

LEGAL DESCRIPTION

PARCEL 1:
LOT 17 IN SECTION 11, TOWNSHIP 14 SOUTH, RANGE 17 EAST, MOUNT Diablo BASE AND MERIDIAN, OF FRESNO IRRIGATED FARMS CO. TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8, PAGE 1 OF RECORDS OF SURVEYS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES AND MINERALS OF ANY KIND OR CHARACTER, IN, ON, OR THEREUNDER, AS RESERVED IN DEEDS OF RECORD.

PARCEL 2:
LOT 18 IN SECTION 11, TOWNSHIP 14 SOUTH, RANGE 17 EAST, MOUNT Diablo BASE AND MERIDIAN, OF FRESNO IRRIGATED FARMS CO. TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8, PAGE 1 OF RECORDS OF SURVEYS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THE SOUTH 75 FEET OF THE WEST 100 FEET THEREOF.

EXCEPTING THEREFROM ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES AND MINERALS OF ANY KIND OR CHARACTER, IN, ON, OR THEREUNDER, AS RESERVED IN DEEDS OF RECORD.

PARCEL 3:
THE SOUTH 76 FEET OF THE WEST 100 FEET OF LOT 16 IN SECTION 11, TOWNSHIP 14 SOUTH, RANGE 17 EAST, MOUNT Diablo BASE AND MERIDIAN, OF FRESNO IRRIGATED FARMS CO. TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8, PAGE 1 OF RECORDS OF SURVEYS.

EXCEPTING THEREFROM ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES AND MINERALS OF ANY KIND OR CHARACTER, IN, ON, OR THEREUNDER, AS RESERVED IN DEEDS OF RECORD.

ZONING/ LAND USE

APR 020-00-365
EXISTING ZONING: ALSO
PROPOSED ZONING: RUD
PROPOSED LAND USE: RESIDENTIAL / MULTI-FAMILY
SURROUNDING ZONING: RES
SURROUNDING LAND USE: VACANT / RESIDENTIAL

OWNER/ SUBDIVIDER

BOD COMPANY
275 S. MADENA AVE., #100
Kerman, CA 93638

NOTES

1. THE SOURCE OF WATER SUPPLY SHALL BE THE CITY OF Kerman.

IN THE CITY OF Kerman, COUNTY OF FRESNO, STATE OF CALIFORNIA

PLANNED UNIT DEVELOPMENT FOR WHISPERING FALLS & TENTATIVE SUBDIVISION MAP

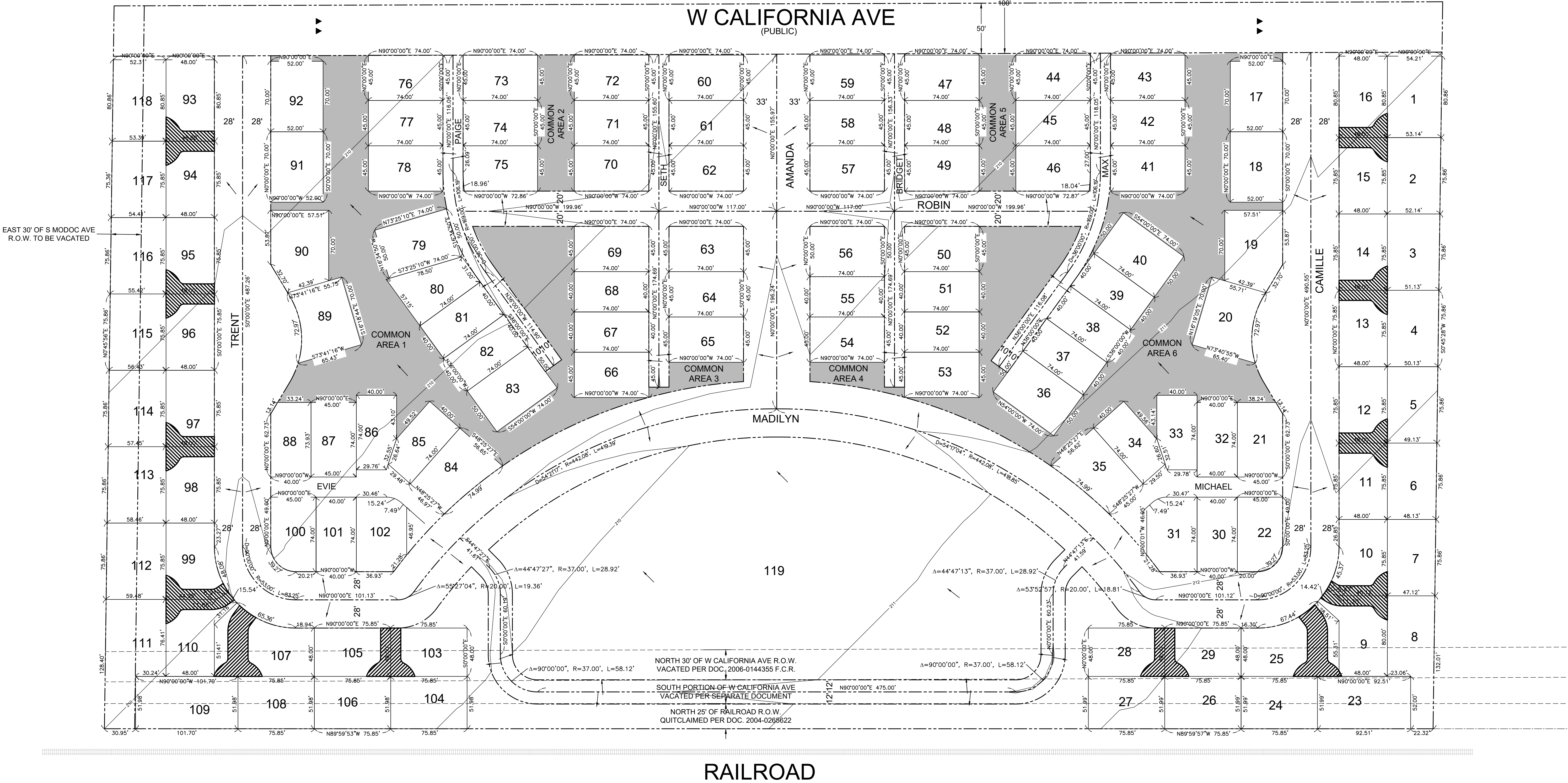
TSM 2023-01

HATCHING LEGEND

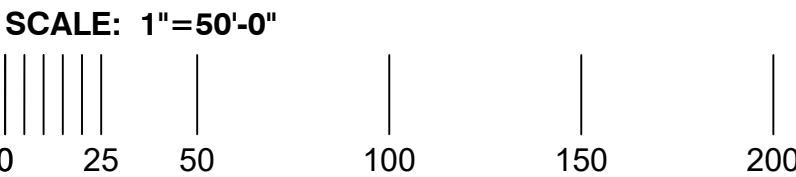
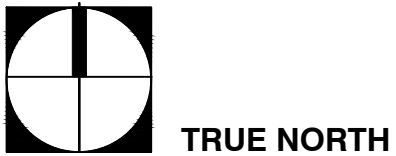
COMMON AREA

PROPOSED CROSS ACCESS

RIGHT-OF-WAY DEDICATED FOR STREET PURPOSES PER THIS MAP



LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4684 WEST JACQUELYN AVENUE - FRESNO, CALIFORNIA 93722
TEL: 559 276-2780 FAX: 559 276-0850 WWW.LARSANDERSEN.COM



WHISPERING FALLS
PLANNED DEVELOPMENT AND
TENTATIVE TRACT MAP IN CITY
OF Kerman/FRESNO COUNTY

TENTATIVE MAP
C4.0

SM325.21

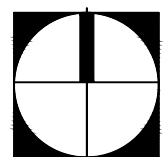
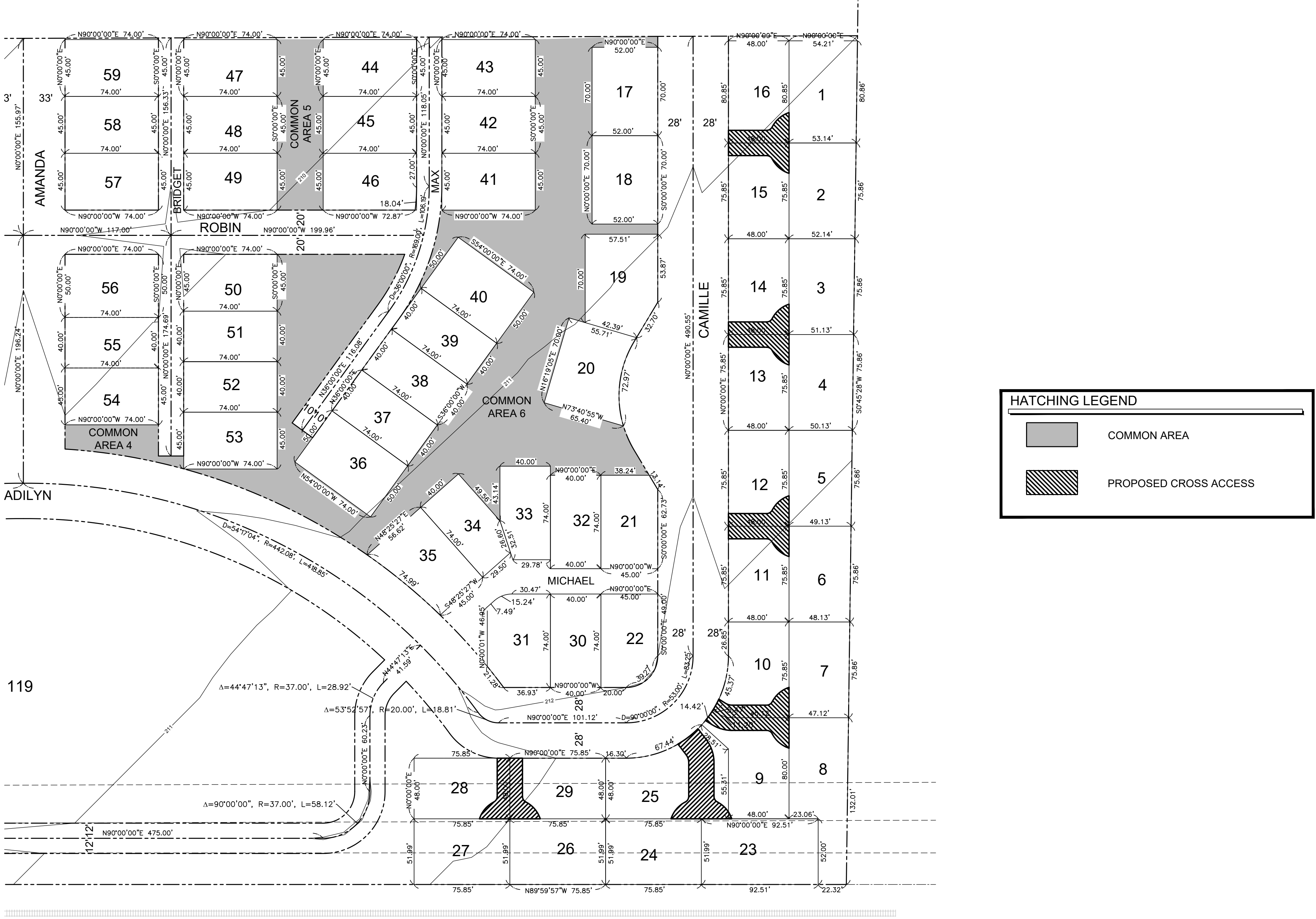
03.02.2023

IN THE CITY OF KERMAN, COUNTY OF FRESNO, STATE OF CALIFORNIA

PLANNED UNIT DEVELOPMENT FOR WHISPERING FALLS & TENTATIVE SUBDIVISION MAP

TSM 2023-01

LOT SUMMARY TABLE		
PHASE I		
Lot No.	SQ. FT.	APPROX. FINISH GRADE
1	4339.7	211.03
2	3992.7	211.14
3	3916.6	211.25
4	3840.5	211.37
5	3764.4	211.48
6	3688.3	211.60
7	3612.3	211.71
8	3536.2	211.83
9	4188.9	211.73
10	3855.0	211.64
11	3640.8	211.53
12	3640.8	211.41
13	3640.8	211.30
14	3640.8	211.18
15	3640.8	211.07
16	3880.8	210.95
17	3640.0	210.79
18	3640.0	210.89
19	4232.4	211.00
20	3865.0	211.09
21	3291.9	211.31
22	3195.9	211.45
23	3413.2	211.85
24	3413.2	211.73
25	5515.5	211.66
26	3413.2	211.59
27	3413.2	211.47
28	3640.8	211.41
29	3640.8	211.53
30	2960.0	211.39
31	3523.6	211.32
32	2960.0	211.25
33	2802.3	211.19
34	2831.7	211.13
35	3685.2	211.13
36	3698.1	210.91
37	2958.1	210.90
38	2960.0	210.88
39	2956.1	210.86
40	3696.1	210.84
41	3330.0	210.73
42	3330.0	210.66
43	3330.0	210.59
44	3330.0	210.45
45	3330.0	210.52
46	3330.0	210.59
47	3330.0	210.28
48	3330.0	210.35
49	3330.0	210.42
50	3330.0	210.54
51	2960.0	210.60
52	2960.0	210.66
53	3330.0	210.73
54	3328.1	210.54
55	2960.0	210.47
56	3700.0	210.41
57	3330.0	210.28
58	3330.0	210.21
59	3330.0	210.14



TRUE NORTH

SCALE: 1"=50'-0"

0 25 50 100 150 200

WHISPERING FALLS
PLANNED DEVELOPMENT AND
TENTATIVE TRACT MAP IN CITY
OF KERMAN/FRESNO COUNTY

TENTATIVE MAP (LOTS 1-59)
C4.1

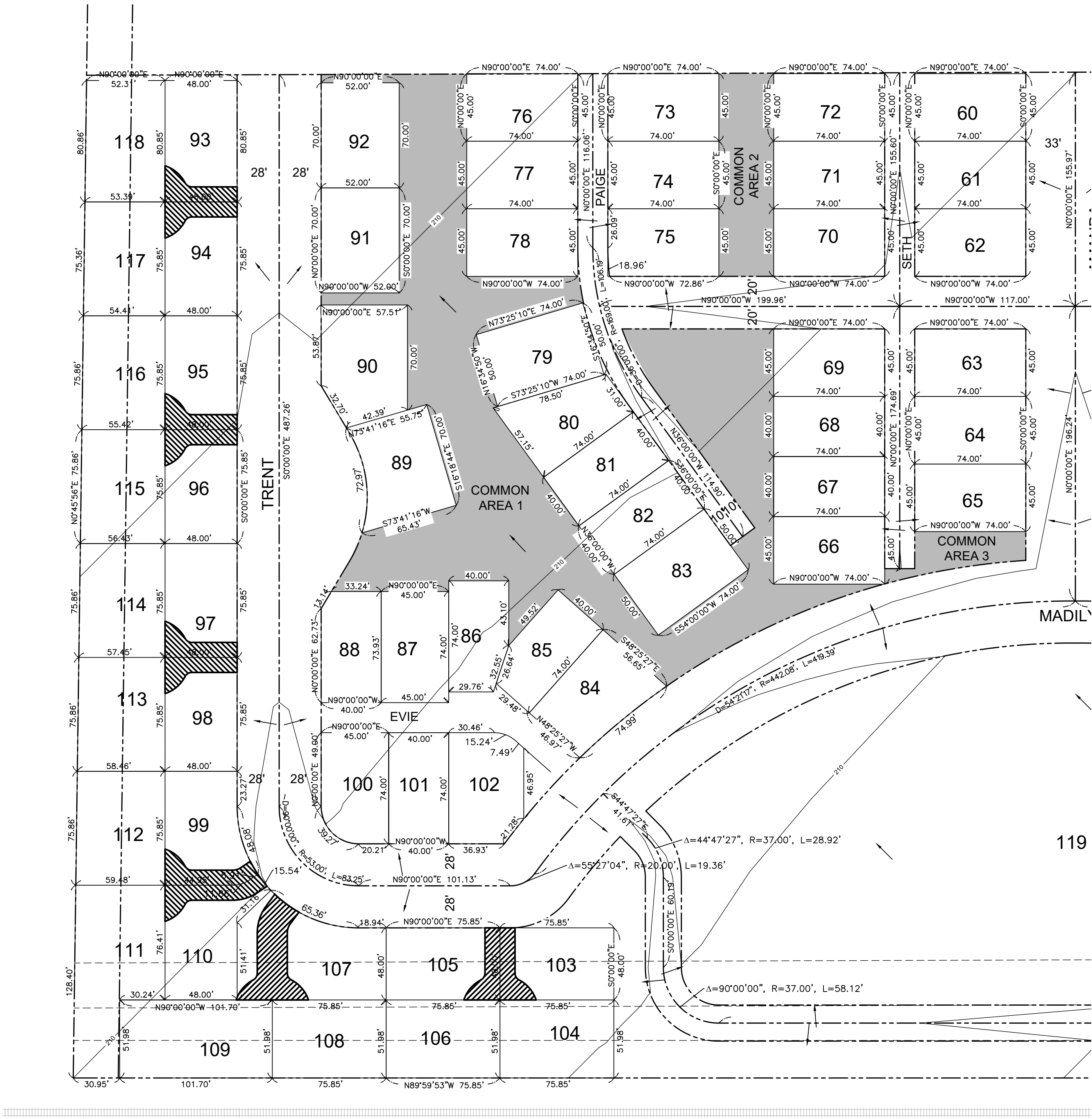
SM325.21

03.02.2023

IN THE CITY OF KERMAN, COUNTY OF FRESNO, STATE OF CALIFORNIA

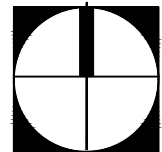
PLANNED UNIT DEVELOPMENT FOR WHISPERING FALLS & TENTATIVE SUBDIVISION MAP

TSM 2023-01



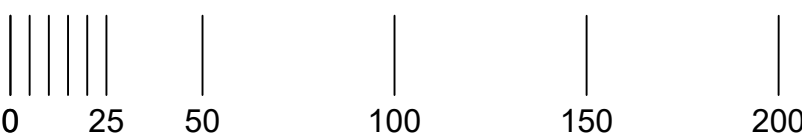
LOT SUMMARY TABLE		
PHASE II		
Lot No.	SQ. FT.	APPROX. FINISH GRADE
60	3330.0	209.93
61	3330.0	210.00
62	3330.0	210.06
63	3330.0	210.19
64	3330.0	210.26
65	3330.0	210.34
66	3328.1	210.23
67	2958.1	210.16
68	2960.0	210.11
69	3330.0	210.04
70	3330.0	209.92
71	3330.0	209.85
72	3330.0	209.78
73	3330.0	209.62
74	3330.0	209.68
75	3330.0	209.75
76	3330.0	209.47
77	3330.0	209.54
78	3330.0	209.61
79	3700.0	209.74
80	3262.9	209.83
81	2960.0	209.93
82	2960.0	210.03
83	3700.0	210.13
84	3687.6	210.19
85	2831.3	210.09
86	2801.8	209.99
87	3330.0	209.92
88	2921.9	209.84
89	3868.0	209.70
90	4232.4	209.57
91	3640.0	209.44
92	3640.0	209.34
93	3880.8	209.18
94	3640.8	209.30
95	3640.8	209.42
96	3640.8	209.53
97	3640.8	209.64
98	3640.8	209.76
99	3899.9	209.88
100	3330.0	210.00
101	2960.0	210.07
102	3700.0	210.15
103	3640.8	210.38
104	3413.2	210.45
105	3640.8	210.26
106	3413.2	210.33
107	5537.9	210.15
108	3413.2	210.22
109	3413.2	210.10
110	4044.5	209.99
111	4549.6	209.92
112	4472.7	209.80
113	4395.8	209.69
114	4319.0	209.57
115	4242.1	209.46
116	4165.2	209.34
117	4088.4	209.23
118	4273.2	209.11

HATCHING LEGEND	
	COMMON AREA
	PROPOSED CROSS ACCESS



TRUE NORTH

SCALE: 1"=50'-0"



WHISPERING FALLS
PLANNED DEVELOPMENT AND
TENTATIVE TRACT MAP IN CITY
OF KERMAN/FRESNO COUNTY

TENTATIVE MAP (LOTS 60-118)
C4.2

SM325.21

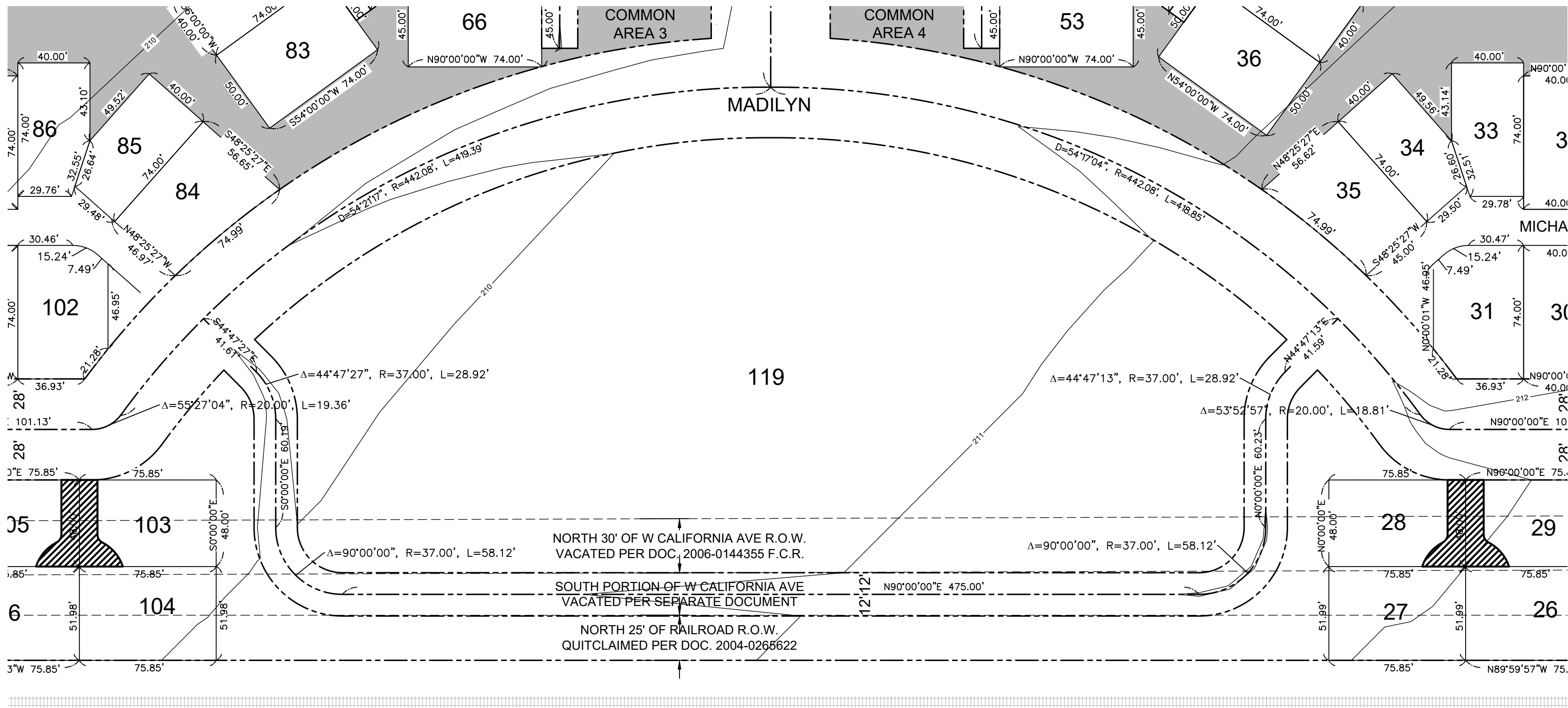
03.02.2023

IN THE CITY OF KERNAN, COUNTY OF FRESNO, STATE OF CALIFORNIA

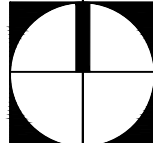
PLANNED UNIT DEVELOPMENT FOR WHISPERING FALLS & TENTATIVE SUBDIVISION MAP

TSM 2023-01

LOT SUMMARY TEBLE	
PHASE III	
No.	IN SQ. FT.
119	112470.2



HATCHING LEGEND	
	COMMON AREA
	PROPOSED CROSS ACCESS



TRUE NORTH

SCALE: 1"=50'-0"

0 25 50 100 150 200

WHISPERING FALLS
PLANNED DEVELOPMENT AND
TENTATIVE TRACT MAP IN CITY
OF KERNAN/FRESNO COUNTY

TENTATIVE MAP (LOT 119)
C4.3

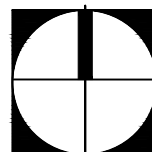
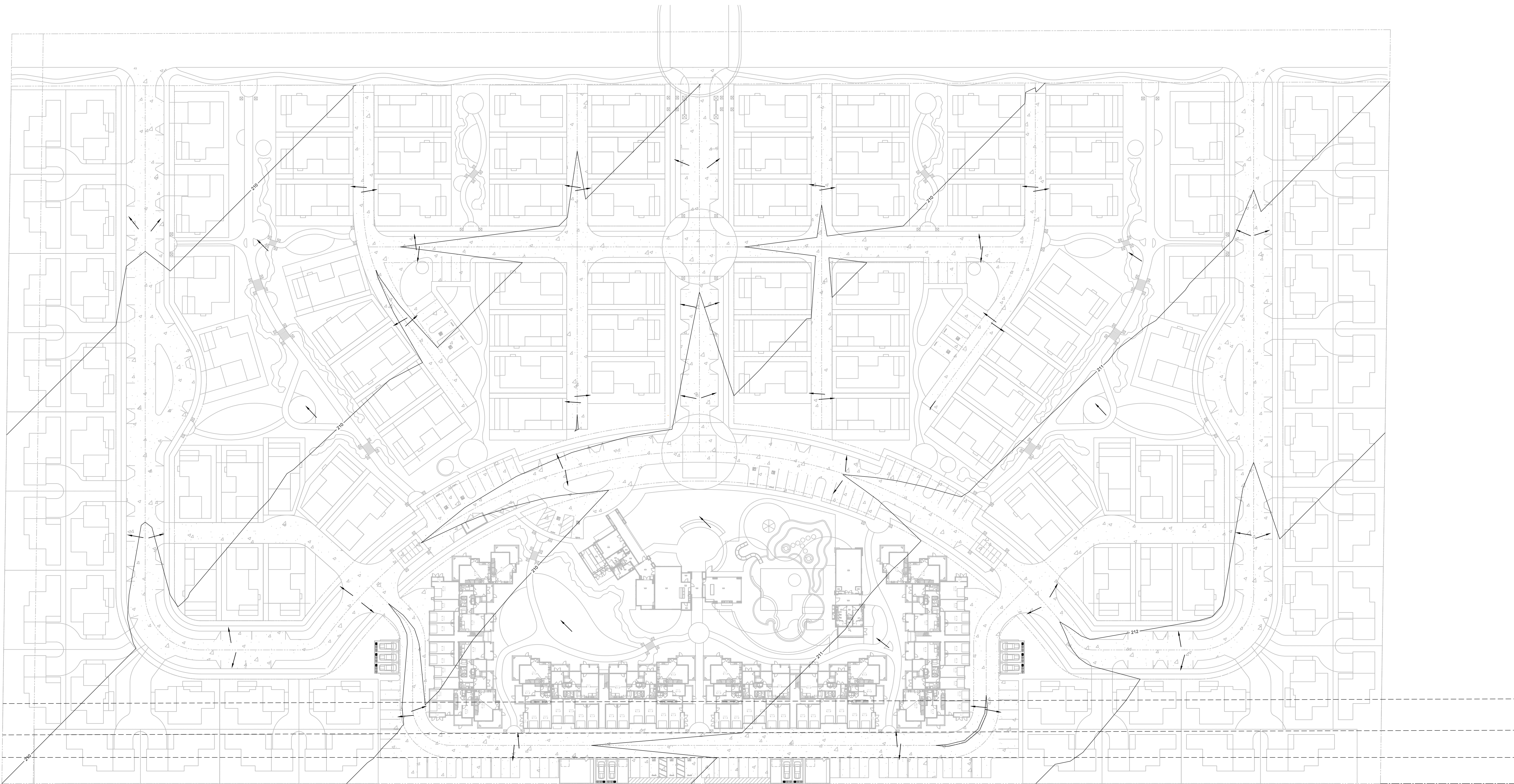
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GRADING LEGEND

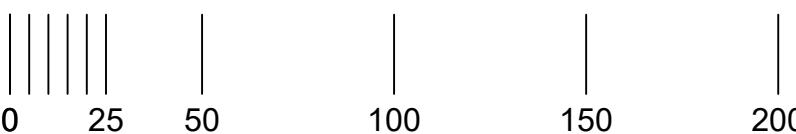


DIRECTION OF DRAINAGE



TRUE NORTH

SCALE: 1"=50'-0"



WHISPERING FALLS
PLANNED DEVELOPMENT AND
TENTATIVE TRACT MAP IN CITY
OF KERMAN/FRESNO COUNTY

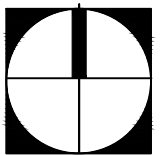
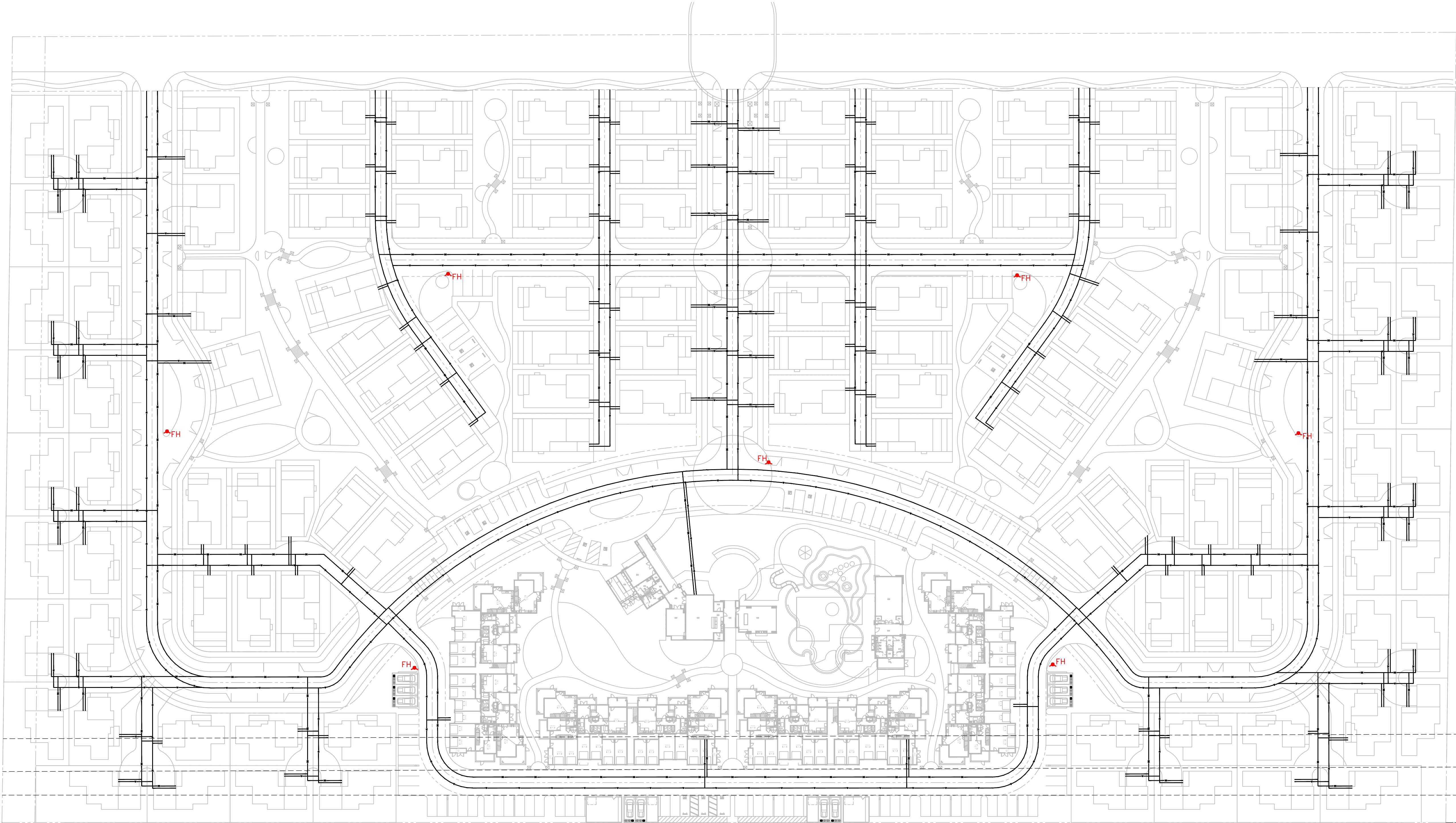
PRELIMINARY GRADING PLAN
C5.0

SM325.21

03.02.2023

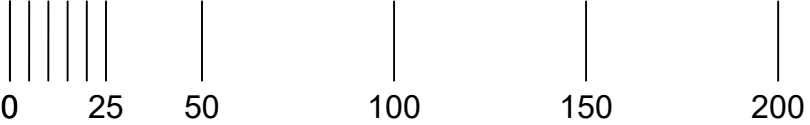
LINETYPE LEGEND

- PROPOSED SANITARY SEWER SERVICE
- PROPOSED DOMESTIC WATER SERVICE
- PROPOSED FIRE HYDRANT



TRUE NORTH

SCALE: 1"=50'-0"



WHISPERING FALLS
PLANNED DEVELOPMENT AND
TENTATIVE TRACT MAP IN CITY
OF KERMAN/FRESNO COUNTY

PRELIMINARY UTILITY PLAN
C6.0
SM325.21
03.02.2023