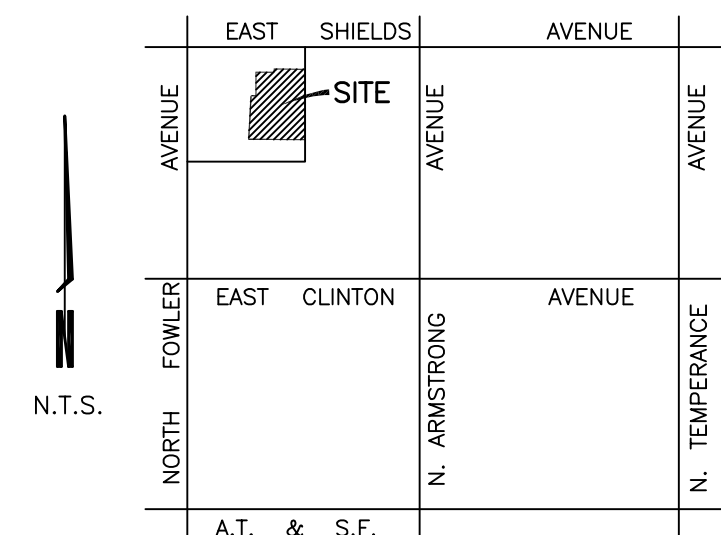


Exhibit A

TENTATIVE SUBDIVISION MAP
TRACT No. 6366
2920 NORTH FOWLER AVENUE
A VESTING MAP
A PHASED MAP
A PLANNED UNIT DEVELOPMENT
APN 574-120-30
GROSS AREA = 8.46 ACRES
NET AREA = 7.94 ACRES

VICINITY MAP:



LEGAL DESCRIPTION:

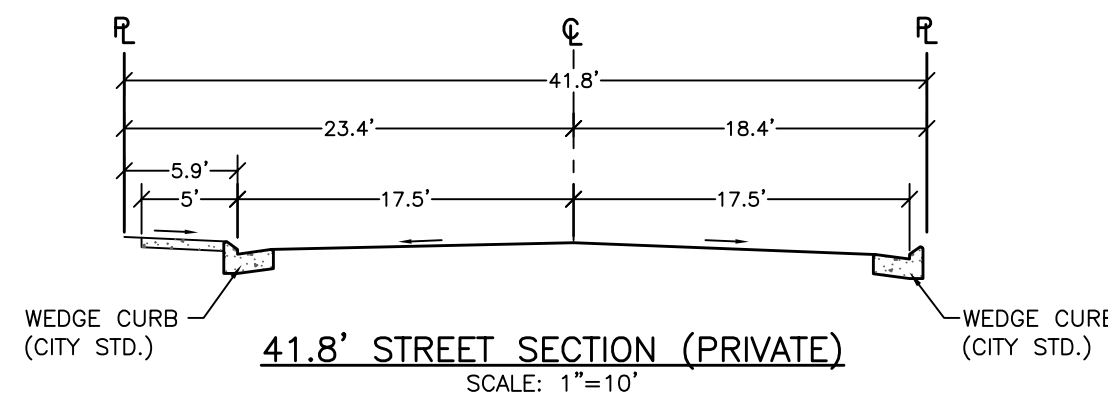
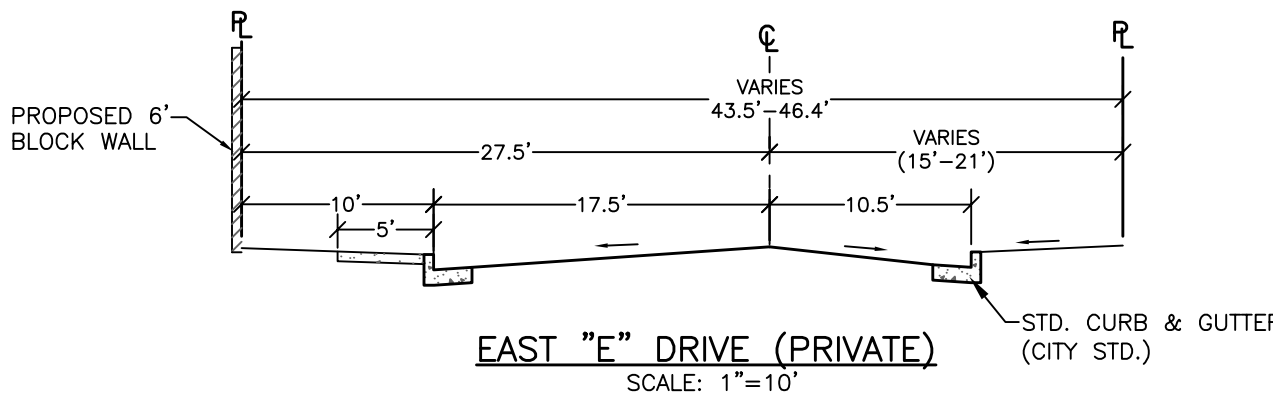
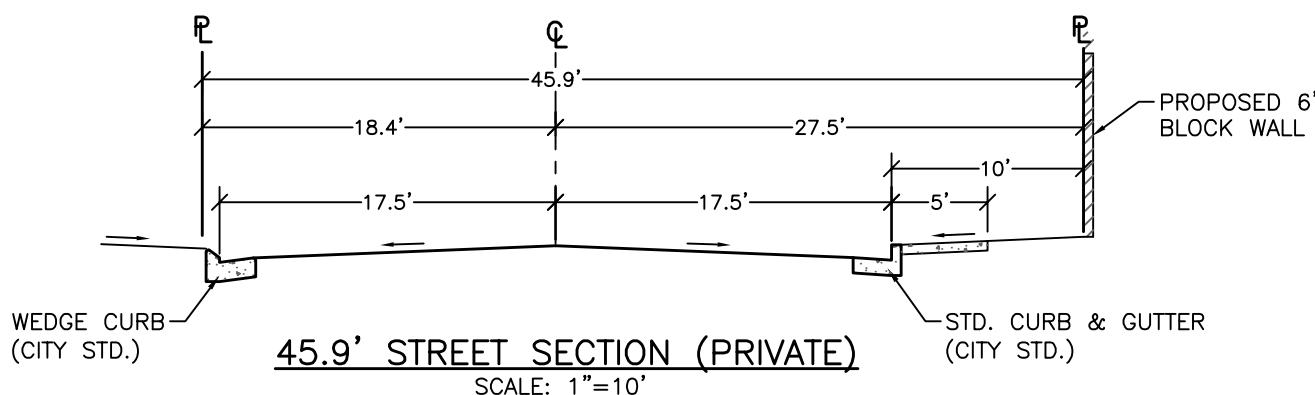
PARCEL C OF LOT LINE ADJUSTMENT NO. 2022-10, AS DOCUMENT NUMBER 2022-0127408, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 2, 3, 5 AND 6 OF TRACT NO. 5717, RECORDED IN VOLUME 80 OF PLATS, AT PAGES 56 AND 57, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 6, NORTH 00°21'46" WEST, A DISTANCE OF 6.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 89°59'59" WEST, PARALLEL WITH AND 6.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 533.48 FEET; THENCE NORTH 02°40'11" EAST, A DISTANCE OF 429.11 FEET; THENCE NORTH 35°39'27" EAST, A DISTANCE OF 10.83 FEET; THENCE NORTH 89°38'14" EAST, A DISTANCE OF 40.32 FEET; THENCE NORTH 00°21'46" WEST, A DISTANCE OF 50.50 FEET; THENCE NORTH 89°38'14" EAST, A DISTANCE OF 3.69 FEET; THENCE NORTH 00°21'46" WEST, A DISTANCE OF 175.50 FEET; THENCE NORTH 89°53'10" EAST, A DISTANCE OF 22.61 FEET; THENCE NORTH 29°58'50" EAST, A DISTANCE OF 10.42 FEET; THENCE NORTH 89°43'53" EAST, A DISTANCE OF 154.08 FEET; THENCE NORTH 00°21'42" WEST, A DISTANCE OF 32.96 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 278.57 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID LOT 3; THENCE SOUTH 00°21'46" EAST, ALONG THE EAST LINE OF SAID LOTS 3, 5 AND 6, A DISTANCE OF 706.33 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH UNDERLYING FEE INTEREST, IF ANY, ADJACENT TO THE ABOVE DESCRIBED PROPERTY IN AND TO THE ADJOINING PUBLIC RIGHT OF WAY.

SCALE: 1" = 60'



IMPROVEMENTS TO BE INSTALLED:

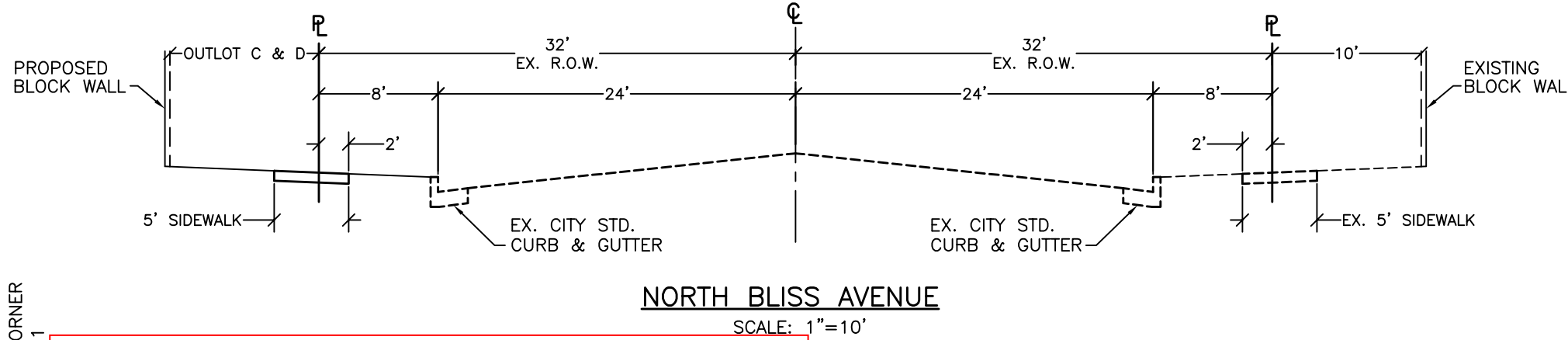
- STREETS - PRIVATE
- SEWER - CITY OF FRESNO STANDARDS
- WATER - CITY OF FRESNO STANDARDS
- CURB & GUTTER - CITY OF FRESNO STANDARDS
- SIDEWALK - CITY OF FRESNO STANDARDS
- STREET LIGHTS - PG&E DECORATIVE
- DRAINAGE - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
- GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC
- TELEPHONE - A.T.&T.
- CABLE TELEVISION - COMCAST

NOTES:

- EXISTING ZONING - RS-5/UGM/
- PROPOSED ZONING - RS-5/UGM
- EXISTING USE - VACANT
- THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
- THERE ARE NOT EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
- THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
- ▲▲▲▲▲ - INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- THERE SHALL BE AN 6" PUBLIC UTILITY EASEMENT ALONG ALL LOT FRONAGES.
- THERE ARE NO EXISTING STRUCTURES OR BUILDINGS.
- THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTHERLY-SOUTHERLY FACING LOTS. (11 LOTS).
- OUTLOT A IS FOR PRIVATE STREETS, STREETSCAPES, EMERGENCY VEHICLE ACCESS, AND PUBLIC UTILITIES.
- OUTLOT B IS FOR COMMON AREA, PARK, AND PARKING STALLS.
- OUTLOT C AND D ARE FOR LANDSCAPE EASEMENT AND PEDESTRIAN EASEMENT.

LEGEND:

- CENTERLINE
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING PROPERTY LINE
- EXISTING SEWER MAIN TO REMAIN
- EXISTING STREETLIGHT TO REMAIN
- EXISTING LIGHT TO REMAIN
- EXISTING WATER MAIN TO REMAIN
- PROPOSED PROPERTY LINE
- TRACT BOUNDARY LINE
- PROPOSED BLOCK WALL



APPL. NO. T-6366 EXHIBIT A DATE 3/23/23

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

ORD OWNER:

GRANVILLE HOMES
1396 WEST HERNDON AVE.
FRESNO, CA 93711
(559) 445-9000

SUBDIVIDER:

GRANVILLE HOMES
1396 WEST HERNDON AVE.
FRESNO, CA 93711
(559) 445-9000

GARY G. GIANNETTA

CIVIL ENGINEERING & LAND SURVEYING
1119 "S" STREET
FRESNO, CA 93721
(559) 264-3590

DATE: 3/23/23

KEY NOTES:

- EXISTING CURB AND GUTTER TO BE REMOVED AND REPLACED WITH STREET TYPE APPROACH
- PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER THE SUBDIVISION MAP OF SECTION 27, T 13 S, R 21 E, M.D.B.&M., RECORDED IN VOLUME 5 OF PLATS, AT PAGE 14, F.C.R.
- PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER THE MAP OF TRACT NO. 5717, RECORDED IN VOLUME 80 OF PLATS, AT PAGES 56 & 57, FRESNO COUNTY RECORDS.
- EASEMENT PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER DOCUMENT RECORDED SEPTEMBER 15, 2008 AS DOC. NO. 2008-0131504, F.C.R.