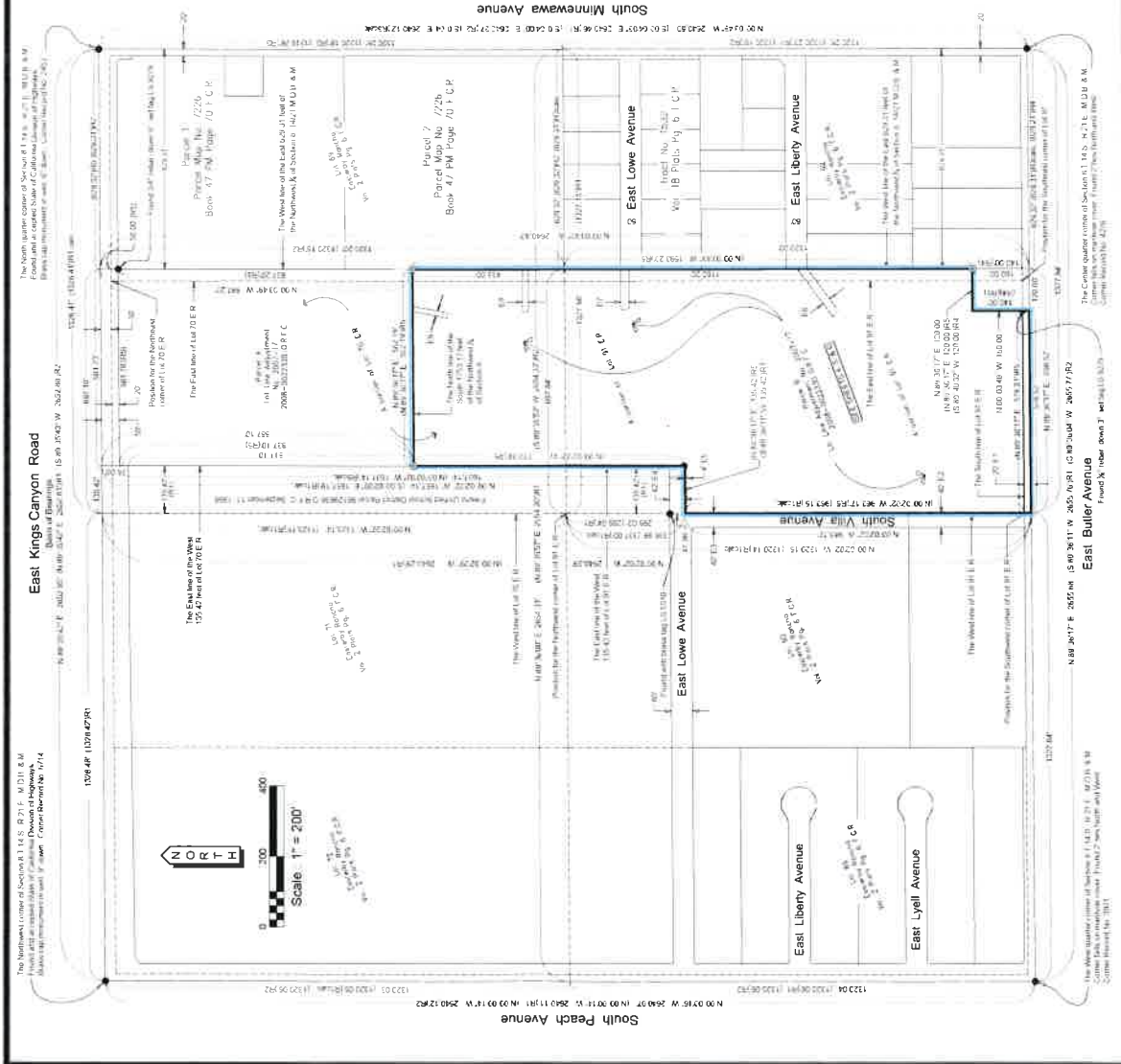
- 1 All Block Corners, Lot Corners, Angle Points and Curve Points are marked with a  
3/4" x 30" iron pipe. Set 9' down with tag PLS 9279 unless otherwise noted

## Notice regarding Abandonment

That portion of East Liberty Avenue as devoted to the County of Fresno for Public Road Purposes by deeds recorded  
August 30, 1946 in Volume 2415, Page 401 and Volume 2424, Page 294 of Official Records of Fresno County which  
are not delineated on the Map are deemed abandoned pursuant to Section 6643(d) of the Subdivision Map Act

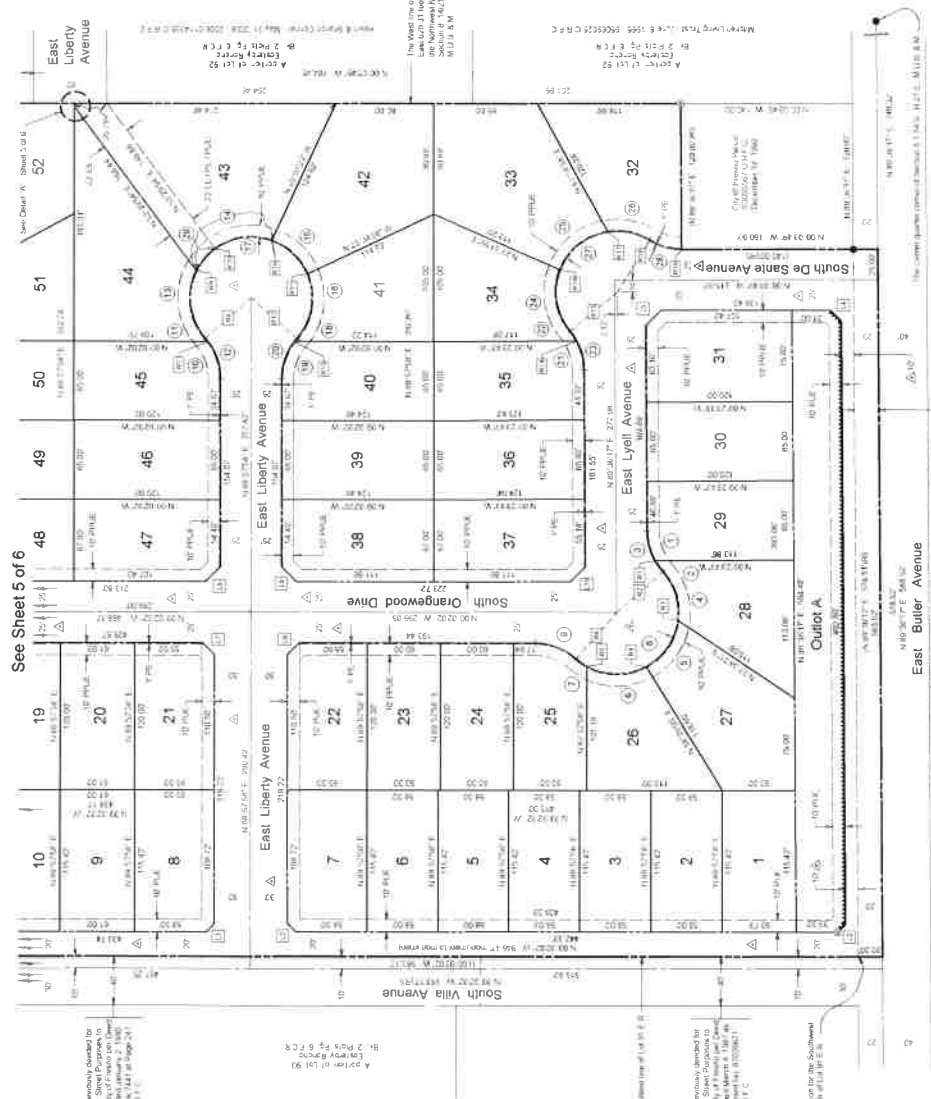
## Easement Notes

- E1 An Easement dedicated to the COUNTY OF FRESNO for ROAD PURPOSES as shown on the  
MAP OF EAST-EBBY RANCHO recorded JUNE 24, 1980 in VOLUME 2 OF PLATS AT PAGE 6, F.C.R.
- E2 An Easement granted to the CITY OF FRESNO for PUBLIC STREET PURPOSES by DEED recorded  
MARCH 4, 1987 as DOCUMENT NO. 9702671 O.R.F.C.
- E3 An Easement granted to the CITY OF FRESNO for PUBLIC STREET PURPOSES by DEED recorded  
JANUARY 2, 1980 in BOOK 7441 AT PAGE 247 O.R.F.C.
- E4 An Easement granted to the CITY OF FRESNO for PUBLIC STREET PURPOSES by DEED recorded  
JUNE 11, 1999 as DOCUMENT NO. 1999-0089091 O.R.F.C.
- E5 A Non-Exclusive Easement reserved to the FRESNO UNIFIED SCHOOL DISTRICT for DRAINAGE  
PURPOSES by DEED recorded SEPTEMBER 11, 1999 as DOCUMENT NO. 9912936 O.R.F.C.
- E6 A Channel Easement granted to the Fresno Metropolitan Flood Control District for Storm Water Purposes  
recorded 2017 as Document No. 2017-\_\_\_\_ O.R.F.C.
- E7 A Channel Easement granted to the Fresno Metropolitan Flood Control District for Storm Water Purposes  
recorded 2017 as Document No. 2017-\_\_\_\_ O.R.F.C.
- E8 A Storm Pipe Easement granted to the Fresno Metropolitan Flood Control District for Storm Water Purposes  
recorded 2017 as Document No. 2017-\_\_\_\_ O.R.F.C.
- E9 A Storm Pipe Easement granted to the Fresno Metropolitan Flood Control District for Storm Water Purposes  
recorded 2017 as Document No. 2017-\_\_\_\_ O.R.F.C.



E6 A Channel Easement granted to the Fresno Metropolitan Flood Control District for Storm Water Purposes  
recorded \_\_\_\_\_ 2017 as Document No 2017- \_\_\_\_\_ O R C

| Curve Data |        |              |         | Curve Data |           |          |        | Curve Data |           |          |         |
|------------|--------|--------------|---------|------------|-----------|----------|--------|------------|-----------|----------|---------|
| Run        | Time   | Displacement | Change  | Run        | Reactions | Twists   | Length | Run        | Reactions | Twists   | Length  |
| 1          | 50.000 | 18.41772     | 39.640  | 11         | 50.000    | 17.74111 | 3.900  | 24         | 50.000    | 19.27222 | 24.810  |
| 2          | 50.000 | 17.43187     | 10.164  | 12         | 50.000    | 18.17101 | 36.184 | 22         | 50.000    | 18.19562 | 8.800   |
| 3          | 50.000 | 17.43187     | 0.000   | 13         | 50.000    | 18.17101 | 0.000  | 23         | 50.000    | 18.19562 | 34.500  |
| 4          | 50.000 | 28.51039     | 42.310  | 14         | 50.000    | 18.17101 | 72.437 | 24         | 50.000    | 18.19562 | 53.410  |
| 5          | 50.000 | 28.51039     | 0.000   | 15         | 50.000    | 18.17101 | 0.000  | 25         | 50.000    | 18.19562 | 34.490  |
| 6          | 50.000 | 5.532149     | 18.917  | 16         | 50.000    | 18.17101 | 206.26 | 26         | 50.000    | 18.19562 | 144.250 |
| 7          | 50.000 | 5.532149     | 0.000   | 17         | 50.000    | 18.17101 | 2.900  | 27         | 50.000    | 18.19562 | 27.110  |
| 8          | 50.000 | 17.81928     | 118.112 | 18         | 50.000    | 18.17101 | 2.900  | 28         | 50.000    | 18.19562 | 27.110  |
| 9          | 50.000 | 17.81928     | 0.000   | 19         | 50.000    | 17.74111 | 33.188 | 29         | 50.000    | 18.19562 | 27.110  |
| 10         | 50.000 | 17.81928     | 0.000   | 20         | 50.000    | 17.74111 | 0.000  | 30         | 50.000    | 18.19562 | 27.110  |



# FINAL MAP OF TRACT NO. 5449

A PLANNED DEVELOPMENT  
TENTATIVE MAP NO. 5449

BEING A MERGER AND RESUBDIVISION OF A PORTION OF LOTS 69, 70, 91 AND 92 OF THE MAP OF  
EASTBURY RANCHO RECORDED IN VOLUME 2 OF PLATS AT PAGE 6, FRESNO COUNTY RECORDS  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, T. 14 S., R. 21 E., M.D.B. & M.  
COUNTY OF FRESNO STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN AUGUST 2016 BY LARS ANDERSEN & ASSOCIATES, INC.  
CONSISTING OF SIX SHEETS SHEET 5 OF 6

## Basis of Bearings

The North line of the Northwest quarter of Section 8, Township 14 South, Range 21 East, Mount Diablo  
Base and Meridian, as shown on the Record of Survey, recorded in Book 43 of Record of Surveys at  
Page 86, Fresno County Records and is taken to be North 88°35'42" East.

## Legend

- Monument found and accepted as rolled on Sheet 3 of 6 Sheets
- ⊙ Set 3/4" x 30" iron pipe, up 4" in 6" diameter x 30" P.C.C. monument,  
down 6" with tag P.L.S. 36.79 or as noted
- LE Indicates Landscape Easement now offered for dedication for public use
- PE Indicates Pedestrian Easement now offered for dedication for public use
- PUE Indicates Public Utility Easement now offered for dedication for public use
- PPUE Indicates Planning and Public Utility Easement now offered for dedication for public use
- (JRS) Record data per Lot Line Adjustment No. 2007-17 as described in the Grant Deed recorded  
February 14, 2008 as Document No. 2008-0022231 O.R.C.
- ER Indicates East County Records
- ORFC Indicates Official Records of Fresno County
- △ Indicates easement now offered for dedication for Public Street and Utility purposes
- ⊖ Indicates Curve Data reference
- ⊕ Indicates Line Data reference
- ⊙ Indicates Radial Bearing Data reference
- ⊙ Indicates the limits of the Subdivision

## Notes

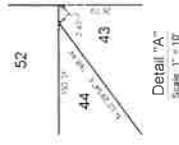
1. All Block Corners, Lot Corners, Apple Points, and Curve Points are marked with  
a 3/4" x 30" iron pipe, up 4" in 6" diameter x 30" P.C.C. monument, down 6" with tag P.L.S. 36.79 or as noted.

## Notice regarding Abandonment

This portion of East Liberty Avenue as depicted to the County of Fresno for Public Road Purposes  
is hereby abandoned pursuant to the provisions of the California Public Resources Code, Section 25000,  
Official Records of Fresno County which are not reflected on this Map are deemed abandoned  
pursuant to Section 65434(g) of the Subdivision Map Act.

## Easement Notes

- E5 A Non-Exclusive Easement reserved to the FRESNO UNIFIED SCHOOL DISTRICT for DRAINAGE  
PURPOSES by DEED recorded SEPTEMBER 11, 1998 as DOCUMENT NO. 98139636 O.R.C.



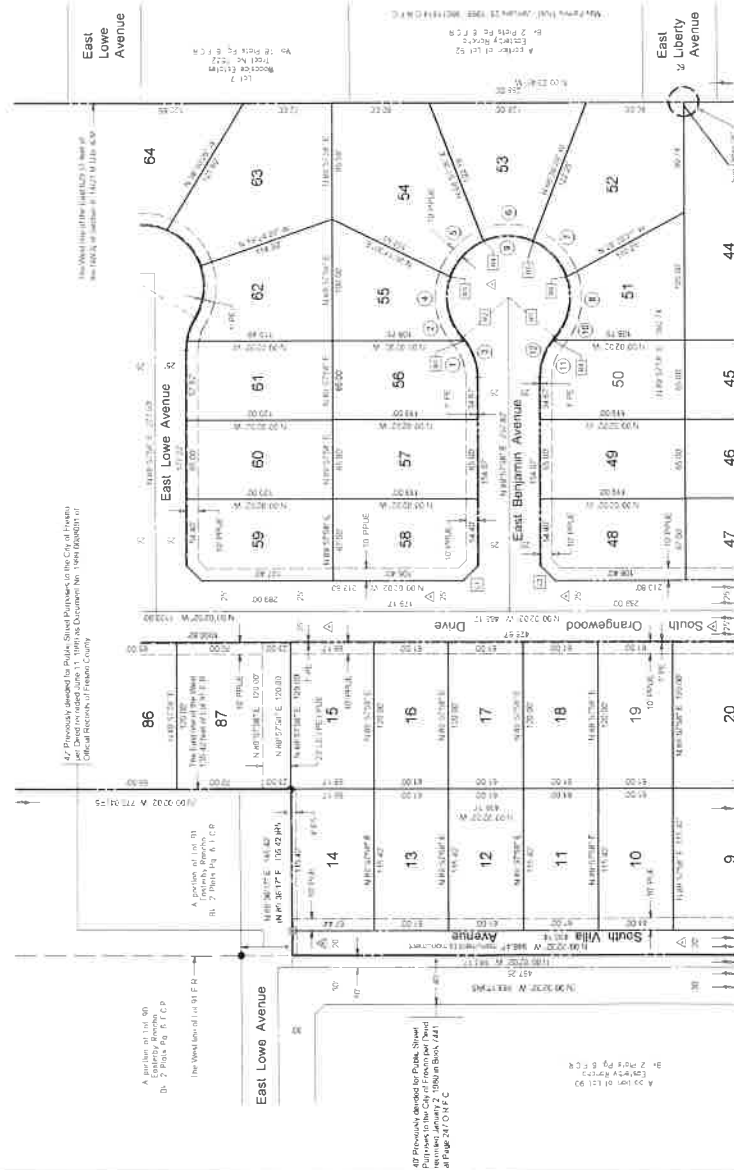
| Line Data |               |          |
|-----------|---------------|----------|
| No.       | Bearing       | Distance |
| 1         | N 88°35'42" E | 11.62    |
| 2         | N 88°35'42" E | 11.62    |

| Radial Data |               |          |
|-------------|---------------|----------|
| No.         | Bearing       | Distance |
| 1           | N 88°35'42" E | 11.62    |
| 2           | N 88°35'42" E | 11.62    |
| 3           | N 88°35'42" E | 11.62    |
| 4           | N 88°35'42" E | 11.62    |
| 5           | N 88°35'42" E | 11.62    |
| 6           | N 88°35'42" E | 11.62    |
| 7           | N 88°35'42" E | 11.62    |
| 8           | N 88°35'42" E | 11.62    |
| 9           | N 88°35'42" E | 11.62    |
| 10          | N 88°35'42" E | 11.62    |
| 11          | N 88°35'42" E | 11.62    |
| 12          | N 88°35'42" E | 11.62    |

| Curve Data |               |          |
|------------|---------------|----------|
| No.        | Bearing       | Distance |
| 1          | N 88°35'42" E | 11.62    |
| 2          | N 88°35'42" E | 11.62    |
| 3          | N 88°35'42" E | 11.62    |
| 4          | N 88°35'42" E | 11.62    |
| 5          | N 88°35'42" E | 11.62    |
| 6          | N 88°35'42" E | 11.62    |
| 7          | N 88°35'42" E | 11.62    |
| 8          | N 88°35'42" E | 11.62    |
| 9          | N 88°35'42" E | 11.62    |
| 10         | N 88°35'42" E | 11.62    |
| 11         | N 88°35'42" E | 11.62    |
| 12         | N 88°35'42" E | 11.62    |

See Sheet 6 of 6

Fresno Unified School District Parcel  
98139636 O.R.C. September 11, 1998



See Sheet 4 of 6

# FINAL MAP OF TRACT NO. 5449

A PLANNED DEVELOPMENT  
TENTATIVE MAP NO. 5449

BEING A MERGER AND RESUBDIVISION OF A PORTION OF LOTS 69, 70, 91 AND 92 OF THE MAP OF EASTERBY RANCHO RECORDED IN VOLUME 2 OF PLATS AT PAGE 6, FRESNO COUNTY RECORDS A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, T. 14 S., R. 21 E., M.D.B. & M. CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA. SURVEYED AND PLATTED IN AUGUST 2016 BY LARS ANDERSEN & ASSOCIATES, INC. CONSISTING OF SIX SHEETS SHEET 6 OF 6

## Basis of Bearings

The North line of the Northwest quarter of Section 8, Township 14 South, Range 21 East, Mount Diablo Base and Meridian as shown on the Record of Survey recorded in Book 43 of Record of Surveys at Page 86, Fresno County Records and taken to be North 89°35'42" East.

## Legend

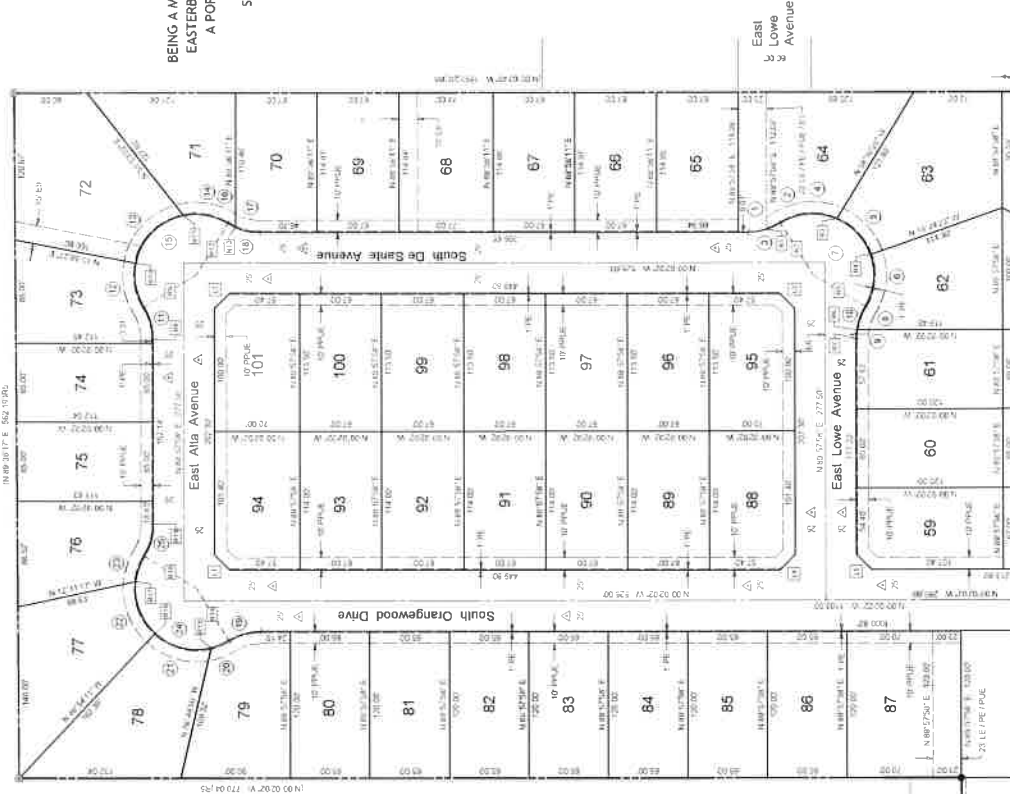
- Monument found and accepted as noted on Sheet 3 of 6 sheets.
- Set 3/4" x 30" iron pipe, up 6" in 6" diameter + 30" P.C.C. monument, down 6" with tag PLS 9279 or as noted.
- LE Indicates Landscaped Easement now offered for dedication for public use.
- PE Indicates Pedestrian Easement now offered for dedication for public use.
- PUE Indicates Public Utility Easement now offered for dedication for public use.
- PLUE Indicates Planning and Public Utility Easement now offered for dedication for public use.
- LRJS Record data per Lot Line Adjustment No. 2007-17 as described in the Grant Deed recorded February 14, 2008 as Document No. 2008-0022331 O.R.F.C.
- △ Indicates easement now offered for dedication for Public Street purposes.
- Indicates Curve Data reference.
- Indicates Line Data reference.
- Indicates Radial Bearing Data reference.
- Indicates Reacquisition of Direct Access Rights.
- Indicates the limits of the Subdivision.

## Notes

- 1 All Block Corners, Lot Corners, Angle Points and Curve Points are marked with a 3/4" x 30" iron pipe. Set 6' down with Tag PLS 8279 unless otherwise noted.

## Easement Notes

- E7 A Chained Easement granted to the Fresno Metropolitan Flood Control District for Storm Water Purposes recorded 2017 as Document No. 2017- O.R.F.C.
- E8 A Storm Pipe Easement granted to the Fresno Metropolitan Flood Control District for Storm Water Purposes recorded 2017 as Document No. 2017- O.R.F.C.
- E9 A Storm Pipe Easement granted to the Fresno Metropolitan Flood Control District for Storm Water Purposes recorded 2017 as Document No. 2017- O.R.F.C.



See Sheet 5 of 6

Radial Data

| Lot | Bearing         | Distance |
|-----|-----------------|----------|
| 59  | N 72° 31' 00" E | 17.23    |
| 60  | N 64° 12' 00" E | 17.14    |
| 61  | N 64° 12' 00" E | 17.14    |
| 62  | N 64° 12' 00" E | 17.14    |
| 63  | N 64° 12' 00" E | 17.14    |
| 64  | N 64° 12' 00" E | 17.14    |
| 65  | N 64° 12' 00" E | 17.14    |
| 66  | N 64° 12' 00" E | 17.14    |
| 67  | N 64° 12' 00" E | 17.14    |
| 68  | N 64° 12' 00" E | 17.14    |
| 69  | N 64° 12' 00" E | 17.14    |
| 70  | N 64° 12' 00" E | 17.14    |
| 71  | N 64° 12' 00" E | 17.14    |
| 72  | N 64° 12' 00" E | 17.14    |
| 73  | N 64° 12' 00" E | 17.14    |
| 74  | N 64° 12' 00" E | 17.14    |
| 75  | N 64° 12' 00" E | 17.14    |
| 76  | N 64° 12' 00" E | 17.14    |
| 77  | N 64° 12' 00" E | 17.14    |
| 78  | N 64° 12' 00" E | 17.14    |
| 79  | N 64° 12' 00" E | 17.14    |
| 80  | N 64° 12' 00" E | 17.14    |
| 81  | N 64° 12' 00" E | 17.14    |
| 82  | N 64° 12' 00" E | 17.14    |
| 83  | N 64° 12' 00" E | 17.14    |
| 84  | N 64° 12' 00" E | 17.14    |
| 85  | N 64° 12' 00" E | 17.14    |
| 86  | N 64° 12' 00" E | 17.14    |
| 87  | N 64° 12' 00" E | 17.14    |

Curve Data

| Lot | Radius | Chord | Angle |
|-----|--------|-------|-------|
| 59  | 50.00  | 17.23 | 72.31 |
| 60  | 50.00  | 17.14 | 64.12 |
| 61  | 50.00  | 17.14 | 64.12 |
| 62  | 50.00  | 17.14 | 64.12 |
| 63  | 50.00  | 17.14 | 64.12 |
| 64  | 50.00  | 17.14 | 64.12 |
| 65  | 50.00  | 17.14 | 64.12 |
| 66  | 50.00  | 17.14 | 64.12 |
| 67  | 50.00  | 17.14 | 64.12 |
| 68  | 50.00  | 17.14 | 64.12 |
| 69  | 50.00  | 17.14 | 64.12 |
| 70  | 50.00  | 17.14 | 64.12 |
| 71  | 50.00  | 17.14 | 64.12 |
| 72  | 50.00  | 17.14 | 64.12 |
| 73  | 50.00  | 17.14 | 64.12 |
| 74  | 50.00  | 17.14 | 64.12 |
| 75  | 50.00  | 17.14 | 64.12 |
| 76  | 50.00  | 17.14 | 64.12 |
| 77  | 50.00  | 17.14 | 64.12 |
| 78  | 50.00  | 17.14 | 64.12 |
| 79  | 50.00  | 17.14 | 64.12 |
| 80  | 50.00  | 17.14 | 64.12 |
| 81  | 50.00  | 17.14 | 64.12 |
| 82  | 50.00  | 17.14 | 64.12 |
| 83  | 50.00  | 17.14 | 64.12 |
| 84  | 50.00  | 17.14 | 64.12 |
| 85  | 50.00  | 17.14 | 64.12 |
| 86  | 50.00  | 17.14 | 64.12 |
| 87  | 50.00  | 17.14 | 64.12 |

Line Data

| Lot | Bearing         | Distance |
|-----|-----------------|----------|
| 59  | N 72° 31' 00" E | 17.23    |
| 60  | N 64° 12' 00" E | 17.14    |
| 61  | N 64° 12' 00" E | 17.14    |
| 62  | N 64° 12' 00" E | 17.14    |
| 63  | N 64° 12' 00" E | 17.14    |
| 64  | N 64° 12' 00" E | 17.14    |
| 65  | N 64° 12' 00" E | 17.14    |
| 66  | N 64° 12' 00" E | 17.14    |
| 67  | N 64° 12' 00" E | 17.14    |
| 68  | N 64° 12' 00" E | 17.14    |
| 69  | N 64° 12' 00" E | 17.14    |
| 70  | N 64° 12' 00" E | 17.14    |
| 71  | N 64° 12' 00" E | 17.14    |
| 72  | N 64° 12' 00" E | 17.14    |
| 73  | N 64° 12' 00" E | 17.14    |
| 74  | N 64° 12' 00" E | 17.14    |
| 75  | N 64° 12' 00" E | 17.14    |
| 76  | N 64° 12' 00" E | 17.14    |
| 77  | N 64° 12' 00" E | 17.14    |
| 78  | N 64° 12' 00" E | 17.14    |
| 79  | N 64° 12' 00" E | 17.14    |
| 80  | N 64° 12' 00" E | 17.14    |
| 81  | N 64° 12' 00" E | 17.14    |
| 82  | N 64° 12' 00" E | 17.14    |
| 83  | N 64° 12' 00" E | 17.14    |
| 84  | N 64° 12' 00" E | 17.14    |
| 85  | N 64° 12' 00" E | 17.14    |
| 86  | N 64° 12' 00" E | 17.14    |
| 87  | N 64° 12' 00" E | 17.14    |

East Lowe Avenue