

LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF FRESNO, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:

PARCEL A:
 LOT 10 OF NORRIS COLONY IN SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21, EAST MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED APRIL 8, 1886 IN BOOK 2, PAGE 28 OF PLATS, FRESNO COUNTY RECORDS.
 EXCEPTING THEREFROM THAT PORTION OF SAID LOT BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT, THENCE RUNNING NORTH ALONG THE WEST LINE OF SAID LOT, 6 RODS, THENCE AT RIGHT ANGLES EAST TO THE EAST LINE OF SAID LOT; THENCE AT RIGHT ANGLES SOUTH ON SAID EAST LINE, 6 RODS TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WEST TO THE POINT OF BEGINNING.

PARCEL B:
 THE NORTH HALF OF THE NORTH HALF OF LOTS 5 AND 6 AND THE SOUTH SIX RODS OF LOT 10 OF NORRIS COLONY, IN SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED APRIL 8, 1886 IN BOOK 2, PAGE 28 OF PLATS, FRESNO COUNTY RECORDS.

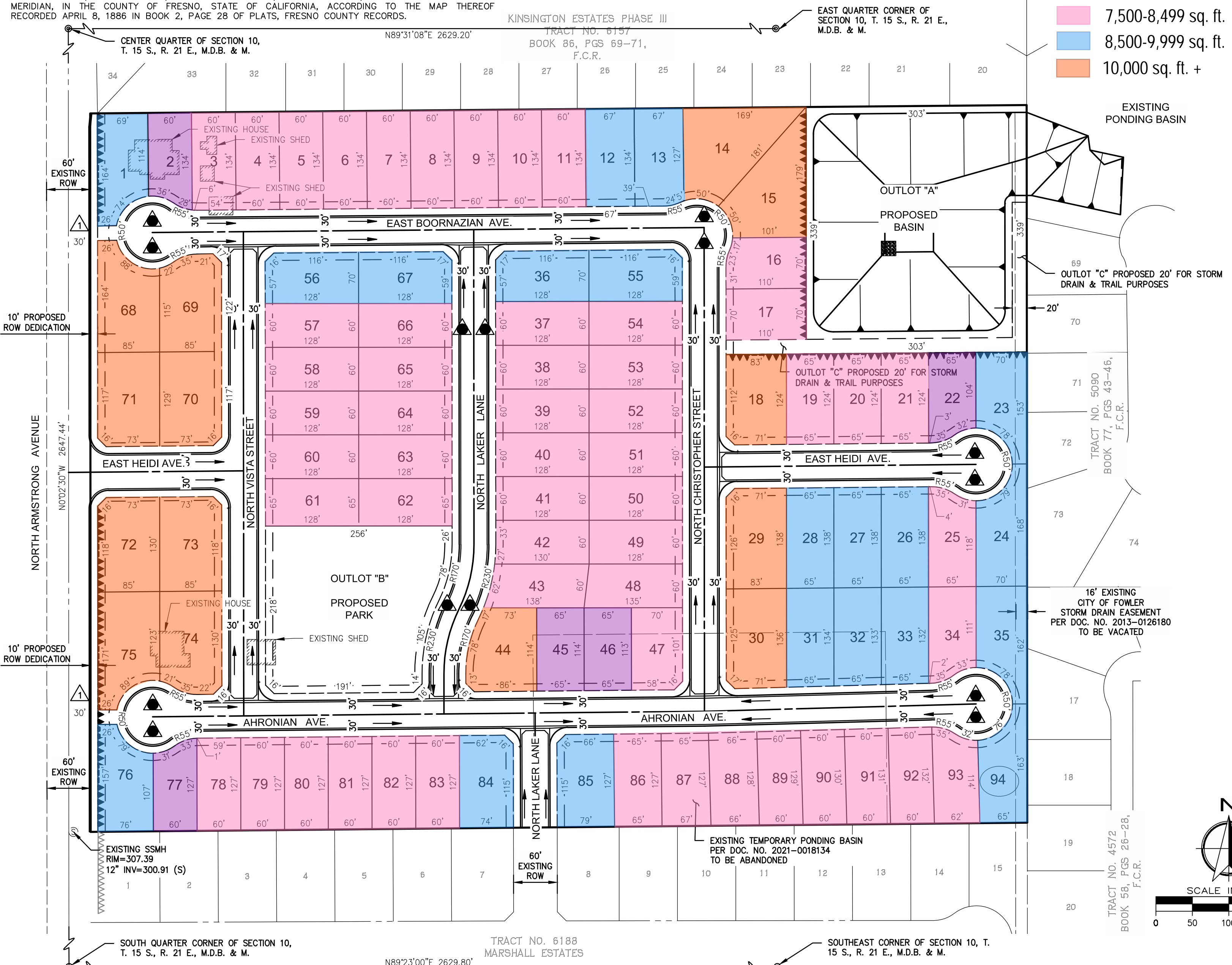
TENTATIVE SUBDIVISION MAP
TRACT NO. 6381
MARSHALL ESTATES II

CITY OF FOWLER, COUNTY OF FRESNO, STATE OF CALIFORNIA
 SURVEYED AND PLATTED IN NOVEMBER 2022
 CONSISTING OF TWO SHEETS

GENERAL INFORMATION

- APN: 340-130-14
- OWNER/SUBDIVIDER: SUNSHINE RAISIN CORPORATION (SAME PARTY)
 626 SOUTH 5th STREET
 FOWLER, CA 93625
 PHONE: (559) 834-5981
 6660 S. ARMSTRONG AVE.
 FOWLER, CA 93625
- SITE ADDRESS: 6660 S. ARMSTRONG AVE. FOWLER, CA 93625
- GROSS AREA: 29.72± ACRES
- NET AREA: 28.81± ACRES
- EXISTING ZONING: R-1-10
- PROPOSED ZONING: R-1-7
- LOT SIZES FOR R-1-7:
 INTERIOR LOT: 60' WIDE BY 128' DEEP (VARIES)
 CORNER LOT: 70' WIDE BY 128' DEEP (VARIES)
 REVERSE CORNER LOT: 70' WIDE BY 128' DEEP (VARIES)
- ZONING SETBACKS FOR R-1-7:
 FRONT: 20 FEET
 REAR: 10 FEET
 SIDE: 5 FEET
 REAR: 10 FEET
 REV. CORNER: 15 FEET (REVERSE CORNER)
- PROPOSED LOTS: 94, MINIMUM LOT SIZE = 7,000 SF WITH 3 OUTLOTS
 DENSITY = $\frac{\text{NO. OF LOTS}}{(\text{OVERALL AREA}) - (\text{PARK}) - (\text{BASIN})} = \frac{94}{26.12} = 3.60 \text{ LOTS/AC}$
- EXISTING USE: AGRICULTURAL; SINGLE-FAMILY RESIDENTIAL
- PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
- UTILITY SERVICES PROVIDED BY:
 WATER: CITY OF FOWLER
 SEWER: S.K.F. COUNTY SANITATION DISTRICT
 ELECTRICITY: PACIFIC GAS & ELECTRIC
 GAS: PACIFIC GAS & ELECTRIC
 STORM DRAIN: CITY OF FOWLER - ON-SITE RETENTION BASIN
 CABLE TELEVISION: COMCAST
 TELEPHONE: AT&T
- ALL EXISTING OVERHEAD UTILITIES TO BE REMOVED OR UNDERGROUNDED.
- EXISTING STRUCTURES TO BE REMOVED PRIOR TO BEGINNING OF CONSTRUCTION.
- ALL PROPOSED IMPROVEMENTS TO BE INSTALLED PER CITY OF FOWLER STD.
- THIS PROPERTY HAS NO AIRPORT INFLUENCE AREA.
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD INSURANCE RATE MAP NO. 06019C2143H, EFFECTIVE FEBRUARY 18, 2009 CITY OF FOWLER, CALIFORNIA, FRESNO COUNTY. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) AND DESIGNATED TO BE WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- 0-7,499 sq. ft.
- 7,500-8,499 sq. ft.
- 8,500-9,999 sq. ft.
- 10,000 sq. ft. +



LEGEND

EXISTING	PROPOSED	
---	---	LIMITS OF THIS SUBDIVISION
---	---	CENTERLINE
---	---	EASEMENT
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY
---	---	SECTION LINE
---	---	RELINQUISHMENT OF VEHICULAR ACCESS
---	---	FENCE (CHAIN-LINK)
---	---	DIRECTION OF SURFACE DRAINAGE
⊙	⊙	FOUND IRON PIPE MONUMENT
⊙	⊙	FOUND BRASS CAP MONUMENT
⊙	⊙	NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
⊙	⊙	PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES

1/24/2023 11:48 AM K: GATEWAY PROJECTS\NATIONAL RAISIN\20-032 - ARMSTRONG SUBDIVISION\SURVEY\TENTATIVE MAP\20-032 TENTATIVE MAP (NEW LAYOUT).DWG-VANG THAO

PREPARED BY:
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SEE SHEET 2 FOR PARCEL AREA TABLES

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