Exhibit A

TENTATIVE TRACT MAP No. 6411
CHURCHWOOD ESTATES

CONSISTING OF 2 SHEETS
SHEET 1 OF 2

APPL. NO. T-6411 EXHIBIT A DATE 08/31/2023
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

LEGEND:

▲	NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES
△	PREVIOUSLY DEDICATED FOR PUBLIC STREET AND UTILITY PER R-1
———	INDICATES SUBJECT PARCEL BOUNDARY.
———	INDICATES EASEMENT LINE, IF ANY
———	INDICATES PROPOSED EASEMENT LINE, IF ANY
———	INDICATES CENTER LINE
———	INDICATES PROPOSED LOT LINE
———	INDICATES EX. PROPERTY LINE
———	RIGHT OF WAY
F.C.R.	FRESNO COUNTY RECORD
O.R.F.C.	OFFICIAL RECORD FRESNO COUNTY
/ / / / / / /	INDICATES PROPOSED ACCESS RELINQUISHMENT
①	INDICATES PROPOSED 5' LANDSCAPE EASEMENT WITH A 6' MASONRY WALL

NOTE:

1. THERE ARE NO EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDINGS, WATER WELLS, TOWERS, ETC., EXCEPT AS PG&E POLES AS SHOWN WITHIN THE PROPOSED SUBDIVISION.
2. THIS AREA IS NOT SUBJECT TO FLOOD ZONE.
3. THERE IS ARE NO EXISTING UNDERGROUND FEATURES SUCH AS WELLS, SEWERS, CULVERTS, STORM DRAIN AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED AREA.
4. ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN. (UNLESS OTHERWISE NOTED).
5. PROPOSED 10' ADDITIONAL ROAD DEDICATION ALONG WEST CHURCH AVENUE STREET AS SHOWN AND NOTED
6. THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION.
7. ALL PROPOSED SEWER, WATER, STORM DRAIN, CURB/GUTTER, SIDEWALK, PAVEMENT, STREET LIGHT IMPROVEMENTS ARE TO BE DONE IN ACCORDANCE WITH CITY OF FRESNO STANDARD SPECIFICATIONS.
8. SURROUNDING LAND USES:
   - NORTH – HYDE PARK
   - EAST – THORNE AVE/RESIDENTIAL
   - SOUTH – CHURCH AVE/VACANT LOT
   - WEST – VACANT LOT

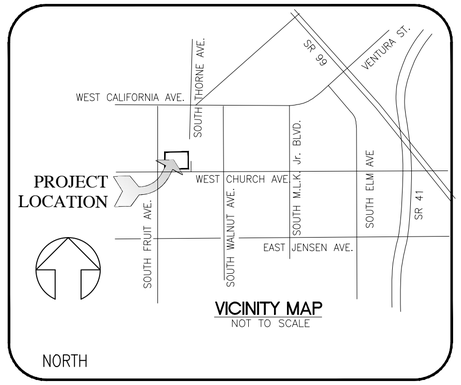
EXISTING USE – VACANT LAND
EXISTING AND PROPOSED ZONING – RS5
EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS:
DUAL DESIGNATION–MEDIUM DENSITY RESIDENTIAL+OPEN SPACE–COMMUNITY PARK.
SOURCE OF WATER – CITY OF FRESNO
SOURCE OF SEWAGE DISPOSAL – CITY OF FRESNO
SOURCE OF ELECTRICITY/GAS – PG&E
SOURCE OF CABLE TV – AT/T & COMCAST
ASSESSOR'S PARCEL NUMBER – 477–060–05 & 06
SITE AREA – ± 8.09 ACRE

A SOILS REPORT HAS BEEN PREPARED FOR THIS SUBDIVISION BY KRAZEN & ASSOCIATEDS, INC.,

LEGAL DESCRIPTION

PARCEL 1: THAT PORTION OF THE EAST HALF OF LOT 14 OF FRESNO COLONY, LYING SOUTH OF THE BRALY CANAL, ACCORDING TO THE MAP RECORDED IN BOOK 2 PAGE 8 OF PLATS, FRESNO COUNTY RECORDS.
APN: 477–060–05

PARCEL 2: THE SOUTH 1/2 OF THE WEST 1/2 OF LOT 14 OF FRESNO COLONY, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 2 PAGE 8 OF PLATS, FRESNO COUNTY RECORDS.
APN: 477–060–06



VICINITY MAP
NOT TO SCALE

EXISTING EASEMENT NOTES:

(7) AN EASEMENT OVER SAID LAND FOR CANAL AND BRANCHES AND INCIDENTAL PURPOSES AS GRANTED TO FRESNO CANAL AND IRRIGATION COMPANY, IN DEED RECORDED AUGUST 13, 1873, (BOOK) J (PAGE) 36 OF DEEDS.
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

(9) AN EASEMENT OVER SAID LAND FOR ROAD AND INCIDENTAL PURPOSES, AS RESERVED BY THOMAS E. HUGHES, IN DEED RECORDED NOVEMBER 7, 1883, (BOOK) 39 (PAGE) 67, OFFICIAL RECORDS.
AFFECTS: THE SOUTHERLY 30 FEET

(10) AN EASEMENT OVER SAID LAND FOR RIGHT OF WAY FOR BRALY CANAL AND INCIDENTAL PURPOSES AS GRANTED TO FRESNO IRRIGATION COMPANY, IN DEED RECORDED MAY 17, 1921, (BOOK) 107 (PAGE) 1, OFFICIAL RECORDS.
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

(12) AN EASEMENT OVER SAID LAND FOR PUBLIC STREET AND UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO CITY OF FRESNO, IN DEED RECORDED SEPTEMBER 14, 2007, (INSTRUMENT) 2007–0171773, OFFICIAL RECORDS.
AFFECTS: EASTERLY 30 FEET OF THE SOUTHERLY 325.48 FEET OF PARCEL 1

GROSS AND NET ACREAGE:

8.867 GROSS ACRES/7.950 NET ACRES

OWNER AND SUBDIVIDER:

DS Chouhan, LLC, a California Limited Liability Company

OUTLOTS NOTE:

OUTLOTS A & B: 10' WIDE OUTLOTS TO BE DEDICATED ON THE PARCEL MAP FOR LANDSCAPE AND IRRIGATION PURPOSES WITH A 6' MASONRY WALL.

OUTLOTS C: 5056 SQ. FT OUTLOT TO BE DEDICATED IN FEE TO THE CITY OF FRESNO FOR OPEN SPACE PURPOSES.

PROJECT ADDRESS:

126 WEST CHURCH AVENUE

BASIS OF BEARINGS

THE CENTERLINE OF SOUTH FRUIT AVENUE PER RECORD OF SURVEY, BOOK 26 AT PAGE 12 FRESNO COUNTY, TAKEN TO BE N 00° 00' 00" E

VERTICAL BENCHMAKRK

TBM NE #1 THOMPSON, T.C. E/RET NE COR NEBRASKA AVENUE AND THOMPSON AVE
ELEV: 304.08 US. FT. (NAVD 88)

SOILS REPORT STATEMENT

A SOILS REPORT HAS BEEN PREPARED FOR THIS SUBDIVISION BY KRAZEN & ASSOCIATEDS, INC.,

ENGINEER STATEMENTS:

1. THERE WOULD BE NO DIFFERENTIALS OF 6" OR MORE ONSITE SUBJECT PROPERTY.

2. NO EXISTING TREES WILL BE REMOVE

3. THE FUTURE HOUSING DESIGN WILL BE OCCUPIED WITH SOLAR PANELS TO CONSERVE NON–RENEWABLE ENERGY

CVEAS CENTRAL VALLEY ENGINEERING AND SURVEYING
2511 LOGAN STREET
SELMA, CA 93662
WWW.CVEAS.COM
Tel. (559) 891–8811
Fax (559) 891–8815
Email: info@cveas.com
CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION • CUSTOM HOME DESIGN
COMMERCIAL BUILDING DESIGN • PLANNING & PROJECT MANAGEMENT

DATE OF SURVEY	11/15/2021
JOB NO.	21107DX
DRAWING NAME:	TENT MAP
DRAWN BY:	B.K.
CHECK BY:	N. SAHOTA
DATE:	07/10/2022
REVISION DATE:	11/29/2022

TENTATIVE TRACT MAP No. 6411
CHURCHWOOD ESTATES

CONSISTING OF 2 SHEETS

SHEET 2 OF 2

LEGEND:

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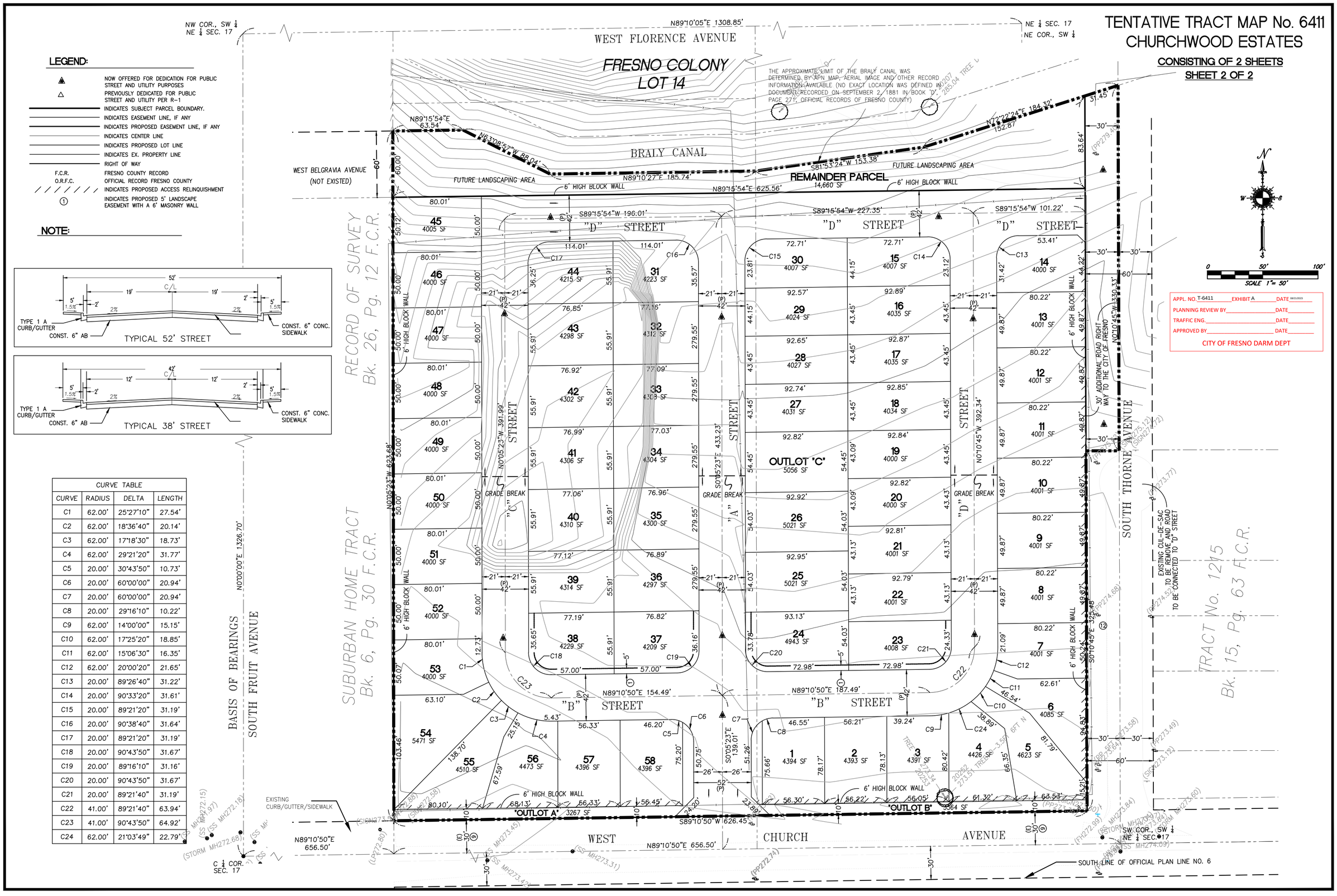
①	INDICATES PROPOSED 5' LANDSCAPE EASEMENT WITH A 6' MASONRY WALL

NOTE:

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	62.00'	25°27'10"	27.54'
C2	62.00'	18°36'40"	20.14'
C3	62.00'	17°18'30"	18.73'
C4	62.00'	29°21'20"	31.77'
C5	20.00'	30°43'50"	10.73'
C6	20.00'	60°00'00"	20.94'
C7	20.00'	60°00'00"	20.94'
C8	20.00'	29°16'10"	10.22'
C9	62.00'	14°00'00"	15.15'
C10	62.00'	17°25'20"	18.85'
C11	62.00'	15°06'30"	16.35'
C12	62.00'	20°00'20"	21.65'
C13	20.00'	89°26'40"	31.22'
C14	20.00'	90°33'20"	31.61'
C15	20.00'	89°21'20"	31.19'
C16	20.00'	90°38'40"	31.64'
C17	20.00'	89°21'20"	31.19'
C18	20.00'	90°43'50"	31.67'
C19	20.00'	89°16'10"	31.16'
C20	20.00'	90°43'50"	31.67'
C21	20.00'	89°21'40"	31.19'
C22	41.00'	89°21'40"	63.94'
C23	41.00'	90°43'50"	64.92'
C24	62.00'	21°03'49"	22.79'



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CITY OF FRESNO DARM DEPT