

Exhibit A

TENTATIVE TRACT MAP

NO. 6440
CONSISTING OF ONE SHEET

MAP WAS RECORDED IN THE OFFICE OF THE RECORDER OF THE
COUNTY OF FRESNO, STATE OF CALIFORNIA, IN SECTION 16,
TOWNSHIP 13 SOUTH, RANGE 19 EAST, M.D.B.&M.

FRESNO COUNTY, CALIFORNIA

APRIL, 2021

APN: 512-032-15

DATE OF PREPERATION:

9/20/2022

SURVEYOR'S INFORMATION:

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ALAN MOK, P.L.S. 6828

LEGEND:

- SECTION CORNER
- MAP OF COUNTY OF FRESNO, DATED: MAY, 17 1892.
- EASEMENT LINE.
- SECTION LINE.
- EXISTING PROPERTY LINE.
- PROPOSED LOT LINE.
- EXISTING BUILDING.
- SUBDIVISION MAP BOUNDARY.
- FUTURE LOT LINE.
- PROPOSED WATER LINE, SIZE AS NOTED.
- PROPOSED SEWER LINE, SIZE AS NOTED.
- RELINQUISH ACCESS TO HAYES AVE.

LEGAL DESCRIPTION OF THE PROPERTY:

EXHIBIT "A"

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

PARCEL 2 OF PARCEL MAP NO. 2691, ACCORDING TO THE MAP
THEREOF RECORDED IN BOOK 20, PAGE 65 OF PARCEL MAPS, FRESNO
COUNTY RECORDS.

EXCEPTING THEREFROM, THAT PORTION GRANTED TO THE FRESNO
METROPOLITAN FLOOD CONTROL DISTRICT, A CALIFORNIA PUBLIC
CORPORATION, BY GRANT DEED RECORDED JANUARY 25, 1993,
INSTRUMENT NO. 93011017, OFFICIAL RECORDS.

APN: 512-032-15

NOTES:

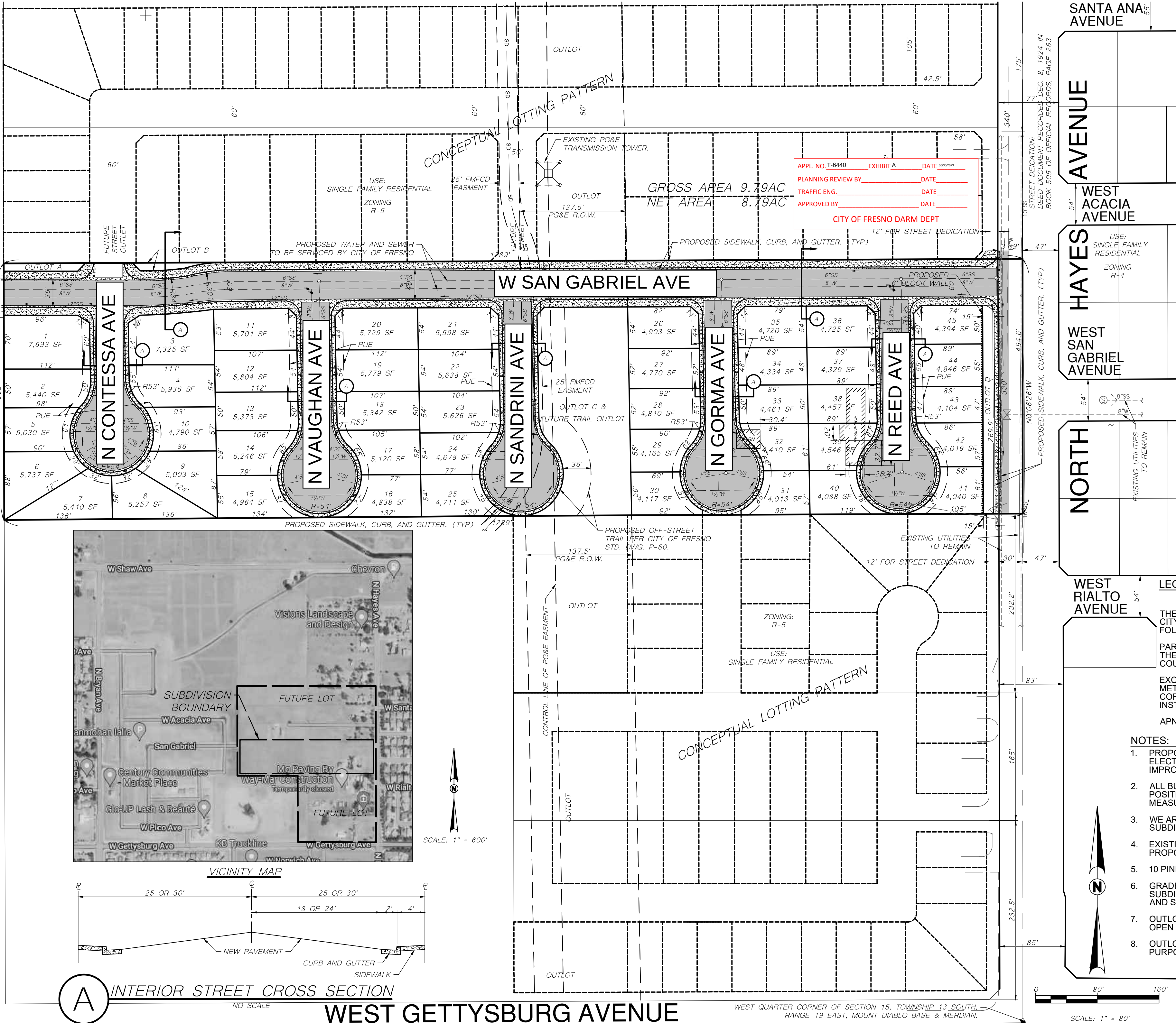
- PROPOSED IMPROVEMENTS INCLUDE SEWER, WATER, STORM DRAIN,
ELECTRICAL, CURBS, GUTTERS, SIDEWALKS, AND PAVEMENT
IMPROVEMENTS. ALL IMPROVEMENTS PER CITY OF FRESNO STANDARD.
- ALL BUILDINGS SHALL BE DESIGNED TO THE EXTENT VISIBLE FOR
POSITIVE NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER
MEASURES THAT CONSUME NON RENEWABLE ENERGY RESOURCES.
- WE ARE PROPOSING A BLOCKWALL ON THE EXTERIOR BUILDING AND
SUBDIVISION AND WOODEN FENCE BETWEEN THE LOTS.
- EXISTING ON-SITE WELL AND SEPTIC SYSTEM TO ABANDONED.
PROPOSED WATER AND SEWER TO BE SERVICED BY CITY OF FRESNO.
- 10 PINE/EVERGREEN TREES AND 10 OLIVE TREES TO BE REMOVED.
- GRADE DIFFERENTIALS OF SIX(6) INCHES OR MORE BETWEEN PROPOSED
SUBDIVISION AND ADJACENT PROPERTIES WILL EXIST AT THE NORTH
AND SOUTH EDGES OF SUBDIVISION BOUNDARY.
- OUTLOTS A, B, AND D ARE TO BE DEDICATED FOR LANDSCAPING AND
OPEN SPACE PURPOSES.
- OUTLOT C IS TO BE DEDICATED FOR OPEN SPACE AND CLASS I TRAIL
PURPOSES.

GENERAL PLANNED LAND USE: RESIDENTIAL
MEDIUM DENSITY

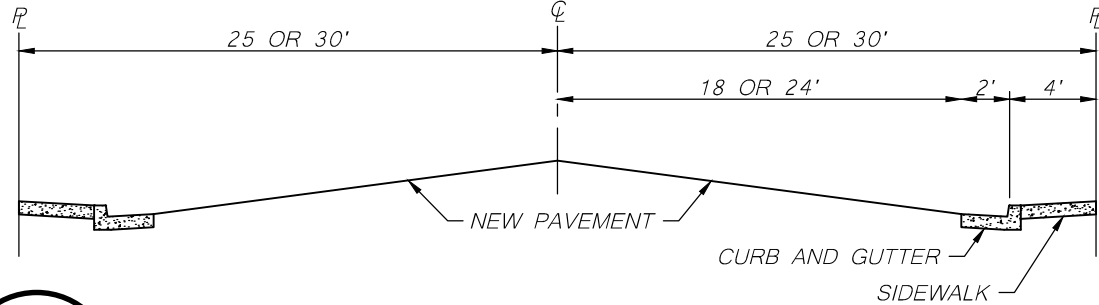
ZONE DISTRICT:
R-5

OWNER AND SUBDIVIDER:
JOJ DEVELOPING, LLC
3506 W. NEILSON AVENUE
FRESNO, CA 93706

EXISTING USE:
SINGLE FAMILY
RESIDENTIAL



VICINITY MAP



INTERIOR STREET CROSS SECTION

NO SCALE

WEST GETTYSBURG AVENUE

WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 13 SOUTH,
RANGE 19 EAST, MOUNT DIABLO BASE & MERIDIAN.