

Exhibit M

ORDINANCE OF THE COUNCIL OF THE CITY OF FRESNO
PROPOSED AND INITIATED BY _____
MOVED BY Duncan SECONDED BY Castillo

BILL NO. B-46

ORDINANCE NO. 2003-45

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, AMENDING THE OFFICIAL ZONE MAP OF THE CITY OF FRESNO HERETOFORE ADOPTED BY ARTICLES 1 TO 4.5 INCLUSIVE, CHAPTER 12, OF THE FRESNO MUNICIPAL CODE, BEING THE ZONING ORDINANCE OF THE CITY OF FRESNO

WHEREAS, Rezone Application No. R-01-14 has been filed with the City of Fresno to rezone property as described in attached Exhibit "L"; and,

WHEREAS, Copper River Ranch, LLC, originally filed the Copper River Ranch Project, relating to approximately 762 acres of property located north of East Copper Avenue between North Friant Road and North Willow Avenue, for development in the unincorporated area of Fresno County and on December 19, 2000, the Fresno County Board of Supervisors adopted Resolution No. 00-644 taking the following actions:

- a. Certifying that the Final Program Environmental Impact Report (SCH 2000021003) for the project (FEIR) reflected the independent judgment of the County of Fresno and was completed and processed in compliance with the requirements of the California Environmental Quality Act (CEQA).
- b. Approved General Plan Amendment No. 477 relating to General Plan Text changes and redesignated the project site from "Agriculture" to "Planned Urban Village", and directed County staff to include General Plan Amendment No. 477 in the Third Amendment of the Agriculture and Land Use Element of the County General Plan for the year 2000.
- c. Approved Amendment to Text No. 335 and Amendment (Rezone) Application No. 3702, rezoning the subject property from Exclusive Agriculture (AE-20) to the Planned Village District (P-V) zone district; and,

Adopted 6-3-03
Approved 6-3-03
Effective 7-4-03

2003-45

WHEREAS, said land use entitlements approved by the County of Fresno allowed for development of up to 2,837 residential units and approximately 40 acres of mixed-use commercial development in the county, and accommodated a population of approximately 7,950 people at build-out in 10-15 years; and,

WHEREAS, on March 28, 2001, Plan Amendment Application No. A-01-11 and Rezone Application No. R-01-14 were filed with the City of Fresno by the Copper River Ranch, LLC for the approximately 710-acre Copper River Ranch Project to amend the Fresno General Plan and the Woodward Park Community Plan with appropriate rezoning of the site for substantially the same project as approved by the Fresno County Board of Supervisors as related to the number of residential units proposed for the property (2,837) including a rearrangement of about 230 acres of single and multiple family residential uses and including the addition of approximately 15 acres of commercial land use (increasing from 40 to 55 acres with the same amount of building coverage as previously approved by the Board of Supervisors-250,000 square feet) and adding the subject property to the city's Urban Growth Management (UGM) Area pursuant to Section 12-4.502 of the Fresno Municipal Code; and,

WHEREAS, on April 3, 2001, the City Council adopted Resolution No. 2001-118 initiating the adoption of a new General Plan, also known as the 2025 Fresno General Plan (hereinafter, "2025 Plan"); and,

WHEREAS, the land uses shown for the Copper River Ranch Project on the initiated 2025 Plan were as originally approved by the Fresno County Board of Supervisors on December 19, 2000; and,

WHEREAS, the Director of Planning and Development determined that an environmental impact report (EIR No. 10126) shall be prepared for the Copper River Ranch Project including submitted Plan Amendment Application No. A-01-11 and Rezone Application No. R-01-14 and proposed annexation to the City of Fresno, and the city contracted with a professional environmental consultant to conduct the requisite studies and analyses of the potential environmental impact and proposed mitigation measures, as applicable; and,

WHEREAS, on November 19, 2002, by Resolution No. 2002-379, the City Council adopted the 2025 Plan which correspondingly updated the 1989 Woodward Park Community Plan and by Resolution No. 2002-378 certified Master Environmental Impact Report No. 10130 which evaluated the potentially significant adverse environmental impacts of urban development within the City of Fresno's designated urban boundary line and extended sphere of influence; and,

WHEREAS, the adopted land uses of the 2025 Plan shown for the Copper River Ranch Project are as adopted by the Fresno County Board of Supervisors and as initiated by the City Council on April 3, 2001 as the preferred alternative 2025 Plan; and,

WHEREAS, the adopted 2025 Plan identified the Copper River Ranch Project as being within the "North Growth Area" extended sphere of influence of the City and pursuant to Policy C-2-m of the 2025 Plan the Copper River Ranch Project may be included within and considered as an amendment to the Woodward Park Community Plan; and,

WHEREAS, Policy C-2-m of the 2025 Plan specifically implements the proposed Copper River Ranch project consistent with the Plan to establish a mixed-use village that complements and strengthens the metropolitan area; and,

WHEREAS, the Northeast Area Plan and Implementation Committee, on March 24, 2003, reviewed and unanimously approved the requested rezone application; and,

WHEREAS, pursuant to the provisions of Article 4, Chapter 12, of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a duly noticed public hearing on the 21st day of May, 2003, to consider Rezone Application No. R-01-14 at which hearing the Commission considered and discussed the adequacy of the proposed Final EIR No. 10126 as an informational document, including Draft EIR No. 10126 dated November 2002 and Responses to Written Comments dated April 2003 and Technical Appendices (Volumes 1 and 2) attached thereto; and,

WHEREAS, the Fresno City Planning Commission found that the proposed Final EIR No. 10126, as presented, adequately discusses the potential significant impacts of the Copper River Ranch

Project and that subject to the mitigation measures contained therein and subject to City Council consideration of an appropriate statement of overriding considerations, there is no evidence in the record that significant effects on the environment have not been mitigated to the extent feasible and recommended that the City Council certify the proposed Final EIR; and,

WHEREAS, on May 21, 2003, the Fresno City Planning Commission considered the staff report and related information and received public testimony with respect to the proposed rezone application and considered the proposed project in accordance with the policies of the Woodward Park Community Plan and the 2025 Fresno General Plan and recommended to the City Council that the rezoning of the subject property be approved as shown in Exhibit A-1, attached, with the following exceptions noted thereon:

- C-5/EA/UGM/cz zoning is recommended instead of the requested C-6/EA/UGM/cz district for the parcel along the south side of Friant Road at the northerly most point of the project.
 - R-1/EA/UGM/cz zone district is recommended instead of the requested C-1/EA/UGM/cz for the parcel located at the southeasterly corner of proposed Copper Avenue and Friant Road;
- and,

WHEREAS, the Fresno City Planning Commission further recommended to the City Council that the rezoning of the site be subject to the following conditions:

- Implementation of approved zone districts shall be subject to the submission of and subsequent Planning Commission approval of a "master" special permit (conditional use permit) that provides design and development standards for a unified development of the entire Copper River Ranch development project described by Rezone Application No. R-01-14.
- Implementation of the approved zone districts and development of the properties described by Rezone Application No. R-01-14 shall be subject to the implementation of the mitigation

measures established by the certification of Final Environmental Impact Report No. 10126 (SCH #2000021003).

- Implementation of the C-5/EA/UGM/cz zone district for the approximately one-acre area parcel located on the south side of North Friant Road and the northern most point of the Copper River Ranch development project shall be restricted from occupancy by the following uses: ambulance service, automobile service station, banks, building and loan offices, cleaning and dyeing shop, dancing schools, drugstore, groceries, laundry and dry cleaning, self service laundry, music and dance instruction, rental of party supplies, storage garage, automobile muffler shop, car wash, drive-up facilities, tire & battery retail sales & service store, auto accessory parts, automobile paint store, child care nursery, commercial printing, glass & glazing - retail sales, motorcycle accessory parts, office machine sales, racquetball center, reducing salon, schools, soft goods rentals (including party supplies & health machines), video game arcade; and,

WHEREAS, on June 3, 2003, the Fresno City Council held a public hearing to consider Rezone Application No. R-01-14 and received both oral testimony and written information regarding the proposed rezone application.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

SECTION 1. The Council finds based upon its own judgment, that Final Environmental Impact Report No. 10126 has been completed in compliance with the California Environmental Quality Act (CEQA) and that subject to the mitigation measures noted in Final Environmental Impact Report No. 10126 dated November 2002, there is no substantial evidence in the record in regard to Rezone Application No. R-01-14 that most significant project related effects on the environment have not been mitigated to the extent feasible. Council also determines that some significant project related and cumulative impacts cannot be mitigated or avoided and thereby adopts a statement of overriding economic and social considerations as related to Environmental Impact Report No. 10126.

SECTION 2. The Council finds that the requested zone districts, as shown on Exhibit A-1, attached, are consistent with the proposed land use designations of the 2025 Fresno General Plan and Woodward Park Community Plan as amended by Plan Amendment Application No. A-01-11 and as specified in Section 12-403-B of the Fresno Municipal Code.

SECTION 3. The zone district of the real property described in attached Exhibit "L", located in the City of Fresno and shown on the Official Zone Map of the City of Fresno is reclassified as illustrated on attached Exhibit A-1 with the following exceptions noted thereon:

1. C-5/EA/UGM/cz zoning is approved instead of the requested C-6/EA/UGM/cz district for the parcel along the south side of Friant Road at the northerly most point of the project.
2. R-1/EA/UGM/cz zone district is approved instead of the requested C-1/EA/UGM/cz for the parcel located at the southeasterly corner of proposed Copper Avenue and Friant Road.

SECTION 4. The development of the property described in Section 3 shall be conditioned upon the following list of conditions, all of which are recorded and on file with the Fresno County Recorder's Office:

1. Implementation of approved zone districts shall be subject to the submission of and subsequent Planning Commission approval of a "master" special permit (conditional use permit) that provides design and development standards for a unified development of the entire Copper River Ranch development project described by Rezone Application No. R-01-14.
2. Implementation of the approved zone districts and development of the properties described by Rezone Application No. R-01-14 shall be subject to the implementation of the mitigation measures established by the certification of Final Environmental Impact Report No. 10126 (SCH #2000021003).
3. Implementation of the C-5/EA/UGM/cz zone district for the approximately one-acre area parcel located on the south side of North Friant Road and the northern most point of the Copper River Ranch development project shall be restricted from occupancy by the

ORDINANCE AMENDING OFFICIAL ZONE MAP

Rezone Application No. R-01-14

Page 7

June 3, 2003

following uses: ambulance service, automobile service station, banks, building and loan offices, cleaning and dyeing shop, dancing schools, drugstore, groceries, laundry and dry cleaning, self service laundry, music and dance instruction, rental of party supplies, storage garage, automobile muffler shop, car wash, drive-up facilities, tire & battery retail sales & service store, auto accessory parts, automobile paint store, child care nursery, commercial printing, glass & glazing - retail sales, motorcycle accessory parts, office machine sales, racquetball center, reducing salon, schools, soft goods rentals (including party supplies & health machines), video game arcade.

SECTION 5. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage.

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CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO)
CITY OF FRESNO)

I, REBECCA E. KLISCH, City Clerk of the City of Fresno, certify that the foregoing Resolution was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 3rd day of June, 2003, by the following vote:


Ayes: Calhoun, Castillo, Dages, Duncan, Perea
Noes: Sterling, Boyajian
Absent: None
Abstain: None

REBECCA E. KLISCH
City Clerk

By Rebecca E. Klisch

APPROVED AS TO FORM:

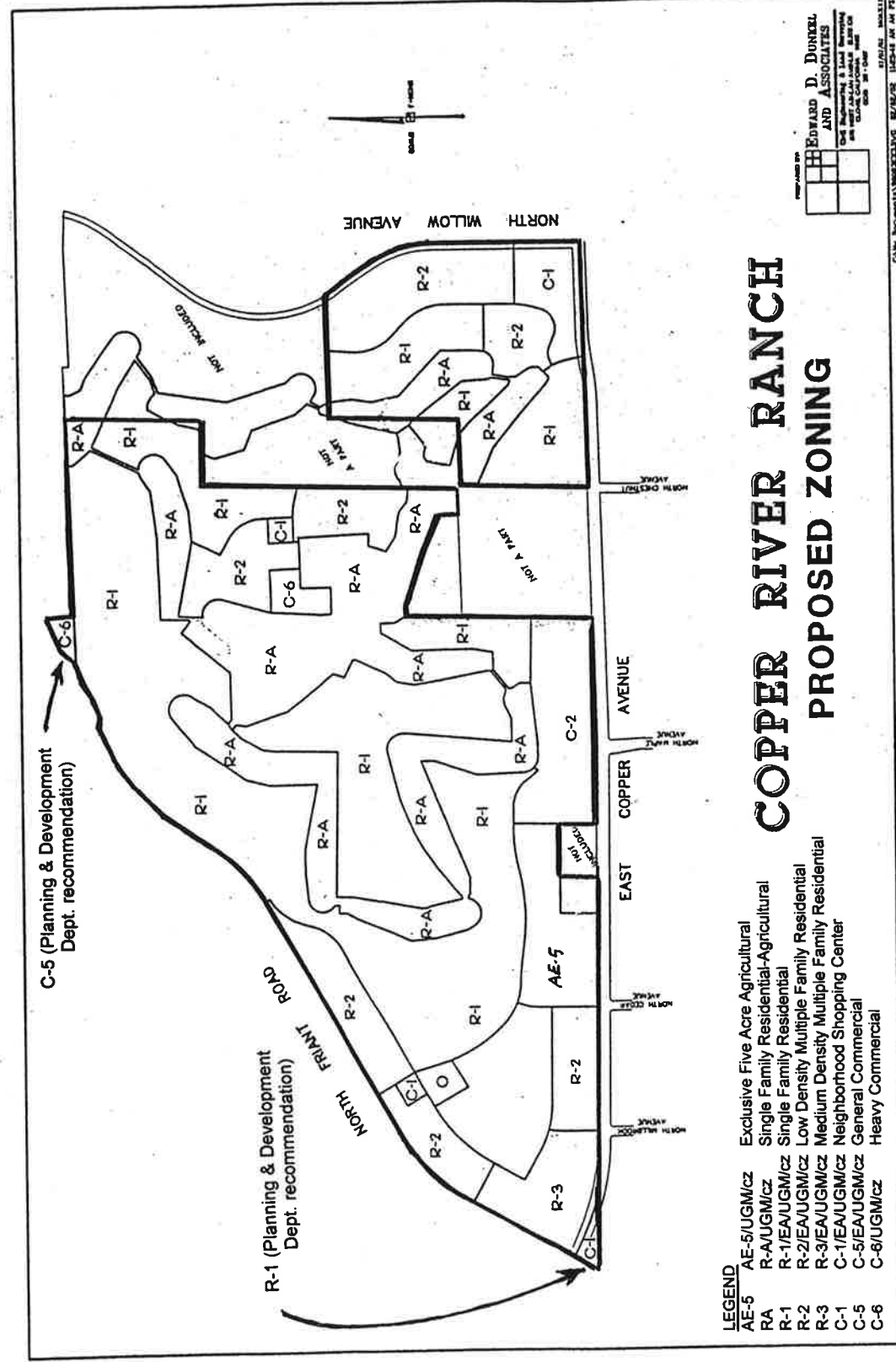
HILDA CANTÚ MONTÓY
City Attorney


By 
Deputy

Rezone Application No. R-01-14
Filed by Copper River Ranch, LLC
Parcel Nos. 579-060-18 and 579-070-02, 03, 05, 10,
11, 12, 13, 14, 15, 16, 17, 18, 20, 27, 28, 29, 30, 31,
32, 33, 34, 35, 47, 48

PLAN AMENDMENT APPLICATION NO. A-01-11
 REZONE APPLICATION NO. R-01-14

EXHIBIT A - 1



PREPARED BY
 EDWARD D. DUNKEL
 AND ASSOCIATES
 CIVIL ENGINEERING & LAND SURVEYING
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 (415) 441-1111

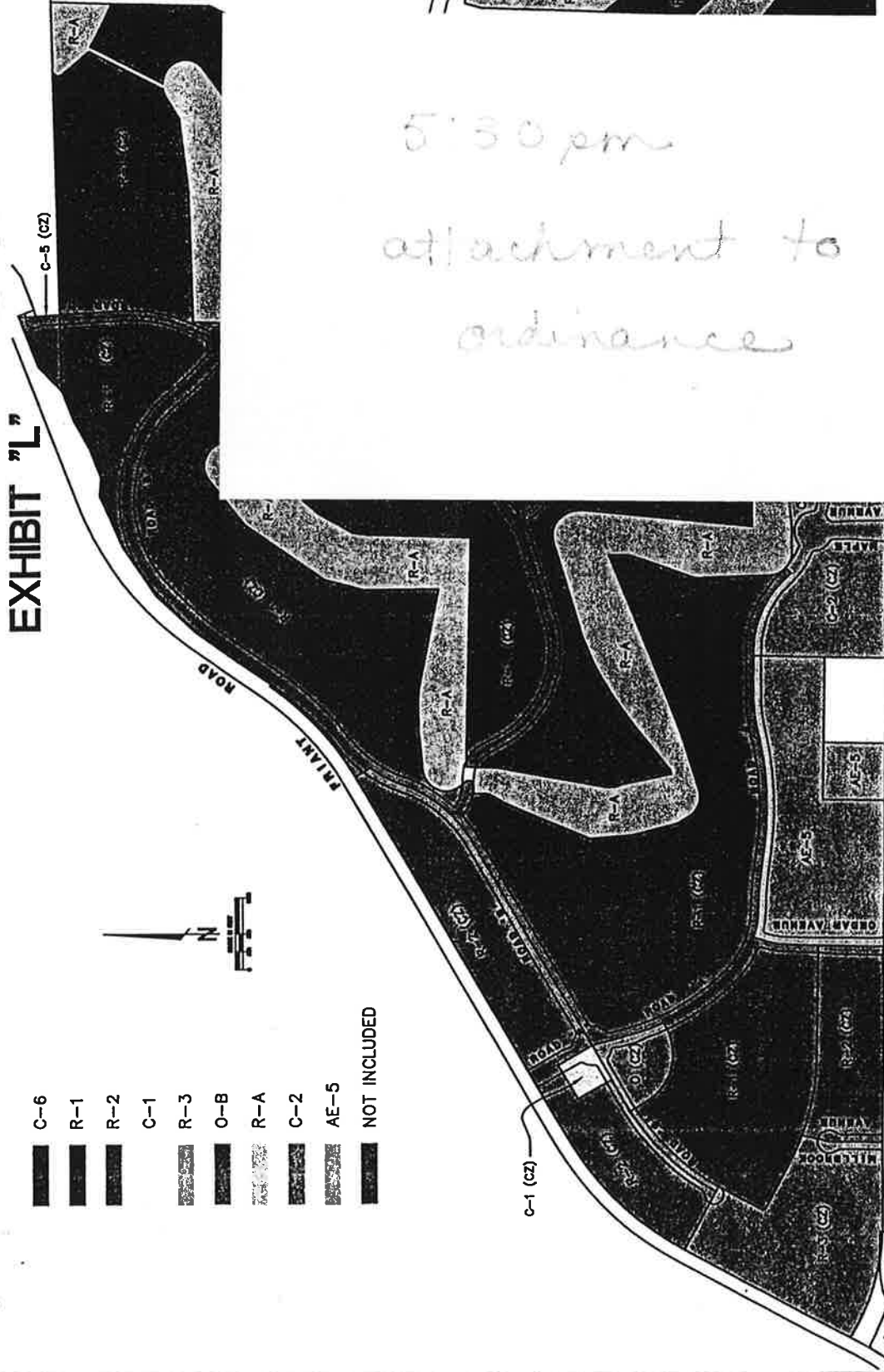
COPPER RIVER RANCH
PROPOSED ZONING

LEGEND

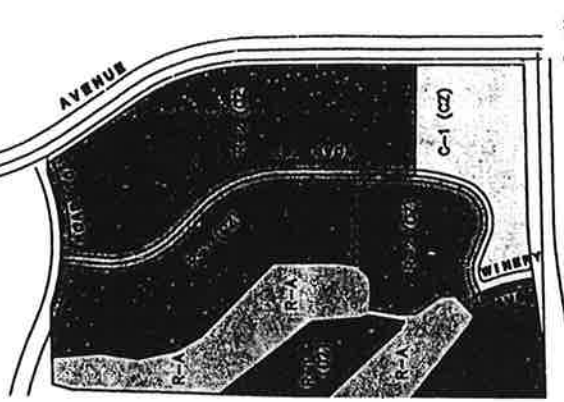
AE-5	Exclusive Five Acre Agricultural
RA	Single Family Residential-Agricultural
R-1	Single Family Residential
R-2	Low Density Multiple Family Residential
R-3	Medium Density Multiple Family Residential
C-1	Neighborhood Shopping Center
C-5	General Commercial
C-6	Heavy Commercial

**COPPER RIVER RANCH
REZONE APPLICATION NO. R-01-14
EXHIBIT "L"**

- C-6
- R-1
- R-2
- C-1
- R-3
- O-B
- R-A
- C-2
- AE-5
- NOT INCLUDED



*5:30 pm
attachment to
ordinance*



Prepared by
PROVOST PRITCHARD
ENGINEERS
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Phone: 404-525-1100
Fax: 404-525-1101

LEGAL DESCRIPTION FOR PARCEL TO BE ZONED AE-5/UGM/cz

That certain real property situate in a portion of Section 11, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being more particularly described as follows:

Beginning at the northeast corner of that certain real property as described in that Deed recorded February 7, 1989 as Document No. 89013894, Official Records Fresno County; thence

- 1) North $01^{\circ} 06' 58''$ East, a distance of 458.04 feet to the centerline of Road "A" of Copper River Ranch; thence following said centerline the subsequent courses and distances:
- 2) North $89^{\circ} 25' 01''$ West, a distance of 246.38 feet to the beginning of a tangent curve, concave to the south and having a radius of 1000.00 feet; thence
- 3) westerly, along the arc of said tangent curve, through a central angle of $13^{\circ} 53' 27''$, an arc distance of 242.44 feet; thence
- 4) South $76^{\circ} 41' 32''$ West, a distance of 13.67 feet to the beginning of a tangent curve, concave to the north and having a radius of 1970.00 feet; thence
- 5) westerly, along the arc of said tangent curve, through a central angle of $20^{\circ} 51' 08''$, an arc distance of 716.96 feet; thence
- 6) North $82^{\circ} 27' 20''$ West, a distance of 210.39 feet to the beginning of a tangent curve, concave to the south and having a radius of 1530.00 feet; thence
- 7) westerly, along the arc of said tangent curve, through a central angle of $07^{\circ} 27' 34''$, an arc distance of 199.19 feet to a point of reverse curvature with a curve concave to the north and having a radius of 600.00 feet; thence
- 8) westerly, along the arc of said reverse curve, through a central angle of $17^{\circ} 36' 23''$, an arc distance of 184.37 feet to the centerline intersection with Cedar Avenue of Copper River Ranch; thence leaving said centerline of said Road "A"
- 9) South $20^{\circ} 40' 12''$ West, along the centerline of said Cedar Avenue, a distance of 25.03 feet to the beginning of a tangent curve, concave to the east and having a radius of 600.00 feet; thence continuing along said centerline

- 10) southerly, along the arc of said tangent curve, through a central angle of $19^{\circ} 21' 58''$, an arc distance of 202.80 feet; thence
- 11) South $01^{\circ} 18' 14''$ West, continuing along said centerline, a distance of 616.65 feet to the north line of Copper Avenue of Copper River Ranch; thence leaving said centerline
- 12) South $89^{\circ} 25' 01''$ East, along the north line of Copper Avenue of Copper River Ranch, a distance of 311.28 feet; thence continuing along said north right-of-way
- 13) South $81^{\circ} 49' 21''$ East, a distance of 33.03 feet; thence continuing along said north line
- 14) South $89^{\circ} 25' 34''$ East, a distance of 591.58 feet; thence leaving said north right-of-way
- 15) North $01^{\circ} 06' 58''$ East, a distance of 400.88 feet; thence
- 16) South $89^{\circ} 11' 24''$ East, a distance of 909.95 feet to the Point of Beginning

Containing 25.836 acres.

Together with the following described parcel of land:

That certain real property situate in Section 11, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being more particularly described as follows:

Beginning at the southwest corner of that parcel as described in Document Number 89013894 recorded February 7, 1989 Official Records Fresno County; thence

- 1) northerly, along the west line of said parcel, a distance of 400.00 feet to the northwest corner of said parcel; thence
- 2) westerly, parallel with the south line of the southeast quarter of said Section 11, a distance of 369.78 feet; thence
- 3) southerly, parallel with said west line, a distance of 400.00 feet to the north line of Copper avenue; thence

- 4) easterly, parallel with the south line of the southeast quarter of said Section 11, a distance of 369.78 feet to the point of beginning.

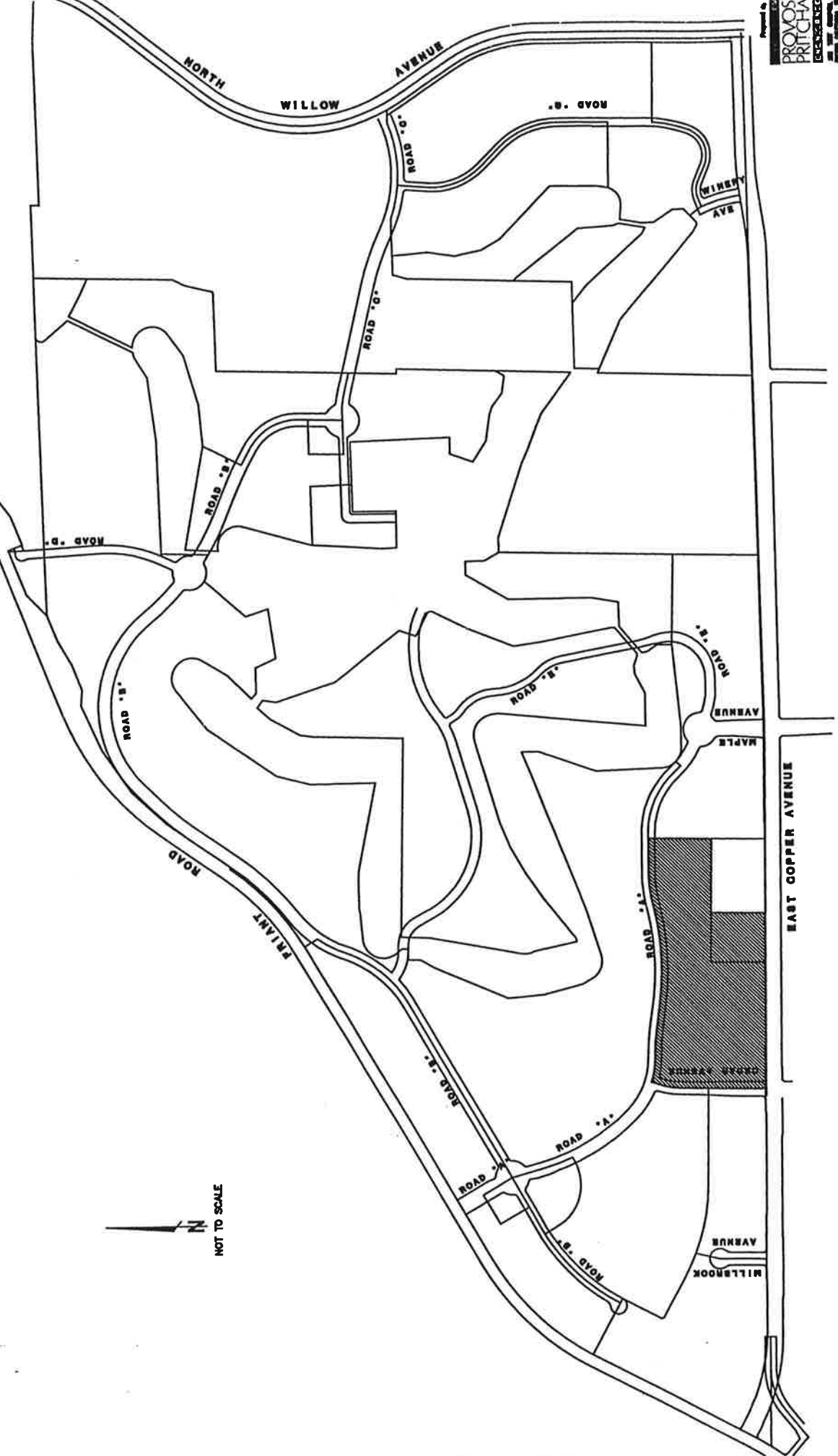
Containing 3.342 acres.

END OF DESCRIPTION



EXP. 31 DEC 04

COPPER RIVER ZONE AE-5/UGM/CZ



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LEGAL DESCRIPTION FOR AREA TO BE ZONED C-1/UGM/cz

That certain real property situate in Section 11, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being more particularly described as follows:

Commencing at the center quarter corner of said Section 11; thence South 01° 18' 14" East, along the east line of the southwest quarter of said Section 11, a distance of 378.53 feet; thence South 59° 57' 27" West, a distance of 731.51 feet to the centerline intersection with Road "A" of Copper River Ranch being the True Point of Beginning of this description; thence leaving the centerline of said Road "B"

- 1) North 30° 02' 33" West, along the centerline of said Road "A", a distance of 250.00 feet; thence leaving said centerline
- 2) South 59° 57' 27" West, a distance of 246.43 feet; thence
- 3) South 29° 13' 07" East, a distance of 246.43 feet to the centerline of said Road "A"; thence
- 4) North 60° 46' 53" East, a distance of 250.00 feet to the True Point of Beginning.

Containing 1.414 acres.

END OF DESCRIPTION



E.C.P. 3/10/2004

COPPER RIVER ZONE C-1/UGM/CZ



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LEGAL DESCRIPTION FOR AREA TO BE ZONED C-1/UGM/cz

That certain real property situate in Section 12, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being a portion of Parcel 4, Parcel 5, Parcel 6 and Parcel 7, a portion of the southeast quarter of said section, and a portion of the Southern Pacific Railroad right-of-way, as said parcels and said right-of way are shown on Parcel Map No. 3989, filed in Book 27 of Parcel Maps at Page 96, Fresno County Records, being more particularly described as follows:

Commencing at the southeast corner of said Section 12; thence North $00^{\circ} 04' 58''$ East, along the east line of said section, a distance of 679.58 feet; thence leaving said line, North $89^{\circ} 55' 02''$ West, a distance of 60.04 feet to a point on the westerly right-of-way of Willow Avenue of Copper River Ranch, said point being the True Point of Beginning; thence leaving said right-of-way

- 1) North $89^{\circ} 28' 44''$ West, a distance of 586.32 feet to the centerline of Road "G" of Copper River Ranch, being a point on a non-tangent curve, concave to the west and having a radius of 800.00 feet, a radial to said point bears South $86^{\circ} 41' 27''$ East; thence continuing along said centerline following the subsequent courses and distances:
- 2) southerly, along the arc of said non-tangent curve, through a central angle of $12^{\circ} 53' 12''$, an arc distance of 179.93 feet; thence
- 3) South $16^{\circ} 11' 45''$ West, a distance of 75.83 feet to the beginning of a tangent curve, concave to the northwest and having a radius of 200.00 feet; thence
- 4) southwesterly, along the arc of said tangent curve, through a central angle of $96^{\circ} 27' 37''$, an arc distance of 336.71 feet; thence
- 5) North $67^{\circ} 20' 38''$ West, a distance of 129.44 feet to the beginning of a tangent curve, concave to the south and having a radius of 150.00 feet; thence
- 6) southwesterly, along the arc of said tangent curve, through a central angle of $43^{\circ} 56' 08''$, an arc distance of 115.02 feet; thence
- 7) South $68^{\circ} 43' 14''$ West, a distance of 71.02 feet to the centerline of Winery Avenue of Copper River Ranch; thence leaving the centerline of said Road "G" and following said centerline of Winery Avenue
- 8) South $21^{\circ} 16' 46''$ East, a distance of 53.70 feet to the beginning of a tangent curve, concave to the west and having a radius of 800.00 feet; thence

- 9) southerly, along the arc of said tangent curve, through a central angle of $11^{\circ} 24' 43''$, an arc distance of 159.34 feet; thence
- 10) South $09^{\circ} 52' 03''$ East, continuing along said centerline, a distance of 83.17 feet to the northerly right-of-way of Copper Avenue of Copper River Ranch, being a point on a non-tangent curve, concave to the south and having a radius of 1869.00 feet, a radial to said point bears North $10^{\circ} 05' 48''$ West; thence leaving said centerline and following said right-of-way
- 11) easterly, along the arc of said non-tangent curve, through a central angle of $08^{\circ} 55' 35''$, an arc distance of 291.18 feet; thence
- 12) North $88^{\circ} 49' 47''$ East, continuing along said right-of-way, a distance of 838.25 feet to a point on said westerly right-of-way of said Willow Avenue; thence leaving said northerly right-of-way
- 13) North $00^{\circ} 04' 45''$ East, along said westerly right-of-way, a distance of 587.34 feet to the True Point of Beginning.

Containing 11.735 acres.

END OF DESCRIPTION



COPPER RIVER ZONE C-1/UGM/CZ



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LEGAL DESCRIPTION FOR PARCEL TO BE ZONED C-1/UGM/cz

That certain real property situate in Section 12, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being more particularly described as follows:

Commencing at the center quarter corner of said Section 12, said point being also on the north line of Parcel 2 as shown on Parcel Map 6349, filed in Book 42 of Parcel Maps at Page 50, Fresno County Records; thence North 01° 52' 22" East, along the east line of the northwest quarter of said Section 12, a distance of 352.56 feet to the centerline of Road "C" of Copper River Ranch; thence North 76° 41' 25" West, continuing along said centerline, a distance of 143.26 feet to the beginning point of a tangent curve concave to the south and having a radius of 650.00 feet; thence westerly, along the arc of said tangent curve, through a central angle of 14° 45' 15", an arc distance of 167.38 feet; thence South 88° 33' 20" West, continuing along the centerline of said Road "C", a distance of 40.39 feet to the centerline intersection with said Road "B" being the True Point of Beginning of this description; thence continuing along the centerline of said Road "C"

- 1) South 88° 33' 20" West, a distance of 250.42 feet; thence
- 2) North 01° 52' 20" East, a distance of 250.42 feet; thence
- 3) North 88° 33' 20" East, a distance of 250.42 feet to the centerline of said Road "B"; thence
- 4) South 01° 52' 20" West, along said centerline of Road "B", a distance of 250.42 feet to the True Point of Beginning.

Containing 1.437 acres.

END OF DESCRIPTION



COPPER RIVER ZONE C-1/UGM/CZ



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LEGAL DESCRIPTION FOR AREA TO BE ZONED C-2/UGM/cz

That certain real property situate in Section 11 and Section 12, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being more particularly described as follows:

Beginning at the intersection of the northerly right-of-way of Copper Avenue with the east line of the southeast quarter of said Section 11, said point being located along said line North $00^{\circ} 52' 48''$ East, a distance of 25.02 feet from the southeast quarter corner of said section; thence

- 1) South $88^{\circ} 48' 14''$ West, along said right-of-way, a distance of 65.20 feet; thence
- 2) South $89^{\circ} 25' 34''$ West, continuing along said right-of-way, a distance of 737.54 feet; thence leaving said right-of-way
- 3) North $01^{\circ} 06' 58''$ East, a distance of 855.16 feet to the centerline of Road "A" of Copper River Ranch; thence
- 4) South $89^{\circ} 25' 01''$ East, along said centerline, a distance of 45.23 feet to the beginning of a tangent curve, concave to the southwest and having a radius of 600.00 feet, thence continuing along said centerline
- 5) southeasterly, along the arc of said tangent curve, through a central angle of $47^{\circ} 29' 09''$, an arc distance of 497.27 feet to beginning of a non-tangent curve, concave to the northeast and having a radius of 583.59 feet, a radial to said point bears South $48^{\circ} 11' 09''$ West; thence continuing along said centerline
- 6) southeasterly, along the arc of said non-tangent curve, through a central angle of $06^{\circ} 02' 27''$, an arc distance of 61.53 feet; thence leaving said centerline
- 7) North $42^{\circ} 11' 37''$ East, a distance of 46.44 feet to the southerly boundary of Parcel B of Lot Line Adjustment 02-12, Fresno County Records being a point on a non-tangent curve, concave to the northeast and having a radius of 150.00 feet; thence following said boundary along the subsequent courses and distances:
- 8) southeasterly, along the arc of said non-tangent curve, through a central angle of $44^{\circ} 14' 41''$, an arc distance of 115.83 feet; thence
- 9) North $89^{\circ} 47' 29''$ East, a distance of 130.56 feet to said east line of said southeast quarter of said Section 11; thence leaving said line

- 10) North 89° 47' 29" East, a distance of 13.05 feet; thence
- 11) North 84° 23' 36" East, a distance of 612.24 feet; thence leaving said boundary
- 12) South 88° 36' 00" East, a distance of 659.30 feet to the east line of the southwest quarter of said Section 12; thence
- 13) South 01° 22' 45" West, along said east line, a distance of 627.94 feet to said northerly right-of-way of Copper Avenue; thence leaving said line
- 14) South 88° 48' 14" West, along said right-of-way, a distance of 1276.00 feet to the Point of Beginning.

Containing 32.171 acres.

END OF DESCRIPTION



LEGAL DESCRIPTION FOR AREA TO BE ZONED C-5/EA/UGM/cz

That certain real property situate in Section 1, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being more particularly described as follows:

All that portion of the east half of the southwest quarter of the southwest quarter of said Section 1, lying south of the south line of the strip of land granted to the County of Fresno, by deed recorded October 16, 1967 in Book 5490 Page 563, of Official Records.

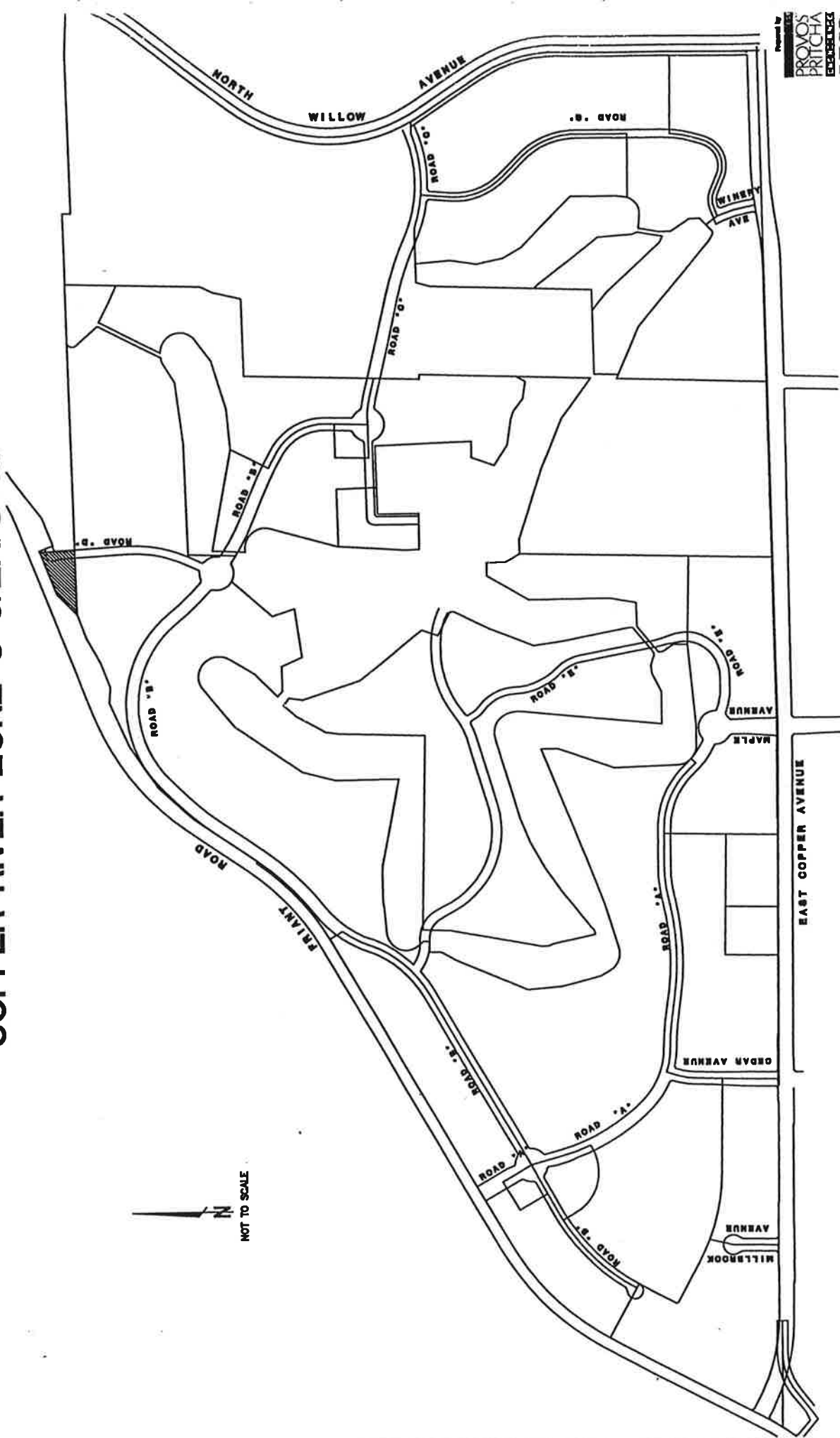
Excepting that portion of said land granted to the County of Fresno, by deed recorded October 16, 1967 in Book 5490 Page 567, of Official Records

Containing 1.789 acres.

END OF DESCRIPTION



COPPER RIVER ZONE C-5/EA/UGM/CZ



Prepared by
**PROVOS
PRITCHA**
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1000 1st Avenue
Copper River, WA 98526
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LEGAL DESCRIPTION FOR PARCEL TO BE ZONED C-6/UGM/cz

That certain real property situate in Section 12, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being more particularly described as follows:

Commencing at the center quarter corner of said Section 12, said point being also on the north line of Parcel 2 as shown on Parcel Map 6349, filed in Book 42 of Parcel Maps at Page 50, Fresno County Records; thence South $88^{\circ} 38' 59''$ West, along said north line, a distance of 481.87 feet; thence North $01^{\circ} 51' 02''$ West, a distance of 359.10 feet; thence South $88^{\circ} 33' 20''$ West, a distance of 312.58 feet to the True Point of Beginning of this description; thence

- 1) South $88^{\circ} 33' 20''$ West, a distance of 196.98 feet; thence
- 2) South $00^{\circ} 00' 50''$ East, a distance of 318.25 feet; thence
- 3) North $89^{\circ} 57' 29''$ West, a distance of 267.84 feet; thence
- 4) North $03^{\circ} 12' 47''$ West, a distance of 104.00 feet; thence
- 5) North $03^{\circ} 45' 53''$ East, a distance of 509.35 feet; thence
- 6) North $88^{\circ} 33' 20''$ East, a distance of 429.63 feet; thence
- 7) South $01^{\circ} 26' 40''$ East, a distance of 300.00 feet to the True Point of Beginning

Containing 4.990 net acres.

END OF DESCRIPTION



COPPER RIVER ZONE C-6/UGM/CZ



NOT TO SCALE

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LEGAL DESCRIPTION FOR AREA TO BE ZONED O/UGM/cz

That certain real property situate in Section 11, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being more particularly described as follows:

Commencing at the southwest corner of said Section 11; thence North 01° 16' 02" East, along the west line of the southwest quarter, a distance of 1673.69 feet; thence leaving said west line at right angles North 88° 43' 58" West, a distance of 1658.74 feet to a point on the centerline of Road "B" of Copper River Ranch also being the True Point Of Beginning; thence leaving said centerline

- 1) South 32° 06' 23" East, a distance of 128.72 feet to the beginning of a tangent curve, concave to the north and having a radius of 350.00 feet; thence
- 2) southeasterly, along the arc of said tangent curve, through a central angle of 87° 56' 10", an arc distance of 537.17 feet; thence
- 3) North 59° 57' 27 East, a distance of 27.62 feet to the centerline of said Road "A", being a point on a non-tangent curve, concave to the northeast and having a radius of 1500.00 feet, a radial to said point bears South 65° 37' 33" West; thence following said centerline
- 4) northwesterly, along the arc of said non-tangent curve, through a central angle of 08° 27' 47", an arc distance of 221.56 feet; thence
- 5) North 15° 54' 40" West, continuing along said centerline, a distance of 250.52 feet to the centerline intersection with said Road "B"; thence along said centerline of said Road "B"
- 6) South 60° 46' 53" West, continuing along said centerline, a distance of 406.51 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1484.00 feet; thence continuing along said centerline
- 7) southwesterly, along the arc of said tangent curve, through a central angle of 02° 53' 16", an arc distance of 74.80 feet to the True Point of Beginning.

Containing 3.900 acres.

END OF DESCRIPTION



ENC. 31DEC04

COPPER RIVER ZONE O/UGM/CZ



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LEGAL DESCRIPTION FOR PARCEL TO BE ZONED R-A/UGM

That certain real property situate in Section 11 and Section 12, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being more particularly described as follows:

Beginning at a point on the north line of the northeast quarter of said Section 12, distant North $88^{\circ} 27' 17''$ East, a distance of 214.80 feet, from the north quarter corner of said Section 12, being also a beginning point of a non-tangent curve, concave to the east and having a radius of 43.84 feet, a radial to said point bears North $30^{\circ} 56' 54''$ West, said point being also the northwest corner of Parcel B of Lot Line Adjustment 02-14, Fresno County Records; thence leaving said north line and following the northerly boundary of said Parcel B

- 1) southerly, along the arc of said non-tangent curve, through a central angle of $94^{\circ} 52' 52''$, an arc distance of 72.60 feet; thence continuing along said shared boundary, following the subsequent courses and distances:
- 2) South $40^{\circ} 32' 36''$ East, a distance of 221.23 feet; thence
- 3) South $26^{\circ} 39' 53''$ West, a distance of 539.97 feet to the beginning point of a non-tangent curve, concave to the southeast and having a radius of 150.00 feet, a radial to said beginning point bears North $08^{\circ} 17' 50''$ West; thence
- 4) southwesterly, along the arc of said non-tangent curve, through a central angle of $17^{\circ} 04' 57''$, an arc distance of 44.72 feet; thence
- 5) South $57^{\circ} 29' 43''$ West, distance of 101.88 feet to a point on the west line of said Parcel 2 distant 776.21 feet from the northwest corner of said Parcel 2; thence
- 6) South $57^{\circ} 29' 43''$ West, a distance of 68.49 feet; thence
- 7) South $82^{\circ} 24' 25''$ West, a distance of 463.74 feet; thence
- 8) South $88^{\circ} 03' 59''$ West, a distance of 830.40 feet; thence
- 9) South $01^{\circ} 54' 05''$ West, a distance of 350.18 feet to the beginning point of a non-tangent curve, concave to the northeast and having a radius of 1847.00 feet, a radial to said point bears South $31^{\circ} 09' 29''$ West; thence
- 10) northeasterly, along the arc of said non-tangent curve, through a central angle of $01^{\circ} 49' 30''$, an arc distance of 58.83 feet to a point of reverse curvature with a curve concave to the south and having a radius of 20.00 feet; thence

- 11) westerly, along the arc of said curve, through a central angle of $61^{\circ} 42' 45''$, an arc distance of 21.54 feet to a point of reverse curvature with a curve concave to the north and having a radius of 125.00 feet; thence
- 12) westerly, along the arc of said curve, through a central angle of $58^{\circ} 23' 10''$, an arc distance of 127.38 feet; thence
- 13) South $41^{\circ} 34' 40''$ West, a distance of 399.83 feet; thence
- 14) South $17^{\circ} 53' 00''$ East, a distance of 173.73 feet; thence
- 15) South $81^{\circ} 43' 13''$ West, a distance of 365.76 feet; thence
- 16) North $24^{\circ} 05' 24''$ West, a distance of 165.34 feet, thence
- 17) South $88^{\circ} 55' 48''$ West, a distance of 186.12 feet, thence
- 18) North $46^{\circ} 59' 27''$ West, a distance of 52.92 feet, thence
- 19) North $44^{\circ} 48' 14''$ East, a distance of 241.01 feet; thence
- 20) North $31^{\circ} 38' 25''$ East, a distance of 216.37 feet to the beginning point of a tangent curve, concave to the southwest and having a radius of 150.00 feet, a radial to said beginning point bears South $58^{\circ} 21' 35''$ East; thence
- 21) northeasterly, along the arc of said tangent curve, through a central angle of $163^{\circ} 25' 02''$, an arc distance of 427.83 feet; thence
- 22) South $51^{\circ} 19' 25''$ West, a distance of 350.16 feet to a point on the west line of said Section 12, from said point the northwest corner of said section bears North $00^{\circ} 53' 51''$ East, a distance of 1152.24 feet, being also the north corner of Parcel B of Lot Line Adjustment 02-12, Fresno County Records; thence leaving said boundary
- 23) South $51^{\circ} 19' 25''$ West, along the westerly boundary said Parcel B of Lot Line Adjustment 02-12, a distance of 7.56 feet; thence continuing along said shared boundary following the subsequent courses and distances:
- 24) South $34^{\circ} 52' 37''$ West, a distance of 607.62 feet; thence
- 25) South $14^{\circ} 39' 45''$ West, a distance of 258.21 feet; thence
- 26) South $00^{\circ} 27' 16''$ East, a distance of 472.61 feet; thence
- 27) North $78^{\circ} 30' 16''$ West, a distance of 661.37 feet; thence

- 28) North $86^{\circ} 52' 26''$ West, a distance of 74.36 feet; thence
- 29) South $88^{\circ} 54' 12''$ West, a distance of 203.72 feet; thence
- 30) South $80^{\circ} 06' 21''$ West, a distance of 40.74 feet; thence
- 31) South $84^{\circ} 52' 17''$ West, a distance of 190.86 feet to the beginning of a tangent curve concave easterly and having a radius of 150.00 feet; thence
- 32) southerly, along the arc of said tangent curve, through a central angle of $125^{\circ} 51' 54''$, an arc distance of 329.51 feet; thence
- 33) South $40^{\circ} 59' 37''$ East, a distance of 46.39 feet; thence
- 34) South $00^{\circ} 44' 22''$ West, a distance of 46.15 feet; thence
- 35) North $89^{\circ} 15' 38''$ West, a distance of 81.28 feet; thence
- 36) South $02^{\circ} 28' 15''$ West, a distance of 15.21 feet to a point on the north line of the southeast quarter of said Section 11, distant 1699.92 feet from the east quarter corner of said section; thence
- 37) South $02^{\circ} 28' 15''$ West, a distance of 21.34 feet; thence
- 38) South $02^{\circ} 53' 29''$ East, a distance of 37.04 feet; thence
- 39) South $13^{\circ} 00' 25''$ West, a distance of 22.55 feet; thence
- 40) South $29^{\circ} 30' 18''$ West, a distance of 112.34 feet; thence
- 41) South $23^{\circ} 19' 01''$ West, a distance of 89.13 feet; thence
- 42) South $23^{\circ} 09' 47''$ West, a distance of 504.85 feet; thence
- 43) South $04^{\circ} 50' 00''$ East, a distance of 261.93 feet; thence
- 44) South $14^{\circ} 35' 51''$ East, a distance of 309.16 feet; thence
- 45) South $29^{\circ} 45' 23''$ East, a distance of 76.08 feet to the beginning of a tangent curve concave northeasterly and having a radius of 150.00 feet; thence
- 46) easterly, along the arc of said tangent curve, through a central angle of $77^{\circ} 31' 13''$, an arc distance of 202.95 feet; thence

- 47) North 72° 43' 39" East, a distance of 332.80 feet; thence
- 48) North 69° 22' 27" East, a distance of 98.82 feet; thence
- 49) North 68° 14' 41" East, a distance of 1174.21 feet; thence
- 50) South 00° 28' 55" East, a distance of 122.81 feet; thence
- 51) South 17° 54' 07" West, a distance of 94.83 feet; thence
- 52) South 19° 14' 38" West, a distance of 358.51 feet; thence
- 53) South 01° 43' 08" East, a distance of 477.95 feet to the beginning of a tangent curve, concave to the northeast and having a radius of 150.00 feet; thence
- 54) southerly, along the arc of said tangent curve, through a central angle of 88° 29' 23", an arc distance of 231.67 feet; thence
- 55) North 89° 47' 29" East, a distance of 130.56 feet to a point on the east line of the southeast quarter of said Section 11; thence
- 56) North 89° 47' 29" East, a distance of 13.05 feet; thence
- 57) North 84° 23' 36" East, a distance of 612.24 feet; thence
- 58) North 00° 49' 46" West, a distance of 110.80 feet; thence
- 59) North 34° 40' 21" West, a distance of 40.21 feet; thence
- 60) North 21° 35' 55" West, a distance of 5.38 feet; thence
- 61) North 39° 36' 10" West, a distance of 23.42 feet; thence
- 62) North 26° 21' 44" West, a distance of 24.59 feet; thence
- 63) North 06° 55' 20" West, a distance of 26.37 feet; thence
- 64) North 49° 29' 09" East, a distance of 252.61 feet; thence
- 65) North 88° 04' 13" East, a distance of 178.81 feet; thence
- 66) North 10° 28' 01" East, a distance of 201.19 feet; thence

- 67) North 00° 27' 04" West, a distance of 614.29 feet; thence
- 68) North 30° 08' 11" East, a distance of 362.91 feet; thence
- 69) North 88° 55' 38" East, a distance of 97.82 feet; thence
- 70) South 01° 48' 19" East, a distance of 144.28 feet; thence
- 71) South 28° 50' 01" East, a distance of 121.03 feet to the common corner with Parcel B of Lot Line Adjustment 02-13, Fresno County Records; thence
- 72) North 88° 43' 21" East, along the boundary of said Parcel B, a distance of 107.18 feet; thence continuing along said boundary following the subsequent courses and distances:
- 73) South 71° 24' 21" East, a distance of 566.95 feet; thence
- 74) South 66° 16' 45" East, a distance of 119.60 feet; thence
- 75) South 67° 59' 34" East, a distance of 279.59 feet; thence
- 76) South 53° 17' 50" East, a distance of 367.72 feet, to a point on the east line of Parcel 2 of Parcel Map No. 3989, Fresno County Records; thence
- 77) North 01° 53' 04" East, along said east line of said Parcel 2, a distance of 562.04 feet to the most northeasterly corner of said Parcel B; thence leaving said east line
- 78) South 27° 45' 02" West, a distance of 76.02 feet; thence
- 79) North 82° 17' 14" West, a distance of 131.73 feet; thence
- 80) North 51° 48' 10" West, a distance of 122.90 feet; thence
- 81) North 72° 21' 05" West, a distance of 59.04 feet; thence
- 82) North 81° 25' 27" West, a distance of 184.83 feet; thence
- 83) North 73° 04' 03" West, a distance of 13.65 feet; thence
- 84) North 56° 55' 45" West, a distance of 177.61 feet; thence
- 85) North 19° 52' 01" East, a distance of 181.83 feet; thence
- 86) South 89° 14' 36" East, a distance of 121.39 feet; thence

- 87) North $01^{\circ} 51' 02''$ West, a distance of 377.82 feet to a point on the north line of Parcel 2 of Parcel Map No. 6349, Fresno County Records, being also a corner on the boundary line of Parcel B of Lot Line Adjustment 02-14, Fresno County Records; thence along said boundary line following the subsequent courses and distances:
- 88) North $01^{\circ} 51' 02''$ West, a distance of 359.10 feet; thence
- 89) South $88^{\circ} 33' 20''$ West, a distance of 509.55 feet; thence
- 90) South $00^{\circ} 00' 50''$ East, a distance of 318.25 feet; thence
- 91) North $89^{\circ} 57' 29''$ West, a distance of 267.84 feet; thence
- 92) North $03^{\circ} 12' 47''$ West, a distance of 104.00 feet; thence
- 93) North $03^{\circ} 45' 53''$ East, a distance of 521.98 feet; thence
- 94) North $15^{\circ} 59' 04''$ East, a distance of 501.24 feet to the beginning point of a non-tangent curve, concave to the southwest and having a radius of 150.00 feet, a radial to said point bears South $69^{\circ} 01' 29''$ East; thence
- 95) northwesterly, along the arc of said non-tangent curve, through a central angle of $121^{\circ} 57' 32''$, an arc distance of 319.29 feet; thence
- 96) North $03^{\circ} 04' 50''$ East, a distance of 240.46 feet; thence
- 97) South $79^{\circ} 36' 10''$ East, a distance of 768.63 feet; thence
- 98) North $84^{\circ} 34' 01''$ East, a distance of 304.07 feet; thence
- 99) North $73^{\circ} 30' 32''$ East, a distance of 261.75 feet to a point on the west line of said Parcel 2 distant 548.31 feet from the southwest corner of said parcel; thence
- 100) North $73^{\circ} 30' 32''$ East, a distance of 112.91 feet; thence
- 101) North $53^{\circ} 30' 50''$ East, a distance of 215.99 feet to the beginning point of a non-tangent curve, concave to the southwest and having a radius of 150.00 feet, a radial to said point bears South $46^{\circ} 07' 54''$ East; thence
- 102) northwesterly, along the arc of said non-tangent curve, through a central angle of $133^{\circ} 08' 34''$, an arc distance of 348.57 feet; thence

- 103) North 26° 39' 53" East, a distance of 523.64 feet; thence
- 104) South 62° 24' 12" East, a distance of 171.45 feet; thence
- 105) South 64° 29' 30" East, a distance of 133.32 feet to a point on the east line of said Parcel 2; thence leaving said shared boundary
- 106) North 01° 52' 40" East, along said east line, a distance of 390.31 feet to the northeast corner of said Parcel 2; thence
- 107) South 88° 27' 17" West, along the north line of said Parcel 2, a distance of 444.63 feet to the Point of Beginning.

Excepting therefrom, the following described land:

That certain real property situate in Section 11 and Section 12, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being a portion the east half of said Section 11, also being a portion of the west half of the southwest quarter of said Section 12, being more particularly described as follows:

Beginning at a point on the east line of said Section 11 distant along said line North 00° 53' 51" East, a distance of 885.02 feet from the east quarter corner of said Section, being also a point on the shared boundary between Parcel B and Parcel C of Lot Line Adjustment 02-12, Fresno County Records; thence leaving said east line; thence

- 1) South 29° 05' 12" West, along the shared boundary between said Parcel B and said Parcel C, a distance of 96.88 feet; thence continuing along said shared boundary, following the subsequent courses and distances:
- 2) South 08° 24' 55" West, a distance of 96.35 feet; thence
- 3) South 01° 44' 22" West, a distance of 653.37 feet; thence
- 4) North 88° 40' 48" West, a distance of 1464.63 feet; thence
- 5) South 02° 10' 09" West, a distance of 66.33 feet to a point on the north line of the southeast quarter of said Section 11; thence
- 6) South 02° 10' 09" West, a distance of 142.87 feet; thence
- 7) South 10° 25' 11" West, a distance of 698.87 feet; thence
- 8) South 00° 12' 10" West, a distance of 35.99 feet; thence

- 9) South $11^{\circ} 06' 26''$ East, a distance of 30.58 feet; thence
- 10) South $25^{\circ} 26' 18''$ East, a distance of 27.72 feet; thence
- 11) South $12^{\circ} 09' 10''$ East, a distance of 324.32 feet; thence
- 12) North $80^{\circ} 44' 25''$ East, a distance of 12.82 feet; thence
- 13) North $68^{\circ} 02' 11''$ East, a distance of 24.51 feet; thence
- 14) North $42^{\circ} 28' 35''$ East, a distance of 19.65 feet; thence
- 15) North $51^{\circ} 37' 07''$ East, a distance of 354.25 feet; thence
- 16) North $54^{\circ} 59' 06''$ East, a distance of 208.02 feet; thence
- 17) North $59^{\circ} 26' 24''$ East, a distance of 146.59 feet; thence
- 18) North $61^{\circ} 01' 19''$ East, a distance of 88.17 feet; thence
- 19) North $66^{\circ} 57' 39''$ East, a distance of 193.57 feet; thence
- 20) North $73^{\circ} 24' 50''$ East, a distance of 616.29 feet; thence
- 21) North $75^{\circ} 32' 40''$ East, a distance of 20.91 feet to the beginning of a tangent curve concave southerly and having a radius of 150.00 feet; thence
- 22) easterly, along the arc of said tangent curve, through a central angle of $32^{\circ} 14' 37''$, an arc distance of 84.41 feet to a point on the east line of the southeast quarter of said Section 11; thence
- 23) southeasterly, continuing along said curve, through a central angle of $51^{\circ} 31' 01''$, an arc distance of 134.87 feet; thence
- 24) South $20^{\circ} 41' 42''$ East, a distance of 32.24 feet; thence
- 25) South $07^{\circ} 23' 31''$ East, a distance of 45.38 feet; thence
- 26) South $03^{\circ} 12' 56''$ West, a distance of 57.06 feet; thence
- 27) South $05^{\circ} 34' 14''$ West, a distance of 1047.27 feet; thence
- 28) North $89^{\circ} 57' 43''$ East, a distance of 237.93 feet; thence
- 29) North $62^{\circ} 59' 45''$ East, a distance of 159.62 feet; thence

- 30) North 83° 26' 12" East, a distance of 59.40 feet; thence
- 31) South 71° 08' 22" East, a distance of 81.25 feet; thence
- 32) North 76° 48' 37" East, a distance of 21.58 feet; thence
- 33) North 49° 29' 09" East, a distance of 241.46 feet; thence
- 34) North 02° 01' 56" East, a distance of 26.12 feet; thence
- 35) North 10° 27' 40" West, a distance of 365.21 feet; thence
- 36) North 10° 46' 03" West, a distance of 158.28 feet; thence
- 37) North 08° 07' 11" West, a distance of 212.27 feet; thence
- 38) North 21° 30' 19" East, a distance of 361.26 feet; thence
- 39) North 26° 00' 27" East, a distance of 296.48 feet; thence
- 40) North 07° 00' 47" West, a distance of 25.27 feet; thence
- 41) North 39° 58' 33" West, a distance of 7.84 feet; thence
- 42) North 61° 58' 08" West, a distance of 193.01 thence
- 43) North 19° 29' 08" East, a distance of 77.25 feet to a point on the north line of the southwest quarter of said Section 12, being also a shared corner of Parcel B and Parcel D of Lot Line Adjustment 02-14, Fresno County Records; thence leaving said shared boundary and said line
- 44) North 19° 29' 08" East, along the shared boundary of said Parcel B and Parcel D, a distance of 52.57 feet; thence continuing along said shared boundary, following the subsequent courses and distances:
- 45) North 38° 06' 19" West, a distance of 604.52 feet; thence
- 46) North 17° 40' 28" West, a distance of 450.91 feet; thence
- 47) North 08° 18' 07" East, a distance of 102.05 feet; thence
- 48) North 53° 15' 09" West, a distance of 68.07 feet; thence
- 49) South 41° 33' 16" West, a distance of 128.66 feet; thence

50) South 29° 05' 12" West, a distance of 151.05 feet to the Point of Beginning.

Containing 135.451 net acres.

END OF DESCRIPTION



LEGAL DESCRIPTION FOR AREA TO BE ZONED R-A/UGM

That certain real property situate in Section 12, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being a portion of Parcel 4, Parcel 5, Parcel 6, and Parcel 7 as said parcels are shown on Parcel Map No. 3989, filed in Book 27 of Parcel Maps at Page 96, Fresno County Records, also being a portion of Parcel 1 and Parcel 2 as said parcels are shown on Parcel Map No. 6208, filed in Book 40 of Parcel Maps at Page 6, Fresno County Records, being more particularly described as follows:

Beginning at a point on the north line of said Parcel 4 distant along said line, North $88^{\circ} 39' 16''$ East, a distance of 24.75 feet from the northwest corner of said Parcel 4; thence

- 1) North $88^{\circ} 39' 16''$ East, along said north line, a distance of 136.77 feet to the north east corner of Parcel B of Lot Line Adjustment 02-11, Fresno County Records; thence leaving said north line
- 2) South $29^{\circ} 19' 44''$ East, along the easterly boundary of said Parcel B, a distance of 6.18 feet; thence continuing along said boundary, following the subsequent courses and distances:
- 3) South $04^{\circ} 38' 22''$ East, a distance of 261.09 feet; thence
- 4) South $08^{\circ} 49' 50''$ West, a distance of 170.89 feet; thence
- 5) South $08^{\circ} 16' 09''$ West, distance of 29.28 feet; thence
- 6) South $13^{\circ} 24' 46''$ East, a distance of 66.96 feet; thence
- 7) South $10^{\circ} 53' 38''$ East, a distance of 130.84 feet; thence
- 8) South $29^{\circ} 19' 39''$ East, a distance of 160.78 feet; thence
- 9) South $45^{\circ} 17' 40''$ East, a distance of 533.28 feet; thence
- 10) South $00^{\circ} 31' 16''$ West, a distance of 140.93 feet to the south line of said Parcel 4 being the southwest corner of Parcel A of said Lot Line Adjustment; thence continuing along said boundary following the subsequent courses and distances:
- 11) South $00^{\circ} 31' 16''$ West, a distance of 212.83 feet; thence
- 12) South $08^{\circ} 41' 48''$ West, a distance of 80.04 feet to the beginning point of a non-tangent curve, concave to the northwest and having a radius of 130.45 feet, a radial to said beginning point bears South $72^{\circ} 48' 06''$ East; thence

- 13) southwesterly, along the arc of said non-tangent curve, through a central angle of $75^{\circ} 19' 14''$, an arc distance of 171.49 feet; thence
- 14) North $84^{\circ} 44' 29''$ West, a distance of 100.33 feet; thence
- 15) South $10^{\circ} 08' 55''$ West, a distance of 161.56 feet; thence
- 16) South $02^{\circ} 17' 21''$ East, a distance of 85.83 feet; thence
- 17) South $33^{\circ} 55' 06''$ East, a distance of 145.44 feet; thence
- 18) South $28^{\circ} 38' 19''$ East, a distance of 20.60 feet; thence
- 19) South $02^{\circ} 14' 50''$ East, a distance of 80.09 feet; thence
- 20) South $45^{\circ} 38' 57''$ West, a distance of 133.46 feet; thence
- 21) South $79^{\circ} 06' 22''$ West, a distance of 20.40 feet; thence
- 22) North $60^{\circ} 20' 07''$ West, a distance of 57.32 feet; thence
- 23) North $49^{\circ} 41' 57''$ West, a distance of 489.36 feet to a point on the west line of said Parcel 7, being the southeast corner of Parcel A of Lot Line Adjustment 02-10, Fresno County Records; leaving said line
- 24) North $49^{\circ} 41' 57''$ West, along the southerly boundary of said Parcel A, a distance of 343.64 feet; thence
- 25) North $66^{\circ} 23' 08''$ West, continuing along said boundary, a distance of 64.98 feet to the northeast corner of Parcel B of said Lot Line Adjustment; thence
- 26) North $66^{\circ} 23' 08''$ West, along the shared boundary between said Parcels A and B, a distance of 322.50 feet to a point distant 30 feet easterly of the westerly line of said Parcel 1; thence
- 27) North $01^{\circ} 52' 19''$ East, continuing along said shared boundary, parallel with and 30 feet easterly of said westerly line, a distance of 184.07 feet to the northerly line of said Parcel 1; thence leaving said boundary
- 28) North $88^{\circ} 46' 19''$ East, along said northerly line, a distance of 474.11 feet; thence leaving said line

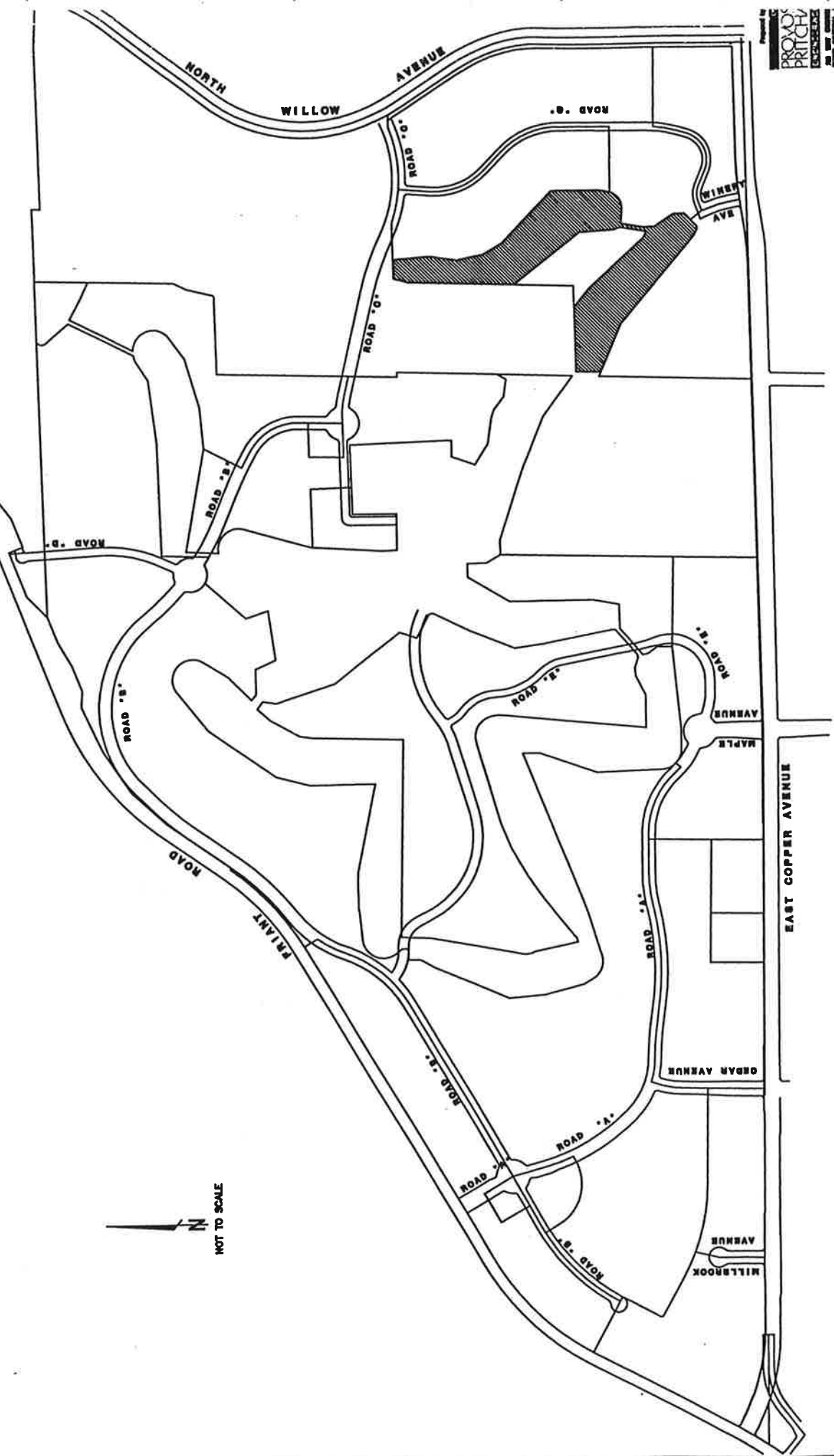
- 29) South 50° 20' 10" East, along the northeasterly boundary of said Parcel A, a distance of 172.56 feet; thence
- 30) South 42° 12' 52" East, continuing along said boundary, a distance of 27.93 feet to a point on the west line of said Parcel 7; thence leaving said line
- 31) South 42° 12' 52" East, a distance of 518.80 feet; thence
- 32) South 62° 46' 43" East, a distance of 48.69 feet; thence
- 33) North 10° 08' 55" East, a distance of 192.38 feet; thence
- 34) North 20° 37' 17" West, a distance of 47.72 feet; thence
- 35) North 03° 34' 30" West, a distance of 258.70 feet; thence
- 36) North 37° 22' 11" West, a distance of 70.60 feet to a point on the north line of said Lot 7 distant 345.67 feet from the northwest corner of said lot; thence
- 37) North 37° 22' 11" West, a distance of 492.65 feet; thence
- 38) North 42° 40' 51" West, a distance of 47.98 feet to a point on the west line of said Parcel 5; thence
- 39) North 01° 53' 05" East, along the west line of said Parcels 5 and 4, a distance of 787.47 feet; thence leaving said line
- 40) North 15° 06' 52" East, a distance of 107.70 feet to the Point of Beginning.

Containing 20.337 acres.

END OF DESCRIPTION



COPPER RIVER ZONE R-A/UGM



NOT TO SCALE

Presented by
PROXO PRITCHY
ENGINEERS
201 WEST CENTER
SPOKANE, WASHINGTON
509-325-1111
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LEGAL DESCRIPTION FOR PARCEL TO BE ZONED R-1/EA/UGM/cz

That certain real property situate in portions Section 11 and Section 12, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being more particularly described as follows:

Beginning at a point on the north line of the northeast quarter of said Section 12, distant North $88^{\circ} 27' 17''$ East, a distance of 214.80 feet, from the north quarter corner of said Section 12, being also a beginning point of a non-tangent curve, concave to the east and having a radius of 43.84 feet, a radial to said point bears North $30^{\circ} 56' 54''$ West, said point being also the northwest corner of Parcel B of Lot Line Adjustment 02-14, Fresno County Records; thence leaving said north line and following the northerly boundary of said Parcel B

- 1) southerly, along the arc of said non-tangent curve, through a central angle of $94^{\circ} 52' 52''$, an arc distance of 72.60 feet; thence continuing along said shared boundary, following the subsequent courses and distances:
- 2) South $40^{\circ} 32' 36''$ East, a distance of 221.23 feet; thence
- 3) South $26^{\circ} 39' 53''$ West, a distance of 539.97 feet to the beginning point of a non-tangent curve, concave to the southeast and having a radius of 150.00 feet, a radial to said beginning point bears North $08^{\circ} 17' 50''$ West; thence
- 4) southwesterly, along the arc of said non-tangent curve, through a central angle of $17^{\circ} 04' 57''$, an arc distance of 44.72 feet; thence
- 5) South $57^{\circ} 29' 43''$ West, distance of 101.88 feet to a point on the west line of said Parcel 2 distant 776.21 feet from the northwest corner of said Parcel 2; thence
- 6) South $57^{\circ} 29' 43''$ West, a distance of 68.49 feet; thence
- 7) South $82^{\circ} 24' 25''$ West, a distance of 463.74 feet; thence
- 8) South $88^{\circ} 03' 59''$ West, a distance of 830.40 feet; thence
- 9) South $01^{\circ} 54' 05''$ West, a distance of 350.18 feet to the beginning point of a non-tangent curve, concave to the northeast and having a radius of 1847.00 feet, a radial to said point bears South $31^{\circ} 09' 29''$ West; thence
- 10) northeasterly, along the arc of said non-tangent curve, through a central angle of $01^{\circ} 49' 30''$, an arc distance of 58.83 feet to a point of reverse curvature with a curve concave to the south and having a radius of 20.00 feet; thence

- 11) westerly, along the arc of said curve, through a central angle of $61^{\circ} 42' 45''$, an arc distance of 21.54 feet to a point of reverse curvature with a curve concave to the north and having a radius of 125.00 feet; thence
- 12) westerly, along the arc of said curve, through a central angle of $58^{\circ} 23' 10''$, an arc distance of 127.38 feet; thence
- 13) South $41^{\circ} 34' 40''$ West, a distance of 399.83 feet; thence
- 14) South $17^{\circ} 53' 00''$ East, a distance of 173.73 feet; thence
- 15) South $81^{\circ} 43' 13''$ West, a distance of 365.76 feet; thence
- 16) North $24^{\circ} 05' 24''$ West, a distance of 165.34 feet, thence
- 17) South $88^{\circ} 55' 48''$ West, a distance of 186.12 feet, thence
- 18) North $46^{\circ} 59' 27''$ West, a distance of 52.92 feet, thence
- 19) North $44^{\circ} 48' 14''$ East, a distance of 241.01 feet; thence
- 20) North $31^{\circ} 38' 25''$ East, a distance of 216.37 feet to the beginning point of a tangent curve, concave to the southwest and having a radius of 150.00 feet, a radial to said beginning point bears South $58^{\circ} 21' 35''$ East; thence
- 21) northeasterly, along the arc of said tangent curve, through a central angle of $163^{\circ} 25' 02''$, an arc distance of 427.83 feet; thence
- 22) South $51^{\circ} 19' 25''$ West, a distance of 350.16 feet to a point on the west line of said Section 12, from said point the northwest corner of said section bears North $00^{\circ} 53' 51''$ East, a distance of 1152.24 feet, being also the north corner of Parcel B of Lot Line Adjustment 02-12, Fresno County Records; thence leaving said boundary
- 23) South $51^{\circ} 19' 25''$ West, along the westerly boundary said Parcel B of Lot Line Adjustment 02-12, a distance of 7.56 feet; thence continuing along said shared boundary following the subsequent courses and distances:
- 24) South $34^{\circ} 52' 37''$ West, a distance of 607.62 feet; thence
- 25) South $14^{\circ} 39' 45''$ West, a distance of 258.21 feet; thence
- 26) South $00^{\circ} 27' 16''$ East, a distance of 472.61 feet; thence
- 27) North $78^{\circ} 30' 16''$ West, a distance of 661.37 feet; thence

- 28) North $86^{\circ} 52' 26''$ West, a distance of 74.36 feet; thence
- 29) South $88^{\circ} 54' 12''$ West, a distance of 203.72 feet; thence
- 30) South $80^{\circ} 06' 21''$ West, a distance of 40.74 feet; thence
- 31) South $84^{\circ} 52' 17''$ West, a distance of 190.86 feet to the beginning of a tangent curve concave easterly and having a radius of 150.00 feet; thence
- 32) southerly, along the arc of said tangent curve, through a central angle of $125^{\circ} 51' 54''$, an arc distance of 329.51 feet; thence
- 33) South $40^{\circ} 59' 37''$ East, a distance of 46.39 feet; thence
- 34) South $00^{\circ} 44' 22''$ West, a distance of 46.15 feet; thence
- 35) North $89^{\circ} 15' 38''$ West, a distance of 81.28 feet; thence
- 36) South $02^{\circ} 28' 15''$ West, a distance of 15.21 feet to a point on the north line of the southeast quarter of said Section 11, distant 1699.92 feet from the east quarter corner of said section; thence
- 37) South $02^{\circ} 28' 15''$ West, a distance of 21.34 feet; thence
- 38) South $02^{\circ} 53' 29''$ East, a distance of 37.04 feet; thence
- 39) South $13^{\circ} 00' 25''$ West, a distance of 22.55 feet; thence
- 40) South $29^{\circ} 30' 18''$ West, a distance of 112.34 feet; thence
- 41) South $23^{\circ} 19' 01''$ West, a distance of 89.13 feet; thence
- 42) South $23^{\circ} 09' 47''$ West, a distance of 504.85 feet; thence
- 43) South $04^{\circ} 50' 00''$ East, a distance of 261.93 feet; thence
- 44) South $14^{\circ} 35' 51''$ East, a distance of 309.16 feet; thence
- 45) South $29^{\circ} 45' 23''$ East, a distance of 76.08 feet to the beginning of a tangent curve concave northeasterly and having a radius of 150.00 feet; thence
- 46) easterly, along the arc of said tangent curve, through a central angle of $77^{\circ} 31' 13''$, an arc distance of 202.95 feet; thence

- 47) North $72^{\circ} 43' 39''$ East, a distance of 332.80 feet; thence
- 48) North $69^{\circ} 22' 27''$ East, a distance of 98.82 feet; thence
- 49) North $68^{\circ} 14' 41''$ East, a distance of 1174.21 feet; thence
- 50) South $00^{\circ} 28' 55''$ East, a distance of 122.81 feet; thence
- 51) South $17^{\circ} 54' 07''$ West, a distance of 94.83 feet; thence
- 52) South $19^{\circ} 14' 38''$ West, a distance of 358.51 feet; thence
- 53) South $01^{\circ} 43' 08''$ East, a distance of 477.95 feet to the beginning of a tangent curve, concave to the northeast and having a radius of 150.00 feet; thence
- 54) southerly, along the arc of said tangent curve, through a central angle of $44^{\circ} 14' 42''$, an arc distance of 115.83 feet; thence leaving said boundary
- 55) South $42^{\circ} 11' 37''$ West, a distance of 46.44 feet to the centerline of Road "A" of Copper River Ranch, being a point on a non-tangent curve, concave to the northeast and having a radius of 583.59 feet, a radial to said point bears South $48^{\circ} 08' 42''$ West; thence following said centerline the subsequent courses and distances:
 - 56) northwesterly, along the arc of said non-tangent curve, through a central angle of $06^{\circ} 02' 27''$, an arc distance of 61.53 feet to the beginning of non-tangent curve, concave to the southwest and having a radius of 600.00 feet, a radial to said point bears North $48^{\circ} 04' 08''$ East; thence
 - 57) northwesterly, along the arc of said non-tangent curve, through a central angle of $47^{\circ} 29' 09''$, an arc distance of 497.27 feet; thence
 - 58) North $89^{\circ} 25' 01''$ West, a distance of 291.61 feet to the beginning of a tangent curve, concave to the south and having a radius of 1000.00 feet; thence
 - 59) westerly, along the arc of said tangent curve, through a central angle of $13^{\circ} 53' 27''$, an arc distance of 242.44 feet; thence
 - 60) South $76^{\circ} 41' 32''$ West, a distance of 13.67 feet to the beginning of a tangent curve, concave to the north and having a radius of 1970.00 feet; thence

- 61) westerly, along the arc of said tangent curve, through a central angle of $20^{\circ} 51' 08''$, an arc distance of 716.96 feet; thence
- 62) North $82^{\circ} 27' 20''$ West, a distance of 210.39 feet to the beginning of a tangent curve, concave to the south and having a radius of 1530.00 feet; thence
- 63) westerly, along the arc of said tangent curve, through a central angle of $07^{\circ} 27' 34''$, an arc distance of 199.19 feet to a point of reverse curvature with a curve concave to the north and having a radius of 600.00 feet; thence
- 64) westerly, along the arc of said reverse curve, through a central angle of $17^{\circ} 36' 23''$, an arc distance of 184.37 feet to the centerline intersection with Cedar Avenue of Copper River Ranch; thence leaving said centerline of said Road "A"
- 65) South $20^{\circ} 40' 12''$ West, along the centerline of said Cedar Avenue, a distance of 25.03 feet to the beginning of a tangent curve, concave to the east and having a radius of 600.00 feet; thence
- 66) southerly, along the arc of said tangent curve, through a central angle of $19^{\circ} 21' 58''$, an arc distance of 202.80 feet; thence
- 67) South $01^{\circ} 18' 14''$ West, continuing along said centerline, a distance of 196.00 feet; thence leaving said centerline
- 68) North $88^{\circ} 53' 02''$ West, a distance of 720.54 feet to the beginning of a tangent curve, concave to the north and having a radius of 1464.00 feet; thence
- 69) westerly, along the arc of said tangent curve, through a central angle of $27^{\circ} 23' 56''$, an arc distance of 700.09 feet; thence
- 70) North $61^{\circ} 29' 06''$ West, a distance of 339.90 feet; thence
- 71) North $16^{\circ} 29' 06''$ West, a distance of 16.97 feet; thence
- 72) North $28^{\circ} 30' 54''$ East, a distance of 319.61 feet; thence
- 73) North $61^{\circ} 23' 03''$ West, a distance of 36.00 feet to the centerline of Road "B" of Copper River Ranch, being the beginning of a non-tangent curve, concave to the southwest and having a radius of 1484.00 feet, a radial to said point bears North $61^{\circ} 29' 37''$ West; thence following said centerline

- 74) northeasterly, along the arc of said non-tangent curve, through a central angle of $29^{\circ} 23' 14''$, an arc distance of 761.15 feet; thence leaving said centerline
- 75) South $32^{\circ} 06' 23''$ East, a distance of 128.72 feet to the beginning of a tangent curve, concave to the north and having a radius of 350.00 feet; thence
- 76) southeasterly, along the arc of said tangent curve, through a central angle of $87^{\circ} 56' 10''$, an arc distance of 537.17 feet; thence
- 77) North $59^{\circ} 57' 27''$ East, a distance of 27.62 feet to the centerline of said Road "A", being a point on a non-tangent curve, concave to the northeast and having a radius of 1500.00 feet, a radial to said point bears South $65^{\circ} 37' 33''$ West; thence following said centerline
- 78) northwesterly, along the arc of said non-tangent curve, through a central angle of $08^{\circ} 27' 47''$, an arc distance of 221.56 feet; thence
- 79) North $15^{\circ} 54' 40''$ West, continuing along said centerline, a distance of 250.52 feet to the centerline intersection with said Road "B"; thence leaving the centerline of said Road "A"
- 80) North $59^{\circ} 57' 27''$ East, along the centerline of said Road "B", a distance of 1507.36 feet to the beginning of a tangent curve, concave to the northwest and having a radius of 825.00 feet; thence continuing along said centerline
- 81) northeasterly, along the arc of said tangent curve, through a central angle of $40^{\circ} 33' 27''$, an arc distance of 583.99 feet to a point of reverse curvature with a curve concave to the east and having a radius of 825.00 feet; thence continuing along said centerline
- 82) northwesterly, along the arc of said reverse curve, through a central angle of $16^{\circ} 38' 04''$, an arc distance of 239.52 feet; thence leaving said centerline
- 83) North $30^{\circ} 02' 33''$ West, a distance of 110.55 feet to the southerly right-of-way of Friant Road, being a point on a non-tangent curve, concave to the northwest and having a radius of 1886.00 feet, a radial to said point bears South $30^{\circ} 33' 59''$ East; thence following said right-of-way the subsequent courses and distances:
- 84) northeasterly, along the arc of said non-tangent curve, through a central angle of $24^{\circ} 14' 52''$, an arc distance of 798.16 feet; thence
- 85) South $54^{\circ} 48' 53''$ East, a distance of 14.00 feet; thence
- 86) North $35^{\circ} 11' 07''$ East, a distance of 575.60 feet; thence

- 87) North 42° 07' 50" East, a distance of 352.01 feet; thence
- 88) North 55° 21' 45" East, a distance of 375.68 feet; thence
- 89) North 65° 19' 16" East, a distance of 365.71 feet; thence
- 90) South 86° 11' 43" East, a distance of 117.37 feet; thence
- 91) North 68° 35' 20" East, a distance of 200.02 feet; thence
- 92) North 60° 03' 30" East, a distance of 202.26 feet; thence
- 93) North 68° 35' 20" East, a distance of 200.02 feet; thence
- 94) North 45° 48' 24" East, a distance of 1.01 feet to the north line of the northwest quarter of said Section 12; thence leaving said right-of-way
- 95) North 88° 24' 31" East, along said north line, a distance of 1807.83 feet to the north quarter corner of said Section 12; thence
- 96) North 88° 27' 17" East, along the north line of the northeast quarter of said Section 12, a distance of 214.80 feet to the Point of Beginning.

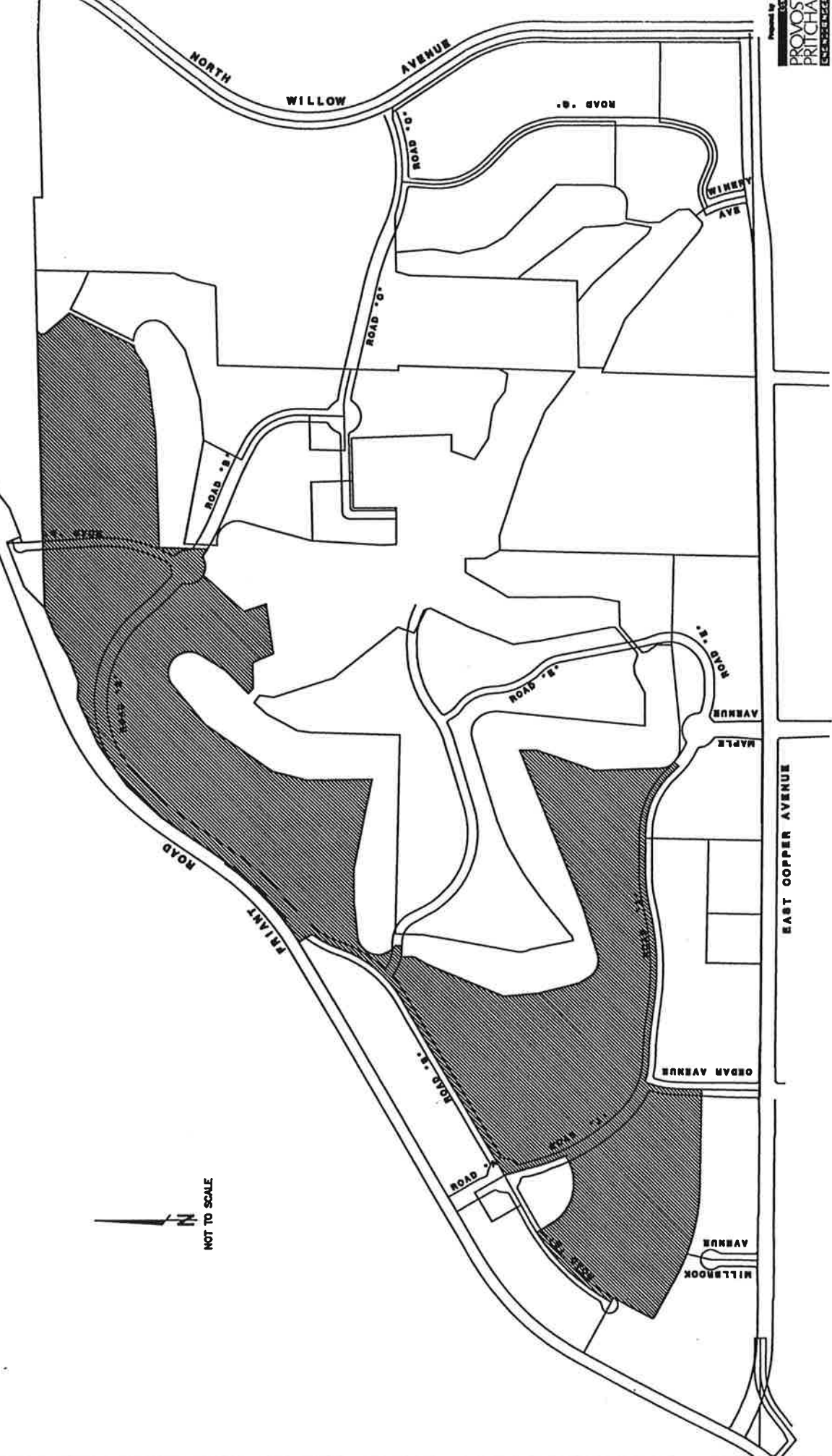
Containing 202.172 acres.

END OF DESCRIPTION



224. 3/10/04

COPPER RIVER ZONE R-1/EA/UGM/CZ



Prepared by
**PROVOS
PRITCHA
ENGINEERS**
200 West 10th Street
Coeur d'Alene, ID 83814
208.765.1234
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LEGAL DESCRIPTION FOR AREA TO BE ZONED R-1/UGM/cz

That certain real property situate in Section 11 and Section 12, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being a portion the east half of said Section 11, also being a portion of the west half of the southwest quarter of said Section 12, being more particularly described as follows:

Beginning at a point on the east line of said Section 11 distant along said line North 00° 53' 51" East, a distance of 885.02 feet from the east quarter corner of said Section, being also a point on the shared boundary between Parcel B and Parcel C of Lot Line Adjustment 02-12, Fresno County Records; thence leaving said east line; thence

- 1) South 29° 05' 12" West, along the shared boundary between said Parcel B and said Parcel C, a distance of 96.88 feet; thence continuing along said shared boundary, following the subsequent courses and distances:
- 2) South 08° 24' 55" West, a distance of 96.35 feet; thence
- 3) South 01° 44' 22" West, a distance of 653.37 feet; thence
- 4) North 88° 40' 48" West, a distance of 1464.63 feet; thence
- 5) South 02° 10' 09" West, a distance of 66.33 feet to a point on the north line of the southeast quarter of said Section 11; thence
- 6) South 02° 10' 09" West, a distance of 142.87 feet; thence
- 7) South 10° 25' 11" West, a distance of 698.87 feet; thence
- 8) South 00° 12' 10" West, a distance of 35.99 feet; thence
- 9) South 11° 06' 26" East, a distance of 30.58 feet; thence
- 10) South 25° 26' 18" East, a distance of 27.72 feet; thence
- 11) South 12° 09' 10" East, a distance of 324.32 feet; thence
- 12) North 80° 44' 25" East, a distance of 12.82 feet; thence
- 13) North 68° 02' 11" East, a distance of 24.51 feet; thence
- 14) North 42° 28' 35" East, a distance of 19.65 feet; thence
- 15) North 51° 37' 07" East, a distance of 354.25 feet; thence

- 16) North $54^{\circ} 59' 06''$ East, a distance of 208.02 feet; thence
- 17) North $59^{\circ} 26' 24''$ East, a distance of 146.59 feet; thence
- 18) North $61^{\circ} 01' 19''$ East, a distance of 88.17 feet; thence
- 19) North $66^{\circ} 57' 39''$ East, a distance of 193.57 feet; thence
- 20) North $73^{\circ} 24' 50''$ East, a distance of 616.29 feet; thence
- 21) North $75^{\circ} 32' 40''$ East, a distance of 20.91 feet to the beginning of a tangent curve concave southerly and having a radius of 150.00 feet; thence
- 22) easterly, along the arc of said tangent curve, through a central angle of $32^{\circ} 14' 37''$, an arc distance of 84.41 feet to a point on the east line of the southeast quarter of said Section 11; thence
- 23) southeasterly, continuing along said curve, through a central angle of $51^{\circ} 31' 01''$, an arc distance of 134.87 feet; thence
- 24) South $20^{\circ} 41' 42''$ East, a distance of 32.24 feet; thence
- 25) South $07^{\circ} 23' 31''$ East, a distance of 45.38 feet; thence
- 26) South $03^{\circ} 12' 56''$ West, a distance of 57.06 feet; thence
- 27) South $05^{\circ} 34' 14''$ West, a distance of 1047.27 feet; thence
- 28) North $89^{\circ} 57' 43''$ East, a distance of 237.93 feet; thence
- 29) North $62^{\circ} 59' 45''$ East, a distance of 159.62 feet; thence
- 30) North $83^{\circ} 26' 12''$ East, a distance of 59.40 feet; thence
- 31) South $71^{\circ} 08' 22''$ East, a distance of 81.25 feet; thence
- 32) North $76^{\circ} 48' 37''$ East, a distance of 21.58 feet; thence
- 33) North $49^{\circ} 29' 09''$ East, a distance of 241.46 feet; thence
- 34) North $02^{\circ} 01' 56''$ East, a distance of 26.12 feet; thence
- 35) North $10^{\circ} 27' 40''$ West, a distance of 365.21 feet; thence
- 36) North $10^{\circ} 46' 03''$ West, a distance of 158.28 feet; thence

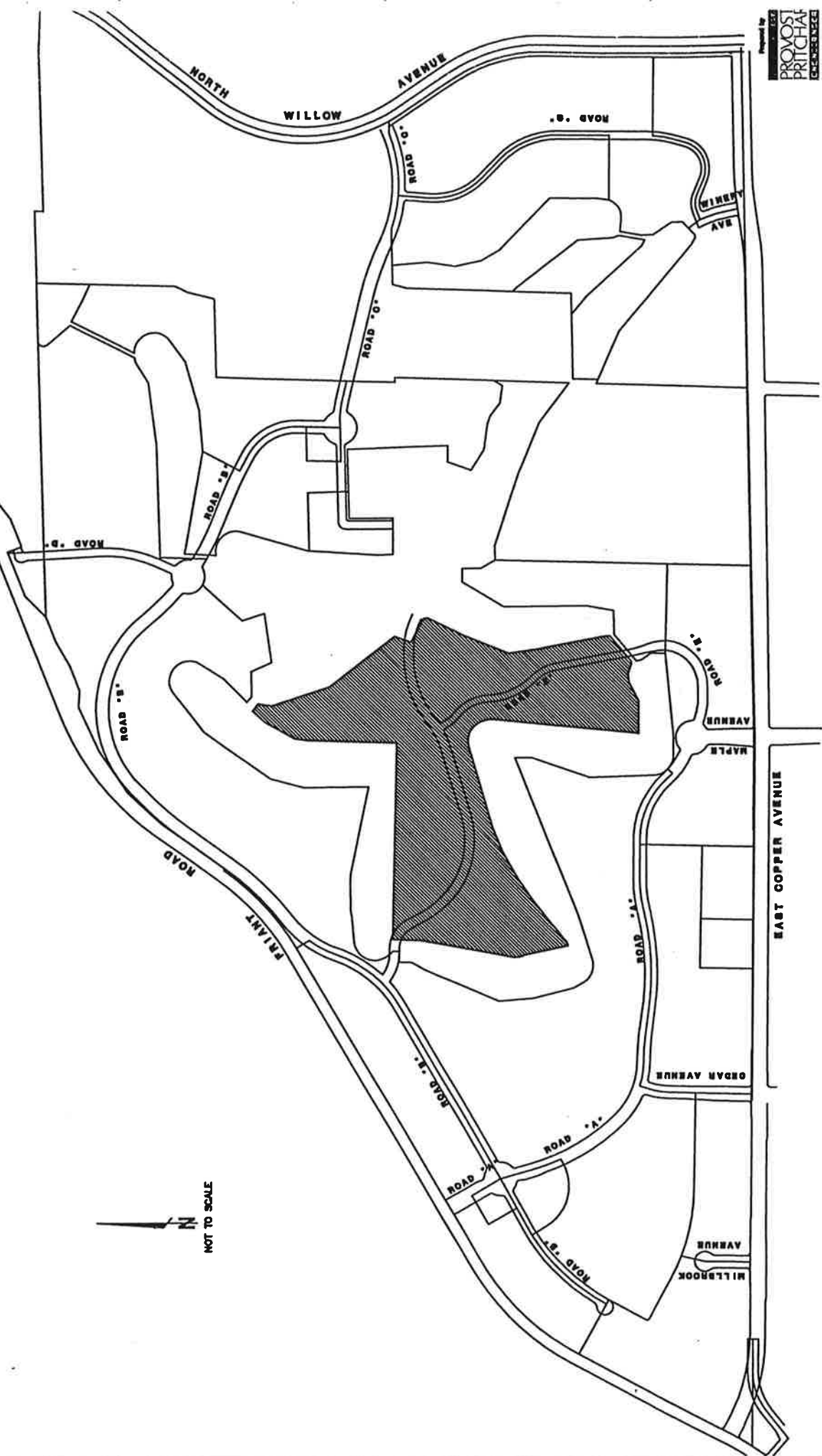
- 37) North 08° 07' 11" West, a distance of 212.27 feet; thence
- 38) North 21° 30' 19" East, a distance of 361.26 feet; thence
- 39) North 26° 00' 27" East, a distance of 296.48 feet; thence
- 40) North 07° 00' 47" West, a distance of 25.27 feet; thence
- 41) North 39° 58' 33" West, a distance of 7.84 feet; thence
- 42) North 61° 58' 08" West, a distance of 193.01 thence
- 43) North 19° 29' 08" East, a distance of 77.25 feet to a point on the north line of the southwest quarter of said Section 12, being also a shared corner of Parcel B and Parcel D of Lot Line Adjustment 02-14, Fresno County Records; thence leaving said shared boundary and said line
- 44) North 19° 29' 08" East, along the shared boundary of said Parcel B and Parcel D, a distance of 52.57 feet; thence continuing along said shared boundary, following the subsequent courses and distances:
- 45) North 38° 06' 19" West, a distance of 604.52 feet; thence
- 46) North 17° 40' 28" West, a distance of 450.91 feet; thence
- 47) North 08° 18' 07" East, a distance of 102.05 feet; thence
- 48) North 53° 15' 09" West, a distance of 68.07 feet; thence
- 49) South 41° 33' 16" West, a distance of 128.66 feet; thence
- 50) South 29° 05' 12" West, a distance of 151.05 feet to the Point of Beginning.

Containing 66.721 acres.

END OF DESCRIPTION



COPPER RIVER ZONE R-1/UGM/CZ



Prepared by
PROVOS PRITCHARD
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1000 WEST 10TH AVENUE
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LEGAL DESCRIPTION FOR AREA TO BE ZONED R-1/UGM/cz

That certain real property situate Section 12, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being a portion of the west half of the southwest quarter of said Section 12, being more particularly described as follows:

Beginning at southeast corner of the northwest quarter of the southwest quarter of said Section 12; thence

- 1) North 01° 22' 45" East, along the east line of the said northwest quarter of the southwest quarter of said Section 12, a distance of 610.62 feet to a shared corner between Parcel B and Parcel D of Lot Line Adjustment 02-12, Fresno County Records; thence
- 2) North 28° 50' 01" West, along the shared boundary between said Parcel B and said Parcel D, a distance of 121.03 feet; thence continuing along said shared boundary following the subsequent courses and distances:
- 3) North 01° 48' 19" West, a distance of 144.28 feet; thence
- 4) South 88° 55' 38" West, a distance of 97.82 feet; thence
- 5) South 30° 08' 11" West, a distance of 362.91 feet; thence
- 6) South 00° 27' 04" East, a distance of 614.29 feet; thence
- 7) South 10° 28' 01" West, a distance of 201.19 feet; thence
- 8) South 88° 04' 13" West, a distance of 178.81 feet; thence
- 9) South 49° 29' 09" West, a distance of 252.61 feet; thence
- 10) South 06° 55' 20" East, a distance of 26.37 feet; thence
- 11) South 26° 21' 44" East, a distance of 24.59 feet; thence
- 12) South 39° 36' 10" East, a distance of 23.42 feet; thence
- 13) South 21° 35' 55" East, a distance of 5.38 feet; thence
- 14) South 34° 40' 21" East, a distance of 40.21 feet; thence
- 15) South 00° 49' 46" East, a distance of 110.80 feet; thence leaving said shared boundary

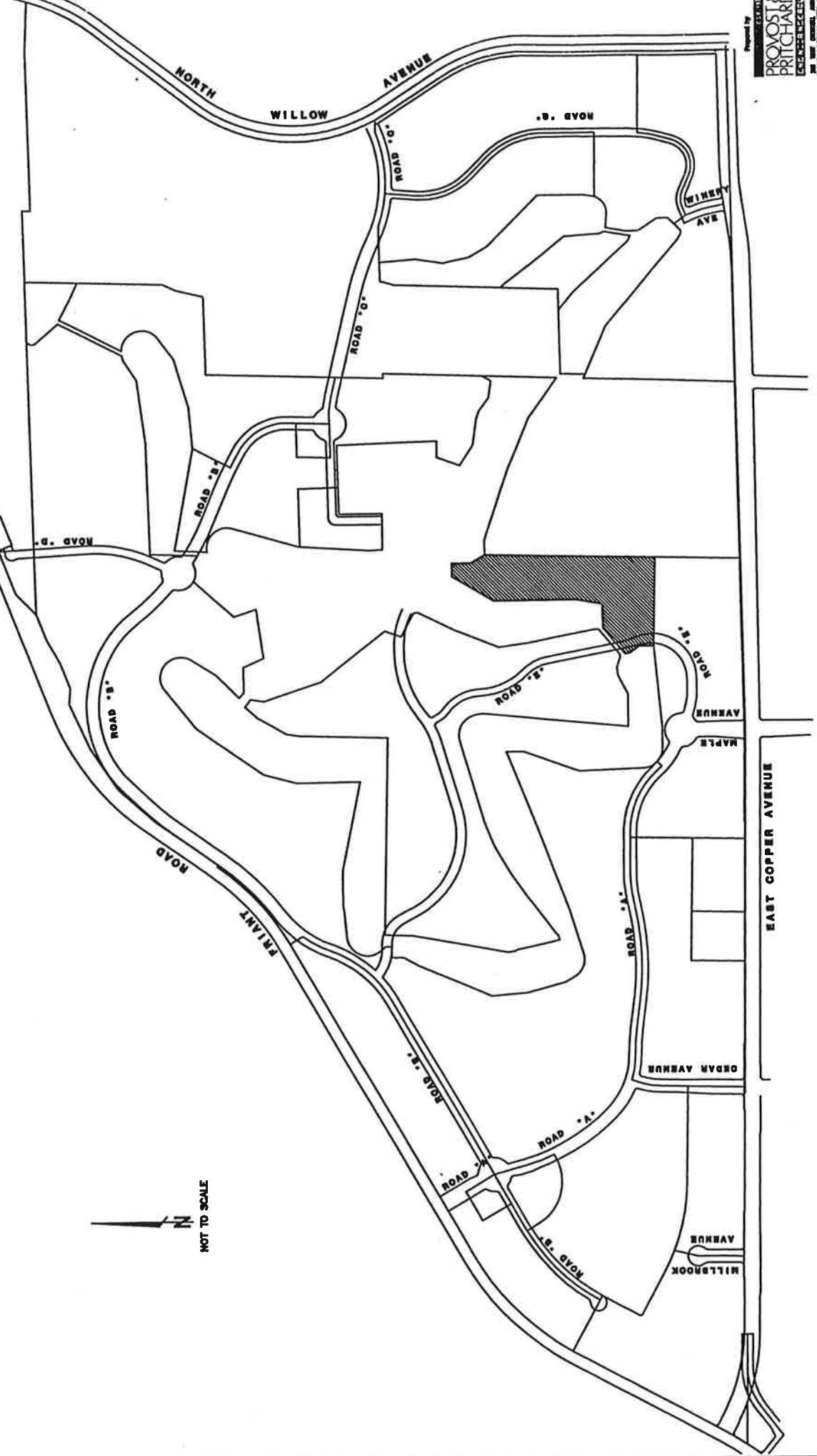
- 16) South 88° 36' 00" East, a distance of 659.30 feet to the east line of the southwest quarter of the southwest quarter of said Section 12; thence
- 17) North 01° 22' 45" East, along said east line, a distance of 668.67 feet to the Point of Beginning.

Containing 13.651 acres.

END OF DESCRIPTION



COPPER RIVER ZONE R-1/UGM/CZ



Prepared by
PROVOST & PRITCHARD
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LEGAL DESCRIPTION FOR AREA TO BE ZONED R-1/UGM/cz

That certain real property situate in Section 12, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being a portion the northwest quarter of said section, and a portion of Parcel 2 and as said parcel is shown on Parcel Map No. 7473, filed in Book 57 of Parcel Maps at Page 15, Fresno County Records, being more particularly described as follows:

Beginning at a point on the south line of said Parcel 2 distant South $88^{\circ} 32' 44''$ West, a distance of 91.57 feet from the southeast corner of said Parcel 2; thence

- 1) South $88^{\circ} 32' 44''$ West, along the south line of said parcel, a distance of 567.67 feet to point on the east line of the northwest quarter said Section 12, being the southwest corner of said Parcel 2; thence
- 2) South $01^{\circ} 52' 22''$ West, along said east line, a distance of 970.85 feet to the intersection with the centerline of Road "C" of Copper River Ranch; thence leaving said east line
- 3) North $76^{\circ} 41' 25''$ West, along said centerline, a distance of 143.26 feet to the beginning point of a tangent curve, concave to the south and having a radius of 650.00 feet; thence continuing along said centerline
- 4) northwesterly, along the arc of said tangent curve, through a central angle of $14^{\circ} 45' 15''$, an arc distance of 167.38 feet; thence
- 5) South $88^{\circ} 33' 20''$ West, continuing along said centerline, a distance of 40.39 feet to the intersection of the centerline of Road "B" of Copper River Ranch; thence leaving said centerline of said Road "C"
- 6) North $01^{\circ} 52' 20''$ East, along the centerline of said Road "B", a distance of 317.10 feet to the beginning of a tangent curve, concave to the southwest and having a radius of 400.00 feet; thence continuing along said centerline
- 7) northwesterly, along the arc of said tangent curve, through a central angle of $61^{\circ} 30' 55''$, an arc distance of 429.46 feet to a point of compound curvature with a curve concave to the southwest and having a radius of 2,500.00 feet; thence continuing along said centerline
- 8) northwesterly, along the arc of said tangent curve, through a central angle of $03^{\circ} 16' 35''$, an arc distance of 142.96 feet; thence leaving said centerline
- 9) North $27^{\circ} 04' 50''$ East, a distance of 314.62 feet to a point on the northerly boundary of Parcel C of Lot Line Adjustment 02-14, Fresno County Records; thence

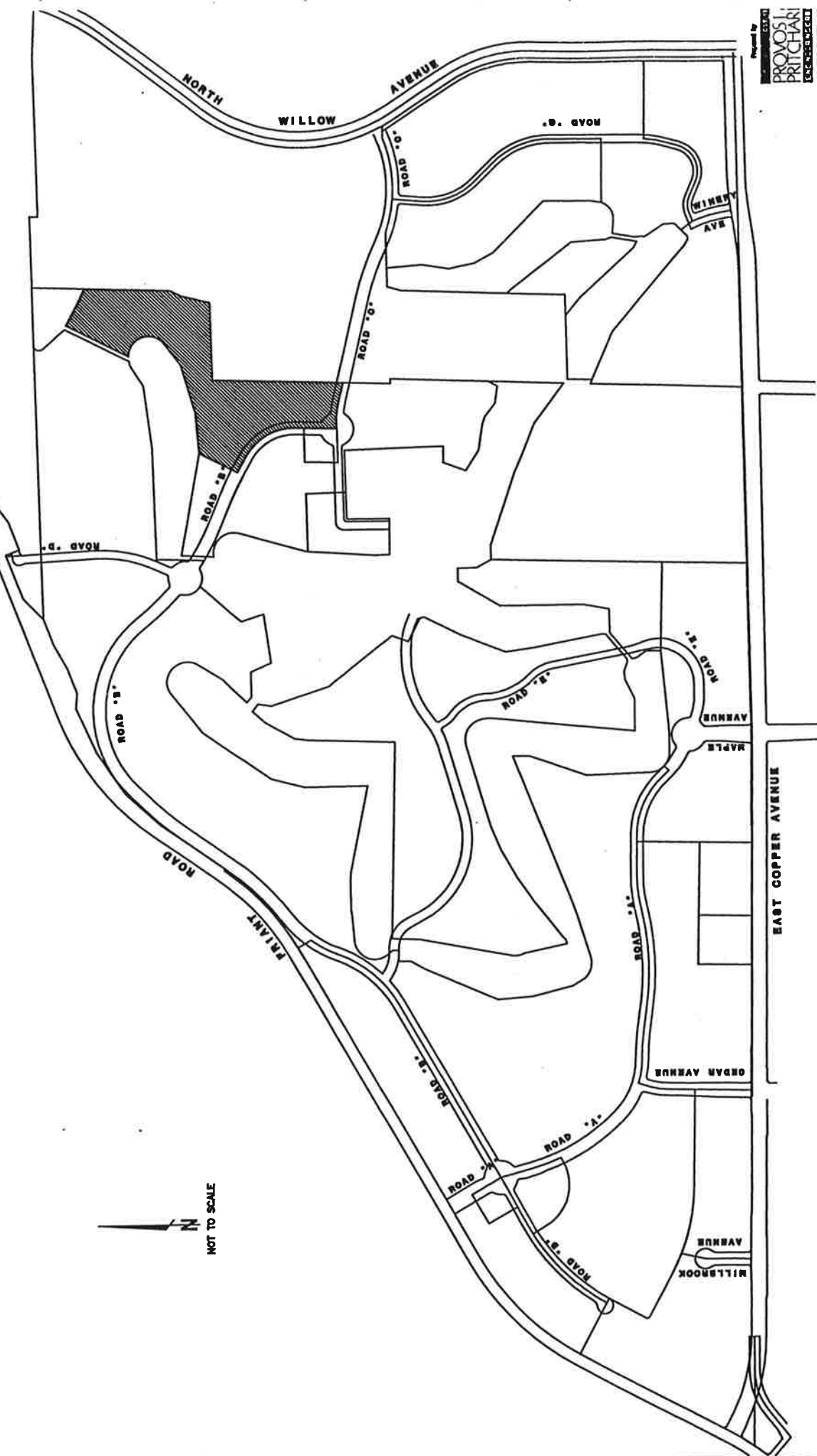
- 10) North 84° 34' 01" East, along said northerly boundary, a distance of 304.07 feet; thence continuing along said boundary following the subsequent courses and distances
- 11) North 73° 30' 32" East, a distance of 261.75 feet to a point on the west line of said Parcel 2 distant 548.31 feet from the southwest corner of said parcel; thence
- 12) North 73° 30' 32" East, a distance of 112.91 feet; thence
- 13) North 53° 30' 50" East, a distance of 215.99 feet to the beginning point of a non-tangent curve, concave to the southwest and having a radius of 150.00 feet, a radial to said point bears South 46° 07' 54" East; thence
- 14) northwesterly, along the arc of said non-tangent curve, through a central angle of 133° 08' 34", an arc distance of 348.57 feet; thence
- 15) North 26° 39' 53" East, a distance of 523.64 feet; thence
- 16) South 62° 24' 12" East, a distance of 171.45 feet; thence
- 17) South 64° 29' 30" East, a distance of 133.32 feet to a point on the east line of said Parcel 2; thence leaving said boundary
- 18) South 01° 52' 40" West, along said east line, a distance of 638.99 feet; thence leaving said line
- 19) South 24° 57' 06" West, a distance of 101.85 feet; thence
- 20) South 13° 26' 33" West, a distance of 205.12 feet; thence
- 21) South 58° 08' 51" West, a distance of 12.48 feet to the Point of Beginning.

Containing 21.765 acres.

END OF DESCRIPTION



COPPER RIVER ZONE R-1/UGM/cz



Prepared by
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LEGAL DESCRIPTION FOR AREA TO BE ZONED R-1/UGM/cz

That certain real property situate in Section 12, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being a portion of Parcel 4, Parcel 5, and Parcel 6, as said parcels are shown on Parcel Map No. 3989, filed in Book 27 of Parcel Maps at Page 96, Fresno County Records, being more particularly described as follows:

Beginning at a point on the north line of said Parcel 4 distant along said line, North $88^{\circ} 39' 16''$ East, a distance of 161.52 feet from the northwest corner of said Parcel 4, said point being also the northwest corner of Parcel B of Lot Line Adjustment 02-11, Fresno County Records; thence leaving said line

- 1) South $29^{\circ} 19' 44''$ East, along the easterly boundary of said Parcel B, a distance of 6.18 feet; thence continuing along said boundary, following the subsequent courses and distances:
- 2) South $04^{\circ} 38' 22''$ East, a distance of 261.09 feet; thence
- 3) South $08^{\circ} 49' 50''$ West, a distance of 170.89 feet; thence
- 4) South $08^{\circ} 16' 09''$ West, distance of 29.28 feet; thence
- 5) South $13^{\circ} 24' 46''$ East, a distance of 66.96 feet; thence
- 6) South $10^{\circ} 53' 38''$ East, a distance of 130.84 feet; thence
- 7) South $29^{\circ} 19' 39''$ East, a distance of 160.78 feet; thence
- 8) South $45^{\circ} 17' 40''$ East, a distance of 533.28 feet; thence
- 9) South $00^{\circ} 31' 16''$ West, a distance of 140.93 feet to the south line of said Parcel 4 being the southwest corner of Parcel A of said Lot Line Adjustment; thence continuing along said boundary following the subsequent courses and distances:
- 10) South $00^{\circ} 31' 16''$ West, a distance of 212.83 feet; thence
- 11) South $08^{\circ} 41' 48''$ West, a distance of 80.04 feet; thence leaving said boundary
- 12) South $89^{\circ} 28' 44''$ East, a distance of 476.38 feet to the centerline of Road "G" of Copper River Ranch; thence continuing along said centerline following the subsequent courses and distances:

- 13) North $00^{\circ} 31' 16''$ East, a distance of 373.82 feet to the beginning of a tangent curve, concave to the southwest and having a radius of 605.00 feet; thence
- 14) northwesterly, along the arc of said tangent curve, through a central angle of $45^{\circ} 48' 56''$, an arc distance of 483.78 feet; thence
- 15) North $45^{\circ} 17' 40''$ West, a distance of 191.19 feet to the beginning of a tangent curve, concave to the northeast and having a radius of 500.00 feet; thence
- 16) northwesterly, along the arc of said tangent curve, through a central angle of $50^{\circ} 04' 48''$, an arc distance of 437.03 feet; thence
- 17) North $04^{\circ} 47' 08''$ East, a distance of 224.39 feet to the intersection with the centerline of Road "C" of Copper River Ranch, being a point on a non-tangent curve, concave to the north and having a radius of 1000.00 feet, a radial to said point bears North $04^{\circ} 47' 08''$ East; thence leaving the centerline of said Road "G" and following said centerline of said Road "C"
- 18) northwesterly, along the arc of said non-tangent curve, through a central angle of $14^{\circ} 17' 33''$, an arc distance of 249.45 feet to a point on said north line of said Parcel 4; thence leaving said centerline
- 19) South $88^{\circ} 39' 16''$ West, along said north line, a distance of 269.75 feet to the Point of Beginning.

Containing 19.301 acres.

END OF DESCRIPTION



EX P. 3/10/2014

COPPER RIVER ZONE R-1/UGM/CZ



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LEGAL DESCRIPTION FOR AREA TO BE ZONED R-1/UGM/cz

That certain real property situate in Section 12, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being a portion of Parcel 5 and Parcel 7 as said parcels are shown on Parcel Map No. 3989, filed in Book 27 of Parcel Maps at Page 96, Fresno County Records, also being a portion of Parcel 1 said parcel is shown on Parcel Map No. 6208, filed in Book 40 of Parcel Maps at Page 6, Fresno County Records, being more particularly described as follows:

Beginning at the northeast corner of said Parcel 1; thence

- 1) South 88° 46' 19" West, along the northerly line of said Parcel 1, a distance of 156.05 feet; thence leaving said line
- 2) South 50° 20' 10" East, along the northeasterly boundary of Parcel A of Lot Line Adjustment 02-10, Fresno County Records, a distance of 172.56 feet; thence
- 3) South 42° 12' 52" East, continuing along said boundary, a distance of 27.93 feet to a point on the west line of said Parcel 7; thence leaving said line and said boundary
- 4) South 42° 12' 52" East, a distance of 518.80 feet; thence
- 5) South 62° 46' 43" East, a distance of 48.69 feet; thence
- 6) North 10° 08' 55" East, a distance of 192.38 feet; thence
- 7) North 20° 37' 17" West, a distance of 47.72 feet; thence
- 8) North 03° 34' 30" West, a distance of 258.70 feet; thence
- 9) North 37° 22' 11" West, a distance of 70.60 feet to a point on the north line of said Lot 7 distant 345.67 feet from the northwest corner of said lot; thence
- 10) North 37° 22' 11" West, a distance of 492.65 feet; thence
- 11) North 42° 40' 51" West, a distance of 47.98 feet to a point on the west line of said Parcel 5; thence
- 12) South 01° 53' 05" West, along the west line of said Parcel 5, a distance of 434.67 feet to the Point of Beginning.

Containing 5.275 acres.

END OF DESCRIPTION



COPPER RIVER ZONE R-1/UGM/CZ



NOT TO SCALE

Prepared by
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LEGAL DESCRIPTION FOR AREA TO BE ZONED R-1/UGM/cz

That certain real property situate in Section 12, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being a portion Parcel 7 as said parcel is shown on Parcel Map No. 3989, filed in Book 27 of Parcel Maps at Page 96, Fresno County Records, also being a portion of Parcel 1, Parcel 2, Parcel 3 and Parcel 4 as said parcels are shown on Parcel Map No. 6208, filed in Book 40 of Parcel Maps at Page 6, Fresno County Records, being more particularly described as follows:

Beginning at the northwest corner of said Parcel 3, as said parcel is shown on said map; thence

- 1) South $01^{\circ} 52' 12''$ West, along the westerly line of said Parcel 3, a distance of 637.18 feet to the northerly right-of-way of Copper Avenue of Copper River Ranch; thence
- 2) North $88^{\circ} 49' 47''$ West, along said northerly right-of-way, a distance of 846.13 feet to the beginning of a non-tangent curve, concave to the north and having a radius of 1629.23 feet, a radial to said point bears South $00^{\circ} 50' 41''$ East; thence continuing along said right-of-way
- 3) easterly, along the arc of said non-tangent curve, through a central angle of $07^{\circ} 57' 19''$, an arc distance of 226.21 feet; thence
- 4) North $81^{\circ} 19' 11''$ East, continuing along said right-of-way, a distance of 245.33 feet to the centerline of Winery Avenue of Copper River Ranch; thence leaving said right-of-way
- 5) North $09^{\circ} 52' 03''$ West, along said centerline, a distance of 82.60 feet to the beginning of a tangent curve, concave to the west and having a radius of 800.00 feet; thence continuing along said centerline
- 6) northerly, along the arc of said tangent curve, through a central angle of $11^{\circ} 24' 43''$, an arc distance of 159.34 feet; thence
- 7) North $21^{\circ} 16' 46''$ West, continuing along said right-of-way, a distance of 53.70 feet to the centerline intersection with Road "G" of Copper River Ranch; thence
- 8) North $36^{\circ} 18' 44''$ West, continuing along the centerline of said Winery Avenue, a distance of 106.09 feet to a point on the southerly boundary of Parcel B of Lot Line Adjustment 02-11, Fresno County Records; thence

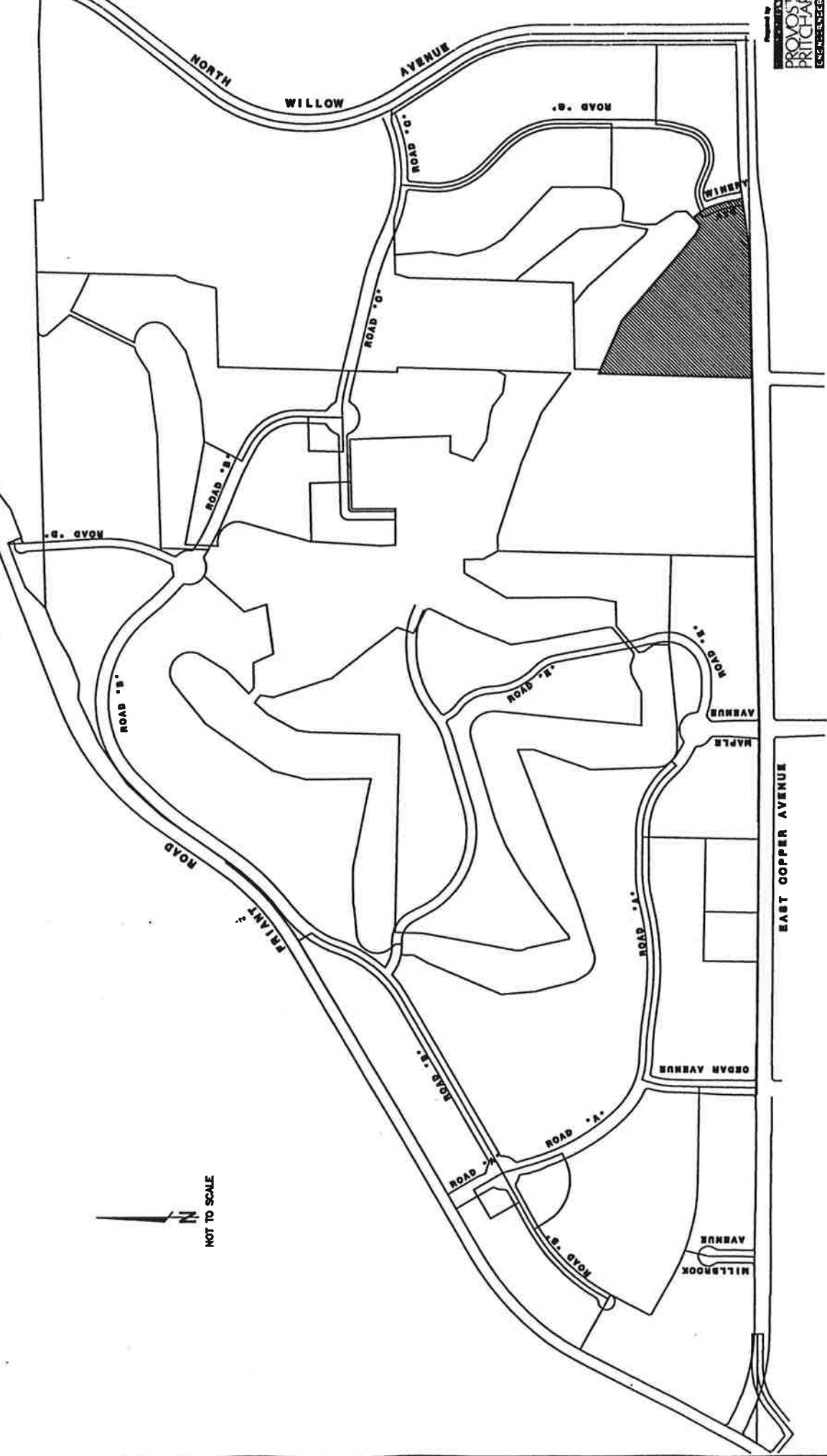
- 9) South 45° 38' 57" West, along said boundary, a distance of 66.73 feet; thence continuing along said boundary following the subsequent courses and distances
- 10) South 79° 06' 22" West, a distance of 20.40 feet; thence
- 11) North 60° 20' 07" West, a distance of 57.32 feet; thence
- 12) North 49° 41' 57" West, a distance of 489.36 feet to a point on the west line of said Parcel 7, being the southeast corner of Parcel A of Lot Line Adjustment 02-10, Fresno County Records; leaving said line
- 13) North 49° 41' 57" West, a distance of 343.64 feet; thence
- 14) North 66° 23' 08" West, a distance of 64.98 feet to the northeast corner of Parcel B of said Lot Line Adjustment 02-10; thence
- 15) North 66° 23' 08" West, a distance of 322.50 feet to a point distant 30 feet easterly of the westerly line of said Parcel 1; thence leaving said boundary
- 16) North 66° 23' 08" West, a distance of 32.52 feet to a point on the west line of said Parcel 1; thence
- 17) South 01° 52' 12" West, along the west lines of said Parcel 1 and said Parcel 2, a distance of 491.77 feet to the Point of Beginning.

Containing 21.286 acres.

END OF DESCRIPTION



COPPER RIVER ZONE R-1/JGM/CZ



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LEGAL DESCRIPTION FOR AREA TO BE ZONED R-1/EA/UGM/cz

That certain real property situate in the southwest quarter of Section 11, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being more particularly described as follows:

Commencing at the southwest corner of said Section 11; thence South 89° 25' 17" East, along the south line of the southwest quarter of said section, a distance of 90.06 feet; to the easterly right-of-way of Friant Road as described in Deed Document No. 55163 recorded in Book 5599 at Page 510 of Official Records, said point being the True Point of Beginning; thence continuing along said south line

- 1) South 89° 25' 17" East, a distance of 313.67 feet to a point on a non-tangent curve concave northeasterly and having a radius of 1488.00 feet, a radial to said point bears South 20° 29' 43" West, said curve being the southerly right-of-way line of Copper Avenue of Copper River Ranch; thence continuing along said right-of-way following the subsequent courses and distances:
- 2) Northwesterly, along the arc of said non-tangent curve, through a central angle of 02° 23' 21", an arc distance of 62.05 feet to the beginning point of a tangent curve concave to the northeast and having a radius of 1561.50 feet; thence
- 3) Northwesterly, along the arc of said tangent curve, through a central angle of 03° 00' 10", an arc distance of 81.84 feet; thence
- 4) North 71° 08' 50" West, a distance of 30.30 feet to a point on a non-tangent curve concave northeasterly and having a radius of 1565.50 feet, a radial to said point bears South 26° 59' 16" West; thence
- 5) Northwesterly, along the arc of said non-tangent curve, through a central angle of 01° 32' 34", an arc distance of 42.15 feet; thence
- 6) North 61° 28' 10" West, a distance of 37.85 feet; thence
- 7) South 74° 20' 35" West, a distance of 23.77 feet to a point on a non-tangent curve concave northwesterly and having a radius of 1886.00 feet, a radial to said point bears South 59° 35' 46" East, said curve being the said easterly right-of-way of Friant Road; thence
- 8) Southwesterly, along the arc of said non-tangent curve, through a central angle of 03° 23' 39", an arc distance of 111.73 feet to the True Point of Beginning.

Containing 0.370 acres.

END OF DESCRIPTION



COPPER RIVER ZONE R-1/EA/UGM/CZ



NOT TO SCALE

Prepared by
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LEGAL DESCRIPTION FOR AREA TO BE ZONED R-2/UGM/cz

That certain real property situate in Section 12, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being a portion of Parcel 4, Parcel 5, Parcel 6 and Parcel 7, and a portion of the Southern Pacific Railroad right-of-way, as said parcels and said right-of way are shown on Parcel Map No. 3989, filed in Book 27 of Parcel Maps at Page 96, Fresno County Records, being more particularly described as follows:

Beginning at a point on the north line of said Parcel 4 distant along said line, South $88^{\circ} 39' 16''$ East, a distance of 1129.18 feet from the northwest corner of said Parcel 4, said point being also on the north line of Parcel A of Lot Line Adjustment 02-11, Fresno County Records; thence

- 1) North $88^{\circ} 39' 16''$ East, along said north line, a distance of 52.68 feet to the westerly right-of-way of Willow Avenue of Copper River Ranch; thence
- 2) South $33^{\circ} 25' 42''$ East, along said right-of-way, a distance of 601.58 feet to the beginning of a non-tangent curve, concave to the southwest and having a radius of 1117.00 feet, a radial to said point bears North $56^{\circ} 33' 38''$ East; thence continuing along said right-of-way
- 3) southeasterly, along the arc of said non-tangent curve, through a central angle of $33^{\circ} 31' 07''$, an arc distance of 653.46 feet; thence
- 4) South $00^{\circ} 04' 45''$ West, continuing along said right-of-way, a distance of 840.57 feet; thence leaving said right-of-way
- 5) North $89^{\circ} 28' 44''$ West, a distance of 586.32 feet to the centerline of Road "G" of Copper River Ranch, being a point on a non-tangent curve, concave to the west and having a radius of 800.00 feet, a radial to said point bears South $86^{\circ} 41' 27''$ East; thence continuing along said centerline following the subsequent courses and distances:
- 6) southerly, along the arc of said non-tangent curve, through a central angle of $12^{\circ} 53' 12''$, an arc distance of 179.93 feet; thence
- 7) South $16^{\circ} 11' 45''$ West, a distance of 75.83 feet to the beginning of a tangent curve, concave to the northwest and having a radius of 200.00 feet; thence
- 8) southwesterly, along the arc of said tangent curve, through a central angle of $96^{\circ} 27' 37''$, an arc distance of 336.71 feet; thence

- 9) North $67^{\circ} 20' 38''$ West, a distance of 129.44 feet to the beginning of a tangent curve, concave to the south and having a radius of 150.00 feet; thence
- 10) southwesterly, along the arc of said tangent curve, through a central angle of $43^{\circ} 56' 08''$, an arc distance of 115.02 feet; thence
- 11) South $68^{\circ} 43' 14''$ West, a distance of 71.02 feet to the centerline of Winery Avenue of Copper River Ranch; thence leaving the centerline of said Road "G"
- 12) North $36^{\circ} 18' 44''$ West, along the centerline of said Winery Avenue, a distance of 106.09 feet to a point on the southerly boundary of Parcel B of said Lot Line Adjustment 02-11; thence leaving said centerline
- 13) North $45^{\circ} 38' 57''$ East, along said boundary, a distance of 66.73 feet; thence continuing along said boundary following the subsequent courses and distances:
- 14) North $02^{\circ} 14' 50''$ West, a distance of 80.09 feet; thence
- 15) North $28^{\circ} 38' 19''$ West, a distance of 20.60 feet; thence
- 16) North $33^{\circ} 55' 06''$ West, a distance of 145.44 feet; thence
- 17) North $02^{\circ} 17' 21''$ West, a distance of 85.83 feet; thence
- 18) North $10^{\circ} 08' 55''$ East, a distance of 161.56 feet; thence
- 19) South $84^{\circ} 44' 29''$ East, a distance of 100.33 feet to the beginning of a non-tangent curve, concave to the northwest and having a radius of 130.45 feet, a radial to said point bears South $02^{\circ} 31' 08''$ West; thence
- 20) northeasterly, along the arc of said non-tangent curve, through a central angle of $75^{\circ} 19' 14''$, an arc distance of 171.49 feet; thence leaving said boundary
- 21) South $89^{\circ} 28' 44''$ East, a distance of 476.38 feet to the centerline of said Road "G" of Copper River Ranch; thence continuing along said centerline following the subsequent courses and distances:
- 22) North $00^{\circ} 31' 16''$ East, a distance of 373.82 feet to the beginning of a tangent curve, concave to the southwest and having a radius of 605.00 feet; thence

- 23) northwesterly, along the arc of said tangent curve, through a central angle of $45^{\circ} 48' 56''$, an arc distance of 483.78 feet; thence
- 24) North $45^{\circ} 17' 40''$ West, a distance of 191.19 feet to the beginning of a tangent curve, concave to the northeast and having a radius of 500.00 feet; thence
- 25) northwesterly, along the arc of said tangent curve, through a central angle of $50^{\circ} 04' 48''$, an arc distance of 437.03 feet; thence
- 26) North $04^{\circ} 47' 08''$ East, a distance of 224.39 feet to the intersection with the centerline of Road "C" of Copper River Ranch, being a point on a non-tangent curve, concave to the north and having a radius of 1000.00 feet, a radial to said point bears South $04^{\circ} 47' 08''$ West; thence leaving the centerline of said Road "G" and following said centerline of said Road "C"
- 27) northeasterly, along the arc of said non-tangent curve, through a central angle of $26^{\circ} 33' 17''$, an arc distance of 463.47 feet to the Point of Beginning.

Containing 38.885 acres.

END OF DESCRIPTION



EXP. SIDECOL

COPPER RIVER ZONE R-2/UGM/CZ



NOT TO SCALE

Prepared by
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PRITCHA
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LEGAL DESCRIPTION FOR AREA TO BE ZONED R-2/UGM/cz

That certain real property situate in Section 11, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being more particularly described as follows:

Beginning at the intersection of the northerly right-of-way of Copper Avenue with the east line of the southwest quarter of said Section 11, said point being located along said line North 01° 18' 14" East, a distance of 27.00 feet from the south quarter corner of said section; thence

- 1) North 89° 25' 17" West, along said right-of-way, a distance of 107.00 feet; thence continuing along said right-of-way following the subsequent courses and distances:
- 2) South 82° 59' 02" West, a distance of 30.27 feet; thence
- 3) North 89° 25' 17" West, a distance of 720.97 feet; thence
- 4) North 81° 49' 37" West, a distance of 30.27 feet; thence
- 5) North 89° 25' 17" West, a distance of 317.15 feet to the centerline of Millbrook Avenue of Copper River Ranch; thence leaving said right-of-way
- 6) North 01° 17' 08" East, along said centerline, a distance of 110.62 feet; thence
- 7) North 00° 37' 21" East, continuing along said centerline, a distance of 232.64 feet; thence leaving said centerline
- 8) North 12° 58' 26" East, a distance of 180.13 feet to a point on a non-tangent curve, concave to the north and having a radius of 1464.00 feet, a radial to said point bears South 20° 59' 06" West; thence
- 9) easterly, along the arc of said non-tangent curve, through a central angle of 19° 52' 08", an arc distance of 507.68 feet; thence
- 10) South 88° 53' 02" East, a distance of 720.54 feet to the centerline of Cedar Avenue of Copper River Ranch; thence
- 11) South 01° 18' 14" West, along said centerline, a distance of 420.65 feet to said northerly right-of-way of Copper Avenue; thence leaving said centerline

12) North 89° 25' 17" West, along said right-of-way, a distance of 47.00 feet to the Point of Beginning.

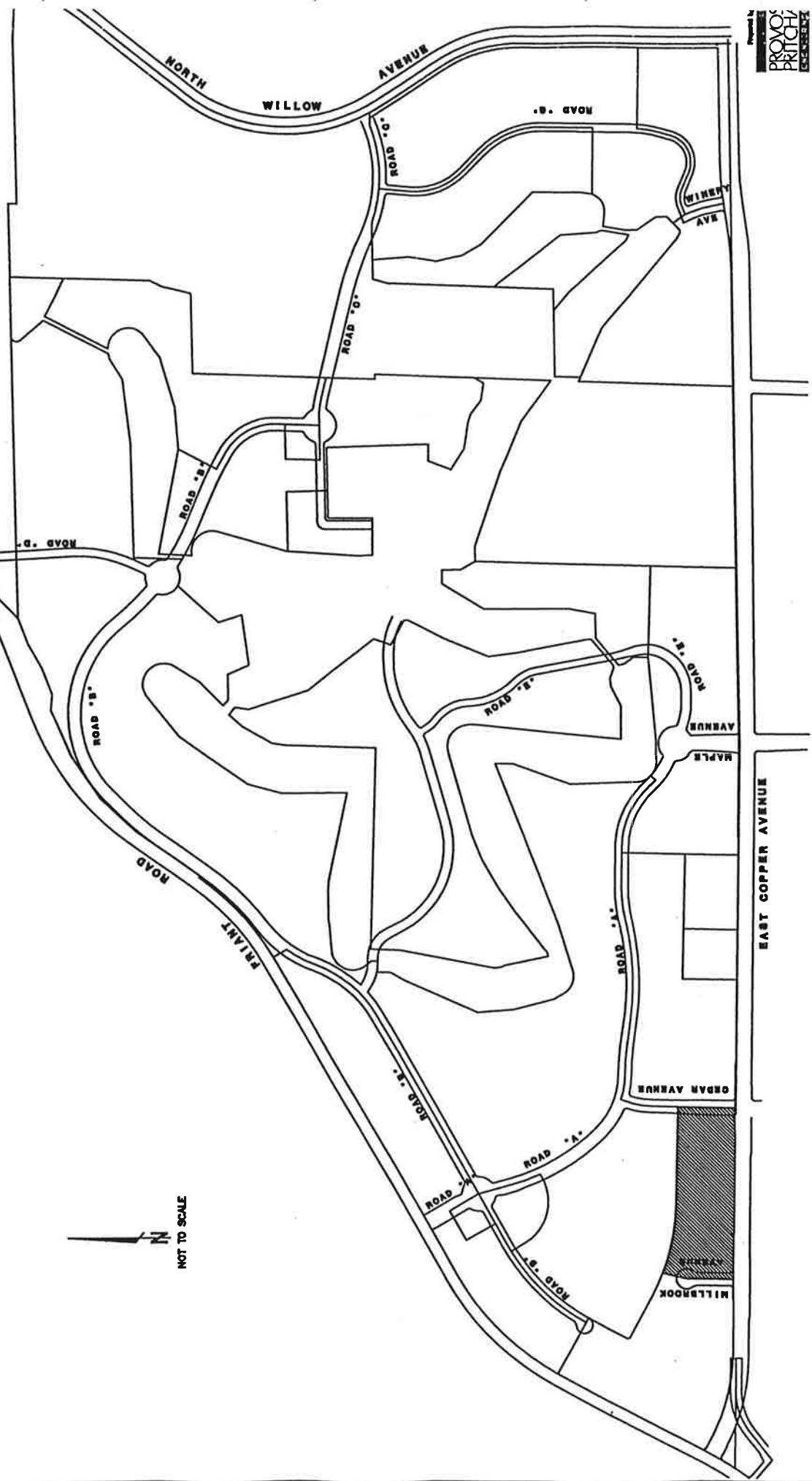
Containing 12.669 acres.

END OF DESCRIPTION



EA P. 310ECO4

COPPER RIVER ZONE R-2/UGM/CZ



Project #
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LEGAL DESCRIPTION FOR AREA TO BE ZONED R-2/EA/UGM/cz

That certain real property situate in Section 11, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being more particularly described as follows:

Beginning at the intersection of the southerly right-of-way of Friant Road with the east line of the northwest quarter of said Section 11, said point being located along said line North $01^{\circ} 18' 14''$ East, a distance of 131.87 feet from the center quarter corner of said section; thence

- 1) North $59^{\circ} 57' 23''$ East, along said right-of-way, a distance of 1248.65 feet; thence leaving said right-of-way
- 2) South $30^{\circ} 02' 33''$ East, a distance of 110.38 feet to the centerline of Road "B" of Copper River Ranch, being a point on a non-tangent curve, concave to the southeast and having a radius of 825.00 feet, a radial to said point bears North $53^{\circ} 57' 56''$ West; thence following said centerline the subsequent courses and distances:
 - 3) southwesterly, along the arc of said non-tangent curve, through a central angle of $16^{\circ} 38' 04''$, an arc distance of 239.52 feet to a point of reverse curvature with a curve concave to the northwest and having a radius of 825.00 feet; thence
 - 4) southwesterly, along the arc of said reverse curve, through a central angle of $40^{\circ} 33' 27''$, an arc distance of 583.99 feet; thence
 - 5) South $59^{\circ} 57' 27''$ West, a distance of 1507.37 feet to the centerline intersection with Road "A" of Copper River Ranch; thence leaving the centerline of said Road "B"
 - 6) North $30^{\circ} 02' 33''$ West, along the centerline of said Road "A", a distance of 250.00 feet; thence leaving said centerline
 - 7) South $59^{\circ} 57' 27''$ West, a distance of 246.43 feet; thence
 - 8) South $29^{\circ} 13' 07''$ East, a distance of 246.43 feet to the centerline of said Road "A"; thence
 - 9) South $60^{\circ} 46' 53''$ West, along said centerline, a distance of 156.51 feet to the beginning of a tangent curve, concave to the southeast and having a radius of 1484.00 feet; thence continuing along said centerline
 - 10) southwesterly, along the arc of said tangent curve, through a central angle of $32^{\circ} 16' 39''$, an arc distance of 836.01 feet; thence leaving said centerline

- 11) North 61° 29' 06" West, a distance of 429.92 feet to said southerly right-of-way of Friant Road being a point on a non-tangent curve, concave to the southeast and having a radius of 1914.00 feet, a radial to said point bears North 61° 29' 25" West; thence along said right-of-way
- 12) northeasterly, along the arc of said non-tangent curve, through a central angle of 31° 26' 57", an arc distance of 1050.58 feet; thence
- 13) North 59° 57' 23" East, continuing along said right-of-way, a distance of 1424.84 feet to the Point of Beginning.

Containing 32.497 acres.

END OF DESCRIPTION



COPPER RIVER ZONE R-2/EA/UGM/cz

NOT TO SCALE



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EAST COPPER AVENUE

NORTH WILLOW AVENUE

OSCAR AVENUE

MILLBROOK AVENUE

HAPLE AVENUE

ROAD 'E'

ROAD 'B'

ROAD 'S'

ROAD 'D'

ROAD 'B'

ROAD 'C'

ROAD 'O'

ROAD 'O'

SAV AVENUE

LEGAL DESCRIPTION FOR PARCEL TO BE ZONED R-2/UGM/cz

That certain real property situate in Section 12, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being more particularly described as follows:

Beginning at the center quarter corner of said Section 12, said point being also on the north line of Parcel 2 as shown on Parcel Map 6349, filed in Book 42 of Parcel Maps at Page 50, Fresno County Records; thence

- 1) North 88° 39' 16" East, along said north line, a distance of 34.91 feet to the northeast corner of said Parcel 2; thence
- 2) South 01° 53' 09" West, along the east line of said Parcel 2 and the east line of Parcel 3 as said parcel is shown on said map, a distance of 732.17 feet to a point on the northerly boundary of Parcel B of Lot Line Adjustment 02-13, Fresno County Records; thence leaving said line and following said boundary the subsequent courses and distances
- 3) South 27° 45' 02" West, a distance of 76.02 feet; thence
- 4) North 82° 17' 14" West, a distance of 131.73 feet; thence
- 5) North 51° 48' 10" West, a distance of 122.90 feet; thence
- 6) North 72° 21' 05" West, a distance of 59.04 feet; thence
- 7) North 81° 25' 27" West, a distance of 184.83 feet; thence
- 8) North 73° 04' 03" West, a distance of 13.65 feet; thence
- 9) North 56° 55' 45" West, a distance of 177.61 feet; thence
- 10) North 19° 52' 01" East, a distance of 181.83 feet; thence
- 11) South 89° 14' 36" East, a distance of 121.39 feet; thence
- 12) North 01° 51' 02" West, a distance of 377.82 feet to a point on the north line of Parcel 2 of Parcel Map No. 6349, Fresno County Records, being also a corner on the boundary line of Parcel B of Lot Line Adjustment 02-14, Fresno County Records; thence along said boundary line following the subsequent courses and distances:
- 13) North 01° 51' 02" West, a distance of 359.10 feet; thence

- 14) South $88^{\circ} 33' 20''$ West, a distance of 312.58 feet; thence leaving said boundary
- 15) North $01^{\circ} 26' 40''$ West, a distance of 300.00 feet; thence
- 16) South $88^{\circ} 33' 20''$ West, a distance of 429.63 feet to said boundary of said Parcel B; thence following said boundary the subsequent courses and distances
- 17) North $03^{\circ} 45' 53''$ East, a distance of 12.63 feet; thence
- 18) North $15^{\circ} 59' 04''$ East, a distance of 501.24 feet to the beginning point of a non-tangent curve, concave to the southwest and having a radius of 150.00 feet, a radial to said point bears South $69^{\circ} 01' 29''$ East; thence
- 19) northwesterly, along the arc of said non-tangent curve, through a central angle of $121^{\circ} 57' 32''$, an arc distance of 319.29 feet; thence
- 20) North $03^{\circ} 04' 50''$ East, a distance of 240.46 feet; thence
- 21) South $79^{\circ} 36' 10''$ East, a distance of 768.63 feet; thence
- 22) South $27^{\circ} 04' 50''$ West, a distance of 314.62 feet to the centerline of Road "B" of Copper River Ranch, being a point on a non-tangent curve, concave to the southwest and having a radius of 2500.00 feet, a radial to said point bears North $27^{\circ} 04' 50''$ East; thence following said centerline the subsequent courses and distances:
- 23) southeasterly, along the arc of said non-tangent curve, through a central angle of $03^{\circ} 16' 35''$, an arc distance of 142.96 feet to a point of compound curvature with a curve concave to the southwest and having a radius of 400.00 feet; thence
- 24) southeasterly, along the arc of said compound curve, through a central angle of $61^{\circ} 30' 55''$, an arc distance of 429.46 feet; thence
- 25) South $01^{\circ} 52' 20''$ West, a distance of 66.68 feet; thence leaving said centerline
- 26) South $88^{\circ} 33' 20''$ West, a distance of 250.42 feet; thence
- 27) South $01^{\circ} 52' 20''$ West, a distance of 250.42 feet to the centerline of Road "C" of Copper River Ranch; thence

- 28) North $88^{\circ} 33' 20''$ East, along said centerline, a distance of 250.42 feet to the centerline of said Road "B"; thence
- 29) North $88^{\circ} 33' 20''$ East, continuing along the centerline of said Road "C", a distance of 40.39 feet to the centerline intersection with said Road "B", being the beginning of a tangent curve, concave to the south and having a radius of 650.00 feet; thence continuing along the centerline of said Road "C"
- 30) easterly, along the arc of said tangent curve, through a central angle of $14^{\circ} 45' 15''$, an arc distance of 167.38 feet; thence
- 31) South $76^{\circ} 41' 25''$ East, continuing along said centerline, a distance of 143.26 feet to the east line of the northwest quarter of said Section 12; thence
- 32) South $01^{\circ} 52' 22''$ West, along said east line, a distance of 352.56 feet to the Point of Beginning.

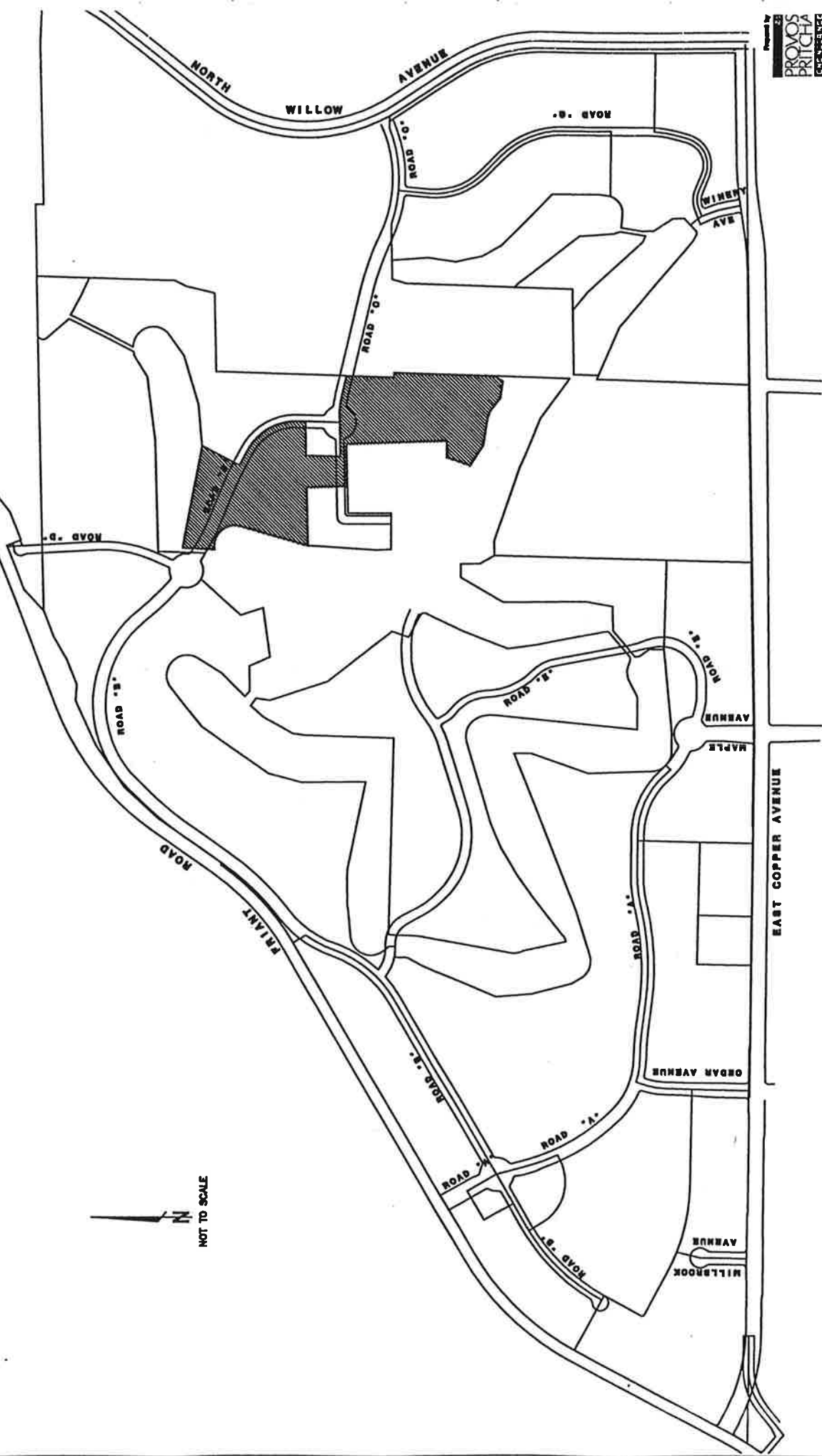
Containing 29.251 acres.

END OF DESCRIPTION



EXP. 8/10/04

COPPER RIVER ZONE R-2/UGM/CZ



NOT TO SCALE

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LEGAL DESCRIPTION FOR AREA TO BE ZONED R-3/EA/UGM/cz

That certain real property situate in the southwest quarter of Section 11, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being more particularly described as follows:

Commencing at the southwest corner of said Section 11; thence South $89^{\circ} 25' 17''$ East, along the south line of the southwest quarter of said section, a distance of 1491.47 feet; thence leaving said line, North $00^{\circ} 34' 43''$ East, a distance of 27.00 feet to the intersection of the northerly right-of-way of Copper Avenue with the centerline of Millbrook Avenue of Copper River Ranch, said point being the True Point of Beginning; thence

- 1) North $89^{\circ} 25' 17''$ West, along said right-of-way, a distance of 146.73 feet; thence continuing along said right-of-way following the subsequent courses and distances:
- 2) South $82^{\circ} 59' 02''$ West, a distance of 30.27 feet; thence
- 3) North $89^{\circ} 25' 17''$ West, a distance of 376.21 feet to the beginning of a tangent curve, concave to the north having a radius of 1252.00 feet; thence
- 4) westerly, along the arc of said tangent curve, through a central angle of $14^{\circ} 45' 17''$, an arc distance of 322.41 feet to the beginning of a non-tangent curve, concave to the northeast and having a radius of 1438.50 feet, a radial to said point bears South $13^{\circ} 23' 07''$ West; thence
- 5) northwesterly, along the arc of said non-tangent curve, through a central angle of $06^{\circ} 31' 07''$, an arc distance of 163.66 feet; thence
- 6) North $61^{\circ} 53' 38''$ West, a distance of 30.22 feet to the beginning of a non-tangent curve, concave to the northeast and having a radius of 1434.50 feet, a radial to said point bears South $21^{\circ} 05' 56''$ West; thence
- 7) northwesterly, northwesterly, along the arc of said non-tangent curve, through a central angle of $07^{\circ} 25' 54''$, an arc distance of 186.06 feet; thence
- 8) North $61^{\circ} 28' 10''$ West, a distance of 37.33 feet; thence
- 9) North $16^{\circ} 28' 38''$ West, a distance of 23.48 feet to the southerly right-of-way of Friant Road; thence leaving said northerly right-of-way
- 10) North $28^{\circ} 30' 54''$ East, along said southerly right-of-way of Friant Road, a distance of 1201.25 feet; thence leaving said right-of-way

- 11) South 61° 29' 06" East a distance of 430.00 feet to the centerline of Road "B" of Copper River Ranch; thence leaving said centerline
- 12) South 61° 29' 06" East, a distance of 36.00 feet; thence
- 13) South 28° 30' 54" West, a distance of 319.61 feet; thence
- 14) South 16° 29' 06" East, a distance of 16.97 feet; thence
- 15) South 61° 29' 06" East, a distance of 339.90 feet to the beginning of a tangent curve, concave to the northeast and having a radius of 1464.00 feet; thence
- 16) southeasterly, along the arc of said tangent curve, through a central angle of 07° 31' 48", an arc distance of 192.40 feet; thence
- 17) South 12° 58' 26" West, a distance of 180.13 feet to said centerline of Millbrook Avenue; thence
- 18) South 00° 37' 21" West, along said centerline, a distance of 232.64 feet; thence
- 19) South 01° 17' 08" West, continuing along said centerline, a distance of 110.62 feet to the Point of Beginning.

Containing 23.098 acres.

END OF DESCRIPTION



COPPER RIVER ZONE R-3/EA/UGM/CZ



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