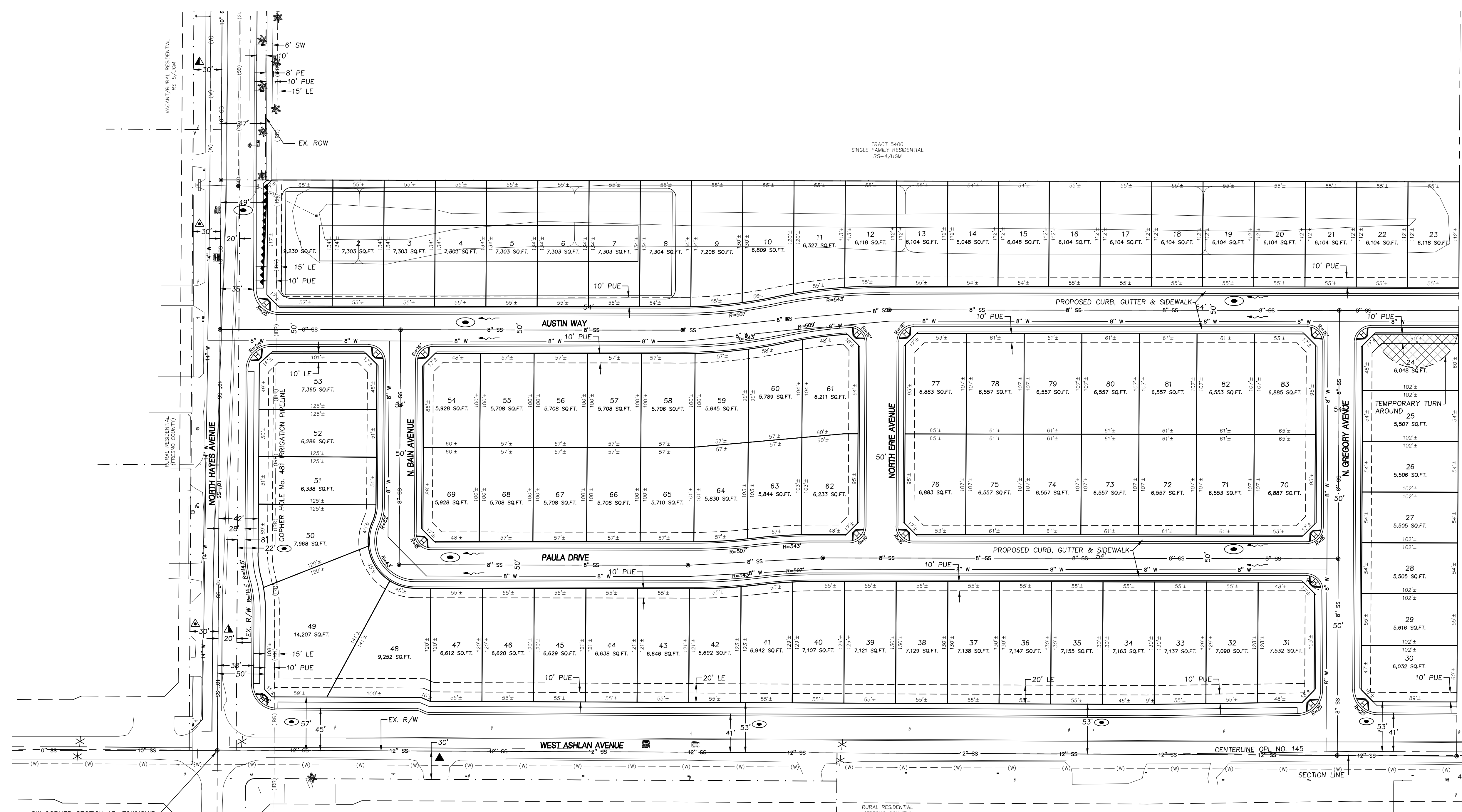
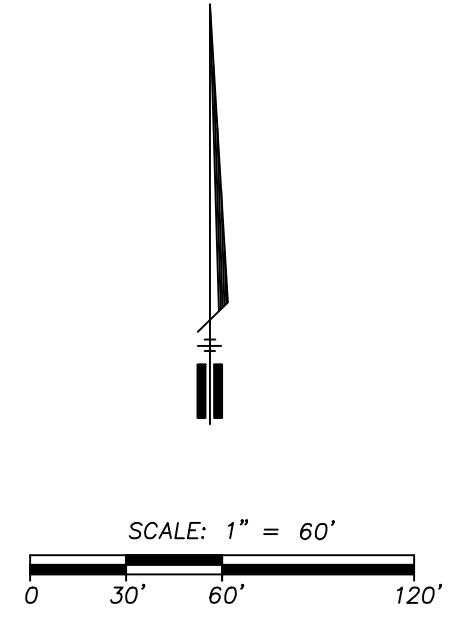
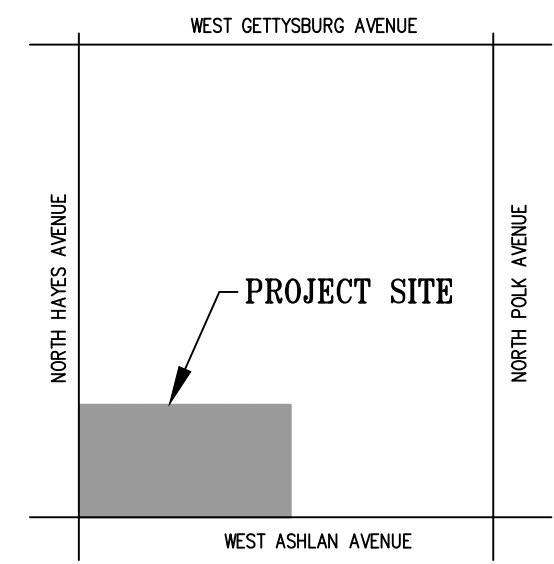


VESTING  
TENTATIVE SUBDIVISION MAP  
OF  
**TRACT NO. 6162**  
IN THE CITY OF FRESNO  
FRESNO COUNTY, CALIFORNIA  
SHEET ONE OF ONE SHEETS

VICINITY MAP:



**LEGAL DESCRIPTION:**

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, LYING SOUTH OF THE LINE DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WEST LINE OF SAID WEST HALF, SOUTH 00° 21' 06" WEST, A DISTANCE OF 2033.02 FEET FROM THE NORTHWEST CORNER OF SAID WEST HALF; THENCE SOUTH 89° 55' 37" EAST, A DISTANCE OF 1317.04 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID WEST HALF.  
EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND HYDROCARBON SUBSTANCES IN AND TO THAT PORTION LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.  
SAID LAND BEING FURTHER KNOWN AS THE "REMAINDER" ON THAT CERTAIN PLAT OF "TRACT NO. 5400" FILED FEBRUARY 5,

**BENCHMARK:**

CHISELED SQUARE ON NORTH EDGE & CENTERLINE DRIVEWAY, SOUTH SIDE OF ASHLAN, 1260' EAST OF HAYES AT 5723 WEST ASHLAN.  
TBM 3270, ELEV. = 286.28

**PREPARED BY:**

YAMABE & HORN ENGINEERING, INC.  
2985 N. BURL AVENUE  
FRESNO, CALIFORNIA 93727  
PH. (559) 244-3123

**OWNER/SUBDIVIDER:**

A&N INVESTMENT GROUP, LLC  
PO BOX 7840  
FRESNO, CALIFORNIA 93747  
PH. (202) 674-0819

**LEGEND:**

- PUE PLANTING & PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION
- INDICATES DIRECTION OF DRAINAGE FLOW.
- SP IRRIGATION STANDPIPE
- GW GUY WIRE
- POWER POLE
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- OH OVERHEAD ELECTRICAL
- INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- (S)- EXISTING SANITARY SEWER
- (W)- EXISTING WATER
- EXISTING EDGE OF PAVEMENT
- (S)- PROPOSED SANITARY SEWER
- (W)- PROPOSED WATER
- DRAIN INLET
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- EXISTING STREETLIGHT

- ▲ BK 502, PG 374 RECORDED 12/05/1926, E-30' OF SE 1/4 OF SE 1/4 OF SEC. 16-13/19
- ▲ BK 501, PG 404 RECORDED 12/08/1924, E-30' NE 1/4 OF SE 1/4 OF SEC. 16-13/19
- ▲ PREVIOUSLY DEDICATED PER PM 3010, BK 20, PG 62 OF PM, F.G.R.
- ▲ BK 508, PG 56 RECORDED 12/08/1924, W-20' OF SW 1/4 OF SW 1/4 OF SEC. 15-13/19
- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- \* PRESCRIPTIVE

**GENERAL NOTES:**

1. EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDING, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION, TO BE REMOVED
2. THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
3. EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAIN, AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION, TO BE REMOVED
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. THIS SUBDIVISION HAS BEEN DESIGNATED WITH 90% OF THE LOTS ORIENTED IN A NORTH TO SOUTH ORIENTATION TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES.
5. 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.)
6. THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISIONS. (EXCEPT IF SHOWN).
7. THIS SITE IS IN FLOOD ZONE "C" AND IS NOT FLOOD PRONE, PER THE FLOOD INSURANCE RATE MAP.
8. ALL PROPOSED SEWER, WATER, STORM DRAIN, CURB, GUTTER, SIDEWALK, PAVEMENT, STREET TREES, AND STREET LIGHT IMPROVEMENTS ARE TO BE DONE IN ACCORDANCE WITH CITY OF FRESNO STANDARD SPECIFICATIONS.

9. SURROUNDING LAND USES:  
NORTH - SINGLE FAMILY RESIDENTIAL  
EAST - SINGLE FAMILY RESIDENTIAL - RURAL  
SOUTH - SINGLE FAMILY RESIDENTIAL - RURAL  
WEST - SINGLE FAMILY RESIDENTIAL - RURAL
10. GRADE DIFFERENTIAL ALONG EAST BOUNDARY WILL BE ADDRESSED BY RETAINING WALL OR SLOPE EASEMENT AND MAY EXCEED 6".

EXISTING TREES TO BE REMOVED  
EXISTING BUILDINGS NONE  
EXISTING USE VACANT LAND  
EXISTING ZONING RS-5/ UGM  
PROPOSED USE SINGLE FAMILY RESIDENTIAL  
PROPOSED ZONING RS-5/ UGM  
SOURCE OF WATER CITY OF FRESNO  
SOURCE OF SEWAGE DISPOSAL CITY OF FRESNO  
SOURCE OF ELECTRICITY PG&E  
SOURCE OF GAS PG&E  
SOURCE OF CABLE T.V. COMCAST  
SOURCE OF TELEPHONE AT&T  
ASSESSOR'S PARCEL NUMBER 510-021-29 & 30  
SITE AREA NET 16.20 AC / GROSS 18.40 AC.

 <b>YAMABE &amp; HORN ENGINEERING, INC.</b> 2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727 TEL (559) 244-3123 FAX (559) 244-3120	<b>Ref. &amp; Rev.</b>	<b>CITY OF FRESNO</b> PROJECT TITLE PROPOSED TRACT NO 6162 SHEET DESCRIPTION VESTING TENTATIVE TRACT MAP	Dr. By: ER Ch. By: CK Date: 9/9/2016 Scale: As Noted	YH Job No. 16-229 Sheet No. 1 of 1 Sheets
	F:\2016\16-229\Map\Tentative Map\16-229_TTM.dwg			