

Exhibit A

APPL. NO. T-6410 EXHIBIT A DATE 04/19/2022
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

VESTING TENTATIVE TRACT MAP NO. 6410

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
 FEBRUARY 2022
 REVISED MARCH 2022

CONSISTING OF TWO (2) SHEETS

LEGAL DESCRIPTION

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

PARCEL C AS SHOWN LOT LINE ADJUSTMENT NO. 2005-23 AS EVIDENCED BY DOCUMENT RECORDED AUGUST 19, 2005 AS INSTRUMENT NO. 05-193439 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT CERTAIN REAL PROPERTY SITUATED AND LYING IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF FRESNO, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, NORTH 89°11'33" EAST, A DISTANCE OF 164.04 FEET; THENCE NORTH 07°29'36" WEST, FROM THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE NORTH 07°29'36" WEST, ALONG THE SOUTHERLY PROJECTION OF THE EAST LINE AND ALONG THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DEEDED TO THE CITY OF FRESNO AUGUST 10, 1993 AS INSTRUMENT NO. 93-120205, OFFICIAL RECORDS OF FRESNO COUNTY, A DISTANCE OF 371.19 FEET TO A POINT ON THE CENTERLINE OF FANCHER CREEK; THENCE NORTHEASTERLY AND EASTERLY ALONG THE CENTERLINE OF SAID FANCHER CREEK THE FOLLOWING COURSES:

NORTH 39°54'53" EAST, A DISTANCE OF 164.04 FEET; THENCE NORTH 46°52'25" EAST, A DISTANCE OF 73.35 FEET; THENCE NORTH 66°07'41" EAST, A DISTANCE OF 65.14 FEET; THENCE NORTH 71°48'11" EAST, A DISTANCE OF 120.38 FEET; THENCE NORTH 63°44'29" EAST, A DISTANCE OF 53.68 FEET; THENCE NORTH 42°19'05" EAST, A DISTANCE OF 114.03 FEET; THENCE NORTH 57°49'66" EAST, A DISTANCE OF 117.03 FEET; THENCE NORTH 60°01'57" EAST, A DISTANCE OF 173.07 FEET; THENCE NORTH 57°26'36" EAST, A DISTANCE OF 43.07 FEET; THENCE NORTH 54°47'14" EAST, A DISTANCE OF 68.54 FEET; THENCE NORTH 55°51'50" EAST, A DISTANCE OF 25.58 FEET; THENCE, SWINGING 00°15'24" WEST, LEAVING THE CENTERLINE OF FANCHER CREEK, A DISTANCE OF 240.15 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 09°11'33" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 820.09 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM FROM A PORTION OF THE ABOVE DESCRIBED PARCEL AN UNDIVIDED ONEHALF INTEREST IN ALL OIL, GAS AND/OR MINERALS, AS RESERVED BY WILLIAM BURNS, A SINGLE MAN, ROBERT J. BURNS AND BETTY S. BURNS, HIS WIFE, AND MARRY ANN RALSTON AND HOWARD J. RALSTON, ALSO KNOWN AS HOWARD RALSTON, HER HUSBAND AND VERA M. BURNS, A WIDOW, IN DEED RECORDED JULY 28, 1952 IN BOOK 3192, PAGE 473 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM A PORTION OF THE ABOVE DESCRIBED PARCEL AN UNDIVIDED ONE-FOURTH INTEREST IN ALL OIL, GAS AND/OR MINERALS IN AND UNDER SAID LAND, AS RESERVED IN DEED RECORDED JANUARY 8, 1959 IN BOOK 4159, PAGE 552 OF OFFICIAL RECORDS.

NOTE: BY QUITCLAIM DEED DATED DECEMBER 5, 1978 AND RECORDED JANUARY 23, 1979 AS INSTRUMENT NO. 8754, BOOK 2209, PAGE 306 OF OFFICIAL RECORDS, THE FARMERS AND MERCER CATTLE COMPANY RELEASED AND QUITCLAIMED TO SUPERIOR FARMING COMPANY ALL SURFACE RIGHTS TO THE PARCEL OR PARCELS OF LAND THEREIN DESCRIBED FROM A DISTANCE OF NOT MORE THAN 500 FEET IN DEPTH. REFERENCE IS MADE TO THE RECORD FOR FULL PARTICULARS.

ALSO EXCEPTING THEREFROM FROM THE ABOVE DESCRIBED PARCEL AN UNDIVIDED ONE-HALF INTEREST IN AND TO ANY AND ALL OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND, AS RESERVED BY MARY ANDERSON, ET AL, IN DEED RECORDED MARCH 13, 1951 IN BOOK 2984, PAGE 388 OF OFFICIAL RECORDS.

APN: 481-020-60-S

FLOOD ZONE NOTE

THE SUBJECT SITE IS WITHIN FLOOD ZONES AE, X (MINIMAL) AND X (0.2%) AS SHOWN ON FEMA FIRM PANEL 06019C2130H, EFFECTIVE 02/18/2009 AND LOMR 10-09-3946P EFFECTIVE 10/13/2011.

UTILITY INFORMATION

SEWER AND WATER

CITY OF FRESNO
 2600 FRESNO STREET
 FRESNO, CA 93721
 PHONE: (559) 621-2489

TELEPHONE

AT&T CALIFORNIA
 5555 EAST OLIVE AVENUE,
 RM. E-100-DE
 FRESNO, CA 93762
 PHONE: (559) 454-3778

CABLE TELEVISION

COMCAST
 2441 NORTH GROVE
 INDUSTRIAL DRIVE
 FRESNO, CA 93727
 PHONE: (559) 455-4221

GAS AND ELECTRIC

PACIFIC GAS AND ELECTRIC COMPANY
 650 O STREET
 FRESNO, CA 93721
 PHONE: (800) 743-5000

STORM DRAIN

FRESNO METROPOLITAN
 FLOOD CONTROL DISTRICT
 5469 EAST OLIVE AVENUE
 FRESNO, CA 93725
 PHONE: (559) 456-3292

TOPOGRAPHIC SURVEY

TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS COLLECTED AND PROVIDED BY QK ON JULY 2021

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED ON CITY OF FRESNO BENCHMARK NO. 310 BEING A BRASS CAP MONUMENT LOCATED JUST WEST OF A STORM DRAIN INLET AT THE EAST RETURN AT THE NORTHEAST CORNER OF NORTH WILLOW AVENUE AND EAST CHURCH AVENUE.

ELEVATION: 298.687 FT (NGVD29)

THE CONVERSION FACTOR TO NAVD88 DERIVED FROM THE NGS ONLINE VDATUM TOOL = +2.5 FT (NGVD29+2.5'=NAVD88)

PROJECT SITE INFORMATION

ADDRESS:

5239 EAST CHURCH AVENUE S/A
 FRESNO, CA 93725
 APN: 481-020-60-S

RECORD OWNERSHIP:

GMK OLIVE LANE PROPERTIES, LLC
 21710 STEVENS CREEK BLVD, STE. 200
 CUPERTINO, CA 94566
 (408) 257-2100

SUBDIVIDER:

CENTURY COMMUNITIES, INC.
 7815 N PALM AVENUE, SUITE 101
 FRESNO, CA 93711
 (559) 636-9850

LAND SURVEYOR:

ANTONIO S. WESTERLUND, PLS, Cfeds
 601 POLLASKY AVE
 SUITE 301
 CLOVIS, CA 93612
 (559)449-2400

ABBREVIATIONS:

A.P.N. ASSESSOR'S PARCEL NUMBER
 D.N. DOCUMENT NUMBER PER OFFICIAL RECORDS OF FRESNO COUNTY
 CL CENTERLINE
 F.C.R. FRESNO COUNTY RECORDS
 FID FRESNO IRRIGATION DISTRICT
 LE LANDSCAPE EASEMENT (PROPOSED)
 OPL OFFICIAL PLAN LINE
 PUE PUBLIC UTILITY EASEMENT (PROPOSED)
 PUE PLANTING AND PUBLIC UTILITY EASEMENT (PROPOSED)
 PUE PADUS RESIDENTIAL SINGLE FAMILY (5 DWELLING UNITS/ACRE)
 RS-5 RIGHT-OF-WAY
 R/W SIDEWALK
 S/W STORM DRAIN MANHOLE
 SSMH SANITARY SEWER MANHOLE
 S.P.R.R. SOUTHERN PACIFIC RAILROAD
 TFC TOP FACE OF CURB
 YY PLATS YY VOLUNTARY YY OF RECORDS, PAGE YY, F.C.R.
 XX RS YY BOOK XX OF RECORDS OF SURVEYS, PAGE YY, F.C.R.

LEGEND

— CENTERLINE
 — PROPERTY LINE/SUBDIVISION MAP BOUNDARY
 — EXISTING RIGHT-OF-WAY & LOT LINES
 — PROPOSED RIGHT-OF-WAY & LOT LINES
 — PUBLIC UTILITY EASEMENT
 - - - - - LANDSCAPE EASEMENT
 - - - - - EXISTING EDGE OF PAVEMENT
 - - - - - EXISTING CURB AND GUTTER
 - - - - - EXISTING POWER POLE
 - - - - - EXISTING TELEPHONE POLE
 - - - - - EXISTING ELECTRICAL PANEL
 - - - - - EXISTING ELECTRICAL VAULT
 - - - - - EXISTING GUY ANCHOR
 - - - - - EXISTING MANHOLE
 - - - - - EXISTING SIGN
 - - - - - EXISTING STREETLIGHT
 - - - - - EXISTING ELECTRICAL LINE
 - - - - - EXISTING SEWER MAIN, SIZE AS NOTED
 - - - - - EXISTING WATER MAIN, SIZE AS NOTED
 - - - - - EXISTING STORM DRAIN MAIN, SIZE AS NOTED
 - - - - - EXISTING FIRE HYDRANT
 - - - - - EXISTING TREE
 - - - - - EXISTING CONTOUR LINE
 - - - - - PROPOSED WATER MAIN, SIZE AS NOTED
 - - - - - PROPOSED SEWER MAIN, SIZE AS NOTED
 - - - - - PROPOSED STORM DRAIN MAIN
 - - - - - PROPOSED MANHOLE
 - - - - - PROPOSED FMCFD STORM DRAIN INLET
 - - - - - PROPOSED FIRE HYDRANT
 - - - - - PROPOSED 6' HIGH BLOCK WALL
 ▲ RELINQUISHMENT OF DIRECT ACCESS RIGHTS
 * PROPOSED CITY RIGHT OF WAY DEDICATION

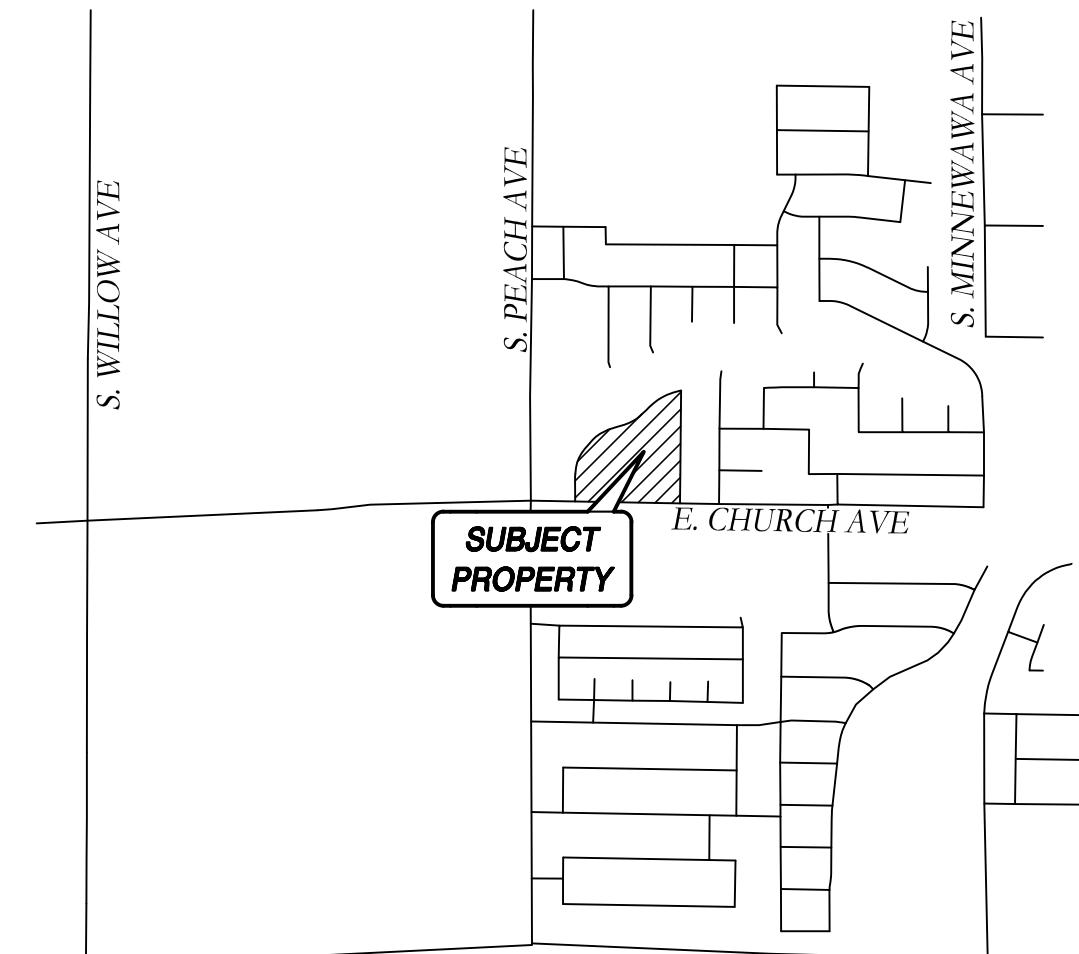
NOTES:

DATE OF MAP PREPARATION: FEBRUARY 2022, REVISED MARCH 2022

- EXISTING ZONING: RS-4/UGM AND RS-5/UGM (RESIDENTIAL SINGLE-FAMILY, MEDIUM-LOW AND MEDIUM DENSITY)
- EXISTING LAND USE: VACANT
- PROPOSED ZONING: RS-4/UGM AND RS-5/UGM (RESIDENTIAL SINGLE-FAMILY, MEDIUM DENSITY)
- PROPOSED LAND USE: MEDIUM LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL
- GROSS SITE AREA: 12.77 ACRES
 NET SITE AREA: 11.23 ACRES (GROSS SITE AREA - (ROW CHURCH AVE + OUTLOT A + OUTLOT B + OUTLOT C + OUTLOT D + OUTLOT E))
 DENSITY: 9.16 UNITS PER ACRE (TOTAL LOTS/NET ACREAGE)
- NO GRADE DIFFERENTIALS OF MORE THAN 6" ARE FORESEEN, ANY GRADE DIFFERENTIALS ACROSS EXISTING AND PROPOSED PROPERTY LINES WILL BE MITIGATED PER CITY OF FRESNO REQUIREMENTS.
- PROPOSED SANITARY SEWER, WATER, CONCRETE CURBES, CUTTERS, SIDEWALKS, AND STREETLIGHTS TO BE INSTALLED PER CITY OF FRESNO STANDARD SPECIFICATIONS AND DRAWINGS.
- PROPOSED STORM SEWER TO BE INSTALLED PER FRESNO METROPOLITAN FLOOD CONTROL DISTRICT STANDARD SPECIFICATIONS AND DRAWINGS P-56A & P-56B
- PROPOSED EASEMENT TO BE INSTALLED PER CITY OF FRESNO STANDARD SPECIFICATIONS AND DRAWINGS P-56A & P-56B
- ALL STREETS WITHIN THIS SUBDIVISION TO BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
- ALL EXISTING WATER LINES, SEWERS, AND STORM DRAINS WILL REMAIN UNLESS OTHERWISE NOTED.
- ALL EXISTING ON SITE STRUCTURES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
- THERE ARE NO KNOWN UNDERGROUND FEATURES SUCH AS WELLS, SEPTIC SYSTEMS, CESSPOOLS, AND DUMP SITES WITHIN THE PROPOSED SUBDIVISION, ANY FOUND IRRIGATION PIPES ON SITE TO BE REMOVED.
- THIS SUBDIVISION DESIGN PROPOSES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSIDER RENEWABLE ENERGY RESOURCES (SOLAR, WIND, ETC.) THAT MAY HAVE NORTH-SOUTH ORIENTATION.
- WATER SUPPLY AND SEWER SERVICES ARE FROM THE CITY OF FRESNO.
- EXISTING ELECTRICAL POLES ALONG EAST CHURCH AVENUE ARE TO REMAIN.
- THERE ARE NO EXISTING TREES ON SITE.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND PROPERTY EASEMENT, EXCAVATOR AND UNDERGROUND UTILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND UTILITIES ALERT (811) CALL 1-800-642-3444.
- AN EASEMENT FOR CANALS AND EMBANKMENTS AND INCIDENTAL PURPOSES RECORDED AUGUST 13, 1873 AS BOOK 4, PAGE 36 OF OFFICIAL RECORDS, NOT PLOTTABLE. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- CURRENT FRESNO IRRIGATION DISTRICT FACILITIES ARE LOCATED ON THE NORTH SIDE OF THE PROPERTY. THE AREA SHOWN HEREON AS PROPOSED OUTLOT A WILL BE DEDICATED IN FEE TO FRESNO IRRIGATION DISTRICT TO SERVE EXISTING FACILITIES.
- THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 6645.1 OF THE GOVERNMENT CODE.

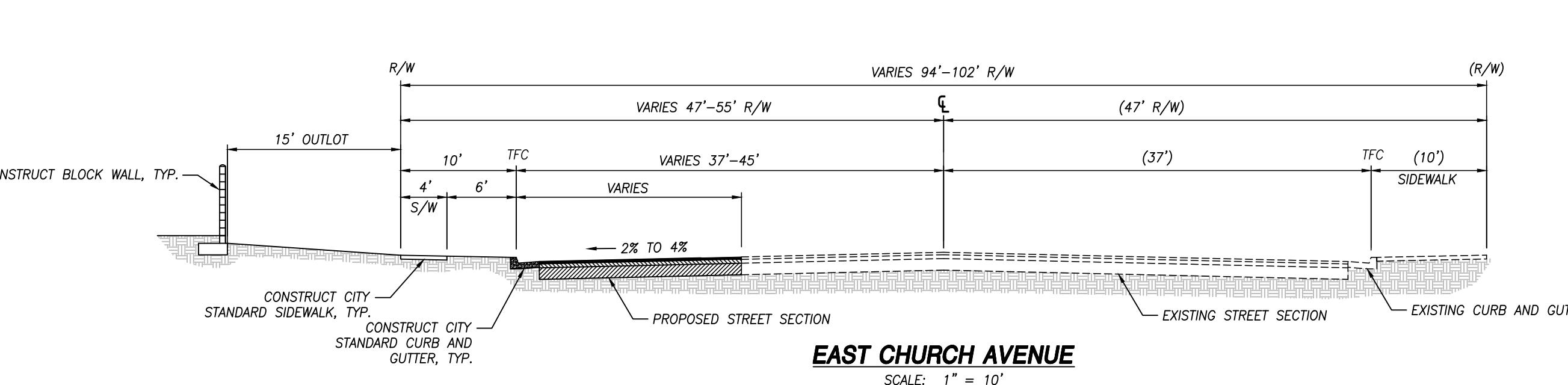
OUTLOT SCHEDULE:

| | |
|-----------------|--|
| OUTLOT A | TO BE DEDICATED IN FEE TO FRESNO IRRIGATION DISTRICT FOR USE AND MAINTENANCE OF EXISTING CANAL |
| OUTLOT B | TO BE DEDICATED TO THE CITY OF FRESNO FOR TRAIL AND PEDESTRIAN PURPOSES. |
| OUTLOT C, D & E | TO BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC LANDSCAPE AND IRRIGATION PURPOSES |



VICINITY MAP

N.T.S.



EAST CHURCH AVENUE

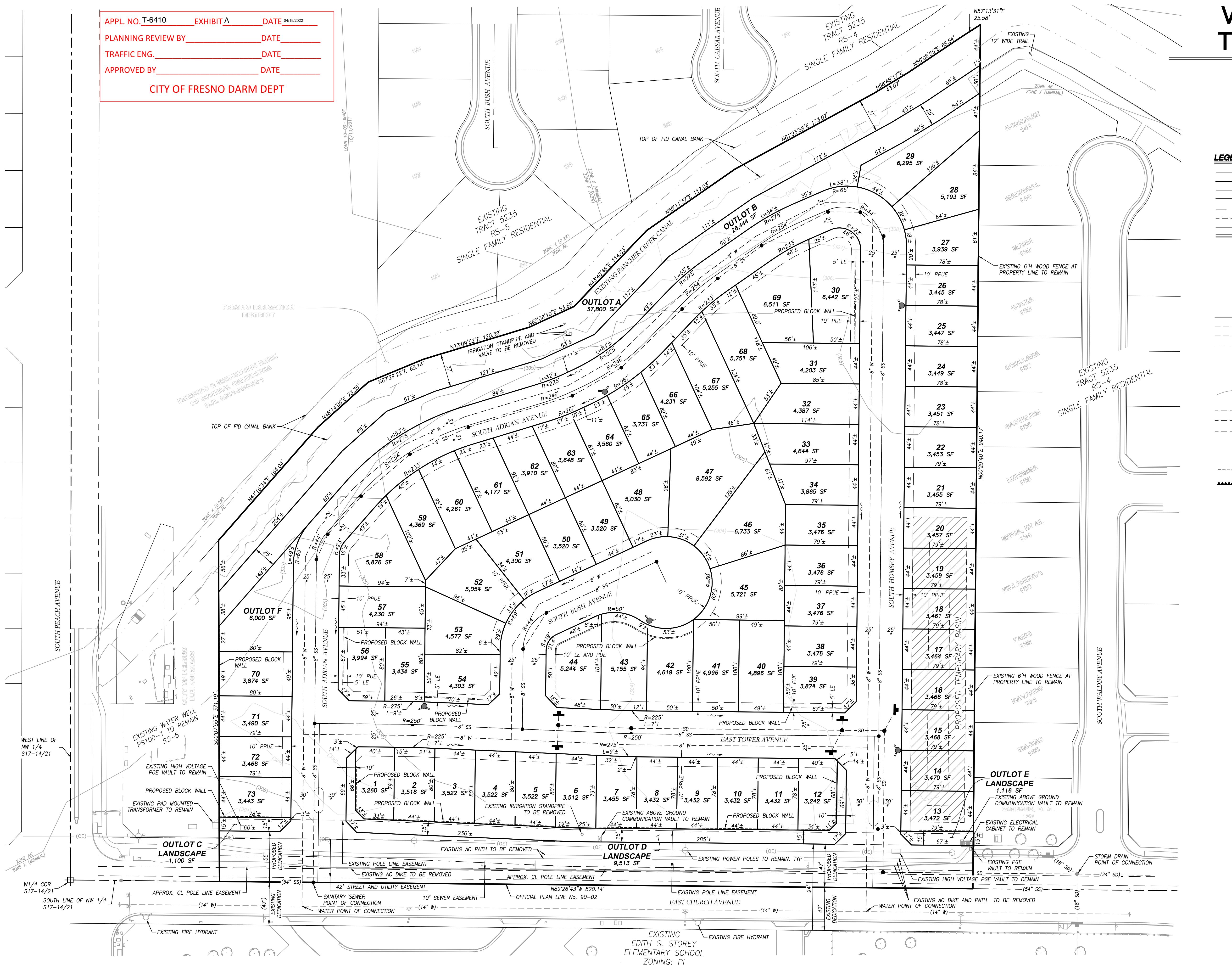
SCALE: 1" = 10'
 (LOOKING EAST)

BY:
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 WWW.QKINC.COM
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VESTING TENTATIVE TRACT MAP NO. 6410

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FEBRUARY 2022
REVISED MARCH 2022
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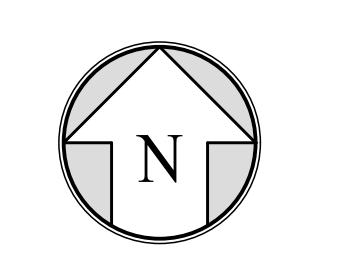
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