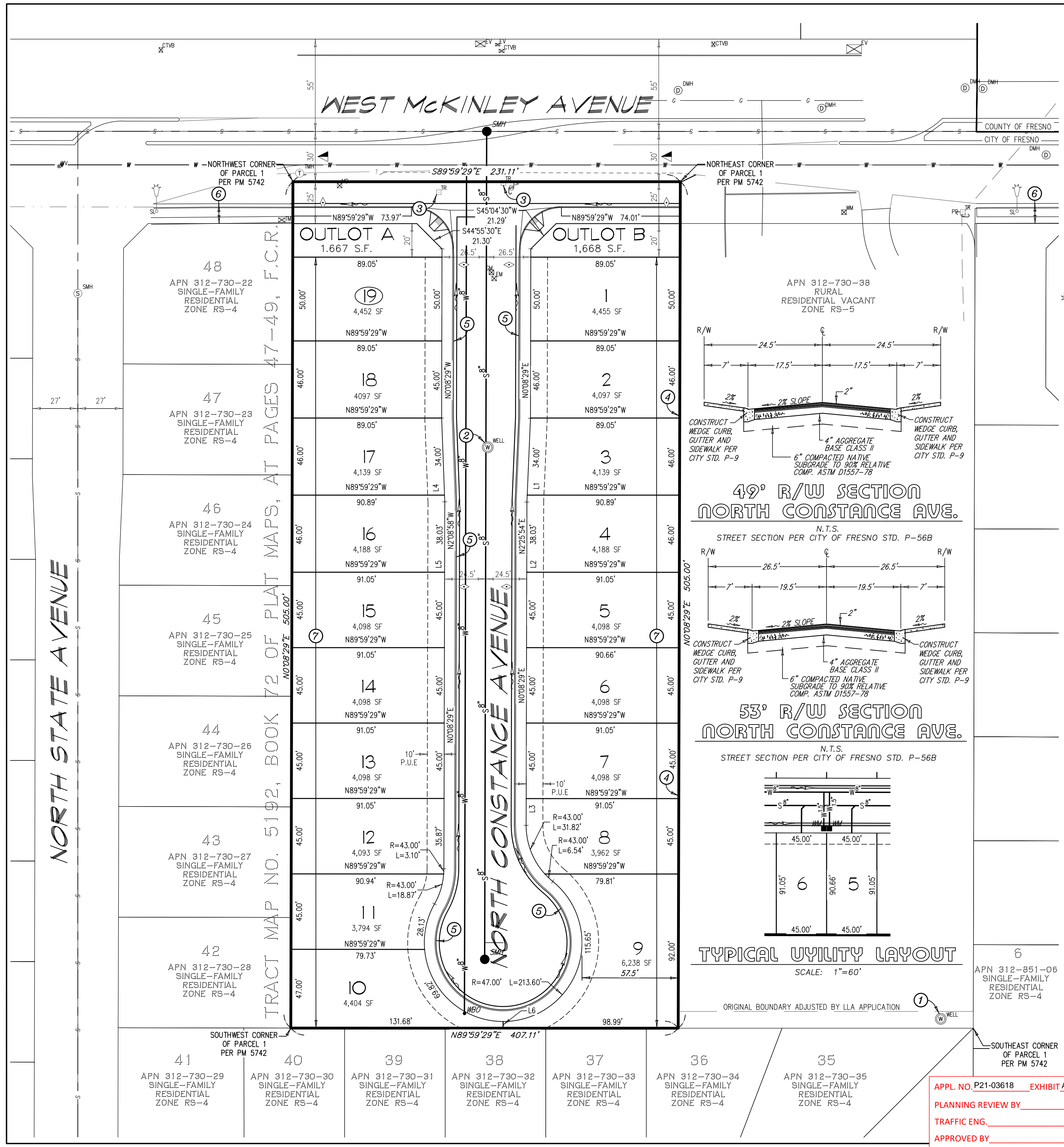


## Exhibit A



**OWNERS/SUBDIVIDERS**

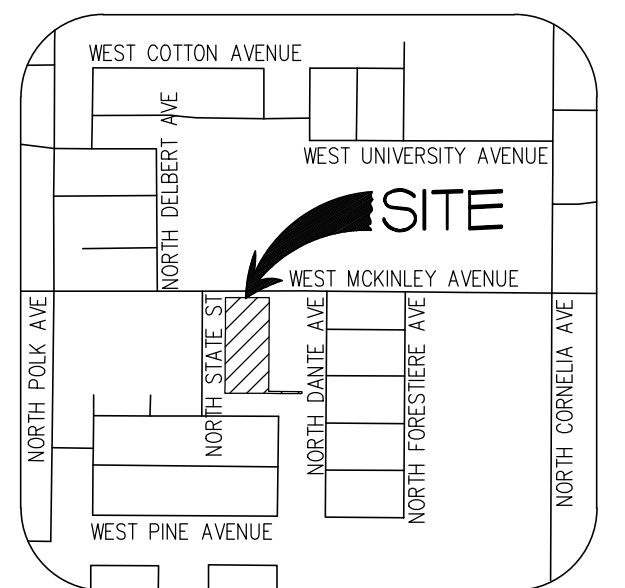
MANREET S. LADHAR / RAJIVIR K. LADHAR  
596 PEAR ST. MADERA, CA 93638-9340  
(559) 575-8529

**ABBREVIATIONS**

PUE PROPOSED PUBLIC UTILITY EASEMENT  
PLE PROPOSED LANDSCAPE EASEMENT  
PM PARCEL MAP

**LEGEND**

- ◇ PROPOSED PUBLIC STREET EASEMENT
- ⊕ EXISTING POWER POLE
- ⊖ ABANDONED SERVICE POLE TO BE REMOVED
- ⊗ EXISTING GUY WIRE TO BE REMOVED
- ⊙ EXISTING ELECTRICAL METER TO BE REMOVED
- ⊕ EXISTING ELECTRICAL VAULT
- ⊙ EXISTING STREET LIGHT
- ⊕ EXISTING TELEPHONE MANHOLE
- ⊕ EXISTING TELEPHONE RISER
- ⊕ EXISTING CABLE TV BOX
- ⊕ EXISTING STORM DRAIN MANHOLE
- ⊕ EXISTING SEWER MANHOLE
- ⊕ EXISTING MAILBOX TO BE REMOVED
- ⊕ EXISTING WATER METER
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING WATER WELL
- ⊕ EXISTING GAS METER TO BE REMOVED
- G — EXISTING GAS LINE
- T — EXISTING TELEPHONE LINE

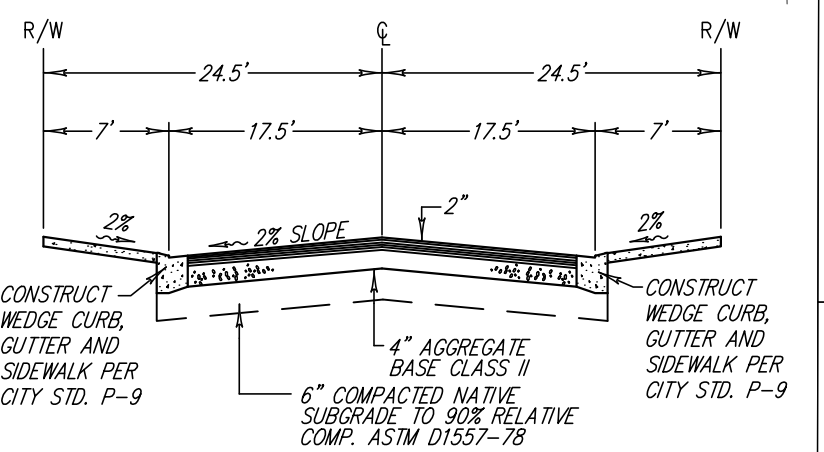


**LOCATION MAP**

NOT TO SCALE

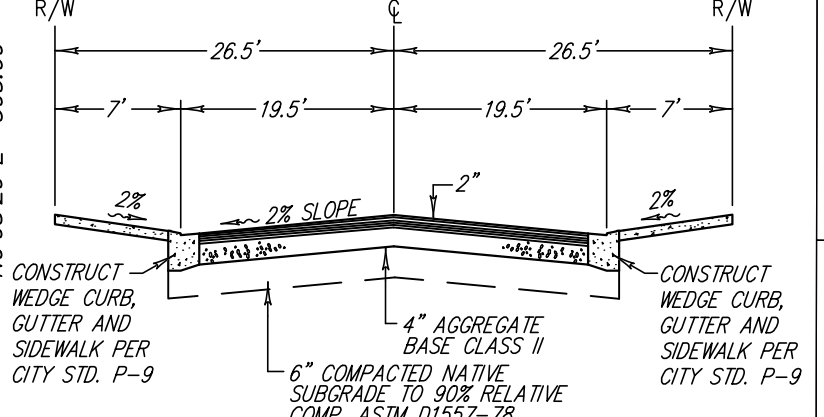
**NOTES**

- 1 SITE ADDRESS: 5301 W. MCKINLEY AVE
- 2 ASSESSOR'S PARCEL NO.: 312-730-38
- 3 EXISTING ZONING: "RS-5"- RESIDENTIAL SINGLE-FAMILY, MEDIUM DENSITY
- 4 EXISTING LAND USE: RURAL RESIDENTIAL VACANT
- 5 PROPOSED ZONING: "RS-5"- RESIDENTIAL SINGLE-FAMILY, MEDIUM DENSITY
- 6 PROPOSED LAND USE: RESIDENTIAL
- 7 PREPARED FROM RECORD DATA & FIELD SURVEYS
- 8 NO EXISTING STRUCTURES ON SITE TO REMAIN
- 9 EXISTING STREET IMPROVEMENTS AS SHOWN
- 10 THERE ARE NO EXISTING SEPTIC TANKS, OR LEACHING FIELDS
- 11 PARCEL DESIGN PROVIDES FOR OPTIMUM SOLAR OPPORTUNITIES W/ NORTH-SOUTH ORIENTATION. ENABLING ARCHITECTURAL DESIGN TO INCORPORATE PASSIVE HEATING & COOLING CONCEPTS.
- 12 SURROUNDING LAND USE: AS SHOWN
- 13 EXISTING STREET DEDICATIONS PER GRANT DEED
- 14 THE EXISTING & PROPOSED SOURCE OF WATER SUPPLY: EXISTING COMMUNITY SYSTEM
- 15 THE EXISTING & PROPOSED METHOD OF SEWAGE DISPOSAL: EXISTING COMMUNITY SYSTEM
- 16 THE FOLLOWING UTILITIES ARE TO BE PROVIDED: (GAS, ELECTRIC, TELEPHONE & CABLE T.V.) ARRANGEMENTS HAVE (NOT) BEEN MADE W/ UTILITY COMPANIES SERVING THIS AREA
- 17 THE SITE ACREAGE IS 2.72 GROSS ACRES, THE SITE ACREAGE IS 2.68 NET ACRES THERE WILL BE 19 LOTS IN THIS MAP WITH A MINIMUM SIZE OF 3,818 SQ. FT.
- 18 ALL IMPROVEMENTS SHALL CONFORM WITH THE DESIGN STANDARDS IN ACCORDANCE WITH THE CITY OF FRESNO STANDARDS AND SPECIFICATIONS
- 19 PROPOSED SITE IMPROVEMENTS SHALL INCLUDE SITE GRADING AND DRAINAGE, UTILITY SERVICE AS DIRECTED BY THE UTILITY AGENCIES, STREETLIGHTS, GUTTER, CURB, SIDEWALK, PERMANENT PAVEMENT, DRAINAGE FACILITIES AS REQUIRED
- 20 EXISTING ON-SITE TREES CONSIST OF: A MIXTURE OF FRUIT TREES, EVERGREEN TREES, AND A PALM TREE
- 21 THE APPROXIMATE TOTAL AMOUNT OF EXISTING ON-SITE TREES IS 20.
- 22 OUTLOT 'A' WILL BE USED AS COMMON AREA FOR LANDSCAPE PURPOSES.
- 23 OUTLOT 'B' WILL BE USED AS COMMON AREA FOR LANDSCAPE PURPOSES.



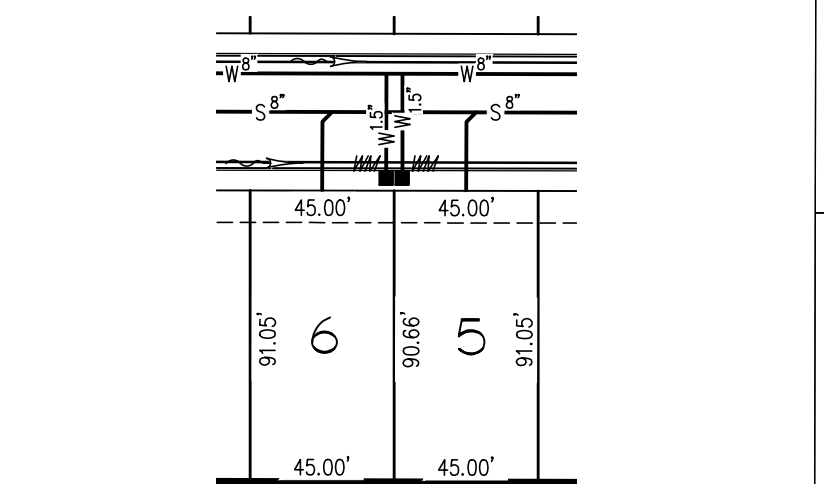
**49' R/W SECTION NORTH CONSTANCE AVE.**

N.T.S. STREET SECTION PER CITY OF FRESNO STD. P-56B



**53' R/W SECTION NORTH CONSTANCE AVE.**

N.T.S. STREET SECTION PER CITY OF FRESNO STD. P-56B



**TYPICAL UTILITY LAYOUT**

SCALE: 1"=60'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N2°25'54"E	12.01'
L2	N0°08'29"E	8.00'
L3	N0°12'51"E	12.79'
L4	N2°08'29"W	12.01'
L5	N0°08'29"E	8.00'
L6	S0°00'30"W	4.00'

**KEYNOTES**

- 1 ADJOINERS EXISTING WELL
- 2 EXISTING WELL TO BE ABANDONED
- 3 EXISTING TELEPHONE RISER TO BE REMOVED
- 4 PROPOSED CITY APPROVED 6" WOOD FENCE W/ RETAINING WALL
- 5 PROPOSED CITY APPROVED WEDGE CURB, GUTTER & SIDEWALK
- 6 EXISTING CURB, GUTTER & SIDEWALK
- 7 LOCATION OF GRADE DIFFERENTIAL OF 6" OR MORE

**LEGAL DESCRIPTION**

THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE COUNTY OF FRESNO, CITY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PORTION OF PARCEL 1 OF PARCEL MAP NO. 5742, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED BOOK 36, PAGE 61 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**R/W LEGEND**

▲ PREVIOUSLY GRANTED TO THE COUNTY OF FRESNO BY DEED RECORDED FEBRUARY 21, 1980 IN BOOK 7470 AT PAGE 463.

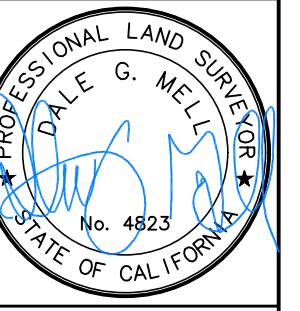
**VESTING TENTATIVE TRACT MAP NO. 6341**

BEING A PORTION OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE & MERIDIAN

SITE LOCATION: 5301 W MCKINLEY AVE, FRESNO, CA ASSESSOR'S PARCEL NO(S): 312-730-38

PREPARED FOR: SMS CONSTRUCTION 280 WEST SHAW AVENUE STE B FRESNO, CA 93612

PREPARED BY: DALE G. MELL & ASSOCIATES ENGINEERING & SURVEYING SERVICES 2099 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703 (559) 292-0646 FAX 251-9220 EMAIL: DGM@DALEMELL.COM



JOB # 20-094  
DRAWN BY: DGM/J.M.  
CHECKED BY: DGM  
SCALE: 1" = 40'  
DATE: 06/21/21  
DWG # 20-094TTM  
FIELD BOOK: XXX  
DATE OF SURVEY: XX/XX/XX  
LAST REVISED: 06/28/22 \* JG

APPL. NO. P21-03618 EXHIBIT A DATE 06/08/2023

PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF FRESNO DARM DEPT

LOT LINE ADJUSTMENT NO. \_\_\_\_\_

