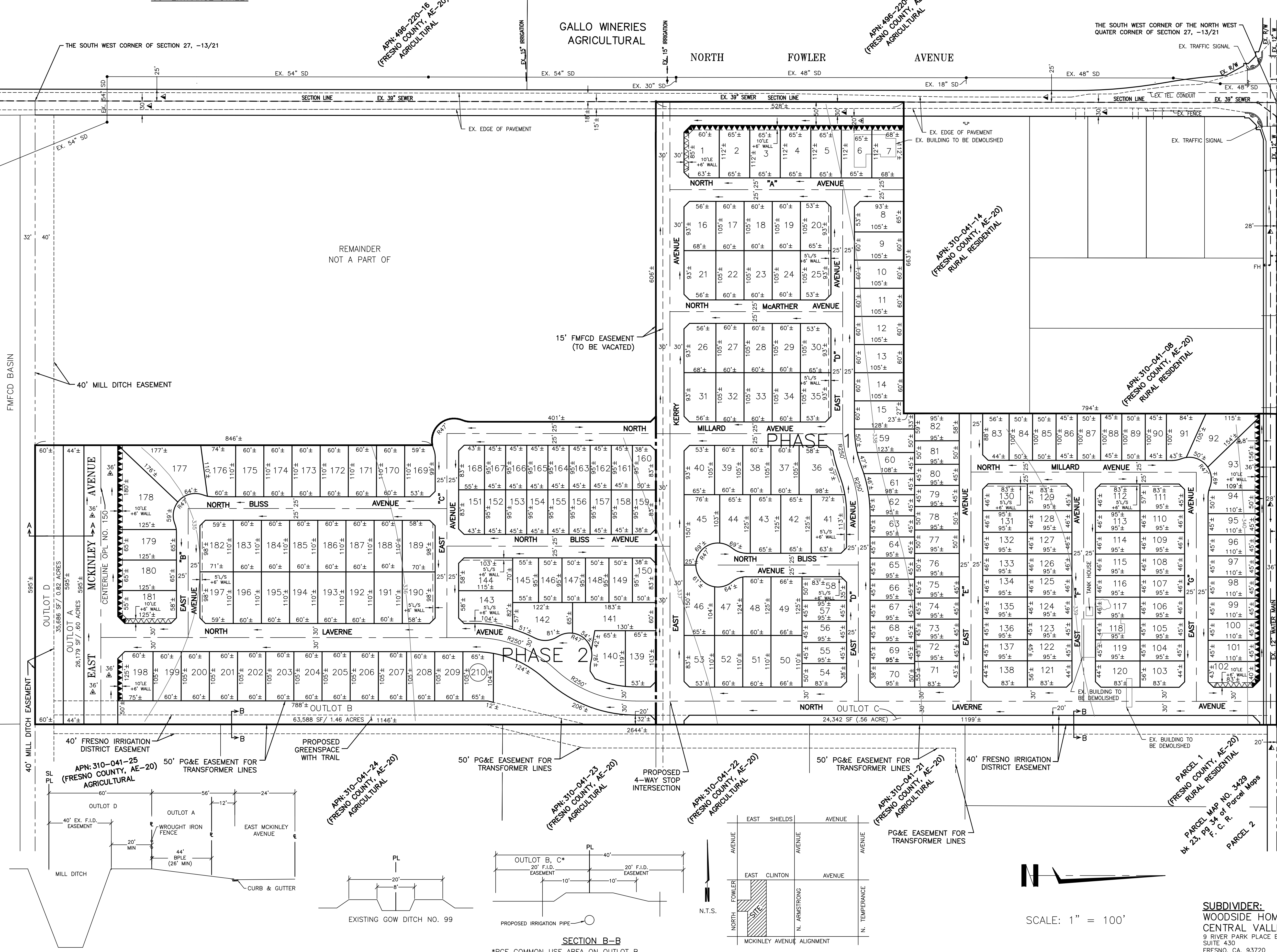
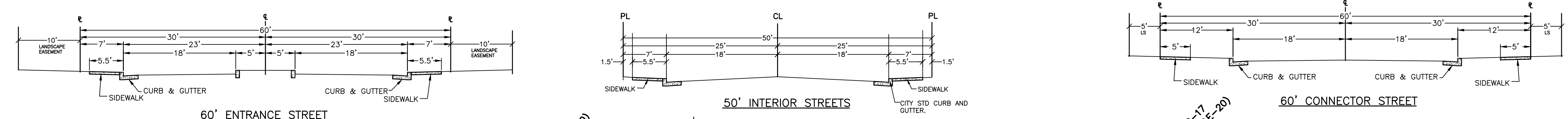


# TRACT No. 6214

A VESTING MAP  
A PHASED MAP

APN 310-041-15,16,17,18 AND 19  
NET AREA = 43.22 ACRES  
GROSS AREA = 46.78 ACRES

PM NO. 00-12  
BK 61, PGS 55 & 56, OF PMs  
F. C. R.



- IMPROVEMENTS TO BE INSTALLED:**
- STREETS - PUBLIC-CITY OF FRESNO
  - SEWER - CITY OF FRESNO STANDARDS
  - WATER - CITY OF FRESNO STANDARDS
  - CURB & GUTTER - CITY OF FRESNO ALTERNATE DESIGN
  - SIDEWALK - CITY OF FRESNO STANDARDS
  - STREET LIGHTS - CITY OF FRESNO STANDARDS
  - DRAINAGE - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
  - GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC
  - TELEPHONE - A.T.&T.
  - CABLE TELEVISION - COMCAST

- NOTES:**
- EXISTING ZONING - AE-20 (COUNTY OF FRESNO)
  - PROPOSED ZONING - RS-5/UGM (CITY OF FRESNO)
  - EXISTING USE - VACANT, AGRICULTURAL, EARTH MOVING COMPANY OPS
  - THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
  - THERE ARE NOT EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
  - THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTH-SOUTH FACING BUILDINGS.
  - THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
  - THERE ARE 20 EXISTING TREES WITHIN THIS PROPERTY TO BE REMOVED.
  - THERE ARE 2 EXISTING HOUSES ON THIS PROPERTY TO BE REMOVED WITHIN THE LIMITS OF THIS SUBDIVISION.
  - OUTLOTS A FOR BIKE/PEDESTRIAN AND LANDSCAPE TRAIL PURPOSES
  - OUTLOTS A,B AND C ARE FOR OPEN SPACE/LANDSCAPE TRAIL PURPOSES
  - OUTLOT D FOR FRESNO IRRIGATION DISTRICT PURPOSES (MILL DITCH)
  - THE STREETS WITHIN THE BOUNDARIES OF THIS SUBDIVISION SHALL BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
  - THERE SHALL BE A 10' LANDSCAPE EASEMENT ALONG THE FRONTAGE OF FOWLER, CLINTON AND MCKINLEY AVENUES
  - THERE SHALL BE A 8' PUBLIC UTILITY EASEMENT AND A 2' PEDESTRIAN EASEMENT ALONG THE LOT FRONTAGES.

- LEGEND:**
- BLOCK WALL
  - - - CENTERLINE
  - EXISTING CURB AND GUTTER
  - EXISTING CURB
  - EXISTING PROPERTY LINE
  - PROPERTY LINE
  - SITE BOUNDARY LINE
  - PHASE LINE
  - L/S +6" WALL LANDSCAPE SETBACK AND 6' WALL
  - ▲ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
  - ▲ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES
  - ▲▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
  - ▲▲▲▲ INDICATES RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS.

**RECORD OWNERS:**  
ALFRED PAUL SEBASTO AND MAYTHA JUNE SEBASTO, CO-TRUSTEES OF THE ALFRED PAUL AND MAYTHA JUNE SEBASTO REVOCABLE FAMILY TRUST DATED JUNE 26, 2007.

**SUBDIVIDER:**  
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(559) 437-9000

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DATE: 12/6/17 REVISED: 1/27/2017, 3/2/2018