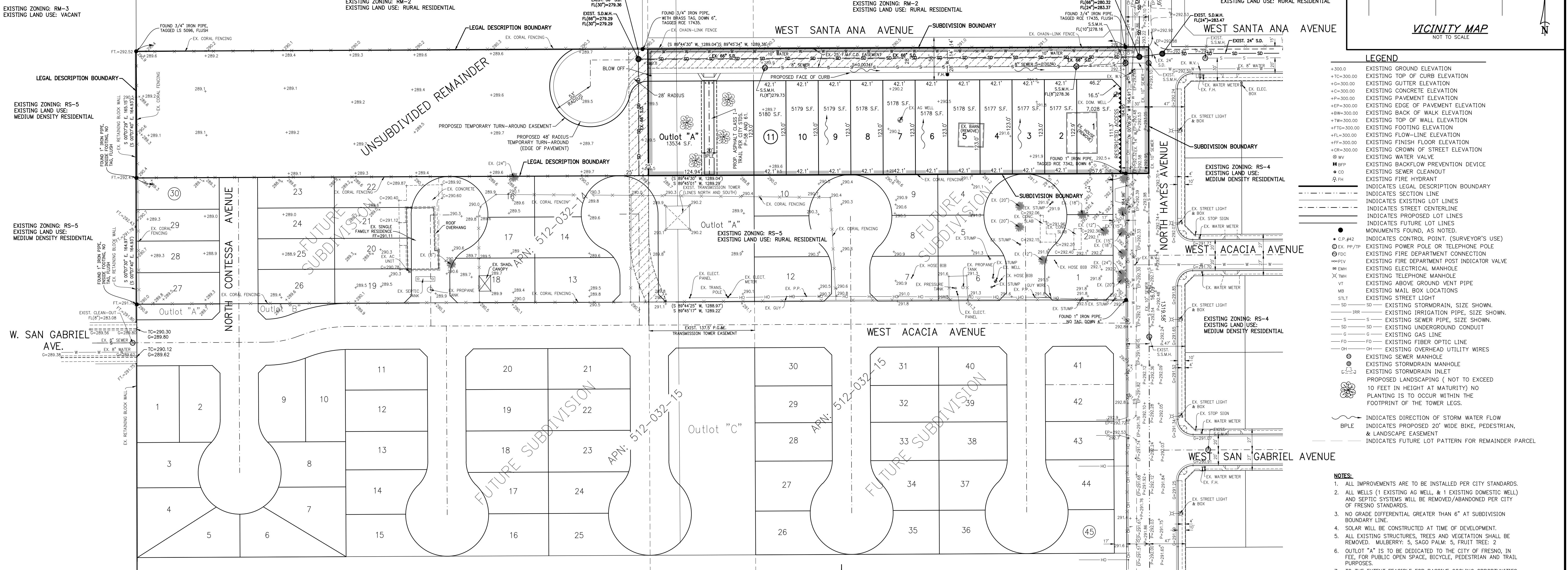


Exhibit A

APPL. NO. P23-01987 EXHIBIT A DATE 10/02/2025
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT



LEGAL DESCRIPTION:

THE NORTH HALF OF THE FOLLOWING DESCRIBED LAND:
 THE NORTH HALF OF THE NORTH HALF OF SOUTHEAST QUARTER OF
 NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 19
 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL
 PLAT THEREOF.

APN: 512-032-13

DEED REFERENCE: 2021-0077120, 05/10/2021.

OWNER/SUBDIVIDER:

G & B ESTATES, LLC
 2541 WEST LAKE VAN NESS CIRCLE
 FRESNO, CA 93711

PREPARED BY:

R. W. GREENWOOD ASSOCIATES, INC.
 2558 EAST OLIVE AVENUE
 P.O. BOX 6407, FRESNO, CALIFORNIA 93703
 FRESNO, CALIFORNIA 93701
 Ph. (559) 268-7831

SITE ADDRESS:

4705 NORTH HAYES AVENUE
 FRESNO, CALIFORNIA 93723

SITE ACREAGE:

5.00+ ACRES (GROSS)
 0.84+ ACRES (STREET AREA)
 0.31+ ACRES (OUTLOT 'A')
 2.33+ ACRES (REMAINDER)
 1.32+ ACRES (NET)

EXISTING ZONING:

RESIDENTIAL SINGLE-FAMILY RS-5
 MINIMUM LOT SIZE = 4,000 S.F.
 MAXIMUM LOT SIZE = 6,500 S.F.

PROPOSED ZONING:

RESIDENTIAL SINGLE-FAMILY RS-5
 MINIMUM LOT SIZE = 4,000 S.F.
 MAXIMUM LOT SIZE = 6,500 S.F.

EXISTING LAND USE:

EXISTING SINGLE FAMILY RESIDENCE

FRESNO GENERAL PLAN:

MEDIUM DENSITY RESIDENTIAL

SOURCE OF WATER:

CITY OF FRESNO

SOURCE OF SEWERAGE/SEWAGE DISPOSAL:

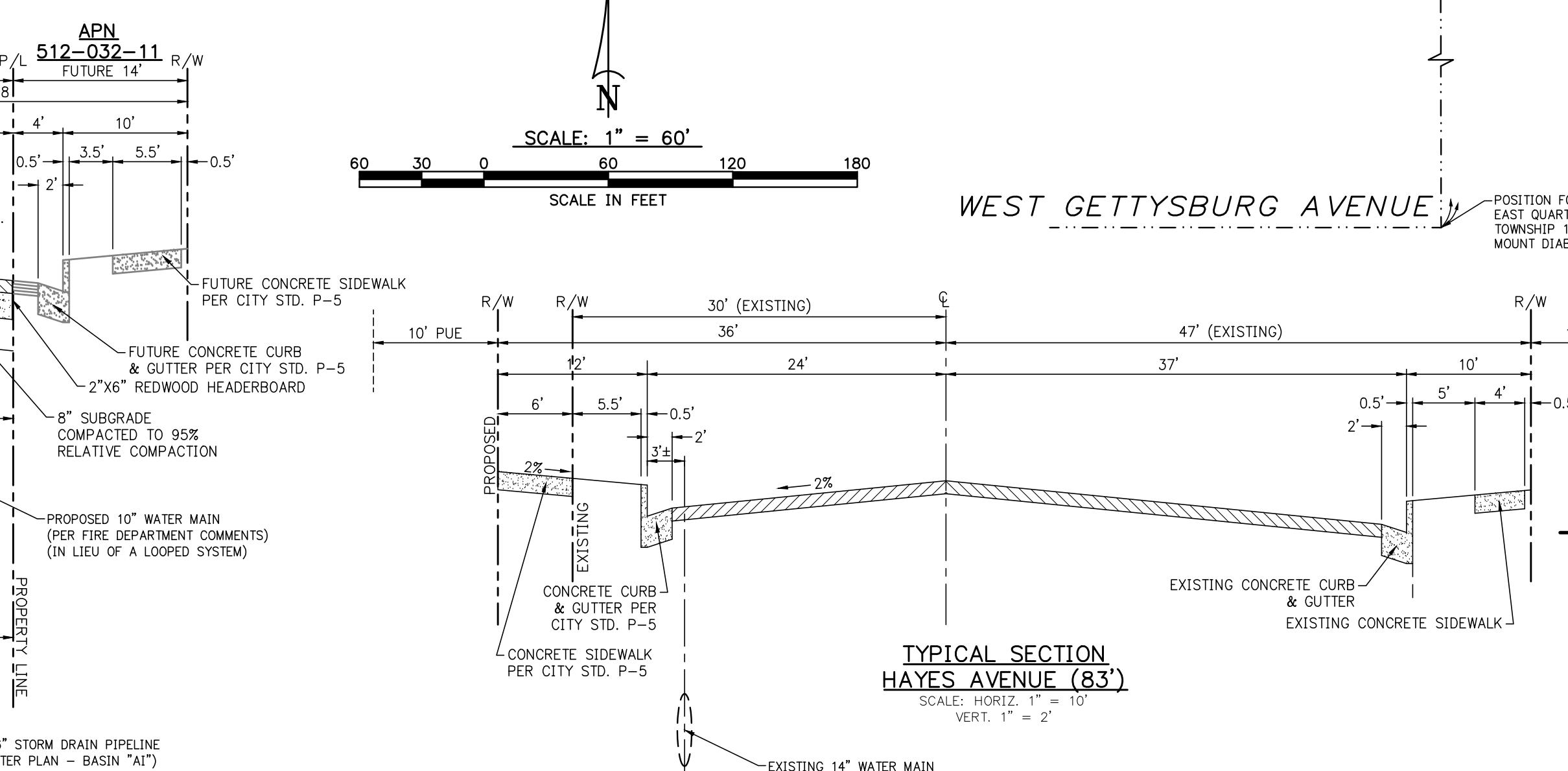
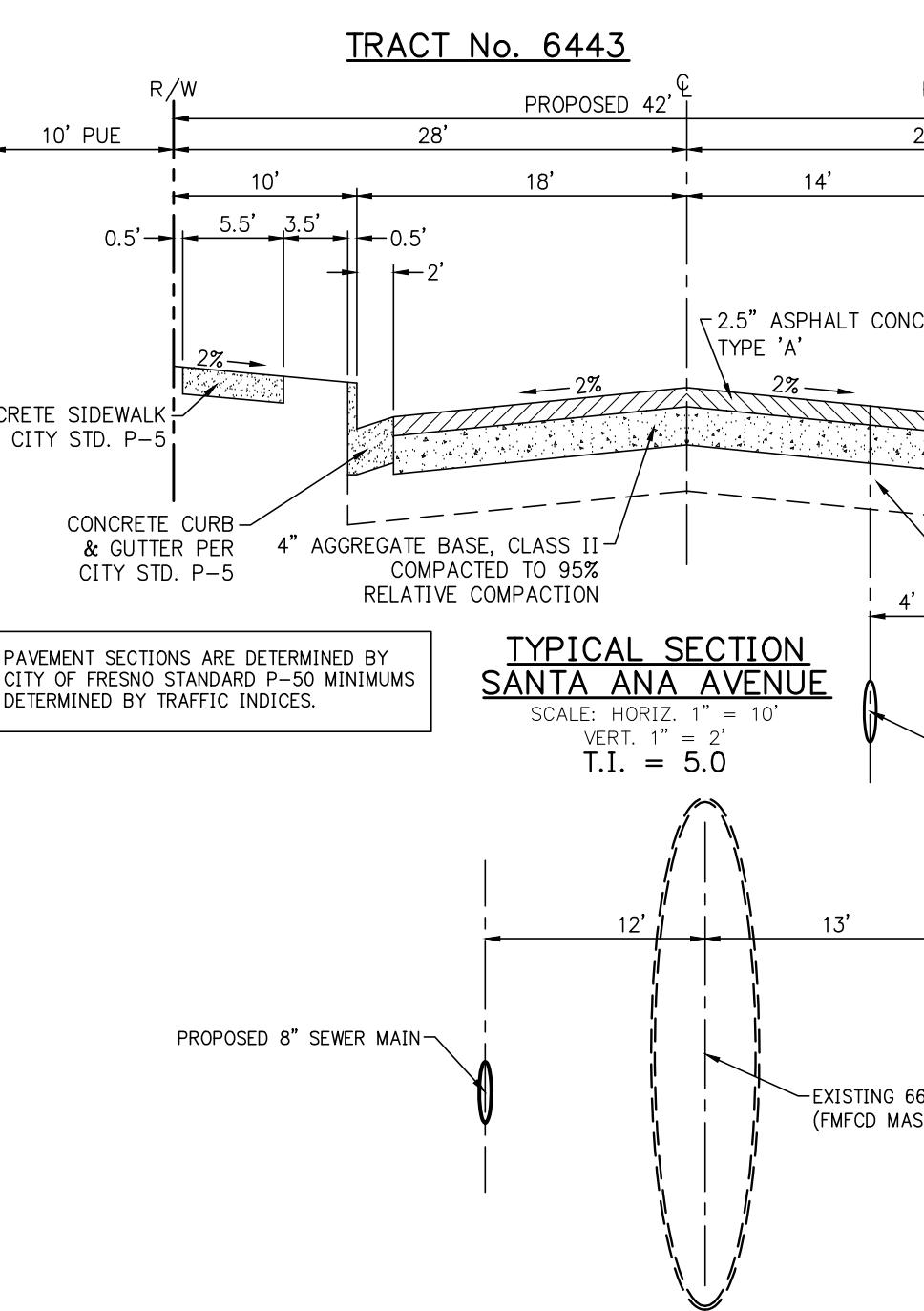
CITY OF FRESNO

SOURCE OF MAP DATA:

THE MAP DATA IS BASED ON A FIELD SURVEY PERFORMED
 AUGUST 17, 2021 OF THE NORTHEAST QUARTER OF
 SECTION 16, TOWNSHIP 13 SOUTH, RANGE 19 EAST,
 MOUNT DIABLO BASE & MERIDIAN, ACCORDING TO THE
 OFFICIAL PLAT THEREOF.

BASIS OF BEARING:

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION
 16, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO
 BASE & MERIDIAN WAS TAKEN TO BEAR NORTH 00°06'26"
 WEST AS SHOWN ON PARCEL MAP No. 2691, RECORDED IN
 BOOK 20 OF PARCEL MAPS AT PAGE 65, FRESNO COUNTY
 RECORDS.



VESTING TENTATIVE SUBDIVISION MAP No. 6443

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

PREPARED FOR

G & B ESTATES, LLC

REV. 09/30/2025 P.W.
 REV. 07/09/2025 P.W.
 REV. 04/04/2025 M.G.
 REV. 01/10/2025 P.W.
 REV. 10/28/2024 P.W.
 REV. 09/19/2024 P.W.
 REV. 07/10/2024 P.W.
 REV. 03/29/2023 M.G.
 REV. 03/29/2023 P.W.
 REV. 08/05/2023 M.G.
 REV. 12/08/2021 M.G.
 REV. 09/30/2020 P.W.
 REV. 07/09/2020 P.W.
 REV. 04/04/2020 M.G.
 REV. 01/10/2020 P.W.
 REV. 10/28/2019 P.W.
 REV. 09/19/2019 P.W.
 REV. 07/10/2019 P.W.
 REV. 03/29/2018 M.G.
 REV. 03/29/2018 P.W.
 REV. 12/08/2017 M.G.
 REV. 09/30/2017 P.W.
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