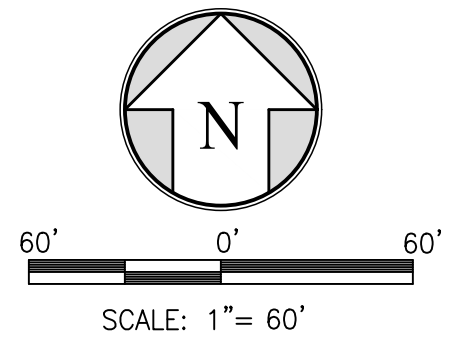


Exhibit 'A'

TENTATIVE PARCEL MAP NO. 2022-01

IN THE CITY OF KERMAN, COUNTY OF FRESNO, STATE OF CALIFORNIA
CONSISTING OF 1 (ONE) SHEET
AUGUST 2022



EASEMENT NOTES

- ① DENOTES AN EASEMENT FOR THE PURPOSE OF AN UNDERGROUND ELECTRICAL FACILITIES IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY PER DEED RECORDED JANUARY 16, 2013 AS DOCUMENT NO. 2013-006702, F.C.R.
- ② AN EASEMENT IN FAVOR OF CITY OF KERMAN FOR THE PURPOSE OF PUBLIC UTILITIES AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "TRACT 5928" FILED JULY 7, 2008 IN BOOK 80 OF PLATS, AT PAGES 79-81, FRESNO COUNTY RECORDS.
- ③ WATER LINE EASEMENT PER THAT CERTAIN PARCEL MAP ENTITLED PARCEL MAP NO. 19-01, RECORDED DECEMBER 22, 2020 AS D.N. 2020-0184862 IN BOOK 76 OF PARCEL MAPS AT PAGES 51-54 INCLUSIVE, F.C.R.

RECORD OWNERSHIP

SHAKTI LAND INVESTMENTS LLC
990 S. MADERA AVE
KERMAN, CA 93630
APN: 023-220-78

SUBDIVIDER

SHAKTI LAND INVESTMENTS LLC
990 S. MADERA AVE
KERMAN, CA 93630
APN: 023-220-78

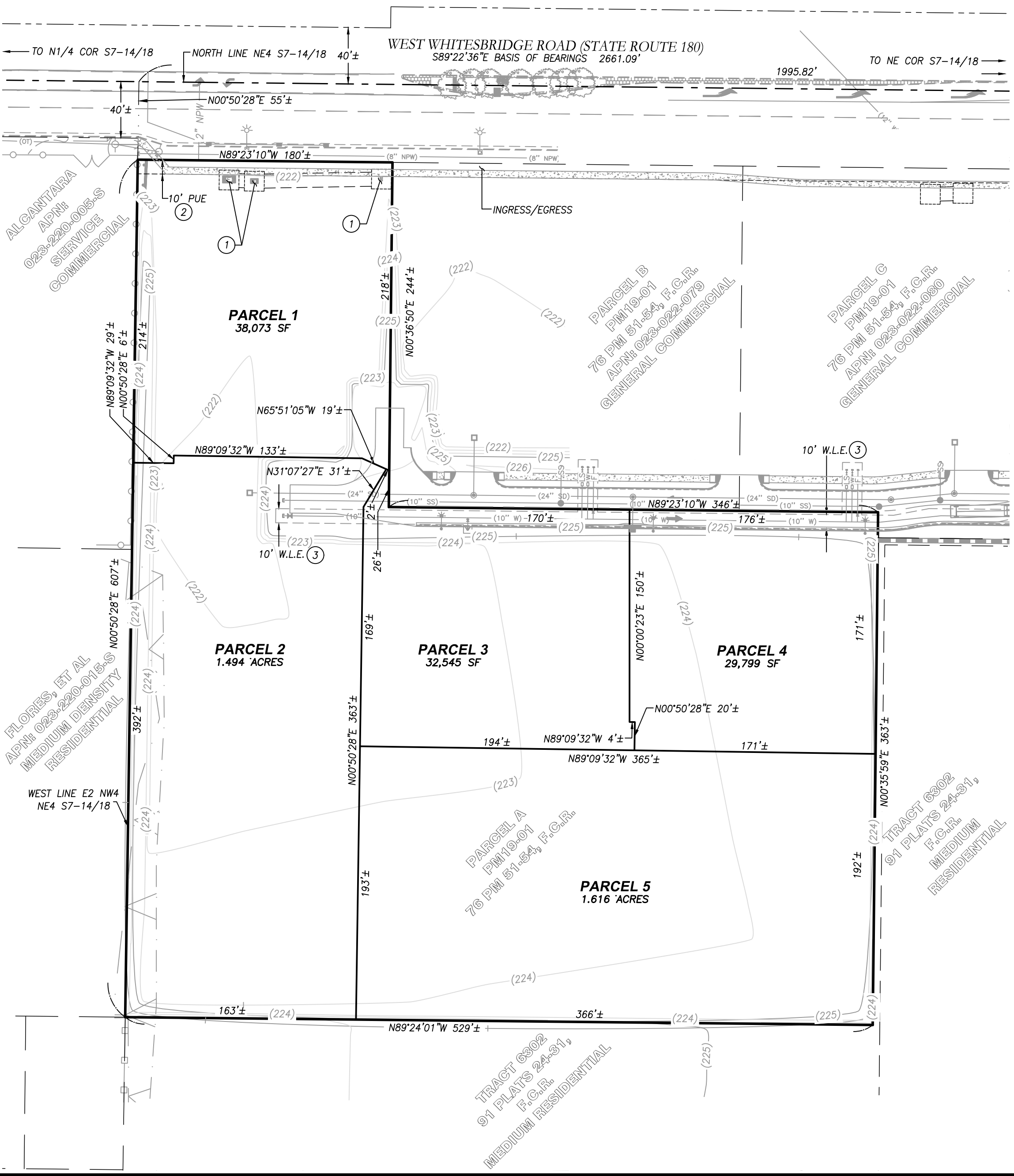
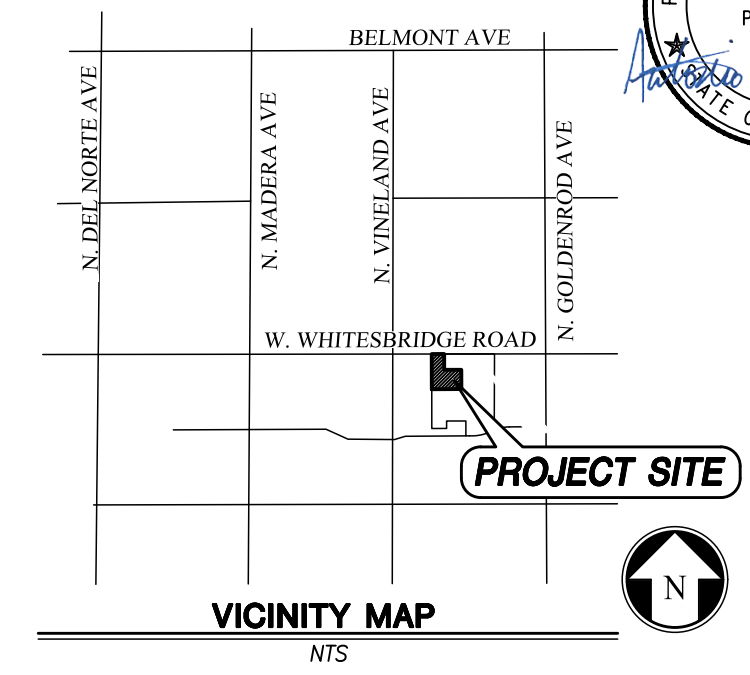
LEGEND

ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

- XX PLATS YY VOLUME XX OF PLATS YY, F.C.R.
- XX PM YY BOOK XX OF PARCEL MAPS, PAGE YY, F.C.R.
- D.N. DOCUMENT NUMBER PER OFFICIAL RECORDS OF FRESNO COUNTY
- F.C.R. FRESNO COUNTY RECORDS
- A.P.N. ASSESSOR PARCEL NUMBER
- N.T.S. NOT TO SCALE
- W.L.E. WATER LINE EASEMENT

- SECTION LINES
- - - SECTIONAL BREAKDOWN LINE
- ==== OVERALL BOUNDARY
- ==== PARCEL BOUNDARY LINE
- - - EXISTING RIGHT OF WAY
- - - EXISTING EASEMENT LINE AS NOTED
- - - EXISTING CONTOUR LINE
- - - EXISTING FENCE LINE
- - - EXISTING CHAIN LINK FENCE LINE
- - - ADJACENT/UNDERLYING PARCEL LINES
- - - EXISTING WATER LINE EASEMENT
- - - EXISTING BLOCK WALL
- (0T) - EXISTING OVERHEAD TELEPHONE LINE
- (F W) - EXISTING STORM DRAIN LINE
- (F W) - EXISTING DOMESTIC WATER LINE
- (F NPW) - EXISTING NON-POTABLE WATER (SIZE AS NOTED)
- (F W) - EXISTING CENTER LINE OF W.L.E.
- F - EXISTING WATER LINE FOR FIRE HYDRANT
- LS - EXISTING LANDSCAPE IRRIGATION LINE
- (F SS) - EXISTING SANITARY SEWER
- (F SD) - EXISTING STORM DRAIN SEWER
- - - EXISTING CURB AND GUTTER
- - - EXISTING CONCRETE

- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- ⊘ DENOTES AN EXISTING EASEMENT (SEE EASEMENT NOTE ON THIS SHEET)
- ⊕ EXISTING STREETLIGHT
- ⊕ EXISTING SIGN
- ⊕ EXISTING TREE
- ⊕ EXISTING SUBSURFACE UTILITY VAULT
- ⊕ EXISTING ABOVE-GROUND UTILITY VAULT



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF KERMAN, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A OF PARCEL MAP NO. 19-01 ACCORDING TO THE MAP THEREOF FILED FOR RECORD DECEMBER 22, 2020 IN BOOK 76 OF PARCEL MAPS AT PAGES 51 THROUGH 54, FRESNO COUNTY RECORDS.

APN: 023-220-78-S

NOTES

1. EXISTING ZONING: GENERAL COMMERCIAL
2. EXISTING USE: VACANT
3. SITE AREA: 5.41 ACRES (GROSS)
4. SITE ADDRESS: TBD-WHITESBRIDGE AVENUE AND GOLDENROD AVENUE, KERMAN, CA 93630
5. ASSESSOR'S PARCEL NO: 023-220-78-S
6. ANY GRADE DIFFERENTIALS ACROSS EXISTING AND PROPOSED PROPERTY LINES WILL BE MITIGATED PER CITY OF KERMAN REQUIREMENTS.
7. ALL EXISTING WATER LINES, SEWERS, AND STORM DRAINS WILL REMAIN UNLESS OTHERWISE NOTED.
8. EXISTING TREES ARE AS SHOWN PER THIS MAP.
9. THERE ARE NO KNOWN UNDERGROUND FEATURES SUCH AS WELLS OR CESSPOOLS WITHIN THE PROPOSED SUBDIVISION OTHER THAN WHAT IS SHOWN ON THE MAP.
10. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO DUMP SITES ON THIS PROPERTY.
11. WATER SUPPLY AND SEWER SERVICES ARE FROM THE CITY OF KERMAN.
12. THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION PER FIRM PANEL 2075.
13. BOUNDARY INFO SHOWN IS CONSIDERED APPROXIMATE AND IS BASED ON RECORD INFORMATION ONLY.
14. THE TOPOGRAPHIC INFORMATION SHOWN HEREON ALONG THE NORTH LINE OF PROPOSED PARCELS 3 AND 4, INCLUDING THAT WHICH EXTENDS WESTERLY BEYOND THE WEST LINE OF PROPOSED PARCEL 3, AS WELL AS THE SIDEWALK LYING SOUTHERLY FROM THE EXISTING CURB AND GUTTER ALONG THE SOUTH LINE OF WHITESBRIDGE ROAD IS BASED ON PROPOSED DESIGN INFORMATION PREPARED BY QK. ALL OTHER TOPOGRAPHIC DATA SHOWN ALONG THE WEST LINE OF PROPOSED PARCELS 1 AND 2, AND ALONG WHITESBRIDGE AVENUE IS BASED UPON INITIAL DATA COLLECTION PERFORMED BY QK IN NOVEMBER OF 2019.
15. PARCEL A DRAINAGE BREAKOVER ROUTE IS TO WHITESBRIDGE ROAD. ALL PROPOSED PARCELS MUST HAVE DRAINAGE BREAKOVER ROUTE TO WHITESBRIDGE ROAD. BUILDING PAD FOR EACH PARCEL SHALL BE 1 FOOT ABOVE BREAKOVER ELEVATION.

BASIS OF ELEVATIONS

TBM-POINT #153, BEING A CHISELED SQUARE WITH A "CUT-X" JUST NORTHERLY OF A UTILITY POLE AND SOUTHERLY OF A TRAFFIC CONTROL BOX, LOCATED AT THE SOUTH RETURN AT THE SOUTHWEST CORNER OF WHITESBRIDGE ROAD AND VINELAND AVENUE.

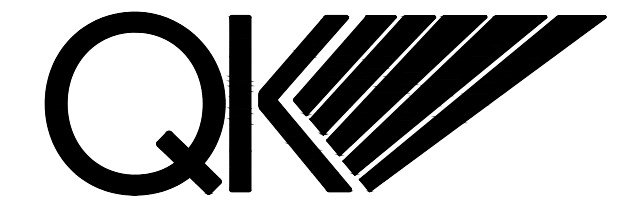
ELEVATION: 222.22 FT NGVD'29
THE CONVERSION FACTOR TO NAVD'88 DERIVED FROM THE NGS ONLINE VDATUM TOOL = +2.49 FT

UTILITY INFORMATION

SEWER:	GAS AND ELECTRIC:	WATER:
CITY OF KERMAN 850 S. MADERA AVENUE KERMAN, CA 93630 PHONE: (559)846-9384	PACIFIC GAS AND ELECTRIC COMPANY 275 S. MADERA AVENUE #302 KERMAN, CA 93630 PHONE: (800)743-5000	CITY OF KERMAN 850 S. MADERA AVENUE KERMAN, CA 93630 PHONE: (559)846-9384
TELEPHONE: SEBASTIAN 811 S. MADERA AVE. KERMAN, CA 93630 PHONE: (866) 805-8315	STORM DRAIN: CITY OF KERMAN 850 S. MADERA AVENUE KERMAN, CA 93630 PHONE: (559)846-9384	

SITE AREA

PARCEL 1:	0.87 ACRES ±
PARCEL 2:	1.49 ACRES ±
PARCEL 3:	0.75 ACRES ±
PARCEL 4:	0.68 ACRES ±
PARCEL 5:	1.62 ACRES ±
TOTAL SITE:	5.41 ACRES ±



601 POLLASKY AVE., STE. 301 TEL: (559) 449-2400
CLOVIS, CA 93612 WWW.QKINC.COM
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