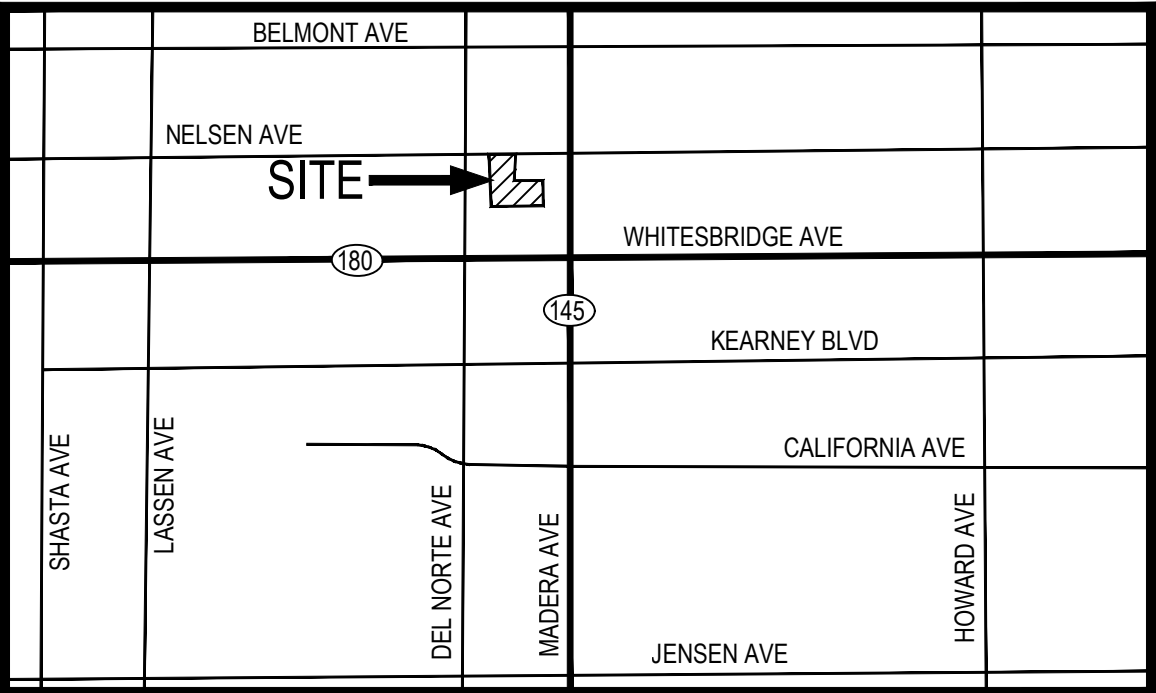
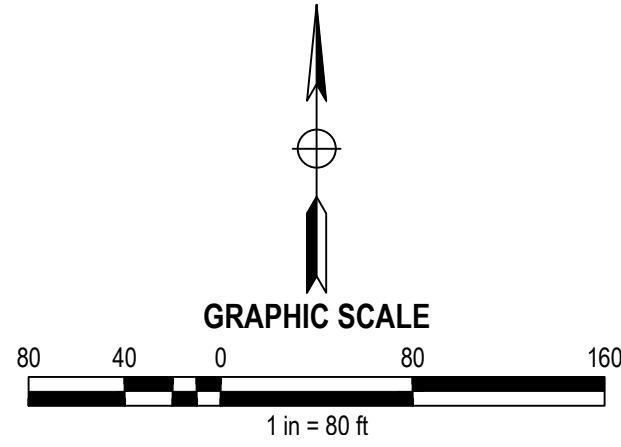


TENTATIVE PARCEL MAP NO. 2024-01  
FOR THE ORCHARDS AT GILL ESTATES  
PREPARED JULY 17, 2025



OWNER/SUBDIVIDER

JAGROOP S. GILL QUALIFIED PERSONAL  
RESIDENCE TRUST & RUPINDER K. GILL  
QUALIFIED PERSONAL RESIDENCE TRUST  
1100 MADERA AVENUE  
MADERA, CA 93637  
(559) 906-6065

CIVIL DESIGN CONSULTANT

MORTON & PITALO, INC.  
7643 N. INGRAM AVE, STE 105  
FRESNO, CA 93711  
(559) 853-4505

APPLICANT

LIFETIME COMMUNITIES  
970 RESERVE DRIVE, SUITE 135  
ROSEVILLE, CA 95678  
916-749-0967

APNs

020-120-03S & 020-120-06

ZONING

CURRENT: AE20 & AL20 (COUNTY OF FRESNO)  
PROPOSED: RURAL RESIDENTIAL (RR-43), SMART DEVELOPMENT  
RESIDENTIAL 3.5 (SD-R-3.5) & MIXED USE (MU)

GENERAL PLAN / LAND USE PLAN

CURRENT: MEDIUM DENSITY RESIDENTIAL (MDR) & GENERAL COMMERCIAL (GC)  
PROPOSED: MEDIUM DENSITY RESIDENTIAL (MDR) & MIXED USE (MU)

GENERAL NOTES

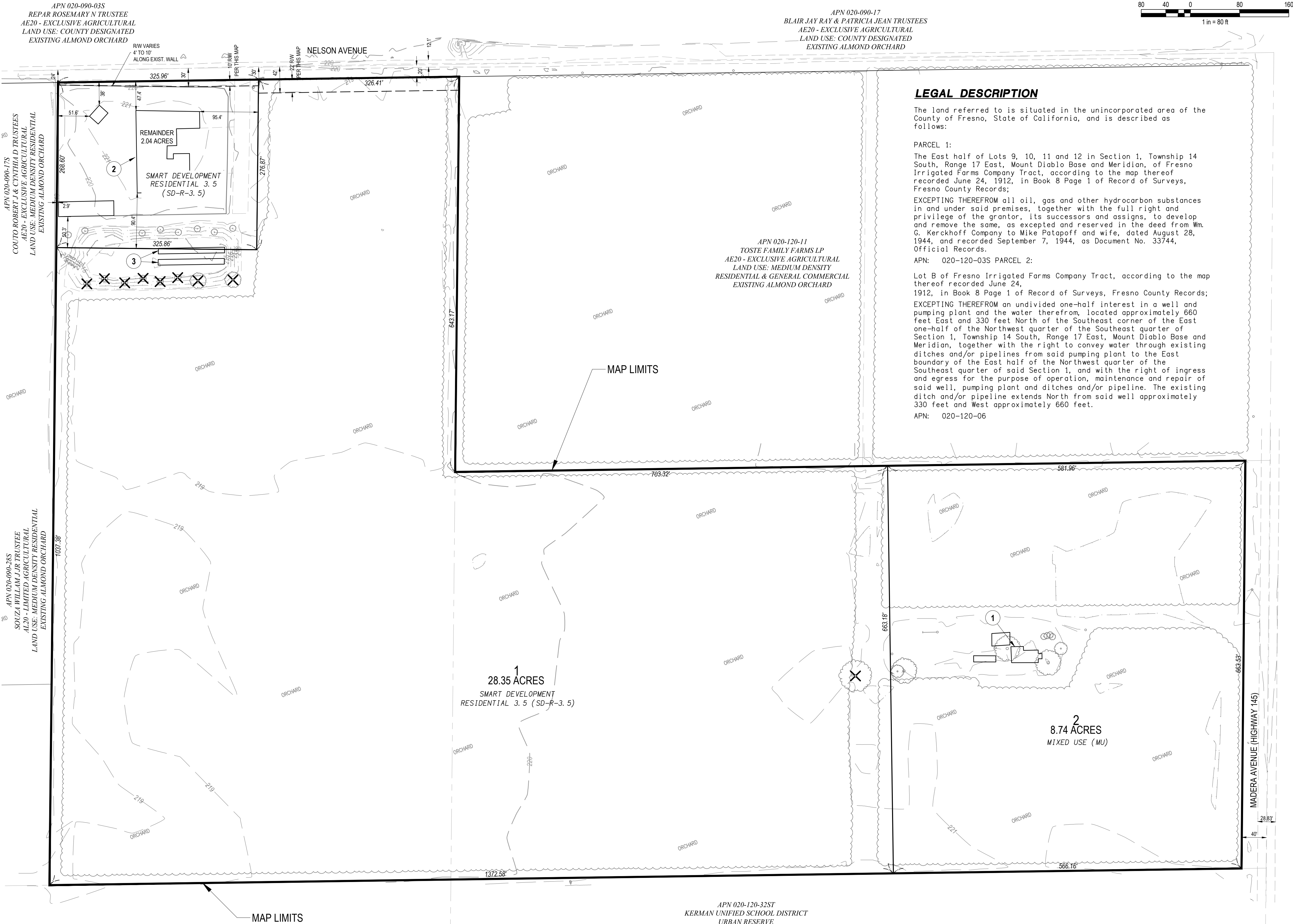
1. THE TRACT IS NOT WITHIN 200' OF ANY RAILROAD.
2. LOT 2 IS TO BE SUBDIVIDED IN THE FUTURE.
3. THE EXISTING RESIDENCE ON APN 020-120-03S IS TO BE PRESERVED.
4. THE EXISTING RESIDENCE ON APN 020-120-06 IS TO BE DEMOLISHED.
5. ABANDON ALL WELL AND SEPTIC TANKS TO COUNTY STANDARDS.
6. NO IRRIGATION CANAL IS ON SITE.
7. THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
8. PROPOSED WATER AND SEWER SOURCE TO BE PART OF CITY OF KERMAN, PER CITY OF KERMAN STANDARDS.
9. ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF KERMAN AND BUILT TO CITY STANDARDS AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT, STREET LIGHTS, ETC. ON-SITE STREETS WILL BE PUBLIC AND AS APPROVED BY THE CITY OF KERMAN.
10. THIS PROJECT WILL HAVE CORs. PROTECTIVE COVENANTS TO BE RECORDED AT FINAL MAP.
11. THERE ARE NO EXISTING WATER COURSE OR IRRIGATION DITCHES ON PROPERTY.
12. THERE ARE NO EXISTING EASEMENTS.

KEYNOTES

- 1 REMOVE CONCRETE PAD, CHAIN LINK FENCE, PUMP, STANDPIPES & POWER POST.
- 2 EXISTING HOME TO REMAIN
- 3 REMOVE SOLAR PANELS AND EQUIPMENT

LEGEND

- DIRECTION OF WATER FLOW
- DRAINAGE MANHOLE
- DI DRAIN INLET
- (E) EXISTING
- (X) EXISTING TREE TO BE REMOVED
- (P) PROPOSED
- PE PEDESTRIAN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- UNDERGROUND STORM DRAIN PIPE



LEGAL DESCRIPTION

The land referred to is situated in the unincorporated area of the County of Fresno, State of California, and is described as follows:

PARCEL 1:

The East half of Lots 9, 10, 11 and 12 in Section 1, Township 14 South, Range 17 East, Mount Diablo Base and Meridian, of Fresno Irrigated Farms Company Tract, according to the map thereof recorded June 24, 1912, in Book 8 Page 1 of Record of Surveys, Fresno County Records;

EXCEPTING THEREFROM all oil, gas and other hydrocarbon substances in and under said premises, together with the full right and privilege of the grantor, its successors and assigns, to develop and remove the same, as excepted and reserved in the deed from Wm. G. Kerckhoff Company to Mike Patapoff and wife, dated August 28, 1944, and recorded September 7, 1944, as Document No. 33744, Official Records.

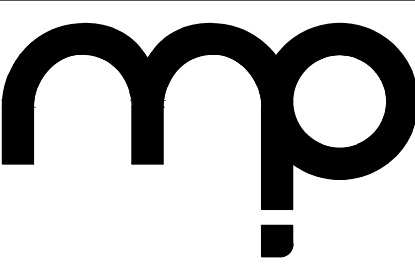
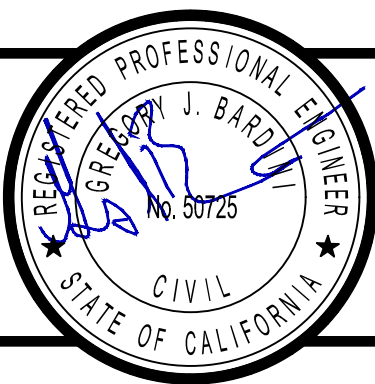
APN: 020-120-03S PARCEL 2:

Lot B of Fresno Irrigated Farms Company Tract, according to the map thereof recorded June 24, 1912, in Book 8 Page 1 of Record of Surveys, Fresno County Records;

EXCEPTING THEREFROM an undivided one-half interest in a well and pumping plant and the water therefrom, located approximately 660 feet East and 330 feet North of the Southeast corner of the East one-half of the Northwest quarter of the Southeast quarter of Section 1, Township 14 South, Range 17 East, Mount Diablo Base and Meridian, together with the right to convey water through existing ditches and/or pipelines from said pumping plant to the East boundary of the East half of the Northwest quarter of the Southeast quarter of said Section 1, and with the right of ingress and egress for the purpose of operation, maintenance and repair of said well, pumping plant and ditches and/or pipeline. The existing ditch and/or pipeline extends North from said well approximately 330 feet and West approximately 660 feet.

APN: 020-120-06

Dwg 21022222-006-01 Kerman Subdiv (SD) DWG-PLANWORKING-220808-1 LT.M01.DWG | Sheet 06 of 26 of 29m | 08/01/2025



**MORTON & PITALO, INC.**  
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phone: (559) 853-4505  
web: www.mpengr.com

**TENTATIVE PARCEL MAP NO. 2024-01**  
**FOR THE ORCHARDS AT GILL ESTATES**  
**IN THE CITY OF KERMAN**  
FRESNO COUNTY, CALIFORNIA

DATE	SEPTEMBER 16, 2025
SHEET	1
OF	1