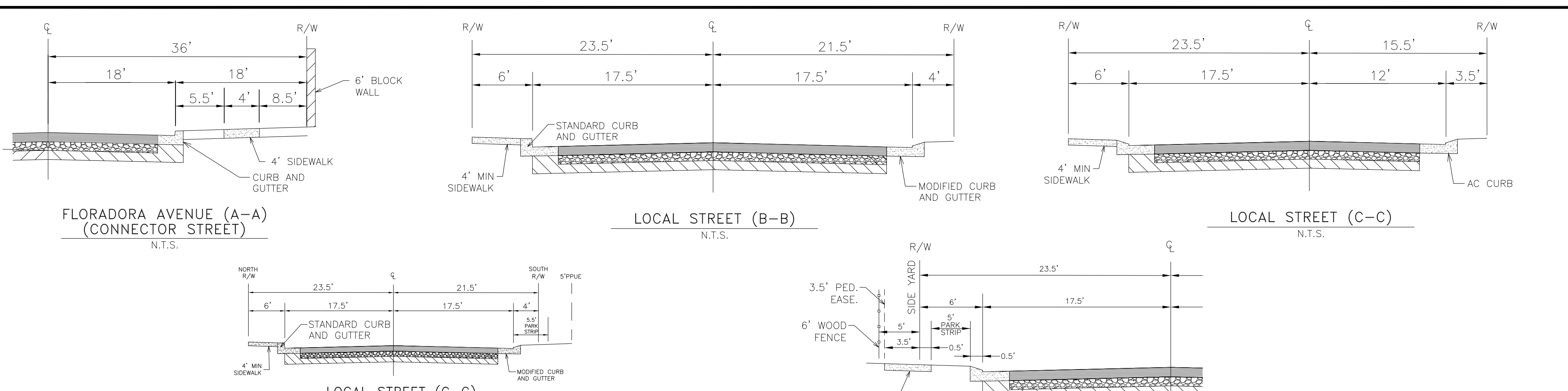




WEST R/W

30'

30'

EAST R/W

OUTLET A

4'

8'

18'

18'

8'

4'

OUTLET C

4" MIN SIDEWALK

STD. CURB & GUTTER

4" MIN SIDEWALK

STD. CURB & GUTTER

60' LOCAL STREET (E-E)

PER CITY STD. P-56
N.T.S.

FUTURE R/W

30'

30'

EAST R/W

EXISTING R/W

16'

18'

8'

4'

6' WOOD FENCE

12'

4" MIN SIDEWALK

A.C. CURB

STD. CURB & GUTTER

FUTURE 60' LOCAL STREET (F-F)

PER CITY STD. P-56
N.T.S.

NOTES:

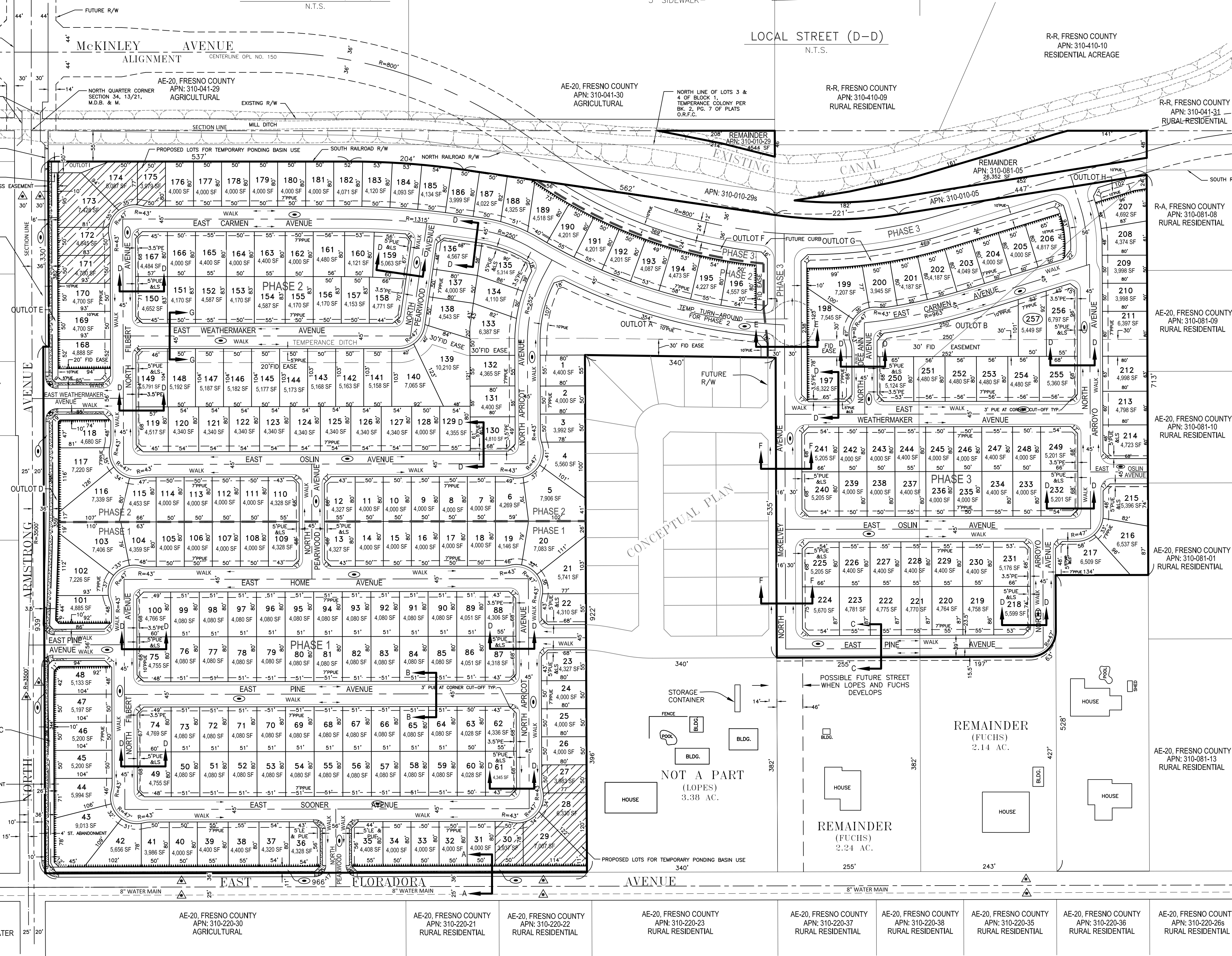
1. THERE ARE NO EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDINGS, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION. (EXCEPT IF SHOWN).
2. THIS AREA IS WITHIN FLOOD ZONE X.
3. THERE ARE NO EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAINS, DUMP SITES AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION. (EXCEPT IF SHOWN).
4. THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY RESOURCES AS PROMISED IN THE SUBDIVISION MAP ACT. 79% OF THE LOTS ARE ORIENTED NORTH AND SOUTH.
5. ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF FRESNO TO CITY STANDARDS, AND SHALL INCLUDE SIDEWALKS, SEWER, GROUNDWATER PROTECTION, TELEPHONE, CABLE, CONCRETE DRIVEWAYS, SIDEWALKS, PERMANENT STREET PAVEMENT, STREET LIGHTS, ETC. ON-SITE STREETS WILL BE PRIVATE AND AS APPROVED BY THE CITY OF FRESNO.
6. GRADE DIFFERENCE OF 6" OR MORE DO NOT CURRENTLY EXIST ACROSS PROPERTY LINES AND WILL NOT EXIST AFTER DEVELOPMENT OF PROJECT GRADING.
7. OUTLOTS A AND B TO BE DEDICATED FOR PUBLIC OPEN SPACE PURPOSES.
8. OUTLOTS C, D AND E TO BE DEDICATED FOR PUBLIC LANDSCAPE BUFFER PURPOSES. OUTLOTS F, G AND H TO BE DEDICATED FOR PUBLIC TRAIL PURPOSES.
9. OUTLOT I IS TO BE DEDICATED TO THE FRESNO IRIGATION DISTRICT.

LEGAL DESCRIPTION:

APN 310-081-03S:
THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOTS 3 AND 4 IN BLOCK 1, OF TEMPERANCE COLONY, ACCORDING TO THE MAP RECORDED DECEMBER 13, 1880 IN BOOK 2, PAGE 7 OF PLATS, RECORDS OF SAID COUNTY, EXCEPT A PART OF LOTS 3 AND 4 HERETOFORE CONVEYED TO FREDERICK INTERESTED THEREIN INCLUDING THE LAND DESCRIBED IN THE LEGAL DESCRIPTION OF LOT 3, AND THOSE PORTIONS OF LOTS 3 AND 4 IN BLOCK 1 OF TEMPERANCE COLONY, ACCORDING TO THE MAP ABOVE REFERRED TO, AND OF THE SOUTH HALF OF THE PUBLIC ROAD ALONG THE NORTH LINE OF THE EAST HALF OF THE PUBLIC ROAD ALONG THE WEST LINE OF SAID LOT 4, INCLUDED WITHIN THE SOUTH BANK OF THE DITCH, COMMONLY KNOWN AS FRESNO CANAL, AND A LINE PARALLEL WITH AND 15 FEET SOUTHERLY FROM A LINE DESCRIBED AS FOLLOWS:
AT A POINT ON THE CENTERLINE OF THE PUBLIC ROAD ALONG THE WEST LINE OF SAID LOT 4 DISTANT 40 FEET SOUTHERLY ALONG SAID CENTERLINE OF THE ROAD FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE EAST 1/4 NORTH WITH AN ANGLE OF 100 DEGREES 15 MINUTES TO THE NORTH LINE OF SAID LOT 3, DISTANT 15.5 FEET ALONG A TANGENT CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 1432.69 FEET, A DISTANCE OF 208.54 FEET, THENCE EAST 1/4 NORTH 100 DEGREES 15 MINUTES OR LESS, TO THE WEST LINE OF SAID LOT 3, DISTANT 35.1 FEET SOUTH ALONG THE EAST LINE OF SAID LOT 4, AND THE PROLONGATION THEREIN OF THE NORTH LINE OF SAID SECTION 34, SAVING AND EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND/OR MINERALS IN SAID LANDS, AS RESERVED IN DEED RECORDED DECEMBER 1, 1936 IN BOOK 10545, PAGE 79 OF THE PUBLIC RECORDS;
AND ALSO EXCEPTING THEREFROM THAT PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE EAST 10 FEET OF THE WEST 30 FEET OF THE SOUTH 330 FEET OF THE NORTH 385 FEET OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 34;
AND ALSO EXCEPTING THEREFROM ALL OIL, GAS AND/OR MINERALS AS OR PREVIOUSLY RESERVED OF RECORD

APN 301-081-065
THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
BEING A PORTION OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, STATE OF CALIFORNIA, COMING FROM AND MORE PARTICULARLY AS THAT PORTION OF LOT 2 IN DESCRIBED AS FOLLOWS:
EXCEPT THAT PORTION LYING NORTH OF MILL DITCH.
ALSO EXCEPT A STRIP OF LAND, BEING 15.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 2, DISTANT 133.00 FEET SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF NORTH OF SAID SECTION 34; THENCE, EASTERLY AT A SOUTHEAST ANGLE OF 61° 26' 30" WITH SAID WEST LOT LINE, FOR A DISTANCE OF 3.20 FEET; THENCE, EASTERLY, ON THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10.00 FEET, DISTANT 133.00 FEET SOUTHERLY ALONG SAID WEST LOT LINE, TO A POINT OF ENDING IN THE EAST LINE OF SAID LOT 2, DISTANT 63.53 FEET SOUTH ALONG SAID EAST LINE OF ITS PROLONGATION FROM THE NORTH LINE OF SAID SECTION 34.
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE, ALONG THE EAST LINE THEREOF, NORTH 00° 14' 01" WEST, 692.57 FEET; THENCE, NORTH 00° 13' 28" WEST, 548.83 FEET; THENCE, SOUTH 49° 53' 24" WEST, 242.76 FEET; THENCE, NORTH 00° 14' 01" WEST, 895.70 FEET; THENCE, ALONG THE SOUTH LINE OF LOT 2, NORTH 89° 53' 22" EAST, 407.76 FEET, TO THE POINT OF BEGINNING.

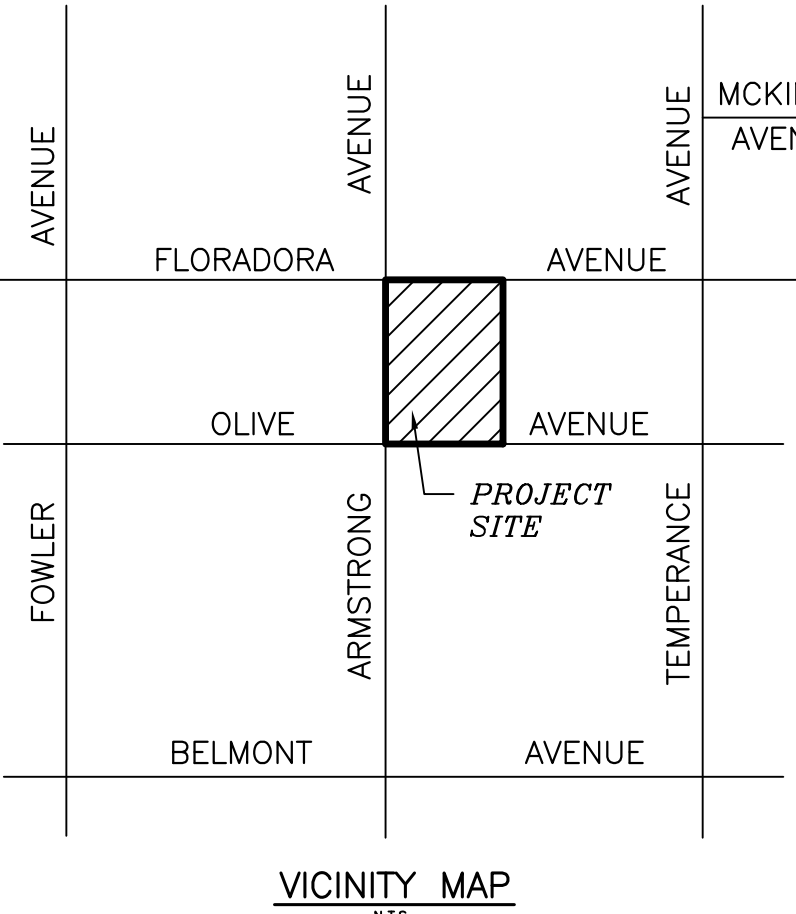
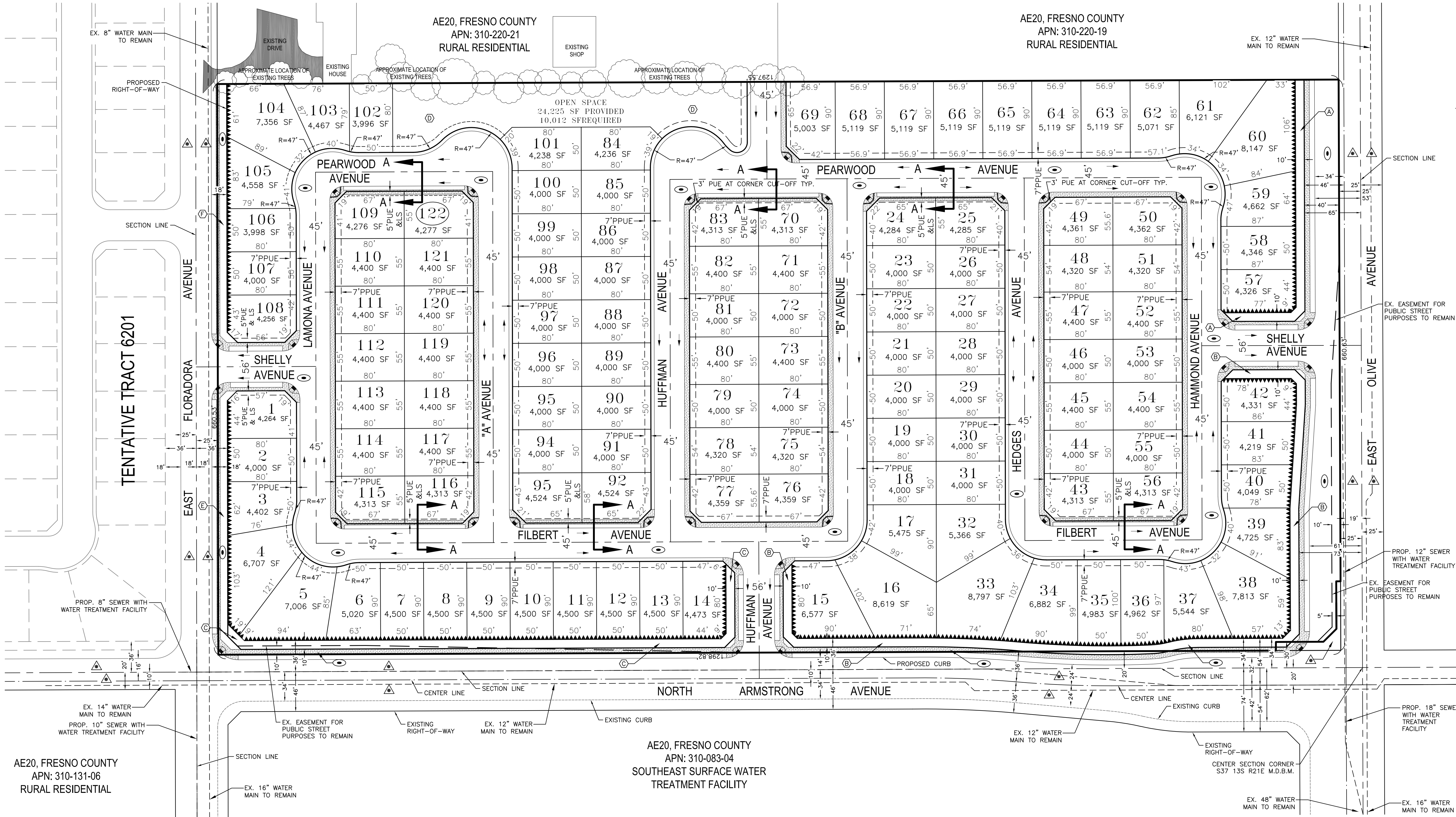
APN 301-081-066
THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
BEING A PORTION OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, STATE OF CALIFORNIA, COUNTY OF FRESNO, AND MORE PARTICULARLY AS THAT PORTION OF LOT 2 IN BLOCK 1 OF THE TOWN OF COLONY, COUNTY OF FRESNO, DESCRIBED IN PAGE 7, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE EAST LINE THEREOF NORTH 00° 14' 01" WEST, 528.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 00° 14' 01" WEST, 164.57 FEET; THENCE NORTH 00° 13' 28" WEST, 548.83 FEET; THENCE, ALONG THE SOUTH LINE OF LOT 2, NORTH 89° 53' 22" EAST, 242.76 FEET; THENCE NORTH 00° 14' 01" WEST, 528.00 FEET; THENCE NORTH 89° 53' 22" EAST, 165.00 FEET TO THE POINT OF BEGINNING.



TENTATIVE TRACT MAP															
SUBDIVIDER Tri-Wilson L.P. 7550 NORTH PALM AVENUE SUITE 102 FRESNO, CA. 93711 559-224-7550															
 Harbour & Associates Civil Engineers 389 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325-7676 • Fax (559) 325-7699 • e-mail: harr@harbour-engineering.com		REVISIONS <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>													SHEET NO. 1 OF 1
DATE: 3-19-19	SCALE: 1" = 100'	DRAWN BY: SDH													

TRACT NO. 6235

IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA



NOTES:

- THIS AREA IS SUBJECT TO FLOODZONE X (UNSHADED).
- ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF FRESNO TO CITY STANDARDS, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT STREET LIGHTS, ETC.
- THERE ARE NO EXISTING GRADE DIFFERENTIALS OF GREATER THAN 6" WITHIN THE LIMITS OF GRADING FOR THIS PROJECT. PROPOSED GRADE DIFFERENTIALS GREATER THAN 6" WILL BE DETERMINED BY THE IMPROVEMENT PLANS AND MUST BE APPROVED BY THE CITY OF FRESNO DEVELOPMENT DEPARTMENT.
- THERE ARE NO EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDINGS, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION.
- THERE ARE NO UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAINS, DUMP SITES AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION.
- THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY RESOURCES AS PROVIDED IN THE SUBDIVISION MAP ACT. 79% OF THE LOTS ARE ORIENTED NORTH AND SOUTH.
- OUTLOTS A, B, C, E & F ARE FOR PUBLIC LANDSCAPE, PEDESTRIAN ACCESS, AND BUFFER PURPOSES. OUTLOT D IS FOR OPEN SPACE PURPOSES.

LEGAL DESCRIPTION:

(APN: 310-220-30)

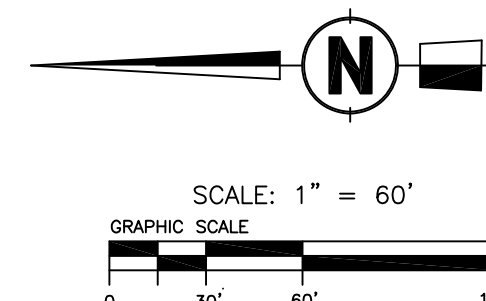
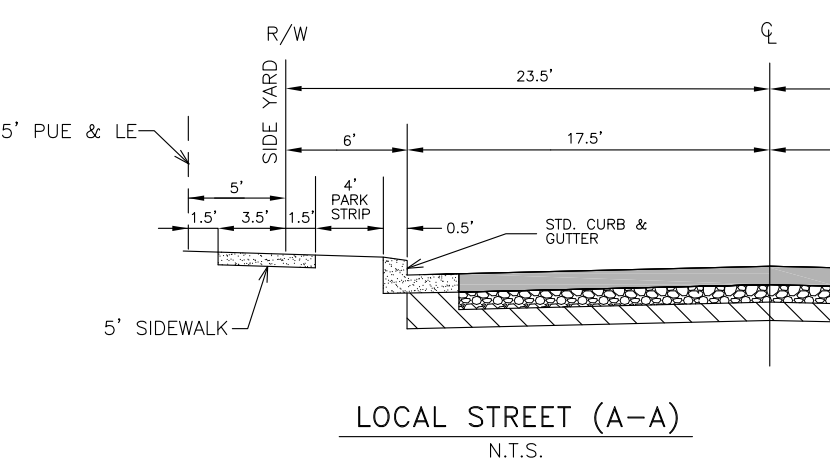
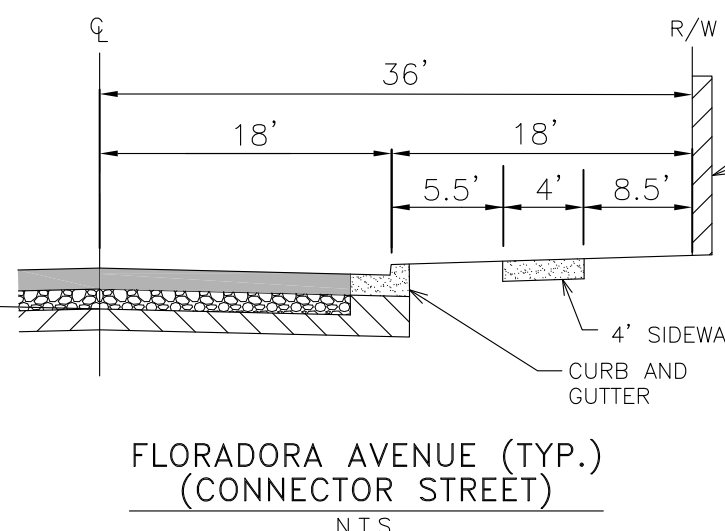
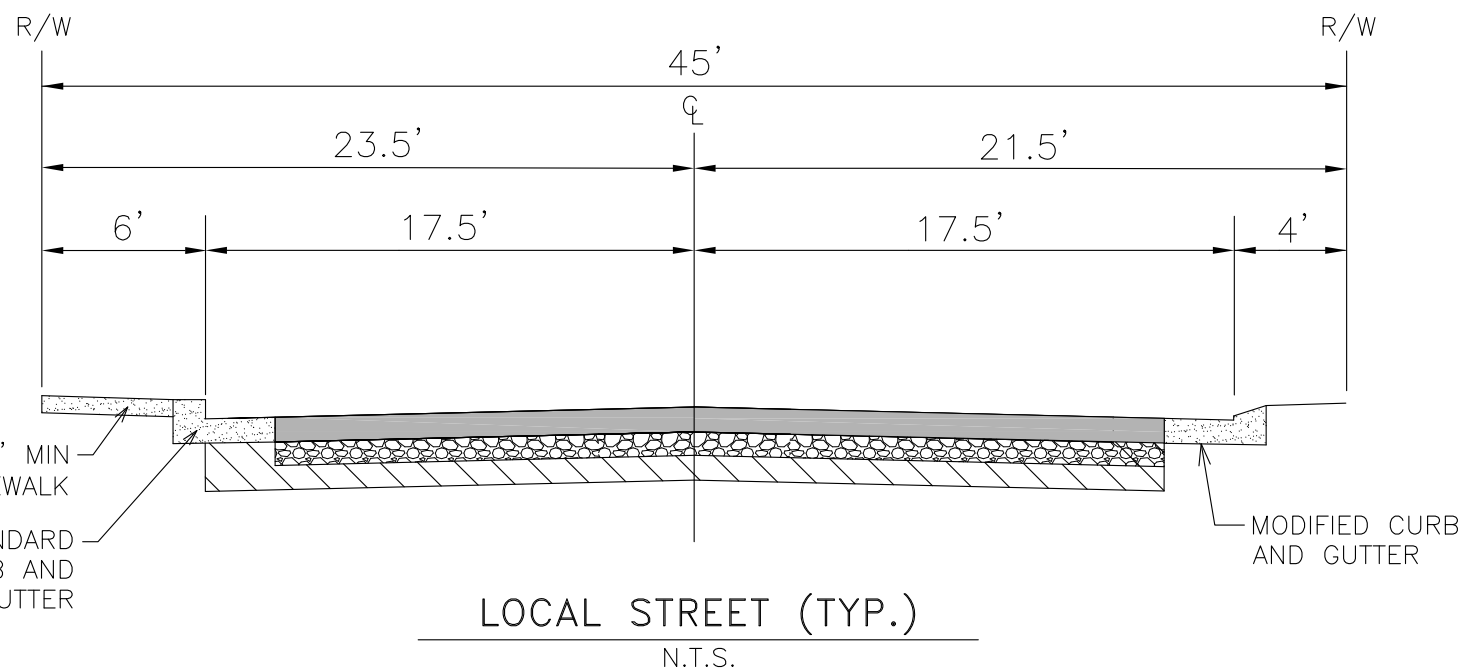
THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 5 IN BLOCK 1 OF TEMPERANCE COLONY, ACCORDING TO THE MAP THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 7, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE COUNTY OF FRESNO IN THE GRANT DEED RECORDED AUGUST 25, 1979, DOCUMENT NO. 98647 IN BOOK 7355 PAGE 920, OFFICIAL RECORDS.

LEGEND:

- INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PPUE PROPOSED PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- LE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- DIRECTION OF STORMWATER FLOW
- PROPOSED 6" CONCRETE SIDEWALK
- RELINQUISHMENT OF ACCESS ALONG DOUBLE FRONTAGE LOTS
- PROPOSED ADA RAMP PER CITY STD. P-28, P-29, P-30, P-31



TENTATIVE TRACT MAP

OWNER/SUBDIVIDER
Wilson Premier Homes, Inc.

7550 NORTH PALM AVENUE SUITE 102
FRESNO, CA 93711
559-224-7550

Harbour & Associates
Civil Engineers
389 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7699 • e-mail: hba@harbour-engineering.com

REVISIONS
SHEET NO.
1
OF
1