

TRACT NO. 5388

SUBDIVISION MAP OF

A PLANNED UNIT DEVELOPMENT

IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA

LEGEND

• EXISTING MONUMENT FOUND & ACCEPTED AS NOTED
(...) RECORD DATA PER RECORD OF SURVEY FILED IN BOOK 43 OF
FRESNO COUNTY RECORDS.

((...)) RECORD DATA PER RESOLUTION NO. 2006-52, RECORDED AS
DOCUMENT NO. 2006-003180, FRESNO COUNTY RECORDS.

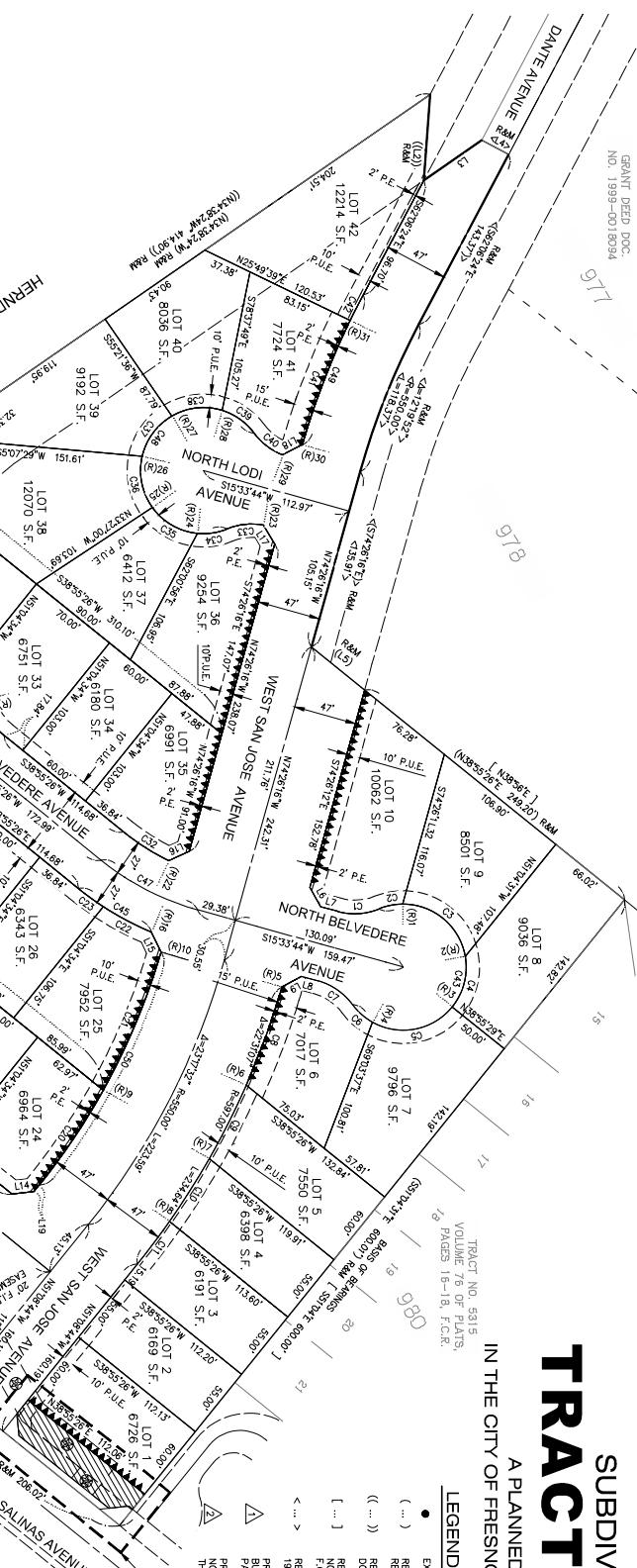
[...] RECORD DATA PER MAP OF BULLARD LANDS IRRIGATED SUBDIVISION
NO. 6, RECORDED IN BOOK 8 OF PLATS, PAGES 25 THROUGH 26,
F.C.R.

< > RECORD DATA PER DEED RECORDED AS
1998-001804, FRESNO COUNTY RECORDS.

PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER MAP OF
BULLARD LANDS IRRIGATED SUBDIVISION NO. 6 RECORDED IN BOOK 8,
PAGE 25 OF PLATS, F.C.R.

PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER TRACT
NO. 3142, RECORDED IN VOLUME 38 OF PLATS, AT PAGES 52
THROUGH 54, FRESNO COUNTY RECORDS.

THROUGH 54, FRESNO COUNTY RECORDS.



LEGEND CONTINUED:

▲ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER TRACT NO.
5315, RECORDED IN VOLUME 26 OF PLATS, AT PAGES 16 THROUGH 18,
FRESNO COUNTY RECORDS.

△ RIGHT OF WAY NOW OFFERED FOR DEDICATION FOR PUBLIC STREET
PURPOSES

20' F.O. PIPE EASEMENT & SUBSTITUTION AGREEMENT RECORDED
ON APR 29, 2002 AS DOCUMENT NO. 2002-0056813 AND RECORDED
F.C.R. RE-RECORDED ON JUNE 10, 2022 AS DOCUMENT NO. 2022-0076981.

DISTINCTIVE BORDER INDICATES LIMITS OF THIS SURVEY.

INDICATED RELINQUISHMENT OR DIRECT ACCESS RIGHTS.

PUBLIC UTILITY EASEMENT (EASEMENT WITH INCREASES NEAR FRONT

PROPERTY CORNERS)

R&M RECORD & MEASURED DATA

P.E. PEDESTRIAN EASEMENT

L.E. LANDSCAPING EASEMENT

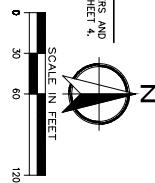
P.P.U.E. PLANTING AND PUBLIC UTILITY EASEMENT

F.C.R. PROPERTY CORNERS

FRESNO IRRIGATION DISTRICT

F.I.D. OFFICIAL RECORDS OF FRESNO COUNTY

NOTE
NAME
DESCRIPTION
OUTLOT 18 - DEDICATED TO THE CITY OF FRESNO FOR LANDSCAPE
PURPOSES, SEE SHEET 4 FOR ALL LINE, CURVE AND RADIAL DATA TABLES.



TRACT NO. 3142
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA

VOLUME 38 OF PLATS,
PAGES 52-54, F.C.R.

TRACT NO. 5315
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA

VOLUME 75 OF PLATS,
PAGES 16-18, F.C.R.

SUBDIVISION MAP OF TRACT NO. 5388

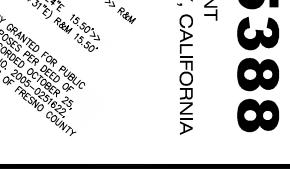
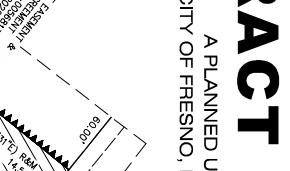
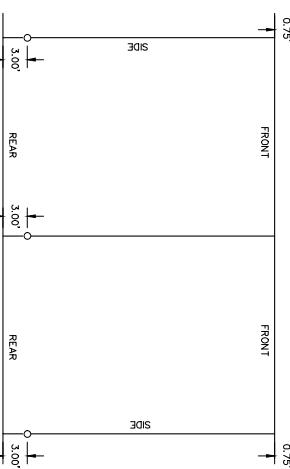
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	(28.00')	(N87° 08' 44"W)
L2	64.27'	S85° 43' 00"E
L3	52.60'	(N34° 38' 24"W)
L4	22.74'	N27° 53' 36"E
L5	51.20'	N38° 55' 26"E
L6	16.52'	N60° 33' 44"E
L7	13.10'	N15° 33' 44"E
L8	13.05'	S15° 33' 44"W
L9	16.45'	N28° 59' 57"W
L10	16.42'	N83° 53' 21"E
L11	47.00'	S48° 55' 48"W

LINE TABLE			
LINE #	LENGTH	DIRECTION	
(R1)	N89° 25' 28"E	(R17)	N88° 35' 02"W
(R2)	N87° 50' 15"W	(R18)	N89° 50' 16"W
(R3)	N38° 55' 28"E	(R19)	S13° 12' 26"E
(R4)	S60° 57' 19"E	(R20)	N87° 41' 07"E
(R5)	N16° 20' 08"E	(R21)	S43° 33' 06"E
(R6)	N13° 49' 22"E	(R22)	S94° 20' 22"E
(R7)	N27° 09' 41"W	(R23)	N79° 41' 03"W
(R8)	N51° 08' 44"W	(R24)	N34° 36' 33"W
(R10)	N16° 22' 31"E	(R25)	N25° 51' 57"W
(R11)	N18° 36' 02"W	(R26)	N12° 54' 08"E
(R12)	N09° 50' 18"W	(R27)	N60° 05' 05"E
(R13)	N45° 01' 51"E	(R28)	S72° 43' 09"E
(R14)	N87° 41' 19"E	(R29)	S89° 10' 04"E
(R15)	S43° 33' 06"E	(R30)	S67° 17' 35"W
(R16)	S67° 11' 32"E	(R31)	S25° 49' 37"W
(R32)	N13° 13' 02"W	(R33)	N16° 22' 31"E

RADIAL TABLE			
LINE #	LENGTH	DIRECTION	
(R17)	N88° 35' 02"W	(R17)	N88° 35' 02"W
(R18)	N89° 50' 16"W	(R18)	N89° 50' 16"W
(R19)	S13° 12' 26"E	(R19)	S13° 12' 26"E
(R20)	N87° 41' 07"E	(R20)	N87° 41' 07"E
(R21)	S43° 33' 06"E	(R21)	S43° 33' 06"E
(R22)	S94° 20' 22"E	(R22)	S94° 20' 22"E
(R23)	N79° 41' 03"W	(R23)	N79° 41' 03"W
(R24)	N34° 36' 33"W	(R24)	N34° 36' 33"W
(R25)	N25° 51' 57"W	(R25)	N25° 51' 57"W
(R26)	N12° 54' 08"E	(R26)	N12° 54' 08"E
(R27)	N60° 05' 05"E	(R27)	N60° 05' 05"E
(R28)	S72° 43' 09"E	(R28)	S72° 43' 09"E
(R29)	S89° 10' 04"E	(R29)	S89° 10' 04"E
(R30)	S67° 17' 35"W	(R30)	S67° 17' 35"W
(R31)	S25° 49' 37"W	(R31)	S25° 49' 37"W
(R32)	N13° 13' 02"W	(R32)	N13° 13' 02"W

RADIAL TABLE			
LINE #	LENGTH	DIRECTION	
(R17)	N88° 35' 02"W	(R17)	N88° 35' 02"W
(R18)	N89° 50' 16"W	(R18)	N89° 50' 16"W
(R19)	S13° 12' 26"E	(R19)	S13° 12' 26"E
(R20)	N87° 41' 07"E	(R20)	N87° 41' 07"E
(R21)	S43° 33' 06"E	(R21)	S43° 33' 06"E
(R22)	S94° 20' 22"E	(R22)	S94° 20' 22"E
(R23)	N79° 41' 03"W	(R23)	N79° 41' 03"W
(R24)	N34° 36' 33"W	(R24)	N34° 36' 33"W
(R25)	N25° 51' 57"W	(R25)	N25° 51' 57"W
(R26)	N12° 54' 08"E	(R26)	N12° 54' 08"E
(R27)	N60° 05' 05"E	(R27)	N60° 05' 05"E
(R28)	S72° 43' 09"E	(R28)	S72° 43' 09"E
(R29)	S89° 10' 04"E	(R29)	S89° 10' 04"E
(R30)	S67° 17' 35"W	(R30)	S67° 17' 35"W
(R31)	S25° 49' 37"W	(R31)	S25° 49' 37"W
(R32)	N13° 13' 02"W	(R32)	N13° 13' 02"W

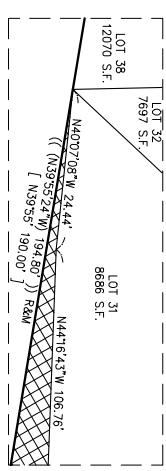


OUTLOT DESIGNATIONS

NAME: OUTLOT "A" - DEDICATED TO THE CITY OF FRESNO FOR LANDSCAPE PURPOSES, SUBJECT TO ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS.

OUTLOT "B" - DEDICATED TO FRESNO IRRIGATION DISTRICT FOR CANAL & IRRIGATION PURPOSES.

SCALE: 1" = 20'



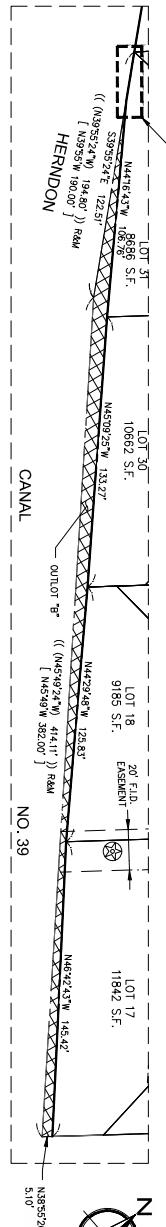
DETAIL "B"

SCALE: N.T.S.



DETAIL "C"

SCALE: N.T.S.



CURVE TABLE		
CURVE #	LENGTH	RADIUS
C1	31.72'	48.00' 37' 51" 49"
C2	17.82'	21.43' 37' 51" 49"
C3	66.25'	47.00' 89' 44" 17'
C4	40.00'	47.00' 48' 45" 44"
C5	65.72'	47.00' 89' 07" 12'
C6	20.00'	47.00' 24' 22" 52"
C7	31.72'	48.00' 37' 51" 49"
C8	78.02'	59.70' 77' 29" 42"
C9	61.40'	59.70' 51' 53" 33"
C10	55.38'	59.70' 51' 18" 54"
C11	39.84'	59.70' 37' 49" 26"
C12	31.72'	48.00' 37' 51" 49"
C13	24.89'	48.00' 37' 51" 49"
C14	40.00'	47.00' 48' 45" 44"
C15	45.01'	47.00' 54' 52" 09"
C16	34.99'	47.00' 42' 39" 28"
C17	40.00'	47.00' 48' 45" 35"
C18	24.89'	47.00' 37' 20" 21"
C19	31.72'	48.00' 37' 51" 49"
C20	85.34'	59.30' 9' 43" 15"

CURVE TABLE		
CURVE #	LENGTH	RADIUS
C41	99.32'	59.70' 9' 31" 55"
C42	21.53'	22.00' 2' 03" 59"
C43	22.00'	227.00' 5' 51" 23"
C44	209.77'	47.00' 255' 43" 38"
C45	63.85'	227.00' 16' 06" 58"
C46	208.77'	47.00' 255' 43" 38"
C47	81.55'	200.00' 23' 21" 47"
C48	209.78'	47.00' 255' 43" 43"
C49	120.85'	59.70' 11' 35" 54"
C50	197.35'	59.70' 22' 28" 45"

TRACT NO. 3115
VOLUME 35 OF PLATS,
PAGES 27-30, F.C.R.

DETAIL "B"

SCALE: 1" = 40'

SHEET 4 OF 4