

FINAL MAP OF

EAST DAKOTA AVENUE

CENTER 1/4 CORNER OF
SECTION 22-13/21
POSITION FALLS ON MANHOLE
LID, FOUND 3' TIES NORTH
AND WEST, C.R. #195, F.C.R.

WEST 1/4 CORNER OF
SECTION 22-13/21
FOUND 3/4" IRON PIPE,
DOWN 4", TAGGED "L 8319".
FLY C.R. #5608, F.C.R.

SW CORNER OF SECTION 22-13/21
FOUND 3/4" HIGH PIPE, DOWN 6"
TAG UNREADABLE.
FIT C.R. #4154. F.C.R.

EAST SHIELDS AVENUE
N49°34'03"E 2648.13' [589°38'18"W 2648.19']

S 1/4 CORNER OF
SECTION 22-13/21
FOUND TIES PER
C.R. 07851- F.C.R.

LEGEND

- MONUMENT FOUND AND ACCEPTED, UNLESS OTHERWISE NOTED.
- RECORD DATA PER PARCEL MAP NO. 26-78, RECORDED IN BOOK 30 OF PARCEL MAPS, AT PAGE 54, FRESNO COUNTY RECORDS.
- RECORD DATA PER TRACT NO. 5189, RECORDED IN PLATS AT PAGES 17 AND 18, FRESNO COUNTY RECORDS.
- DISTINCTIVE BORDER INDICATES LIMITS OF THIS SUBDIVISION

BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22-2-13/21 BEING NORTH 00°01'20" WEST PER PARCEL MAP NO. 76-78 AS FILED IN BOOK 30 OF PARCEL MAPS, AT PAGE 54, FRESNO COUNTY RECORDS.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22 TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.



SCALE IN FEET

0 100 200 400

FINAL MAP OF

TRACT NO. 6131

NOTE

1. SET 3/4" X 30" IRON PIPE DOWN 0.5' TAGGED "PLS 8861" AT ALL LOT CORNERS, BLOCK CORNERS, ANGLE POINTS AND CURVE POINTS
2. NEAR LOT CORNERS FOR LOTS 53-77 AND 85-98 ARE MONUMENTED AS IRON PIPES AND ANGLE POINTS. ALL ANGLE POINTS ARE MONUMENTED AS 0.5' TAGGED "PLS 8861". SEE SHEET 7 FOR DETAIL.
3. ALL CURVES ARE TANGENTIAL UNLESS A RADIAL BEARING IS SHOWN.
4. SEE SHEET 7 FOR ALL CURVE AND RADIAL DATA TABLES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES.

- P.L.E. PUBLIC UTILITY EASEMENT
- P.E. PEDESTRIAN EASEMENT
- P.L. LANDSCAPING EASEMENT
- P.F.U.E. PLANTING AND PUBLIC UTILITY EASEMENT
- EASEMENT NOW OFFERED FOR DEDICATION

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES.

OUTLOT A IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR PARK PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS.

LEGEND

- MONUMENT FOUND AND ACCEPTED, UNLESS OTHERWISE NOTED.
- SET 3/4" O.D. IRON PIPE 30" LONG UP 4" IN 8" DIAMETER X 30" P.C.C. MONUMENT DOWN 5' TAGGED "PLS 8861".
- △ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER DEED OF EASEMENT PER DOCUMENT NO. 2010-007824 AND 2010-007835, C.R.F.C.
- △ EASEMENT PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER PER DOCUMENT NO. 2004-015344, C.R.F.C.
- △ PREVIOUSLY DEDICATED FOR UNDERGROUND STORM DRAINAGE PURPOSES PER DEED OF EASEMENT NO. 2010-011815, C.R.F.C.
- DISTINCTIVE BORDER INDICATES UNITS OF THIS SUBDIVISION
- INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS



MATCHLINE: SEE SHEET 4

MATCHLINE: SEE SHEET 4

FINAL MAP OF

TRACT NO. 6131

NOTE

1. SET 3/4" X 30" IRON PIPE DOWN U.S. TAGGED "PLS 8801" AT ALL LOT CORNERS, BLOCK CORNERS, WALK POINTS AND CURVE POINTS.
2. REAR LOT CORNERS FOR LOTS 53-77 AND 85-99 ARE MONUMENTED AS 0.5" TAGGED "PLS 8801" SEE SHEET 7 FOR DETAIL.
3. ALL CURVES ARE TANGENTIAL UNLESS A RADIAL BEARING IS SHOWN.
4. SEE SHEET 7 FOR ALL LINE, CURVE AND RADIAL DATA TABLES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES.

P.U.E. PUBLIC UTILITY EASEMENT

P.E. PEDESTRIAN EASEMENT

L.E. LANDSCAPING EASEMENT

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

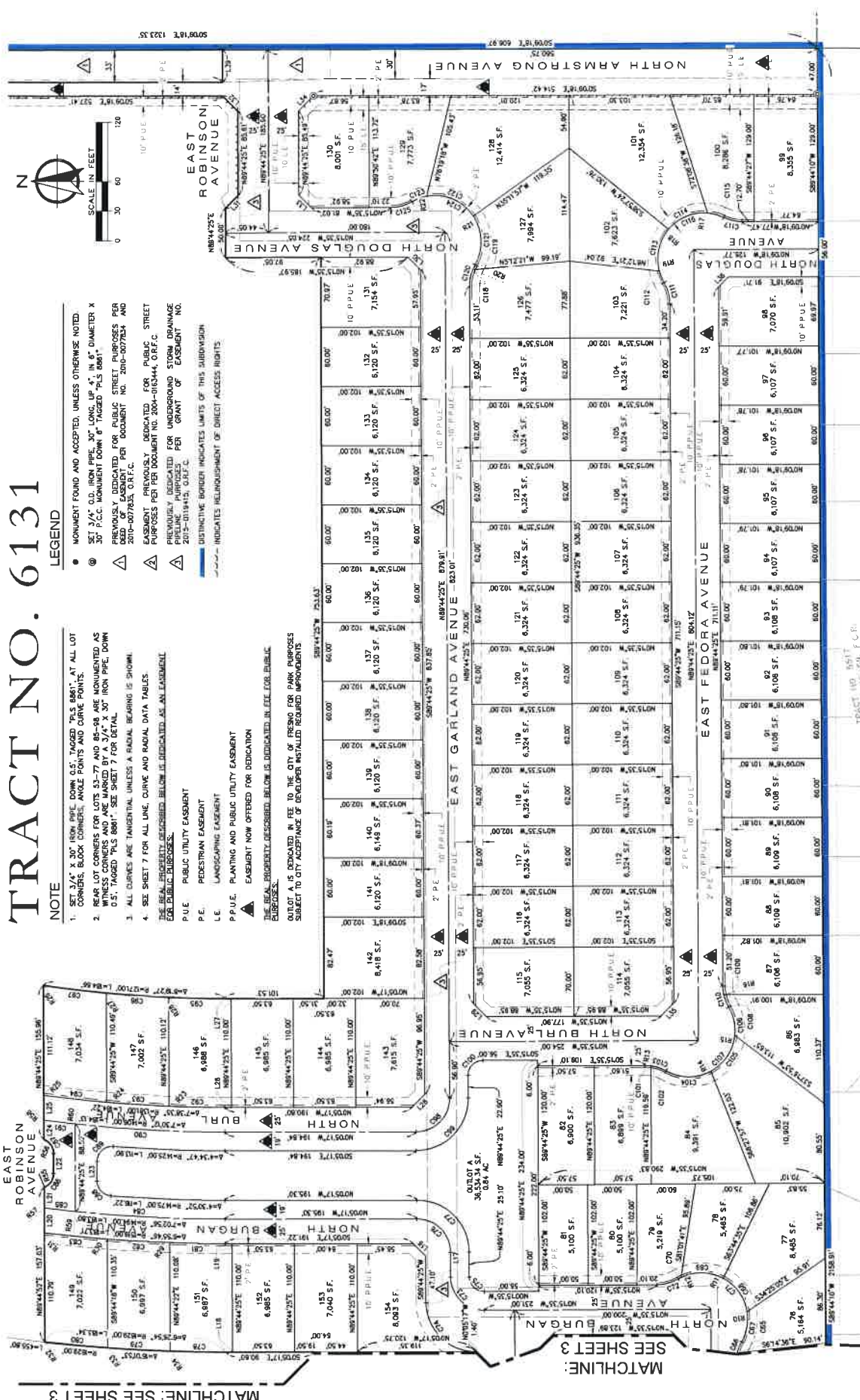
EASEMENT NOW OFFERED FOR DEDICATION

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES.

OUTLET A IS DEDICATED IN FEE TO THE CITY OF DENVER FOR PARK PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

LEGEND

- MONUMENT FOUND AND ACCEPTED, UNLESS OTHERWISE NOTED.
- ⊙ SET 3/4" OLD IRON PIPE 30" LONG, UP 4", IN 8" DIAMETER X 30" P.C.C. MONUMENT DOWN 6" TAGGED "PLS 8801".
- △ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER DEED OF EASEMENT PER DOCUMENT NO. 2000-007234 AND 2010-007235 C.R.T.C.
- △ EASEMENT PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER PER DOCUMENT NO. 2004-00344, C.R.T.C.
- △ PREVIOUSLY DEDICATED FOR UNDERGROUND STORM DRAINAGE PURPOSES PER PER DOCUMENT NO. 2013-011415, C.R.T.C.
- DISTINCTIVE BORDERS INDICATES LIMITS OF THIS SUBDIVISION
- DISTINCTIVE BORDERS INDICATES LIMITS OF DIRECT ACCESS RIGHTS



FINAL MAP OF TRACT NO. 6131

EAST DAKOTA AVENUE

131.83'

NOTE

1. SET 3/4" X 30" IRON PIPE DOWN 0.5', TAGGED "PLS 8881" AT ALL LOT CORNERS, BLOCK CORNERS, ANGLE POINTS AND CURVE POINTS.
2. REAR LOT CORNERS FOR LOTS 53-77 AND 85-98 ARE MONUMENTED AS WITNESS CORNERS AND ARE TAGGED "PLS 8881" AT ALL CORNERS. 0.5' TAGGED "PLS 8881" SEE SHEET 9 FOR DETAIL.
3. ALL CURVES ARE TANGENTIAL UNLESS A RADIAL BEARING IS SHOWN.
4. SEE SHEET 7 FOR ALL LINE, CURVE AND RADIAL DATA TABLES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES.

P.U.E. PUBLIC UTILITY EASEMENT

P.E. PEDESTRIAN EASEMENT

L.E. LANDSCAPING EASEMENT

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

▲ EASEMENT NOW OFFERED FOR DEDICATION

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES.

OUTLOT A IS DEDICATED IN FEE TO THE CITY OF TREMEO FOR PARK PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

LEGEND

- MONUMENT FOUND AND ACCEPTED, UNLESS OTHERWISE NOTED
- ⊙ SET 3/4" O.D. IRON PIPE 30" LONG UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT DOWN 6" TAGGED "PLS 8881"
- △ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER DEED OF EASEMENT PER DOCUMENT NO. 2010-0077834 AND 2010-0077835, O.R.F.C.
- △ EASEMENT PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER PER DOCUMENT NO. 2004-0163444, O.R.F.C.
- △ PREVIOUSLY DEDICATED FOR UNDERGROUND STORM DRAINAGE PURPOSES PER DEED OF EASEMENT NO. 2015-0119415, O.R.F.C.
- DISTINCTIVE BORDER INDICATES LIMITS OF THIS SUBDIVISION
- INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS

OUTLOT B FOR FUTURE DEVELOPMENT
1,084,621.62 SF.
24.58 AC



SHEET SIX OF SEVEN

NORTH FOWLER AVENUE

507070'E 220.94'

507070'E 155.78'

507070'E 264.95'

381425'W 38.00'

4-81720'W 10.00'

1-81720'W 10.00'

1-81720'W 10.00'

1-81720'W 10.00'

1-81720'W 10.00'

1-81720'W 10.00'

1-81720'W 10.00'

1-81720'W 10.00'

1-81720'W 10.00'

1-81720'W 10.00'

1-81720'W 10.00'

1-81720'W 10.00'

1-81720'W 10.00'

1-81720'W 10.00'

1-81720'W 10.00'

1-81720'W 10.00'

1-81720'W 10.00'

FINAL MAP OF

TRACT NO. 6131

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	67.53'	250.00'	15° 27' 14"
C2	38.80'	225.00'	7° 21' 31"
C3	45.00'	225.00'	8° 23' 48"
C4	74.17'	275.00'	15° 27' 15"
C5	74.17'	275.00'	15° 27' 15"
C6	44.50'	250.00'	15° 12' 57"
C7	3.86'	275.00'	0° 30' 16"
C8	50.36'	275.00'	10° 29' 31"
C9	19.81'	275.00'	4° 05' 06"
C10	73.03'	275.00'	15° 12' 57"
C11	38.87'	225.00'	8° 47' 50"
C12	21.38'	225.00'	5° 25' 08"
C13	58.35'	225.00'	15° 12' 58"
C14	4.82'	43.00'	8° 20' 41"
C15	17.64'	43.00'	23° 28' 54"
C16	22.46'	43.00'	28° 55' 35"
C17	26.06'	43.00'	31° 45' 54"
C18	33.33'	47.00'	41° 07' 06"
C19	33.77'	47.00'	41° 10' 08"
C20	25.27'	47.00'	30° 48' 38"
C21	118.83'	47.00'	144° 51' 42"
C22	14.89'	43.00'	19° 50' 01"
C23	3.85'	43.00'	4° 51' 48"
C24	18.54'	43.00'	24° 41' 50"
C25	29.14'	250.00'	6° 40' 48"
C26	36.32'	300.00'	8° 55' 03"
C27	27.62'	275.00'	5° 42' 48"
C28	41.56'	20.00'	119° 03' 33"
C29	27.35'	50.00'	31° 20' 16"
C30	35.44'	50.00'	40° 30' 55"
C31	40.64'	50.00'	46° 33' 58"
C32	40.80'	50.00'	48° 55' 16"
C33	35.69'	50.00'	40° 53' 56"
C34	27.79'	50.00'	31° 48' 48"
C35	41.58'	20.00'	119° 03' 34"
C36	207.80'	50.00'	238° 07' 07"
C37	41.56'	20.00'	119° 03' 33"
C38	27.62'	50.00'	31° 30' 54"
C39	33.17'	50.00'	40° 10' 21"
C40	40.64'	50.00'	46° 33' 52"
C41	42.81'	50.00'	46° 52' 25"
C42	35.60'	50.00'	41° 01' 37"
C43	27.68'	50.00'	31° 41' 58"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C44	41.56'	20.00'	119° 03' 34"
C45	207.80'	50.00'	238° 07' 07"
C46	41.56'	20.00'	119° 03' 33"
C47	27.51'	50.00'	31° 31' 31"
C48	35.28'	50.00'	40° 25' 46"
C49	40.84'	50.00'	46° 33' 56"
C50	40.91'	50.00'	46° 52' 25"
C51	35.81'	50.00'	41° 09' 05"
C52	27.55'	50.00'	31° 34' 29"
C53	41.56'	20.00'	119° 03' 33"
C54	207.80'	50.00'	238° 07' 08"
C55	41.56'	20.00'	119° 03' 33"
C56	27.40'	50.00'	31° 33' 56"
C57	35.36'	50.00'	40° 33' 11"
C58	40.64'	50.00'	46° 34' 04"
C59	40.93'	50.00'	46° 54' 11"
C60	36.04'	50.00'	41° 17' 37"
C61	27.40'	50.00'	31° 24' 08"
C62	41.56'	20.00'	119° 03' 34"
C63	207.80'	50.00'	238° 07' 09"
C64	10.18'	43.00'	13° 33' 54"
C65	12.28'	43.00'	16° 21' 41"
C66	22.46'	43.00'	28° 55' 35"
C67	31.60'	47.00'	38° 31' 25"
C68	43.55'	47.00'	53° 05' 31"
C69	44.31'	47.00'	54° 00' 44"
C70	3.47'	47.00'	4° 13' 26"
C71	122.83'	47.00'	148° 51' 10"
C72	22.46'	43.00'	28° 55' 35"
C73	53.41'	34.00'	80° 00' 00"
C74	78.39'	50.00'	88° 48' 42"
C75	23.56'	15.00'	90° 00' 00"
C76	53.31'	34.00'	88° 48' 42"
C77	83.08'	53.00'	88° 48' 42"
C78	58.81'	168.00'	1° 37' 58"
C79	63.60'	168.00'	2° 14' 13"
C80	83.83'	168.00'	2° 14' 42"
C81	58.24'	158.00'	2° 07' 17"
C82	63.62'	158.00'	2° 23' 58"
C83	63.86'	158.00'	2° 24' 30"
C84	132.00'	144.00'	5° 48' 37"
C85	31.71'	144.00'	1° 12' 58"
C86	17.93'	15.00'	88° 28' 24"

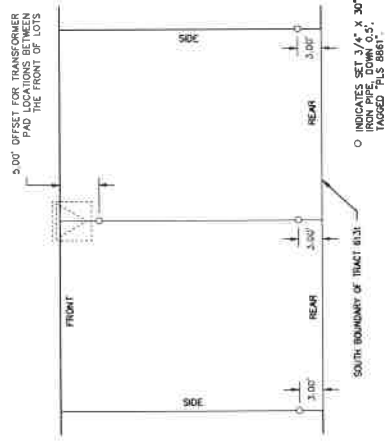
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C87	17.93'	15.00'	88° 28' 23"
C88	22.34'	15.00'	85° 16' 51"
C89	24.81'	15.00'	84° 45' 04"
C90	152.39'	140.00'	6° 12' 35"
C91	31.74'	140.00'	1° 17' 37"
C92	56.85'	138.00'	2° 21' 03"
C93	63.65'	138.00'	2° 38' 26"
C94	63.81'	138.00'	2° 39' 06"
C95	57.80'	127.00'	2° 34' 10"
C96	184.96'	127.00'	8° 19' 27"
C97	63.86'	127.00'	2° 53' 04"
C98	53.51'	34.00'	80° 10' 18"
C99	83.41'	53.00'	90° 10' 18"
C100	23.56'	15.00'	80° 00' 00"
C101	5.82'	43.00'	7° 53' 11"
C102	18.54'	43.00'	22° 02' 24"
C103	22.46'	43.00'	28° 55' 35"
C104	47.96'	47.00'	56° 27' 55"
C105	45.21'	47.00'	55° 04' 30"
C106	28.76'	47.00'	36° 16' 45"
C107	122.83'	47.00'	148° 51' 10"
C108	13.60'	43.00'	18° 08' 59"
C109	8.88'	43.00'	11° 44' 38"
C110	22.46'	43.00'	28° 55' 35"
C111	22.46'	43.00'	28° 55' 35"
C112	12.84'	47.00'	15° 30' 35"
C113	43.80'	47.00'	54° 51' 15"
C114	44.88'	47.00'	20° 31' 03"
C115	18.83'	47.00'	20° 31' 03"
C116	119.86'	47.00'	145° 52' 33"
C117	18.39'	43.00'	28° 50' 31"
C118	16.83'	43.00'	22° 08' 45"
C119	5.83'	43.00'	7° 45' 50"
C120	22.46'	43.00'	28° 55' 35"
C121	52.06'	47.00'	63° 28' 48"
C122	54.74'	47.00'	66° 44' 01"
C123	18.10'	47.00'	19° 37' 23"
C124	122.83'	47.00'	148° 51' 10"
C125	22.46'	43.00'	28° 55' 35"
C126	27.70'	104.50'	15° 11' 21"
C127	33.01'	124.50'	15° 11' 21"
C128	33.54'	124.50'	15° 11' 21"
C129	27.17'	103.50'	15° 11' 21"

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	30.00'	N88° 44' 24"E	
L2	40.41'	S00° 01' 20"E	
L3	1.83'	S00° 15' 35"E	
L4	20.35'	N44° 58' 41"E	
L5	17.87'	S45° 08' 28"E	
L6	6.86'	N00° 05' 17"W	
L7	19.48'	S44° 46' 48"W	
L8	21.65'	N45° 08' 25"W	
L9	21.88'	N45° 06' 47"E	
L10	14.20'	S45° 08' 27"E	
L11	14.33'	N44° 51' 33"E	
L12	72.88'	S00° 15' 35"W	
L13	71.00'	N00° 15' 35"W	
L14	18.48'	S44° 44' 25"W	
L15	18.48'	S45° 17' 25"E	
L16	18.48'	S44° 46' 20"W	
L17	25.01'	S88° 44' 25"W	
L18	7.80'	S00° 05' 17"E	
L20	23.30'	N88° 44' 52"E	

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L21	21.04'	N88° 44' 52"E	
L22	20.18'	S88° 44' 25"W	
L23	20.07'	N88° 44' 25"E	
L24	18.61'	N88° 44' 25"E	
L25	20.33'	N88° 44' 25"E	
L26	6.86'	N00° 05' 17"W	
L27	6.35'	N00° 05' 17"W	
L28	18.44'	N45° 10' 08"W	
L29	18.45'	N44° 45' 05"E	
L30	18.45'	S44° 37' 38"W	
L31	18.45'	N45° 15' 35"W	
L32	21.65'	N44° 47' 38"E	
L33	18.48'	N44° 37' 30"E	
L34	21.87'	S45° 12' 28"E	
L35	18.48'	N45° 15' 11"W	
L36	14.31'	S45° 13' 18"E	
L37	27.51'	N88° 44' 50"E	
L38	28.84'	S45° 05' 30"E	
L39	33.00'	S88° 50' 48"W	

RADIAL TABLE			
LINE #	DIRECTION		
R1	S82° 08' 52"E		
R2	N78° 53' 28"W		
R3	N88° 23' 00"W		
R4	S83° 35' 27"E		
R5	S86° 08' 23"W		
R6	S47° 01' 17"W		
R7	S02° 51' 11"W		
R8	S02° 07' 24"E		
R9	N13° 18' 15"E		
R10	N05° 51' 25"W		
R11	N01° 58' 55"W		
R12	S84° 02' 18"W		
R13	S02° 22' 24"E		
R14	S81° 12' 03"W		
R15	S00° 05' 35"W		
R16	N12° 04' 11"W		
R17	S84° 04' 50"E		
R18	N40° 15' 25"E		
R19	N14° 31' 40"W		
R20	N21° 54' 10"E		
R21	S33° 46' 48"E		
R22	N79° 26' 13"E		
R23	S87° 44' 14"E		
R24	S84° 05' 48"E		
R25	S82° 28' 42"E		
R26	N81° 45' 30"W		
R27	N84° 38' 54"W		
R28	N87° 31' 27"W		
R29	N87° 58' 00"W		
R30	N85° 34' 01"W		

RADIAL TABLE			
LINE #	DIRECTION		
R31	N83° 09' 31"W		
R32	S83° 38' 27"E		
R33	N85° 53' 05"W		
R34	N88° 07' 18"W		
R35	N87° 23' 51"E		
R36	N00° 47' 57"W		
R37	N47° 22' 01"W		
R38	N87° 58' 12"W		
R39	N87° 15' 29"E		
R40	N00° 48' 01"W		
R41	N47° 21' 57"W		
R42	N87° 47' 37"W		
R43	N07° 08' 01"E		
R44	N00° 48' 01"W		
R45	N47° 21' 53"W		
R46	N87° 40' 14"W		
R47	N88° 58' 11"E		
R48	N00° 48' 01"W		
R49	N47° 21' 57"W		
R50	S87° 58' 53"E		
R51	N05° 27' 11"E		
R52	S00° 01' 18"E		
R53	S87° 13' 28"E		
R54	S84° 12' 09"E		
R55	N85° 13' 48"E		
R56	N88° 44' 58"W		
R57	S83° 02' 21"E		
R58	S82° 35' 05"E		
R59	S84° 15' 20"E		
R60	S83° 52' 42"E		



WITNESS CORNER DETAIL

NO SCALE