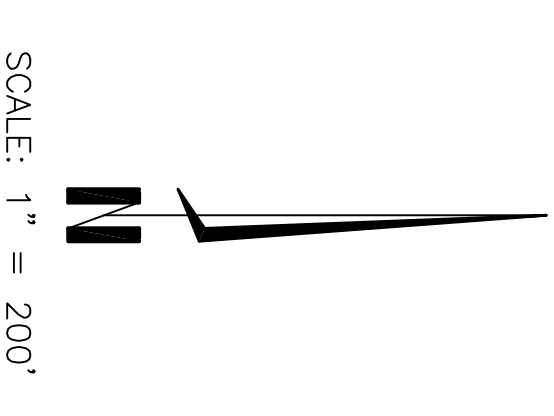
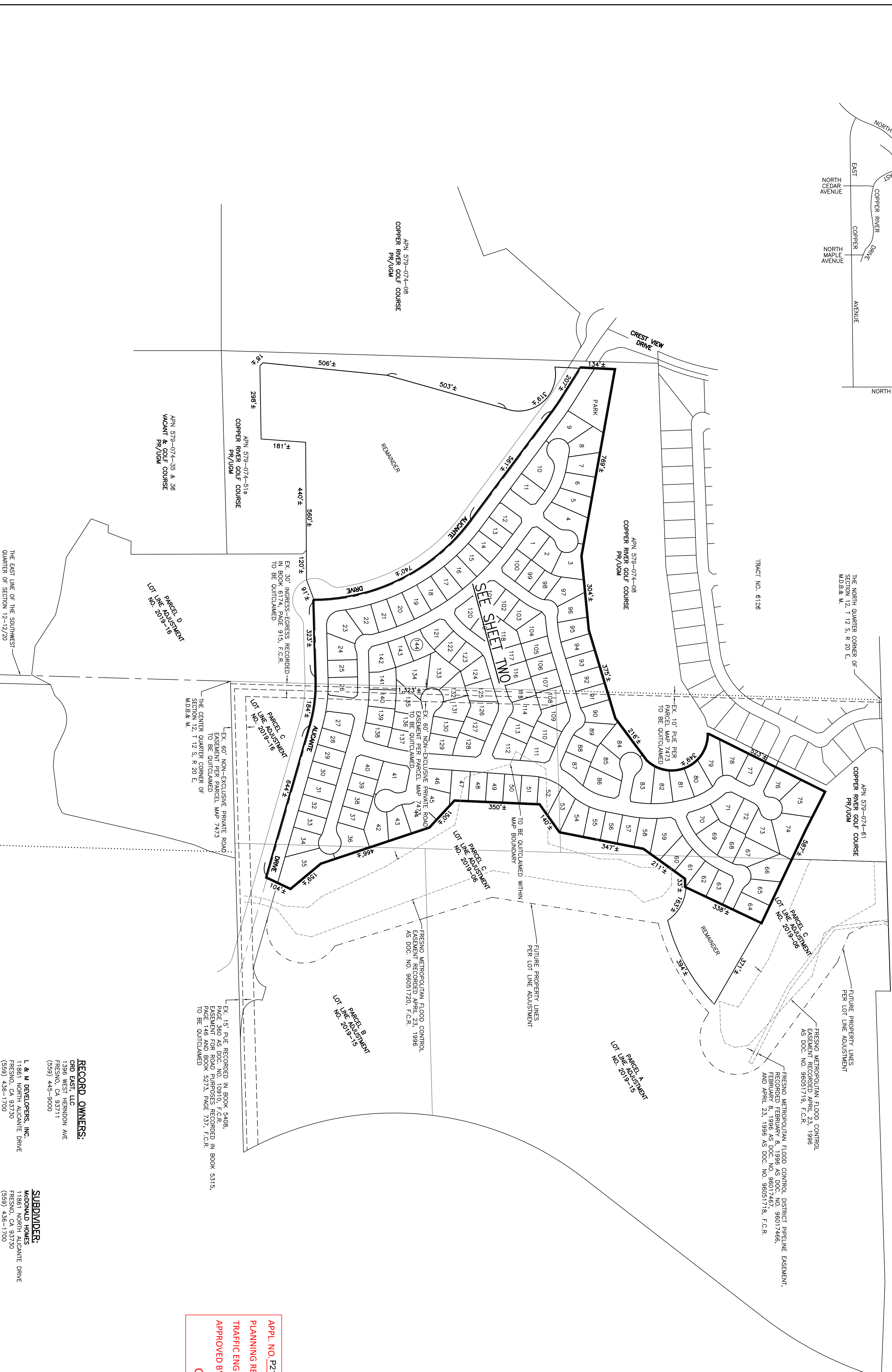
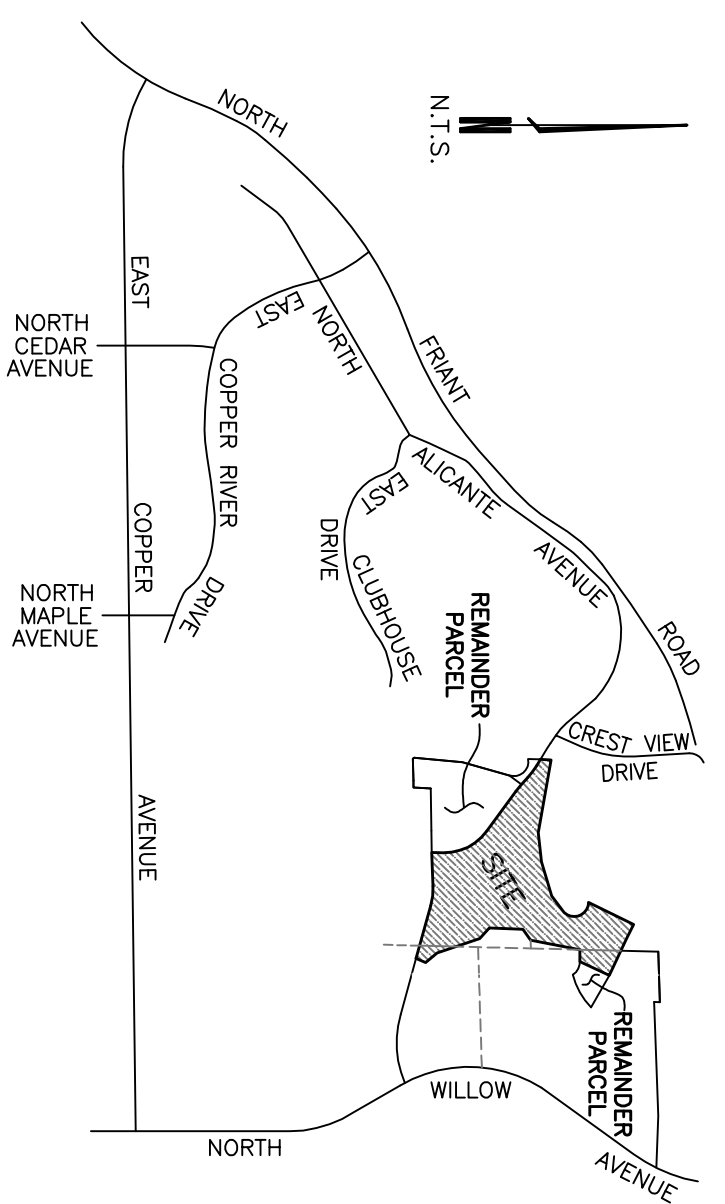


Exhibit B

TENTATIVE SUBDIVISION MAP
TRACT No. 6246

A VESTING MAP
 A PHASED MAP
 APN 579-074-52, 54, 55, 56, & 57
 GROSS AREA = 44.47 ACRES
 NET AREA = 41.58 ACRES
 SHEET ONE OF TWO SHEETS

VICINITY MAP



APPL. NO. P21-04697 EXHIBIT A-1 DATE: 08/07/2021
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

RECORD OWNERS:
 CRD EAST, LLC
 1396 WEST HERNDON AVE
 FRESNO, CA 93711
 (559) 449-9800

SUBDIVIDER:
 MADONALD HOMES
 11861 NORTH ALCANTANE DRIVE
 FRESNO, CA 93720
 (559) 296-1700

APN 579-074-08
 COPPER RIVER GOLF COURSE
 PR/UGM

APN 579-074-51a
 COPPER RIVER GOLF COURSE
 PR/UGM

APN 579-074-35 & 36
 VACANT & GOLF COURSE
 PR/UGM

TRACT NO. 6128

THE NORTH QUARTER CORNER OF SECTION 12, T 12 S, R 20 E, M.D.B. & M.

APN 579-074-61
 COPPER RIVER GOLF COURSE
 PR/UGM

EX-10' RUE PER PARCEL MAP TO BE OUTCLAIMED

EX-60' NON-EXCLUSIVE PRIVATE ROAD EASEMENT PER PARCEL MAP 77494 TO BE OUTCLAIMED

EX-30' WINGESS-EGRESS RECORDED IN PARCEL MAP 915, F.C.R. TO BE OUTCLAIMED

EX-60' NON-EXCLUSIVE PRIVATE ROAD EASEMENT PER PARCEL MAP 7473 TO BE OUTCLAIMED

EX-15' RUE RECORDED IN BOOK 548, PAGE 360 AS DOC. NO. 10910, F.C.R. EASEMENT FOR ROAD PURPOSES RECORDED IN BOOK 5315, SECTION 12, T 12 S, R 20 E, M.D.B. & M. TO BE OUTCLAIMED

PARCEL A ADJUSTMENT
 LOT NO. 2019-15

PARCEL B ADJUSTMENT
 LOT NO. 2019-16

PARCEL C ADJUSTMENT
 LOT NO. 2019-18

PARCEL D ADJUSTMENT
 LOT NO. 2019-19

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 12-12/20

TENTATIVE SUBDIVISION MAP

TRACT No. 6246

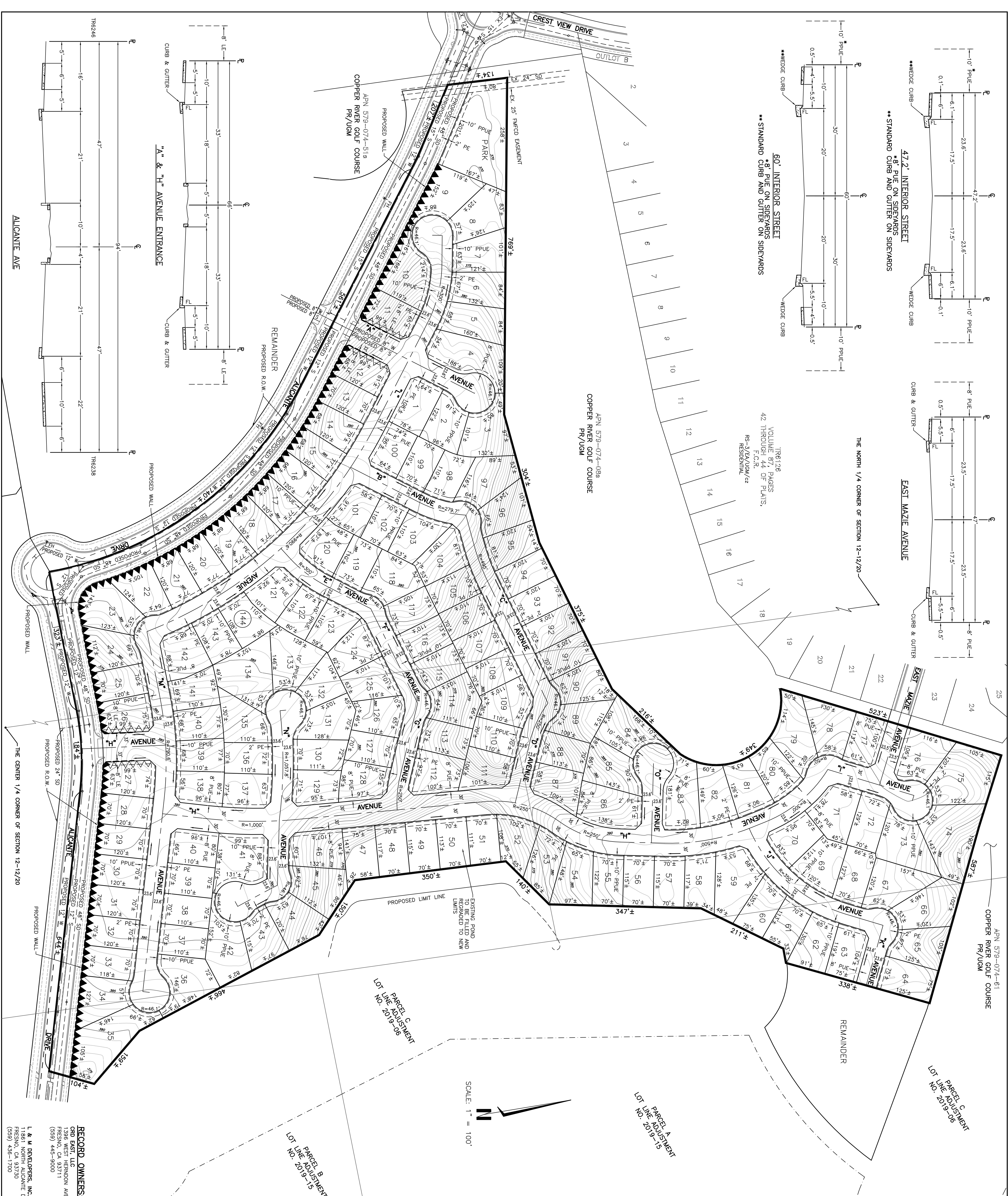
A VESTING MAP
A PHASED MAP
A PHASED MAP
APN 579-074-52, 54, 55, 56, & 57
GROSS AREA = 44.47 ACRES
NET AREA = 41.58 ACRES
SHEET ONE OF TWO SHEETS

- IMPROVEMENTS TO BE INSTALLED:**
1. STREETS - PUBLIC-CITY OF FRESNO STANDARDS
 2. SEWER - PUBLIC-CITY OF FRESNO STANDARDS
 3. WATER - PUBLIC-CITY OF FRESNO STANDARDS
 4. CURB & GUTTER - CITY OF FRESNO STANDARDS
 5. SIDEWALK - CITY OF FRESNO STANDARDS
 6. STREET LIGHTS - PEAK DECORATIVE
 7. DRAINAGE - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
 8. GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC
 9. TELEPHONE - AT&T
 10. CABLE TELEVISION - COMCAST

APPL. NO. P21-04697 EXHIBIT A-2 DATE 08/10/15
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARRM DEPT

- NOTES:**
1. EXISTING ZONING - RS-4+PR/UGM/CZ (SINGLE FAMILY RESIDENTIAL DISTRICT)/URBAN GROWTH MANAGEMENT
 2. PROPOSED ZONING - RS-4/UGM/CZ
 3. EXISTING USE - VACANT AND GOLF COURSE POND
 4. THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSTERS OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION. THERE ARE NOT EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
 5. THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
 6. ■■■■■ - INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
 7. ■■■■■ - INDICATES RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS.
 8. ■■■■■ - INDICATES RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS.
 9. THERE SHALL BE AN 10' PLANTING & PUBLIC UTILITY EASEMENT AND A 2' PEDESTRIAN EASEMENT ALONG ALL LOT FRONTS.
 10. THERE ARE NO EXISTING STRUCTURES OR BUILDINGS.
 11. THE SUBDIVISION DESIGN PROVIDES TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTHERLY-SOUTHERLY FACING LOTS. (37 LOTS)
 12. BOUNDARY ALONG GOLF COURSE PER LOT LINE ADJUSTMENT NO. 2019-16 TO BE RECORDED PRIOR TO FINAL MAP RECORDATION.

- LEGEND:**
- CENTRELINE
 - EXISTING CURB AND GUTTER TO REMAIN
 - EXISTING MEDIAN CURB
 - EXISTING PROPERTY LINE
 - EXISTING STREETLIGHT TO REMAIN
 - PROPOSED BLOCK WALL
 - PROPOSED FIRE HYDRANT
 - PROPOSED PROPERTY LINE
 - PROPOSED SEWER MAIN
 - PROPOSED STORM DRAIN
 - PROPOSED WATER MAIN
 - SITE BOUNDARY LINE



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SUBDIVIDER:
 MCDONALD HOOKS
 11861 NORTH ALCANTITE DRIVE
 FRESNO, CA 93730
 (559) 438-1700

GARY C. CIANNETTA
 CIVIL ENGINEERING & LAND SURVEYING
 11861 NORTH ALCANTITE DRIVE
 FRESNO, CA 93730
 (559) 284-5800
 REG. 97679
 DATE: 10/11/15