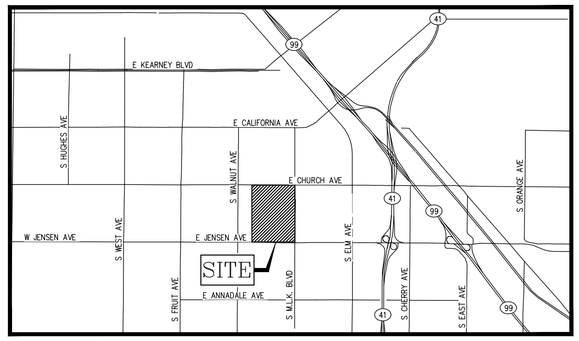
Exhibit “G”
Tentative Parcel Map

VESTING TENTATIVE PARCEL MAP NO. 2017-XX

"A PLANNED DEVELOPMENT"



VICINITY MAP
NOT TO SCALE

E CHURCH AVE
S FAIRVIEW AVE
S WALNUT AVE
S M.L.K. JR BLVD
E GROVE AVE
E BYRD AVE
E KAVILAND AVE
E GARRETT AVE
E JENSEN AVE
S KNIGHT AVE

West quarter corner of Section 16, T.14S., R.20E., M.D.B.&M.

Center corner of Section 16, T.14S., R.20E., M.D.B.&M.

12.00' OFFERED FOR DEDICATION

10.00' OFFERED FOR RIGHT TURN DEDICATION

PROPOSED PARCEL 1
AREA = 2.40 AC
325.00'
325.00'

12.00' OFFERED FOR DEDICATION

EXISTING PARCEL 1
APN: 479-050-002
Owner: Misita Dusan (Trustee)
Use: Agricultural
Zoning: RA
Area: 19.55 acres

PROPOSED PARCEL 2
AREA = 26.55 AC

EXISTING PARCEL 2
APN: 479-050-003
Owner: Misita Dusan (Trustee)
Use: Residential
Zoning: A-20
Area: 39.09 acres

PROPOSED PARCEL 3
AREA = 54.48 AC

UN-SUBDIVIDED REMAINDER
AREA = 9.63 AC

Fiber Reinforced Pressure Pipe

EXISTING PARCEL 3
APN: 479-060-11
Owner: Vong Cam / Vong Mui
Use: Agricultural
Zoning: AL20
Area: 19.25 acres

EXISTING PARCEL 4
APN: 479-060-02
Owner: Vong Cam / Mui Chuong Su
Use: Agricultural
Zoning: RA
Area: 9.73 acres

EXISTING PARCEL 5
APN: 479-060-03
Owner: Vong Cam / Mui Chuong Su
Use: Agricultural
Zoning: AL20
Area: 9.50 acres

N89°21'48"W 633.90'
S25°54'38"W 122.49'
N89°41'55"W 611.40'

PROPOSED PARCEL 4
AREA = 22.52 AC

S0°17'54"W 227.40'
30.00' OFFERED FOR DEDICATION
N89°43'42"W 673.24'
S0°15'05"E 282.09'

EXISTING PARCEL 6
APN: 479-060-10
Owner: Vong Cam / Mui Chuong Su
Use: Agricultural
Zoning: RA
Area: 9.25 acres

EXISTING PARCEL 7
APN: 479-060-09
Owner: Vong Cam / Mui Chuong Su
Use: Agricultural
Zoning: AL20
Area: 6.97 acres

EXISTING PARCEL 8
APN: 479-060-08
Owner: Vong Cam / Mui Chuong Su
Use: Residential
Zoning: RA
Area: 2.24 acres

N0°28'52"E 613.92'
10.00' OFFERED FOR RIGHT TURN DEDICATION
S89°46'34"E 1966.82'

LOT 39 LOT 38 LOT 37 LOT 50 LOT 51 LOT 52

Southwest corner of Section 16, T.14S., R.20E., M.D.B.&M.

True Point of Beginning

South quarter corner of Section 16, T.14S., R.20E., M.D.B.&M.

NOTES:

1. There are buildings on the property.
2. The property is adjacent to the public right of way.
3. The property abuts the following public streets:
   E Church Ave, S M.L.K Ave, E Jensen Ave, S Knight Ave.

FLOOD ZONE INFORMATION:

This property lies in Zone "X" as shown on Federal Emergency Management Agency (FEMA) Orange County and Incorporated Areas, California, Panel No. 2110 of 3525, Map No. 06019C2110H Map Revised: Februaru 18, 2009.

Flood Zone "X" is described as areas determined to be outside the 0.2% annual chance floodplain.

APPLICANT:

Blue Ocean Development America, LLC.
2273 Sierra Madre Avenue
Clovis, CA 93611
Sylvesta Hall
(559) 307-5884

0' 200' 400'
SCALE 1" = 200'

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4694 WEST JACQUELYN AVENUE FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM

JOB NO. 16057.00 DATE: JUNE 21, 2017 SHEET 1 OF 1