

Exhibit A

VESTING TENTATIVE MAP
TRACT No. 6346
FOR CONDOMINIUM PURPOSES

APN 574-120-28
GROSS AREA = 5.79 ACRES
NET AREA = 4.97 ACRES
6050 EAST PRINCETON AVENUE
FRESNO, CA 93727

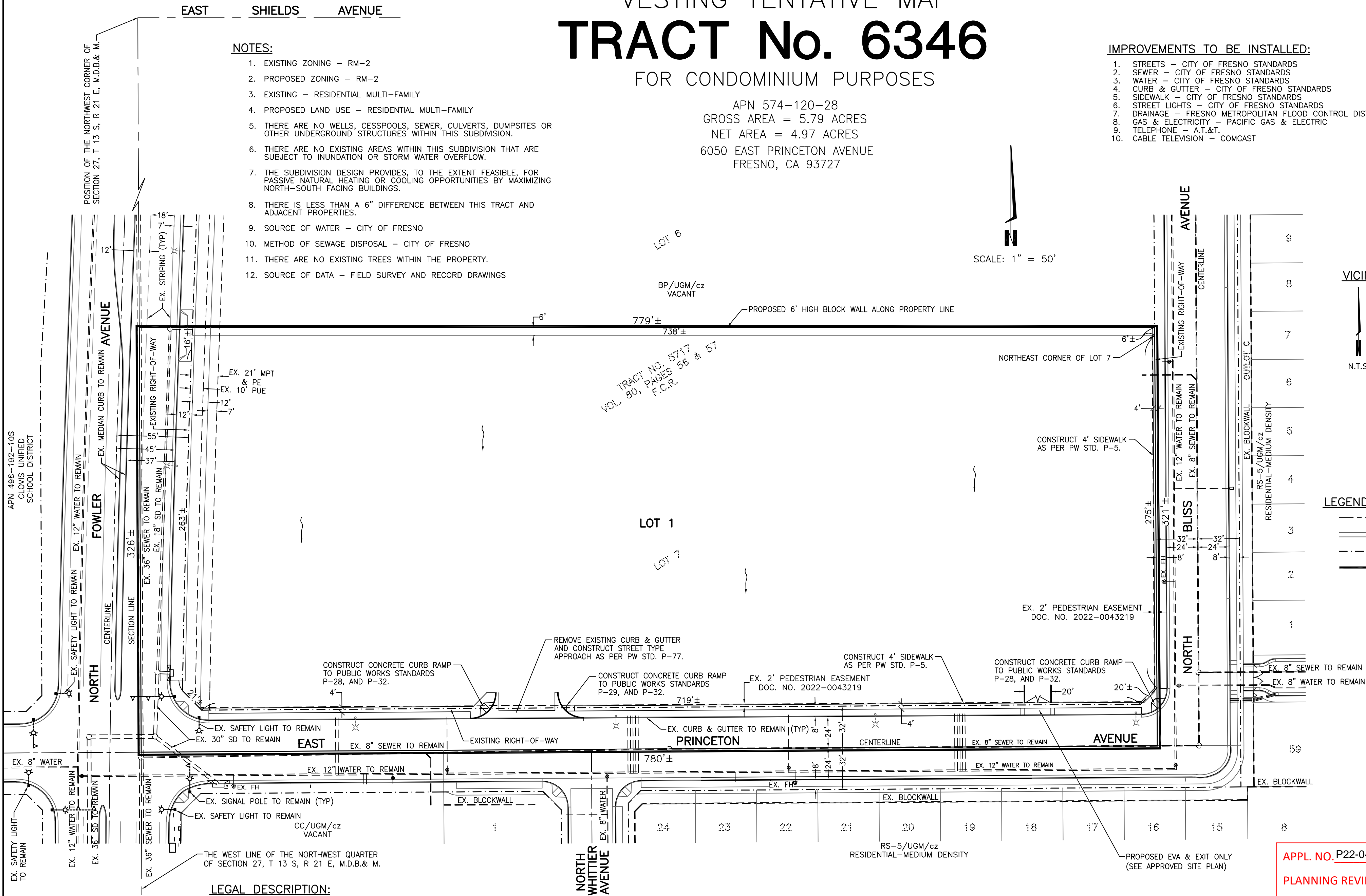
NOTES:

1. EXISTING ZONING - RM-2
2. PROPOSED ZONING - RM-2
3. EXISTING - RESIDENTIAL MULTI-FAMILY
4. PROPOSED LAND USE - RESIDENTIAL MULTI-FAMILY
5. THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
6. THERE ARE NO EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
7. THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTH-SOUTH FACING BUILDINGS.
8. THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
9. SOURCE OF WATER - CITY OF FRESNO
10. METHOD OF SEWAGE DISPOSAL - CITY OF FRESNO
11. THERE ARE NO EXISTING TREES WITHIN THE PROPERTY.
12. SOURCE OF DATA - FIELD SURVEY AND RECORD DRAWINGS

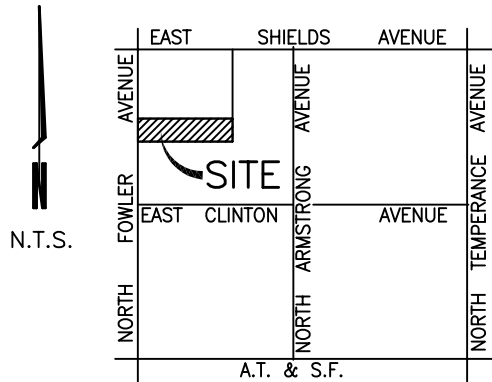
IMPROVEMENTS TO BE INSTALLED:

1. STREETS - CITY OF FRESNO STANDARDS
2. SEWER - CITY OF FRESNO STANDARDS
3. WATER - CITY OF FRESNO STANDARDS
4. CURB & GUTTER - CITY OF FRESNO STANDARDS
5. SIDEWALK - CITY OF FRESNO STANDARDS
6. STREET LIGHTS - CITY OF FRESNO STANDARDS
7. DRAINAGE - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
8. GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC
9. TELEPHONE - A.T.&T.
10. CABLE TELEVISION - COMCAST

APN 496-192-10S
CLOVIS UNIFIED
SCHOOL DISTRICT



VICINITY MAP:



LEGEND:

- EXISTING CENTERLINE
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING RIGHT-OF-WAY
- SITE BOUNDARY LINE

LEGAL DESCRIPTION:

PARCEL D OF LOT LINE ADJUSTMENT NO. 2020-26, AS DOCUMENT NUMBER 2021-0100156, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 7 OF TRACT NO. 5717, RECORDED IN VOLUME 80, PAGES 56 AND 57 OF PLATS, FRESNO COUNTY RECORDS TOGETHER WITH THAT PORTION OF ADJUSTED PARCELS B AND D OF LOT LINE ADJUSTMENT NO. 2018-39, RECORDED AS DOCUMENT 2019-0025151, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7: THENCE SOUTH 00°21'46" EAST ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 275.12 FEET TO THE RIGHT-OF-WAY OF EAST PRINCETON AVENUE PER DEED RECORDED SEPTEMBER 15, 2008, AS DOCUMENT NO. 2008-0131503; THENCE SOUTH 44°38'18" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 19.80 FEET; THENCE SOUTH 89°38'22" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 719.09 FEET; THENCE NORTH 44°43'26" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 20.98 FEET TO THE WEST BOUNDARY OF SAID LOT 7, ALSO BEING A NON-TANGENT CURVE AND THE EAST RIGHT-OF-WAY LINE OF NORTH FOWLER AVENUE; THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE, CONCAVE TO THE EAST, WHOSE RADIUS POINT BEARS SOUTH 89°03'12" EAST, HAVING A RADIUS OF 12,772.00 FEET, THROUGH A CENTRAL ANGLE OF 01°10'40", AN ARC DISTANCE OF 262.53 FEET; THENCE NORTH 02°07'28" EAST ALONG THE WEST LINE OF LOTS 7 AND 5 OF SAID TRACT NO. 5717, A DISTANCE OF 16.40 FEET; THENCE SOUTH 89°59'59" EAST PARALLEL WITH AND 6.00 FEET NORTH OF THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 738.36 FEET; THENCE SOUTH 00°21'46" EAST ALONG THE EAST LINE OF ADJUSTED PARCEL D OF SAID LOT LINE ADJUSTMENT NO. 2018-39, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

RECORD OWNER:

FOWLER & PRINCETON, LLC
1396 W. HERNDON AVE. STE. 101
FRESNO, CA. 93711
(559) 436-0900

SUBDIVIDER:

GRANVILLE HOMES, INC.
1396 W. HERNDON AVE. STE. 101
FRESNO, CA. 93711
(559) 436-0900

PREPARED: 5/24/23

APPL. NO. P22-04886 EXHIBIT A DATE 06/13/2023

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING

1119 "S" STREET
FRESNO, CA 93721

(559) 264-3590