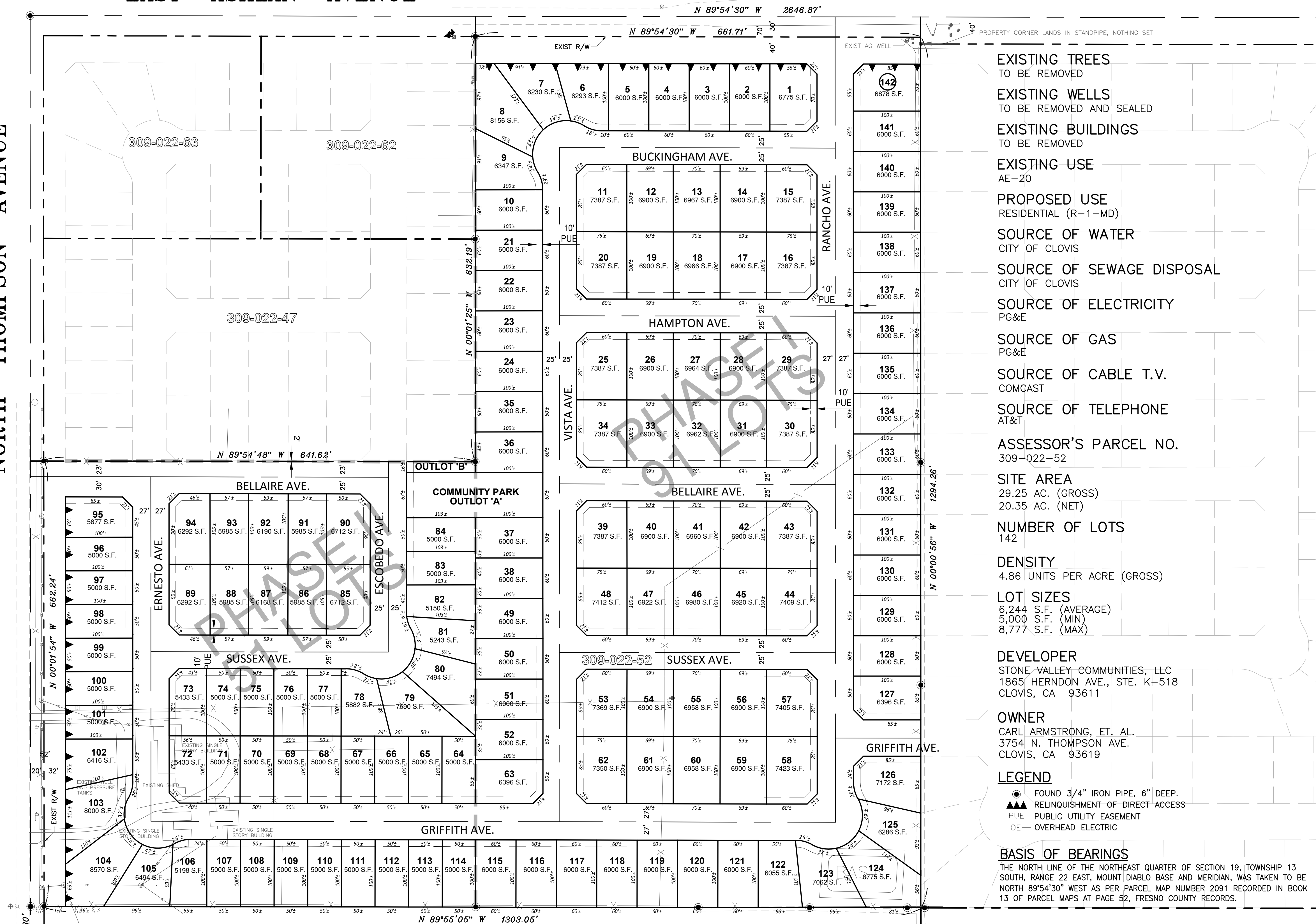


VESTING TENTATIVE SUBDIVISION
MAP
TRACT NO. 6161
IN THE CITY OF CLOVIS
FRESNO COUNTY, CALIFORNIA

EAST ASHLAN AVENUE

NORTH THOMPSON AVENUE



- EXISTING TREES TO BE REMOVED
- EXISTING WELLS TO BE REMOVED AND SEALED
- EXISTING BUILDINGS TO BE REMOVED
- EXISTING USE AE-20
- PROPOSED USE RESIDENTIAL (R-1-MD)
- SOURCE OF WATER CITY OF CLOVIS
- SOURCE OF SEWAGE DISPOSAL CITY OF CLOVIS
- SOURCE OF ELECTRICITY PG&E
- SOURCE OF GAS PG&E
- SOURCE OF CABLE T.V. COMCAST
- SOURCE OF TELEPHONE AT&T

ASSESSOR'S PARCEL NO. 309-022-52

SITE AREA 29.25 AC. (GROSS)
20.35 AC. (NET)

NUMBER OF LOTS 142

DENSITY 4.86 UNITS PER ACRE (GROSS)

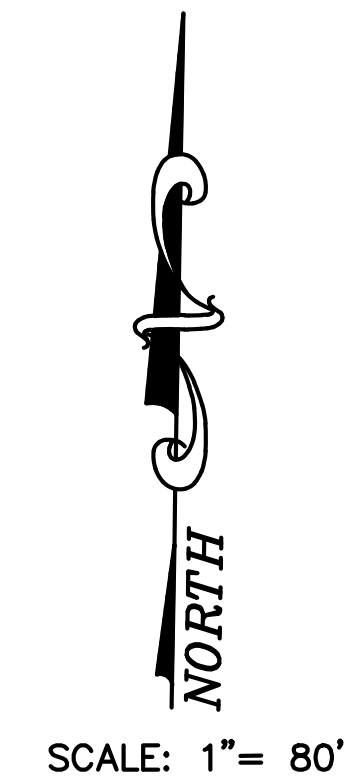
LOT SIZES 6,244 S.F. (AVERAGE)
5,000 S.F. (MIN)
8,777 S.F. (MAX)

DEVELOPER STONE VALLEY COMMUNITIES, LLC
1865 HERNDON AVE., STE. K-518
CLOVIS, CA 93611

OWNER CARL ARMSTRONG, ET. AL.
3754 N. THOMPSON AVE.
CLOVIS, CA 93619

- LEGEND**
- FOUND 3/4" IRON PIPE, 6" DEEP.
 - ▲ RELINQUISHMENT OF DIRECT ACCESS
 - PUE PUBLIC UTILITY EASEMENT
 - OE OVERHEAD ELECTRIC

BASIS OF BEARINGS
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, WAS TAKEN TO BE NORTH 89°54'30" WEST AS PER PARCEL MAP NUMBER 2091 RECORDED IN BOOK 13 OF PARCEL MAPS AT PAGE 52, FRESNO COUNTY RECORDS.



ENNIS
CONSULTING

735 W. Alluvial Ave., Ste. 104 • Fresno, CA 93711 • (559) 709-4888

STONE VALLEY COMMUNITIES, LLC
VESTING TENTATIVE TRACT NO. 6161

Project No.:	16-23
Scale:	AS NOTED
Date:	12/13/16
Design:	JTE
Drawn:	JTE
Check:	JTE
Revisions:	
1)	Lotting 2/10/17