

The acreage of this tract is 6.09 acres. There will be 19 lots in this tract with a minimum lot size of 7000 square feet & average lot size of 9748.8 square feet.

The existing use of this property is VACANT

The proposed use of this property is SINGLE FAMILY RESIDENTIAL

The existing zoning on this property is LOW DENSITY RESIDENTIAL

The proposed zoning on this property is LOW DENSITY RESIDENTIAL

All improvements will conform to City Standards with the following exceptions: NONE

The proposed fire hydrant and water flow will conform to City Standards. Fire hydrants will be installed at intervals of 300 feet.

The proposed source of water supply is CITY OF LEMOORE

The proposed method of sewage disposal is CITY OF LEMOORE

The following utilities are to be provided: UNDERGROUND POWER AND TELEPHONE

arrangements have not been made with utility companies serving this area.

- LEGEND**
- +300.0 EXISTING GROUND ELEVATION
 - +10=300.0 EXISTING TOP OF CURB ELEVATION
 - +G=300.0 EXISTING GUTTER ELEVATION
 - +C=300.0 EXISTING CONCRETE ELEVATION
 - +P=300.0 EXISTING PAVEMENT ELEVATION
 - +EP=300.0 EXISTING EDGE OF PAVEMENT ELEVATION
 - +BW=300.0 EXISTING BACK OF WALK ELEVATION
 - +TW=300.0 EXISTING TOP OF WALL ELEVATION
 - +FT=300.0 EXISTING FOOTING ELEVATION
 - +FL=300.0 EXISTING FLOW-LINE ELEVATION
 - +FF=300.0 EXISTING FINISH FLOOR ELEVATION
 - +CR=300.0 EXISTING CROWN OF STREET ELEVATION
 - WV EXISTING WATER VALVE
 - BFP EXISTING BACKFLOW PREVENTION DEVICE
 - CO EXISTING CONCRETE
 - EX EXISTING FIRE HYDRANT
 - EX, PP/TP EXISTING POWER POLE OR TELEPHONE POLE
 - FDC EXISTING FIRE DEPARTMENT CONNECTION
 - PV EXISTING FIRE DEPARTMENT POST INDICATOR VALVE
 - EMH EXISTING ELECTRICAL MANHOLE
 - TMH EXISTING TELEPHONE MANHOLE
 - AVT EXISTING ABOVE GROUND VENT PIPE
 - MB EXISTING MAIL BOX LOCATIONS
 - SILT EXISTING STREET LIGHT
 - SD EXISTING STORMDRAIN, SIZE SHOWN.
 - IRR EXISTING IRRIGATION PIPE, SIZE SHOWN.
 - S EXISTING SEWER PIPE, SIZE SHOWN.
 - UD EXISTING UNDERGROUND CONDUIT
 - G EXISTING GAS LINE
 - FO EXISTING FIBER OPTIC LINE
 - OH EXISTING OVERHEAD UTILITY WIRES
 - SM EXISTING SEWER MANHOLE
 - SMH EXISTING STORMDRAIN MANHOLE
 - SDI EXISTING STORMDRAIN INLET
 - EX, PP/TP EXISTING RELINQUISHMENT OF DIRECT VEHICLE ACCESS
 - EX, PP/TP PROPOSED RELINQUISHMENT OF DIRECT VEHICLE ACCESS
 - P.U.E. PUBLIC UTILITY EASEMENT

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING WEST OF THE MEANDERS OF THE CENTER OF THE LOWER KINGS RIVER DITCH, ALSO KNOWN AS THE LEMOORE CANAL.

TOGETHER WITH THAT PORTION OF THE SOUTHERLY 25 FEET OF BUSH PLACE STREET ADJOINING SAID LAND ON THE NORTH AS VACATED BY RESOLUTION NO. 2001-42 BY THE CITY COUNCIL OF THE CITY OF LEMOORE, CA., AND RECORDED NOVEMBER 29, 2001 AS INSTRUMENT NO. 2001-23810 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JULY 6, 1962 IN BOOK 811 AT PAGE 338 OF OFFICIAL RECORDS AS DOCUMENT NO. 9784.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE COUNTY OF KINGS BY DEED RECORDED OCTOBER 7, 1964 IN BOOK 861 AT PAGE 434 OF OFFICIAL RECORDS AS DOCUMENT NO. 13132.

ALSO EXCEPTING THEREFROM LOTS 1 THROUGH 39 OF CAPISTRANO PHASE I, COUNTY TRACT NO. 700, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED IN VOLUME 16 AT PAGE 38 OF LICENSED SURVEYOR PLATS, KINGS COUNTY RECORDS.

ALSO EXCEPTING THEREFROM LOTS 40 THROUGH 75, INCLUSIVE, OF TRACT NO. 700, CAPISTRANO PHASE II, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED IN VOLUME 16 AT PAGE 67 OF LICENSED SURVEYOR PLATS, KINGS COUNTY RECORDS.

ALSO EXCEPTING THEREFROM LOTS 76 THROUGH 128 OF CAPISTRANO PHASE III & IV, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED VOLUME 16 AT PAGE 95 OF LICENSED SURVEYOR PLATS, KINGS COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ONE-HALF OF ALL OIL, GAS AND MINERALS WITHIN OR UNDERLYING SAID PROPERTY, AS RESERVED IN THE DEED FROM LESTER E. BLAKELY, ET AL., TO FRANK SCHNEIDER, ET AL., RECORDED NOVEMBER 3, 1947 IN BOOK 383 AT PAGE 466 OF OFFICIAL RECORDS AS DOCUMENT NO. 8592.

ALSO EXCEPTING THEREFROM ONE-QUARTER OF ALL OIL, GAS AND MINERALS WITHIN OR UNDERLYING SAID PROPERTY, AS RESERVED IN THE DEED FROM MARY L. COELHO, A WIDOW, TO FRANCIS DEAN MACIEL AND MARY LORIE MACIEL, HUSBAND AND WIFE, AS JOINT TENANTS, DATED NOVEMBER 4, 1969 AND RECORDED NOVEMBER 7, 1969 IN BOOK 944 AT PAGE 974, OFFICIAL RECORDS AS DOCUMENT NO. 13572.

ALSO EXCEPTING THEREFROM ALL PRESENT INTEREST IN AND TO ALL OIL, GAS AND MINERALS WITHIN OR UNDERLYING SAID PROPERTY AS RESERVED IN THE DEED FROM FRANCIS DEAN MACIEL AND MARY LORIE MACIEL, HUSBAND AND WIFE TO VALLEY VANGUARD PROPERTIES, A CALIFORNIA CORPORATION, DATED OCTOBER 19, 1993 AND RECORDED NOVEMBER 1, 1993 AS DOCUMENT NO. 9326534 OF OFFICIAL RECORDS.

APN # 023-040-057-000
PARCEL CONTAINS 6.09± ACRES

AVERAGE LOT SIZE
10345.4± SQUARE FEET

THERE ARE NO EXISTING TREES ON THE SUBJECT PROPERTY

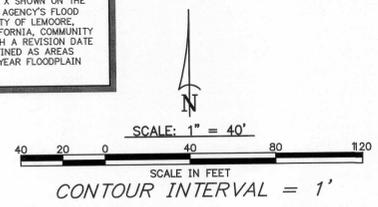
BASIS OF ELEVATIONS

TBM #01
CHISELED SQUARE ON WEST END OF NORTHERLY HEADWALL LEMOORE CANAL
ELEVATION = 234.005 (U.S.G.S. DATUM)

OWNER/DEVELOPER
COVINGTON PROPERTY HOLDINGS
402 W. BEDFORD, STE 112
FRESNO, CA 93711
Ph. (559) 435-5990

ENGINEER
R. W. GREENWOOD ASSOCIATES, INC.
2558 EAST OLIVE AVENUE
FRESNO, CALIFORNIA 93701
Ph. (559) 268-7831

NOTE:
THIS PROPERTY LIES WITHIN ZONE X SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA, COMMUNITY PANEL NUMBER 0603100167 C WITH A REVISION DATE OF JUNE 16, 2009. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN OR AREAS OF MINIMAL FLOODING.



VESTING TENTATIVE
TRACT MAP No. CAPISTRANO ADDITION I
IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA
PREPARED FOR
COVINGTON PROPERTY HOLDINGS, L.P.

R. W. Greenwood Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
PLANNING - LANDSCAPE ARCHITECTURE
2558 E. Olive Ave. Fresno, California 93701 Tel. (559) 268-7831

Date: JULY 16, 2013
Job No. D-13065
Drawn By: PWL
Drawing No. -E

TRACT No. 700
CAPISTRANO, PHASE II
VOL. 16, PAGE 38 OF LSP
KINGS COUNTY RECORDS

TRACT No. 700
CAPISTRANO, PHASE II

Fb. 262/8 MC
AUTOCAD ID: 13065.DWG
REF: 92144