TENTATIVE TRACT MAP NO. 6392

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN MARCH 2023 BY GATEWAY ENGINEERING, INC.

SITE INFORMATION:

1. SITE ADDRESS: 146 EAST FLORENCE AVENUE, FRESNO, CA 93706
2. APN: 477-060-04T
3. RECORD OWNER: HOUSING AUTHORITY OF FRESNO COUNTY
4. OWNER'S ADDRESS: 1331 FULTON STREET, FRESNO, CA 93721
5. PROPOSED PARCELS: (33)
6. SITE AREA: 335,475± SF / 7.71 ACRES [GROSS]
   260,551± SF / 5.98 ACRES [NET]
7. ZONING: EXISTING PLANNED LAND USE – LOW DENSITY RESIDENTIAL
   EXISTING ZONING – RS-3 (RESIDENTIAL SINGLE-FAMILY)
   PROPOSED – RS-3 (RESIDENTIAL SINGLE-FAMILY)
8. USE: EXISTING USE: OPEN AREA – VACANT
   PROPOSED USE: LOW DENSITY RESIDENTIAL
9. THERE ARE NO ABOVE GROUND USES OR STRUCTURES SUCH AS POWER LINES AND TOWERS WITHIN THE PROPOSED SUBDIVISION.
10. ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF FRESNO, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT, STREET LIGHTS, ETC.
11. ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN.
12. THE SUBDIVISION HAS BEEN DESIGNED TO THE EXTENT FEASIBLE TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES BY PROVIDING THAT 30% OF HOMES IN THIS TRACT HAVE A NORTHERN OR SOUTHERN ORIENTATION.
13. PROPOSED IMPROVEMENTS, INCLUDING SEWER, WATER, STORM SEWER, STREETLIGHTS, GUTTER, CURB, SIDEWALK, AND PERMANENT PAVEMENT SHALL BE INSTALLED PER CITY OF FRESNO STANDARD DRAWINGS.
14. THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION.
15. THERE SHALL BE NO GRADE DIFFERENTIALS GREATER THAN 6 INCHES WITHIN 200 FEET OF THE SITE.
16. THERE ARE NO EXISTING TREES ON THE PROPERTY.
17. THERE ARE NO EXISTING UNDERGROUND FEATURES SUCH AS PRIVATE WELLS, CESSPOOLS, SEPTIC SYSTEMS, OR UNDERGROUND STRUCTURES ON THE SUBJECT PROPERTY.

LEGAL DESCRIPTION:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF FRESNO, CITY OF FRESNO, DESCRIBED AS FOLLOWS:

THAT PART OF LOT 16 OF FRESNO COLONY, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 2 PAGE 8 OF PLATS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF LOT 16 OF FRESNO COLONY, 241.36 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT 16; THENCE, NORTHERLY ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 1055.4 FEET, A LITTLE MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE, EASTERLY ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 327.22 FEET, A LITTLE MORE OR LESS, TO A POINT WHICH IS 297.20 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID LOT 16; THENCE, SOUTHERLY ALONG A LINE WHICH PASSES THROUGH A POINT ON THE SOUTH LINE OF SAID LOT 16, 299.35 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID LOT 16, A DISTANCE OF 1,055.5 FEET, A LITTLE MORE OR LESS, TO A POINT WHICH IS 241.36 FEET NORTHERLY, AT RIGHT ANGLES, FROM THE SOUTH LINE OF SAID LOT 16; THENCE, WESTERLY, A DISTANCE OF 328.00 FEET, A LITTLE MORE OR LESS, TO THE POINT OF COMMENCEMENT.

APN: 477-060-04T

EXCEPTIONS:

EXCEPTIONS LISTED BELOW ARE FROM TITLE REPORT FROM PLACER TITLE COMPANY, ORDER NO.: P-505217 DATED JULY 1, 2021:

1. SAID LAND LIES WITHIN THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND IS SUBJECT TO THE POTENTIAL PAYMENT OF DRAINAGE FEES AND/OR THE REQUIREMENTS OF CONSTRUCTION OF DRAINAGE FACILITIES AS A CONDITION OF DEVELOPMENT, RECONSTRUCTION, ADDITIONS OR ALTERATIONS ASSOCIATED WITH SAID LAND.

   IF THE PARTIES INVOLVED IN THIS TRANSACTION DESIRE FURTHER INFORMATION AS TO THE EFFECT THIS RESOLUTION MAY HAVE ON SAID LAND, THEY MAY CONTACT FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AT (559) 456-3292.
   (EXCEPTION NO. 4 ON PTR, NOT PLOTTABLE)
2. RIGHTS OF THE PUBLIC AND OF THE COUNTY OF FRESNO, AS TO THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN WEST FLORENCE AVE, A PUBLIC ROAD. (EXCEPTION NO. 6 ON PTR, NOT PLOTTABLE)
3. AN EASEMENT OVER SAID LAND FOR CANAL AND BRANCHES AND INCIDENTAL PURPOSES AS GRANTED TO FRESNO CANAL AND IRRIGATION COMPANY, IN DEED RECORDED AUGUST 13, 1873, (BOOK) J (PAGE) 36 OF DEEDS.

   AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

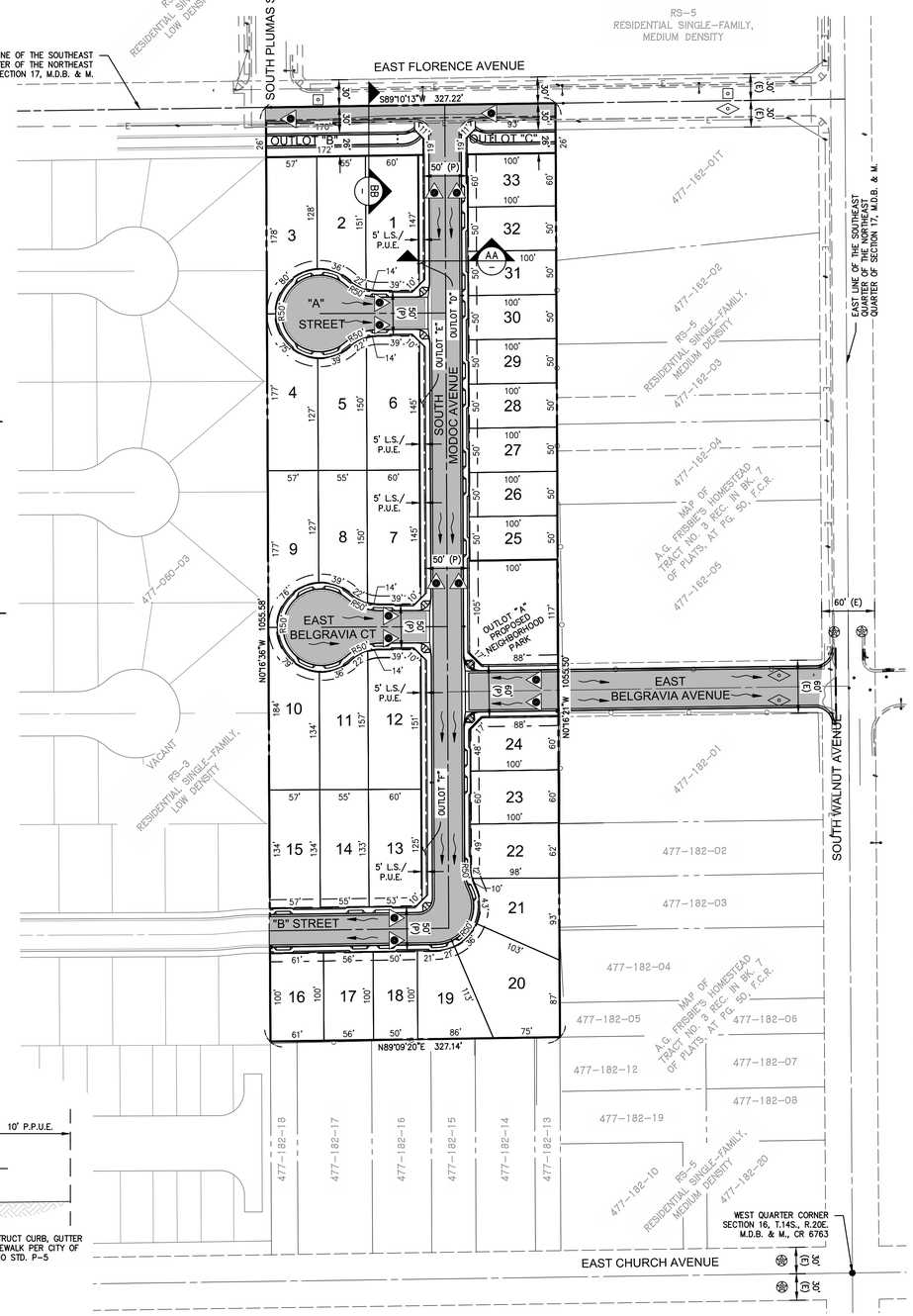
   NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.
   (EXCEPTION NO. 7 ON PTR, NOT PLOTTABLE)
4. AN EASEMENT OVER SAID LAND FOR WATER DITCHES AND INCIDENTAL PURPOSES AS GRANTED TO FRESNO CANAL AND IRRIGATION COMPANY, IN DEED RECORDED NOVEMBER 7, 1883, (BOOK) 33(PAGE) 612 OF DEEDS.

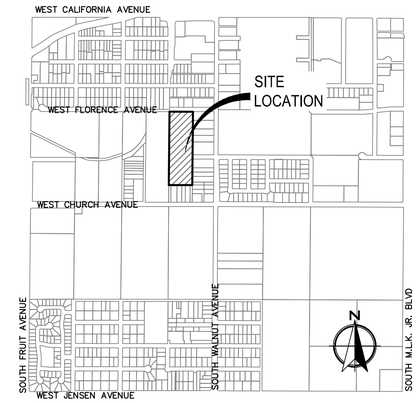
   AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

   NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.
   (EXCEPTION NO. 8 ON PTR, NOT PLOTTABLE)
5. AN EASEMENT OVER SAID LAND FOR RIGHT OF WAY FOR BRALY CANAL AND INCIDENTAL PURPOSES AS GRANTED TO FRESNO IRRIGATION COMPANY, IN DEED RECORDED MAY 17, 1921, (BOOK) 107 (PAGE) 1, OFFICIAL RECORDS.

   AFFECTS: AS DESCRIBED THEREIN

   NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.
   (EXCEPTION NO. 9 ON PTR, NOT PLOTTABLE)
6. THE HEREIN LAND LIES WITHIN THE SOUTHWEST FRESNO REDEVELOPMENT PROJECT, PURSUANT AND SUBJECT TO ALL TERMS, CONDITIONS AND PROVISIONS HEREOF, AS CONTAINED IN THE REDEVELOPMENT PLAN RECORDED JANUARY 17, 1969, AS (BOOK) 5652 (PAGE) 305, OFFICIAL RECORDS. (EXCEPTION NO. 10 ON PTR, NOT PLOTTABLE)





VICINITY MAP: NOT TO SCALE

UTILITY INFO:

SOLID WASTE & RECYCLING:	CITY OF FRESNO 2600 FRESNO STREET FRESNO, CA 93721 PHONE: (559) 621-8600
SEWER AND WATER:	CITY OF FRESNO 2600 FRESNO STREET FRESNO, CA 93721 PHONE: (559) 621-8650
GAS AND ELECTRICITY:	PACIFIC GAS AND ELECTRIC 650 O STREET, 3RD FLOOR FRESNO, CA 93760 PHONE: (559) 463-5636
CABLE:	COMCAST 2441 NORTH GROVE INDUSTRIAL DR. FRESNO, CA 93727 PHONE: (559) 252-8210 EXTENSION 4222
STORM DRAIN:	FRESNO METROPOLITAN FLOOD CONTROL DISTRICT 5469 E. OLIVE AVE. FRESNO, CA 93727 PHONE: (559) 456-3292
TELEPHONE:	AT&T 5555 E, OLIVE AVE. FRESNO, CA 93727 PHONE: (559) 454-3778

SYMBOL AND LINETYPE LEGEND:

- EXISTING CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING ASPHALT PAVEMENT
- EXISTING BOUNDARY LINE
- PROPOSED CENTERLINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- INDICATES AREA TO BE OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC STREET AND UTILITY PURPOSES
- INDICATES DIRECTION OF DRAINAGE FLOW
- PROPOSED ASPHALT PAVEMENT
- INDICATES AREA PREVIOUSLY DEDICATED TO THE COUNTY OF FRESNO FOR PUBLIC STREET AND UTILITY PURPOSES PER MAP OF A.C. FRISBIE'S HOMESTEAD TRACT NO. 3 RECORDED IN BOOK 7 OF PLATS, AT PAGE 50, F.C.R.
- INDICATES AREA PREVIOUSLY DEDICATED TO THE COUNTY OF FRESNO FOR PUBLIC STREET AND UTILITY PURPOSES PER LONG BROTHER'S ADDITION RECORDED IN BOOK 1 OF PLATS, AT PAGE 59, F.C.R.
- INDICATES AREA PREVIOUSLY DEDICATED TO THE COUNTY OF FRESNO FOR PUBLIC STREET AND UTILITY PURPOSES PER MAP OF FRESNO COLONY RECORDED IN BOOK 2 OF PLATS, AT PAGE 8, F.C.R.

PROJECT INFO:

RECORD OWNER:	HOUSING AUTHORITY OF FRESNO COUNTY 1331 FULTON AVE FRESNO, CA 93721 PHONE: (559)443-8400
APPLICANT/DEVELOPER:	HOUSING AUTHORITY OF FRESNO COUNTY 1331 FULTON AVE FRESNO, CA 93721 PHONE: (559)443-8400
CIVIL ENGINEER / SURVEYOR:	GATEWAY ENGINEERING, INC. 405 PARK CREEK DRIVE CLOVIS, CA 93611 PHONE: (559) 320-0344

N

SCALE IN FEET
0 40 80 160

OUTLOT DESIGNATIONS:

OUTLOT "A" – PUBLIC . . . . . .OPEN SPACE / PARK
OUTLOT "B" – PUBLIC . . . . . .OPEN SPACE / TRAIL
OUTLOT "C" – PUBLIC . . . . . .OPEN SPACE / TRAIL
OUTLOT "D" – PUBLIC . . . . . .LANDSCAPE & P.U.E.
OUTLOT "E" – PUBLIC . . . . . .LANDSCAPE & P.U.E.
OUTLOT "F" – PUBLIC . . . . . .LANDSCAPE & P.U.E.

BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE & MERIDIAN AS SHOWN ON RECORD OF SURVEY FILE IN BOOK 48 OF RECORD OF SURVEYS, AT PAGE 95, FRESNO COUNTY RECORDS. TAKEN TO BE S89°10'54" WEST.

BENCHMARK

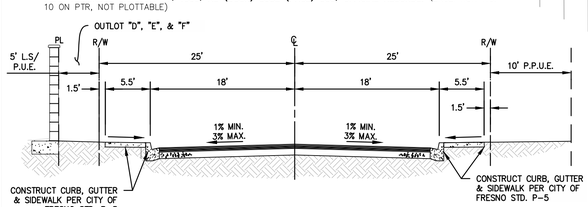
CHURCH
CITY BM 232 EL=272.1
BRASS CAP ON CURB, NORTH RETURN, NORTHWEST CORNER OF FRUIT & CHURCH

PARCEL TABLE

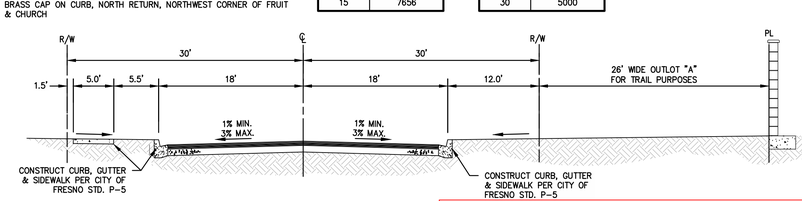
PARCEL #	AREA (SQ. FT.)
1	9187
2	7536
3	8336
4	8310
5	7484
6	9096
7	9096
8	7483
9	8309
10	8672
11	7834
12	9480
13	7942
14	7337
15	7656

PARCEL #	AREA (SQ. FT.)
16	6053
17	5600
18	5000
19	6502
20	10733
21	6685
22	6166
23	6000
24	5925
25	5000
26	5000
27	5000
28	5000
29	5000
30	5000

PARCEL #	AREA (SQ. FT.)
31	5000
32	5000
33	6000
OUTLOT "A"	11657
OUTLOT "B"	4579
OUTLOT "C"	2572



AA SECTION A-A INTERIOR STREETS (TYP.)
SCALE: N.T.S



BB SECTION B-B FLORENCE AVENUE W/TRAIL
SCALE: N.T.S

APPL. NO. T-6392 EXHIBIT A DATE 4-17-23
PLANNING REVIEW BY_____ DATE_____
TRAFFIC ENG._____ DATE_____
APPROVED BY_____ DATE_____
CITY OF FRESNO DARM DEPT

GATEWAY ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
P. 559-320-0344 I F. 559-320-0345 I WWW.GATEWAYENG.COM
405 PARK CREEK DRIVE, CLOVIS, CA 93611-4435

DATE: 4/17/23

HERITAGE ESTATES SUBDIVISION
HOUSING AUTHORITY OF THE COUNTY OF FRESNO
33-LOT SUBDIVISION
FRESNO, CA 93722
APN: 477-060-04T
TENTATIVE MAP

REV No.	DESCRIPTION	DATE

ENGINEER: D.K.B.
LICENSE NO: 57133
DRAWN BY: V.Y.T.
CHECKED BY: D.K.B.
SCALE: AS SHOWN
PROJECT NO: 23.-015
SHEET 1 1

4/17/2023 5:42:38 PM K:\GATEWAY PROJECTS\FRESNO HOUSING AUTHORITY\23-015 HERITAGE ESTATES\SURVEY\TENTATIVE MAP\23-015 TENTATIVE MAP DMC-JAN BOND

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