

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF FRESNO COUNTY, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 103 AND 104 OF THE J.C. FORKNER FIG GARDENS SUBDIVISION NO. 2, RECORDED IN VOLUME 8, PAGE 66 OF PLATS, FRESNO COUNTY RECORDS WITHIN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER OF SAID SECTION 3; THENCE NORTH 89°41'55" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 596.16 FEET; THENCE SOUTH 12°36'40" WEST, A DISTANCE OF 35.54 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE, SAID CURVE ALSO BEING THE CENTERLINE OF NORTH DANTE AVENUE, THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT BEARS SOUTH 12°36'40" WEST, HAVING A RADIUS OF 1,370.00 FEET, THROUGH A CENTRAL ANGLE OF 16°05'49", A DISTANCE OF 384.89 FEET; THENCE SOUTH 28°42'29" WEST, A DISTANCE OF 47.00 FEET TO THE MOST NORTHERLY CORNER OF LOT 1 OF TREND HOMES NO. 18, TRACT NO. 4031 RECORDED IN VOLUME 48, PAGE 96, 97 AND 98 OF PLATS, FRESNO COUNTY RECORDS; THENCE SOUTH 44°19'17" WEST, ALONG THE NORTHWESTERLY LINES OF LOTS 1 THROUGH 11, INCLUSIVE, OF SAID TREND HOMES NO. 18, A DISTANCE OF 701.61 FEET TO MOST WESTERLY CORNER OF SAID LOT 11; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT BEARS SOUTH 35°24'52" WEST, SAID NON-TANGENT CURVE BEING THE NORTHEASTERLY LINE OF WEST CORONA AVENUE RIGHT OF WAY, HAVING A RADIUS OF 420.00 FEET, THROUGH A CENTRAL ANGLE OF 34°42'50", A DISTANCE OF 254.47 FEET; THENCE NORTH 89°17'48" WEST, ALONG THE NORTH LINE OF THE WEST CORONA AVENUE RIGHT OF WAY AND ITS WESTERLY PROLONGATION, A DISTANCE OF 204.05 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 0°42'02" EAST, ALONG SAID WEST LINE, A DISTANCE OF 629.95 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS NOW OR AT ANY TIME SITUATED IN, ON OR UNDER SAID LAND, AS RESERVED BY IOLA MAE LIDDELL, ET AL., IN DEED RECORDED MAY 19, 1969 IN BOOK 5688 PAGE 59 OF OFFICIAL RECORDS, INSTRUMENT NO. 34448.

SITE NOTES:

1. SITE ADDRESS: 6350 NORTH DANTE AVENUE, FRESNO, CA
2. APN: 506-130-31-5
3. ZONING: EXISTING/PROPOSED - RS-5/UGM RESIDENTIAL SINGLE-FAMILY, MEDIUM DENSITY/URBAN GROWTH MANAGEMENT.
4. USE: EXISTING USE: VACANT; PROPOSED USE: MEDIUM DENSITY RESIDENTIAL.
5. PARCEL SIZE: GROSS: 11.05 ACRES, NET: 9.18 ACRES.
6. THERE ARE NO EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDINGS, WATER WELLS, POWER LINES, TOWERS, ETC. WITHIN THE PROPOSED SUBDIVISION.
7. THERE ARE NO EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAIN, DUMP SITES AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION.
8. ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF FRESNO, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT, STREET LIGHTS, ETC.
9. ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN.
10. PROPOSED IMPROVEMENTS, INCLUDING SEWER, WATER, STORM SEWER, STREETLIGHTS, GUTTER, CURB, SIDEWALK AND PERMANENT PAVEMENT SHALL BE INSTALLED PER CITY OF FRESNO STANDARD DRAWINGS.
11. THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION.
12. THERE SHALL BE NO GRADE DIFFERENTIALS GREATER THAN 6 INCHES WITHIN 200 FEET OF THE SITE.
13. THERE ARE NO EXISTING TREES ON-SITE.
14. THE SUBDIVISION HAS BEEN DESIGNED TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES BY PROVIDING THAT 50% OF HOMES IN THIS TRACT WILL HAVE A NORTHERN OR SOUTHERN ORIENTATION.

| LOT # | AREA (SQ. FT.) |
|-------|----------------|
| 1 | 4,015 |
| 2 | 2,624 |
| 3 | 2,559 |
| 4 | 2,473 |
| 5 | 2,387 |
| 6 | 2,340 |
| 7 | 2,340 |
| 8 | 2,615 |
| 9 | 2,558 |
| 10 | 2,667 |
| 11 | 2,671 |
| 12 | 2,669 |
| 13 | 2,644 |
| 14 | 2,649 |
| 15 | 2,608 |
| 16 | 2,546 |
| 17 | 2,496 |
| 18 | 2,459 |

| LOT # | AREA (SQ. FT.) |
|-------|----------------|
| 19 | 2,434 |
| 20 | 2,421 |
| 21 | 2,401 |
| 22 | 2,401 |
| 23 | 2,401 |
| 24 | 2,401 |
| 25 | 3,355 |
| 26 | 4,041 |
| 27 | 2,700 |
| 28 | 2,700 |
| 29 | 2,700 |
| 30 | 2,700 |
| 31 | 2,700 |
| 32 | 2,700 |
| 33 | 2,700 |
| 34 | 2,700 |
| 35 | 2,700 |
| 36 | 2,700 |

| LOT # | AREA (SQ. FT.) |
|-------|----------------|
| 37 | 2,700 |
| 38 | 2,700 |
| 39 | 2,700 |
| 40 | 2,925 |
| 41 | 2,925 |
| 42 | 2,925 |
| 43 | 3,692 |
| 44 | 2,470 |
| 45 | 2,470 |
| 46 | 2,470 |
| 47 | 2,340 |
| 48 | 2,340 |
| 49 | 3,150 |
| 50 | 3,201 |
| 51 | 2,340 |
| 52 | 2,340 |
| 53 | 2,340 |
| 54 | 2,340 |

| LOT # | AREA (SQ. FT.) |
|-------|----------------|
| 55 | 2,405 |
| 56 | 2,405 |
| 57 | 2,340 |
| 58 | 2,340 |
| 59 | 2,340 |
| 60 | 3,362 |
| 61 | 3,273 |
| 62 | 2,340 |
| 63 | 2,340 |
| 64 | 2,340 |
| 65 | 2,340 |
| 66 | 2,413 |
| 67 | 2,405 |
| 68 | 2,340 |
| 69 | 2,340 |
| 70 | 2,340 |
| 71 | 3,633 |
| 72 | 2,340 |

| LOT # | AREA (SQ. FT.) |
|-------|----------------|
| 73 | 2,340 |
| 74 | 2,340 |
| 75 | 2,459 |
| 76 | 2,421 |
| 77 | 2,304 |
| 78 | 2,645 |
| 79 | 3,595 |
| 80 | 2,340 |
| 81 | 2,340 |
| 82 | 2,405 |
| 83 | 2,456 |
| 84 | 2,458 |
| 85 | 2,506 |
| 86 | 2,816 |
| 87 | 3,316 |
| 88 | 3,149 |
| 89 | 3,055 |
| 90 | 4,513 |

| OUTLOT # | AREA (SQ. FT.) |
|------------|----------------|
| OUTLOT 'A' | 1,220 |
| OUTLOT 'B' | 23,009 |
| OUTLOT 'C' | 2,568 |
| OUTLOT 'D' | 1,253 |
| OUTLOT 'E' | 513 |
| OUTLOT 'F' | 2,166 |
| OUTLOT 'G' | 2,381 |
| OUTLOT 'H' | 2,233 |
| OUTLOT 'I' | 12,667 |
| OUTLOT 'J' | 1,833 |
| OUTLOT 'K' | 112,377 |

OUTLOT DESIGNATIONS:

OUTLOT "A" - PRIVATE OPEN SPACE
 OUTLOT "B" - PRIVATE OPEN SPACE
 OUTLOT "C" - PRIVATE LANDSCAPING AND PARKING
 OUTLOT "D" - PRIVATE LANDSCAPING AND PARKING
 OUTLOT "E" - PRIVATE LANDSCAPING AND PARKING
 OUTLOT "F" - PRIVATE LANDSCAPING AND PARKING
 OUTLOT "G" - PRIVATE LANDSCAPING AND PARKING
 OUTLOT "H" - PRIVATE LANDSCAPING AND PARKING
 OUTLOT "I" - PUBLIC UTILITY AND LANDSCAPING
 OUTLOT "J" - PUBLIC UTILITY AND LANDSCAPING
 OUTLOT "K" - PRIVATE ROADWAY AND PARKING

ABBREVIATIONS LEGEND:

ACP AC PAVEMENT
 CCG CONCRETE CURB AND GUTTER
 CDM CONCRETE CURBED MEDIAN
 CSW CONCRETE SIDEWALK
 DCR DIAGONAL CURB RAMP
 EOP EDGE OF PAVEMENT
 EX EXISTING
 EPTT ELECTRICAL POWER TRANSMISSION TOWER
 EV ELECTRICAL VAULT
 F.C.R. FRESNO COUNTY RECORDS
 FH FIRE HYDRANT
 GUY GUY WIRE
 OH OVERHEAD UTILITY LINE
 PP POWER POLE
 PUE PUBLIC UTILITY EASEMENT
 S SEWER MAIN/LATERAL U/G
 SDI STORM DRAIN INLET
 SDMH STORM DRAIN MANHOLE
 SL STREET LIGHT
 SLB STREET LIGHT BOX
 SMH SANITARY SEWER MANHOLE
 TMI TREE-MISCELLANEOUS
 WM WATER METER
 WV WATER VALVE
 ... TRAFFIC SIGN (TEXT IN QUOTES DENOTES THE SIGN NAME, E.G. "STOP")

LEGEND

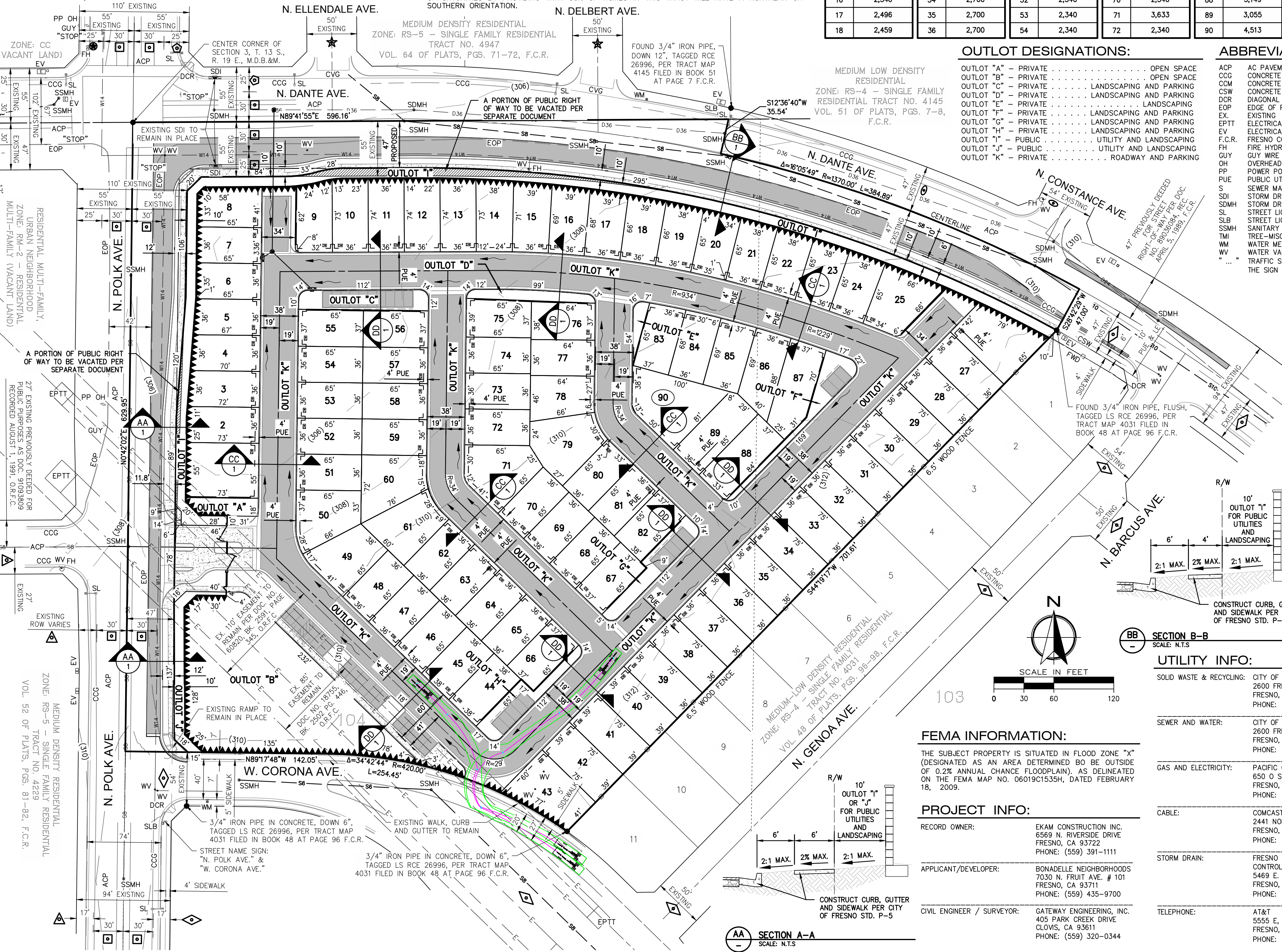
— S12 — EXISTING SANITARY SEWER LINE
 — D36 — EXISTING STORM DRAIN LINE AND SIZE
 — W14 — EXISTING WATER LINE AND SIZE
 — E — EXISTING POWER LINE
 — — EXISTING PROPERTY LINE
 — — EXISTING EASEMENT
 — — PROPERTY BOUNDARY
 — — EXISTING CONTOUR LINE
 — — EXISTING LOT LINE OF J.C. FORKNER FIG GARDENS SUBDIVISION NO. 2, RECORDED IN VOL. 8, PG. 66 OF PLATS, F.C.R.

● MONUMENT FOUND AND ACCEPTED AS NOTED
 ■ PROPOSED A.C. PAVEMENT
 ■ PROPOSED CONCRETE
 ■ A PORTION OF RIGHT-OF-WAY TO BE VACATED BY SEPARATE DOCUMENT
 — PROPOSED SURFACE DRAINAGE
 104 LOT OF J.C. FORKNER FIG GARDENS SUBDIVISION NO. 2 RECORDED IN VOL. 8, PG. 66 OF PLATS, F.C.R.
 ▲ RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS

□ PREVIOUSLY DEDICATED STREET RIGHT-OF-WAY PER J.C. FORKNER FIG GARDENS SUBDIVISION NO. 2 REC. IN VOL. 8, PG. 66, F.C.R.
 ◇ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER TRACT NO. 4031, REC. IN VOL. 48 OF PLATS, PAGES 96-97, F.C.R.
 ○ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER TRACT NO. 4145, REC. IN VOL. 51 OF PLATS, PAGES 7-8, F.C.R.
 △ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER TRACT NO. 4229, REC. IN VOL. 52 OF PLATS, PAGES 81-82, F.C.R.
 ☆ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER TRACT NO. 4947, REC. IN VOL. 64 OF PLATS, PAGES 71-72, F.C.R.
 ⊗ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER TRACT NO. 4356, REC. IN VOL. 54 OF PLATS, PAGES 49-52, F.C.R.

VICINITY MAP

SCALE: 1" = 1,000'



SECTION B-B

SCALE: N.T.S.

UTILITY INFO:

SOLID WASTE & RECYCLING: CITY OF FRESNO
 2600 FRESNO STREET
 FRESNO, CA 93721
 PHONE: (559) 621-8600

SEWER AND WATER: CITY OF FRESNO
 2600 FRESNO STREET
 FRESNO, CA 93721
 PHONE: (559) 621-8650

GAS AND ELECTRICITY: PACIFIC GAS AND ELECTRIC
 650 O STREET, 3RD FLOOR
 FRESNO, CA 93760
 PHONE: (559) 463-5636

CABLE: COMCAST
 2441 NORTH GROVE INDUSTRIAL DR.,
 FRESNO, CA 93727
 PHONE: (559) 252-8210 X 4222

STORM DRAIN: FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
 5489 E. HEDGES AVE.,
 FRESNO, CA 93727
 PHONE: (559) 456-3292

TELEPHONE: AT&T
 5555 E. OLIVE AVE.
 FRESNO, CA 93727
 PHONE: (559) 454-3778

FEMA INFORMATION:

THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" (DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FEMA MAP NO. 06019C1535H, DATED FEBRUARY 18, 2009.

PROJECT INFO:

RECORD OWNER: EKAM CONSTRUCTION INC.
 6569 N. RIVERSIDE DRIVE
 FRESNO, CA 93722
 PHONE: (559) 391-1111

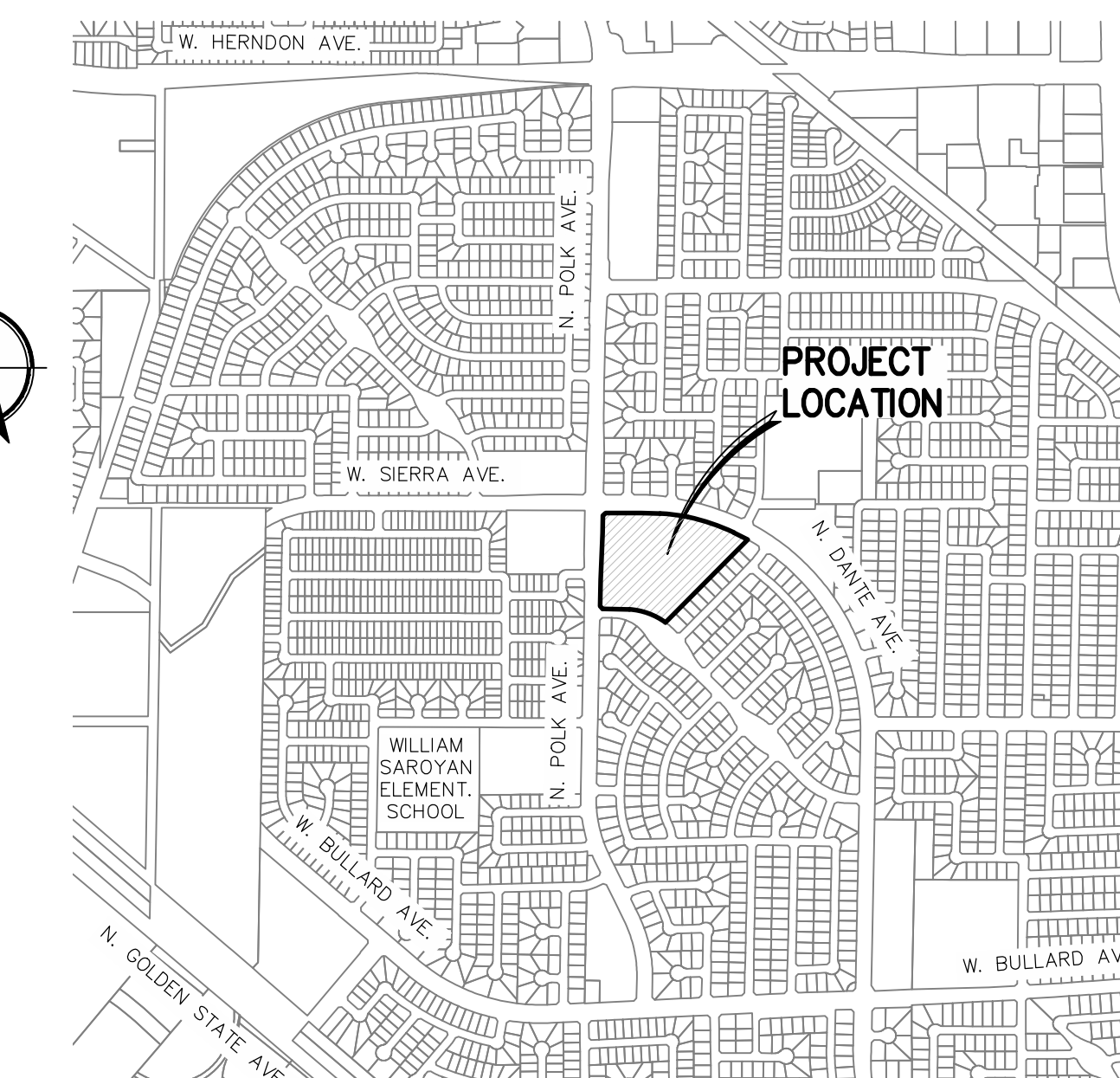
APPLICANT/DEVELOPER: BONADELLE NEIGHBORHOODS
 7030 N. FRUIT AVE. # 101
 FRESNO, CA 93711
 PHONE: (559) 435-9700

CIVIL ENGINEER / SURVEYOR: GATEWAY ENGINEERING, INC.
 405 PARK CREEK DRIVE
 CLOVIS, CA 93611
 PHONE: (559) 320-0344

TENTATIVE SUBDIVISION MAP OF TRACT NO. 6280

A PLANNED UNIT DEVELOPMENT

IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
 PREPARED AND PLATTED IN JULY, 2019



GATEWAY ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS
 P. 559-320-0344 IF. 559-320-0345 WWW.GATEWAYENG.COM
 405 PARK CREEK DRIVE, CLOVIS, CA 93611-4435

DATE: 11/15/2019

TRACT 6280
 BONADELLE NEIGHBORHOODS
 SEC POLK AND DANTE AVENUES
 T-6280 TENTATIVE MAP

| DATE | DESCRIPTION | REV. No. |
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| 11/07/19 | REVISED STREET SECTION | 1 |
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