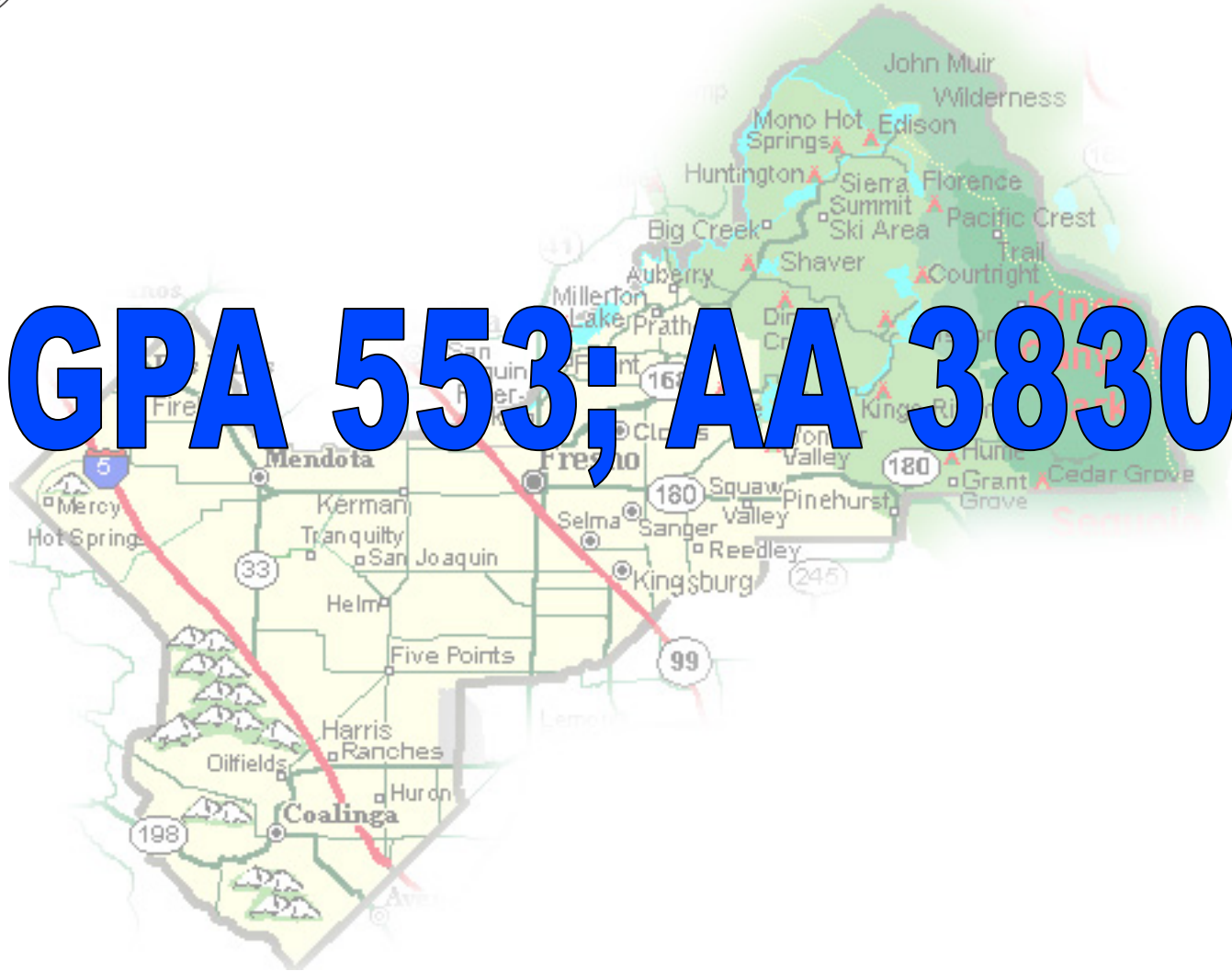


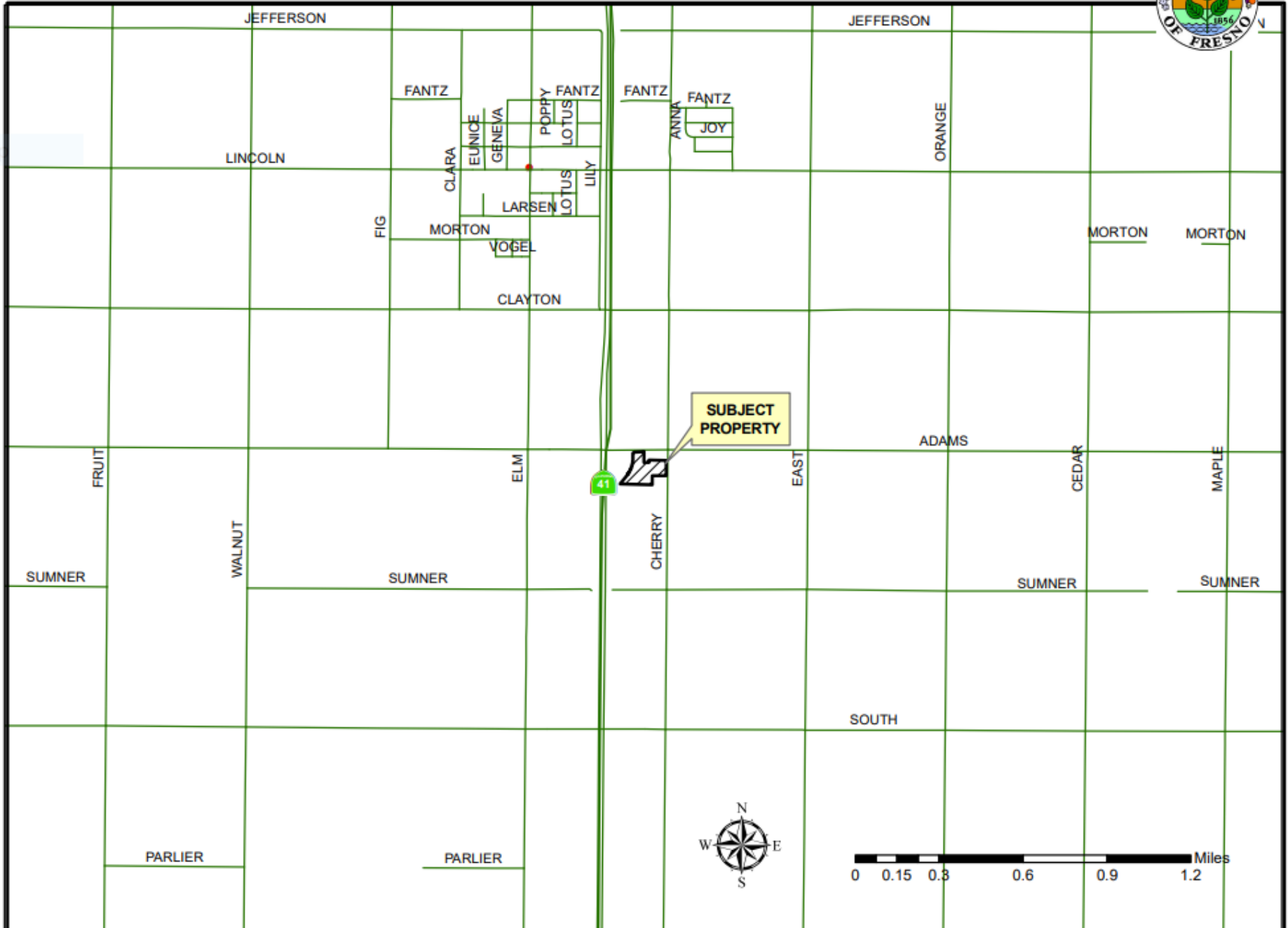


DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

GPA 553; AA 3830

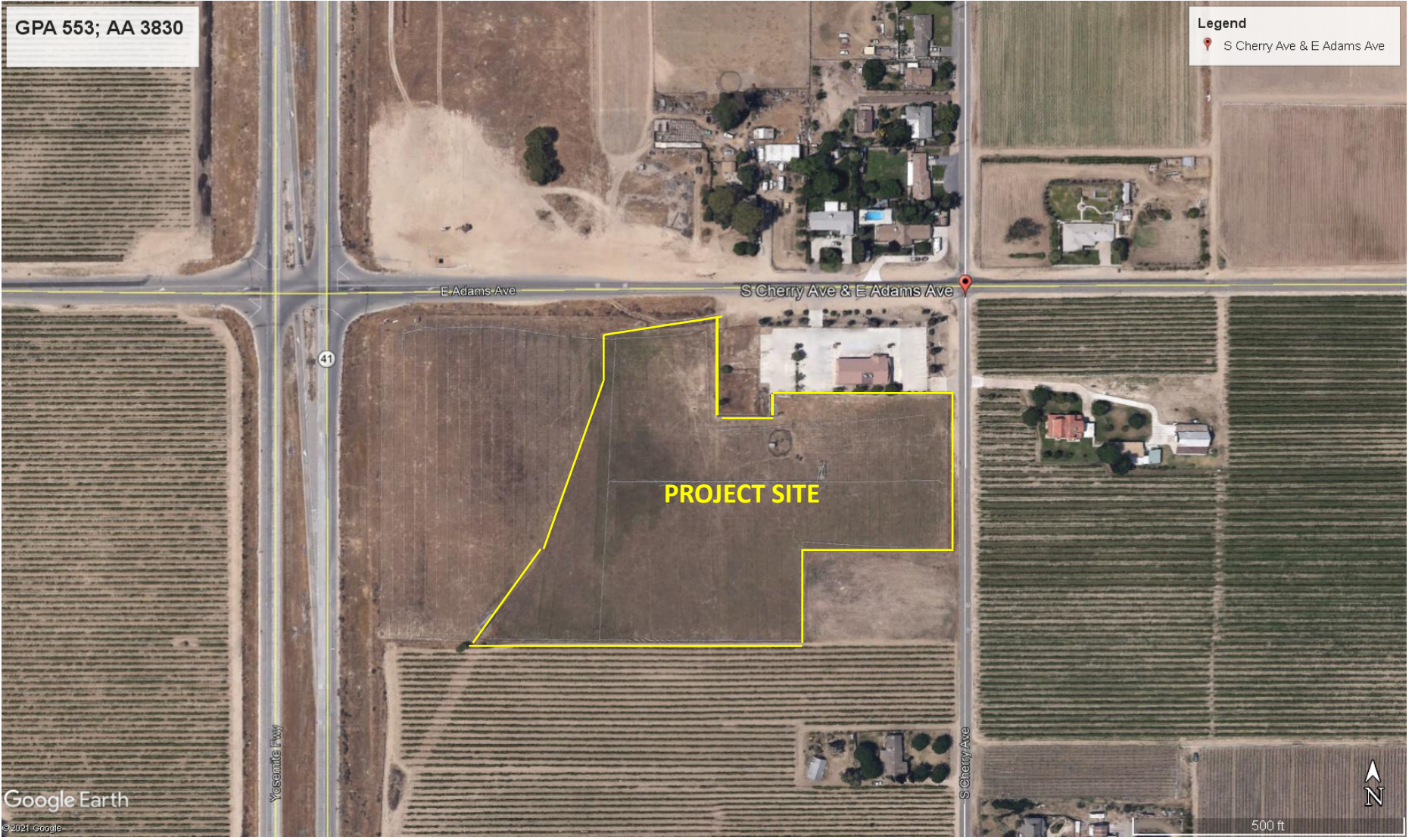


LOCATION MAP



GPA 553; AA 3830

Legend
📍 S Cherry Ave & E Adams Ave



E Adams Ave

S Cherry Ave & E Adams Ave

41

PROJECT SITE

Yosemite Hwy

S Cherry Ave

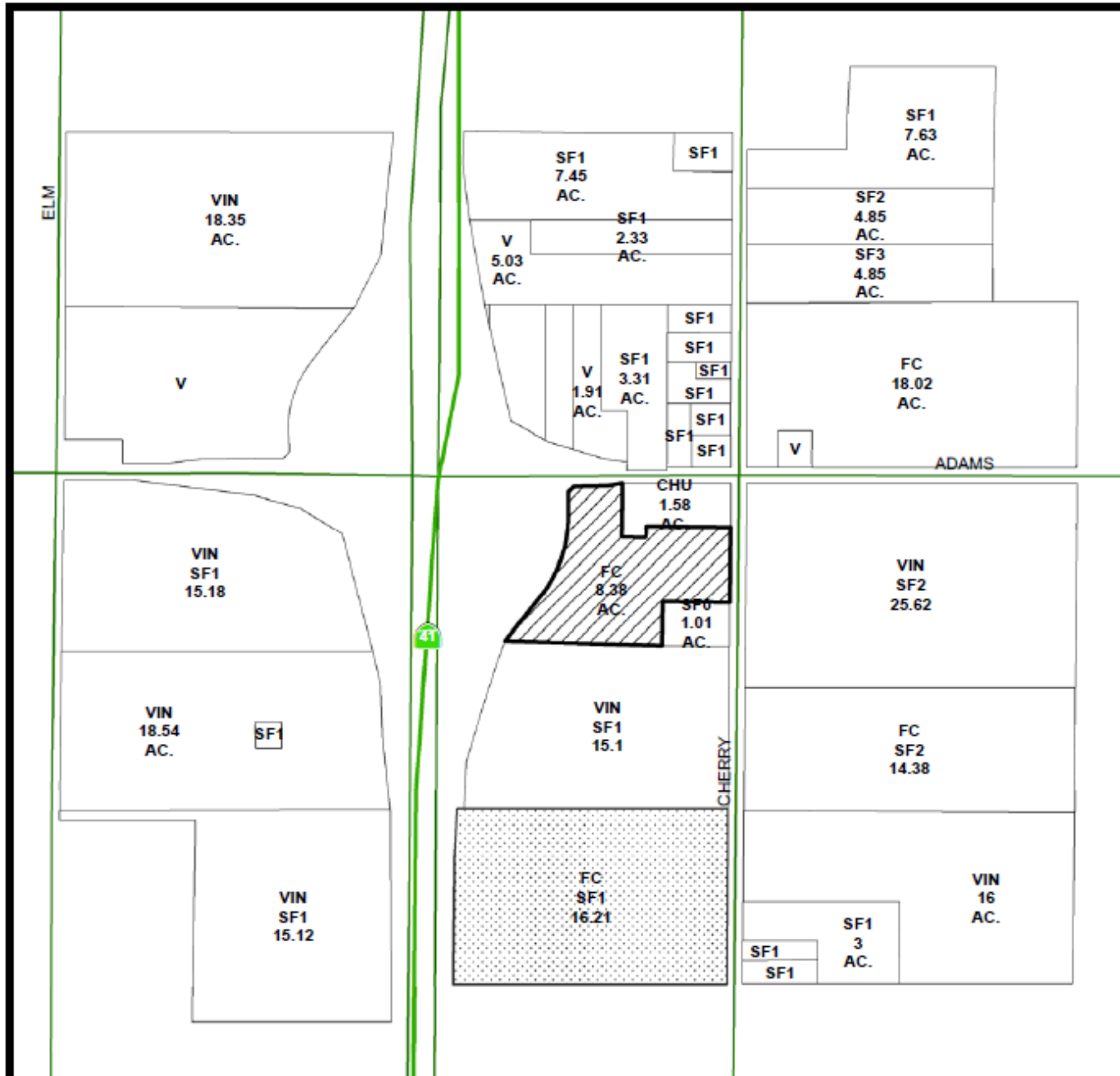
Google Earth

© 2021 Google



500 ft

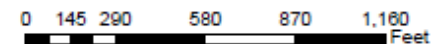
EXISTING LAND USE MAP



| LEGEND | |
|--------|---------------------------|
| CHU | - CHURCH |
| FC | - FIELD CROP |
| SF# | - SINGLE FAMILY RESIDENCE |
| V | - VACANT |
| VIN | - VINEYARD |

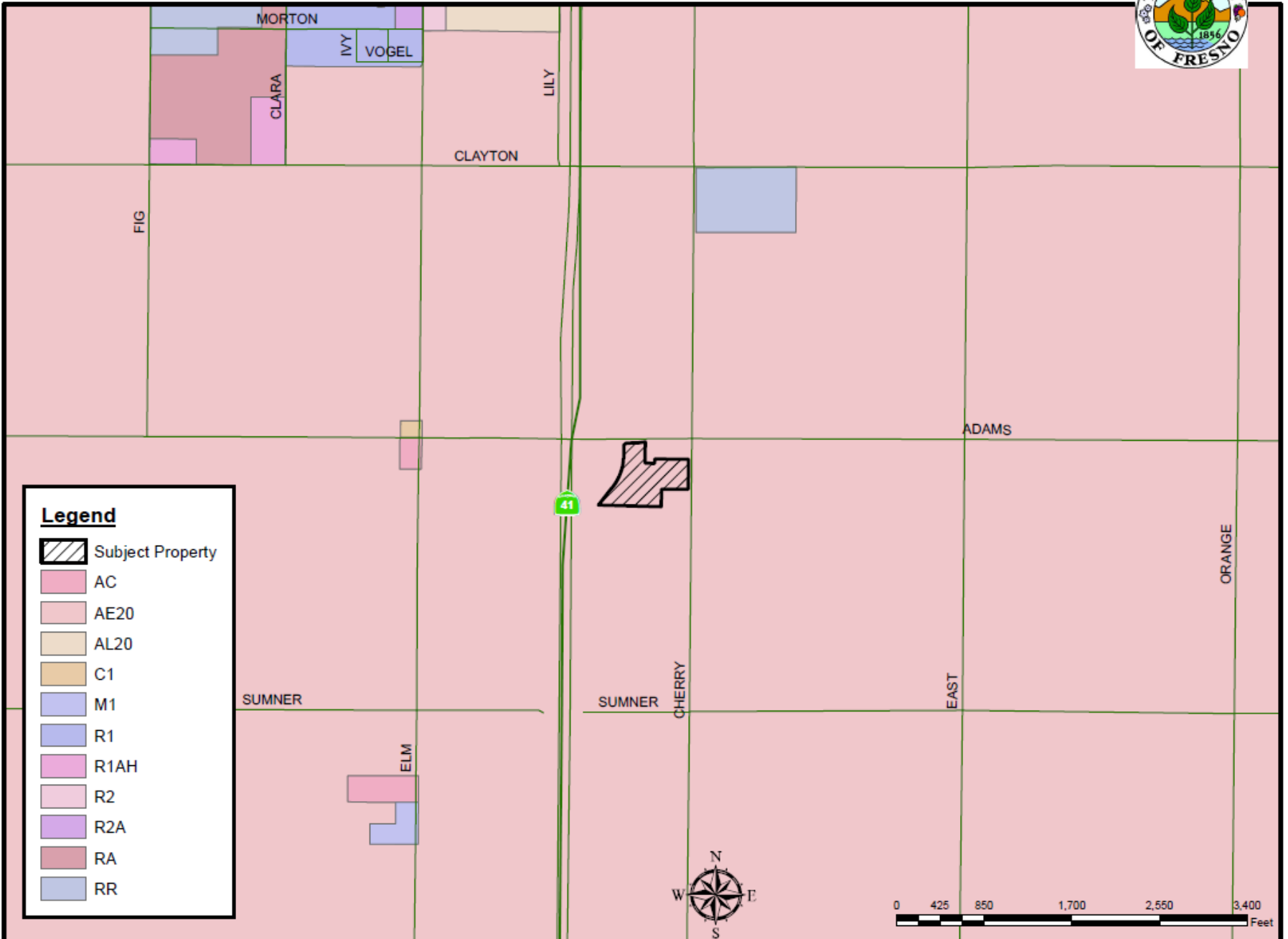
LEGEND:

- Subject Property
- Ag Contract Land



Department of Public Works and Planning
Development Services Division

EXISTING ZONING MAP



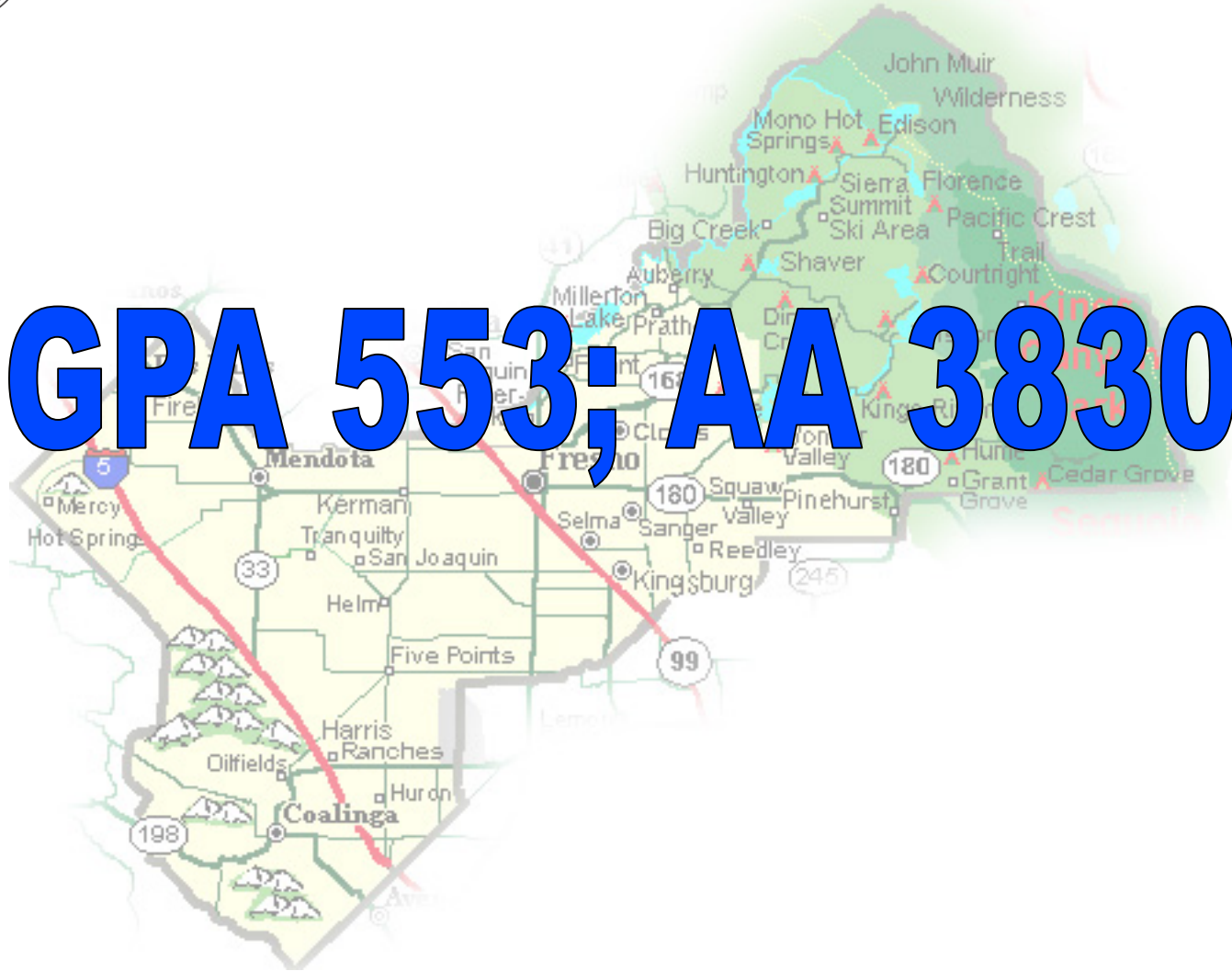
Legend

- Subject Property
- AC
- AE20
- AL20
- C1
- M1
- R1
- R1AH
- R2
- R2A
- RA
- RR



DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

GPA 553; AA 3830



GPA 553; AA3830

Easton

Legend

- Church
- Feature 1
- S Cherry Ave & E Adams Ave
- Shop-N-Quick
- Washington Union High School

S Cherry Ave & E Adams Ave

PROJECT SITE

Google Earth

© 2021 Google

1000 ft



GPA 553; AA 3830

Legend



Google Earth

©2021 Google

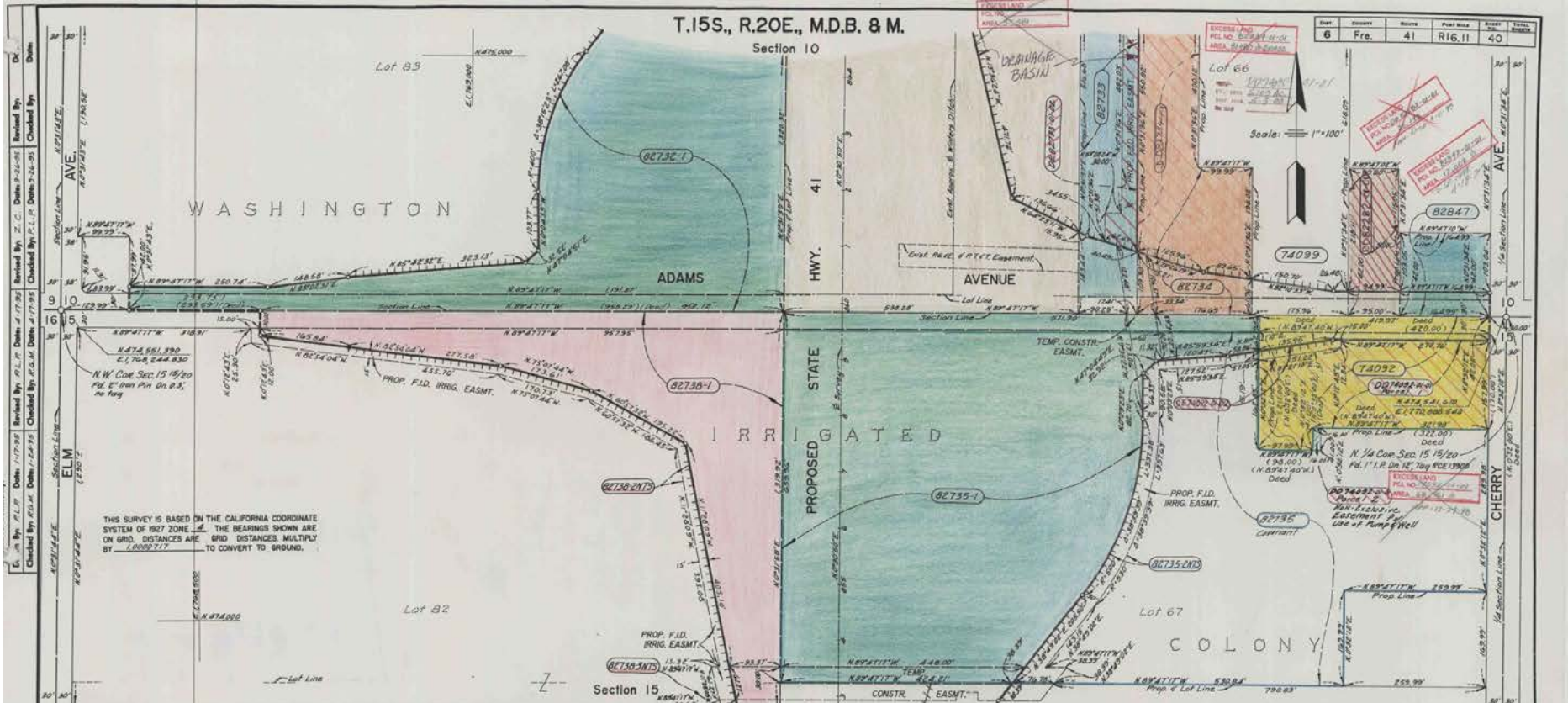
5.91 ft

LOOKING SOUTHEAST FROM ADAMS AVENUE

T.15S., R.20E., M.D.B. 8 M.

Section 10

| Sheet | County | Block | Page No. | Section | Total Sheets |
|-------|--------|-------|----------|---------|--------------|
| 6 | Fre. | 41 | R16.11 | 40 | |



THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1927 ZONE 1. THE BEARINGS SHOWN ARE ON GRID. DISTANCES ARE GRID DISTANCES MULTIPLY BY 1.0002717 TO CONVERT TO GROUND.

| INST. No. | GRANTOR | INST. RECORD | DATE | REMARKS | INST. No. | GRANTOR | INST. RECORD | DATE | REMARKS | LEGEND |
|------------|---|-----------------|-------------|---|-----------|---------|--------------|------|---------|---|
| 82733 | J.B. Sloan et ux | F 95116050 | Jan 13 1995 | Measure C Funds sec. 01 & Mineral Rights | | | | | | ##### Access Rights Previously Acquired |
| 82733 | Robert G. Robertson et ux | F 95072219 | Jun 16 1995 | Measure C Funds | | | | | | Access Rights Acquired |
| 74092 | Trans American Financial Services | F 95160310 | Dec 15 1995 | Includes 2 Parcels Measure C Funds | | | | | | 61234 Instrument Number |
| 82735 | Jerry A. Emerston et ux | F-F 96010111 | Jan 24 1996 | Measure C Funds. Covenant Recorded E-0-96 | | | | | | 61234A Supplementary Instrument |
| 82735-2N75 | Jerry A. Emerston et ux | E 96061605 | May 14 1996 | To Fresno Irrigation District. Needs Confirmation | | | | | | 61234-00 Separate Instrument |
| 82735-2N75 | Fresno-Madera Federal Land Bank Assoc. (CAPRTD) | 96010110 | Jan 24 1996 | | | | | | | 61234-00 Director's Deed |
| 82732-1 | Ernel Roy Moles et ux | F-F 95148744 | Nov 14 1995 | Measure C Funds. Covenant Rec. 95160310 12/15/95 | | | | | | 61234-8A Relinquishment of Access |
| 82732-1 | Ernel Roy Moles et ux | F-F 96001163 | Nov 01 1996 | Measure C Funds. Covenant Rec. 95160310 12/15/95 | | | | | | 61234-NTS No Title to State |
| 82732-2N75 | Ernel Roy Moles et ux | E 96061604 | May 14 1996 | To Fresno Irrigation District | | | | | | F Fee Deed |
| 82732-2N75 | Ernel Roy Moles et ux | E 96001182 | Jan 4 1996 | To D. D. Penologosca et ux | | | | | | E Access Rights Acquired |
| 82732-2N75 | Ernel Roy Moles et ux | E 96021304 | Feb 20 1996 | To Fresno Irrigation District | | | | | | E Easement Deed |
| 82732-2N75 | Jerry A. Emerston et ux | E 96135622 | Oct 9 1996 | Partially Paid Rec. 96061605 5/14/96 | | | | | | FRTD Full Recon. Trust Deed |
| 82735 | Jerry A. Emerston et ux | E 96017343 | Feb 06 1996 | Covenant upon sale of Real estate | | | | | | FRTD Partial Recon. Trust Deed |
| 82735-2N75 | State of California | E 9362047 | May 28 1997 | To Fresno Irrigation District | | | | | | FMA Full Release of Mortgage |
| 82735-2N75 | State of California | F-F 1982-006104 | Apr 22 1999 | South Congregation of Jehovah's Witnesses | | | | | | FMA Partial Release of Mortgage |
| 82735-2N75 | State of California | E 1982-006204 | Apr 22 1999 | Non-Exclusive Easement of use of pump & well | | | | | | Abd Abandonment |
| 82735-2N75 | State of California | E 9502-0087019 | Dec 22 1995 | To Fresno Irrigation District | | | | | | Rel Relinquishment |
| 82735-2N75 | State of California | F 960197-001002 | May 12 1999 | To Diverson Roy Collins et ux | | | | | | Q Quitclaim Deed |
| 82735-2N75 | State of California | F-F 9505050502 | Apr 22 1995 | To Steven B. Williams et al | | | | | | FOC Final Order of Condominium |

CATRANS EXISTING RIGHT-OF-WAY MAP

South

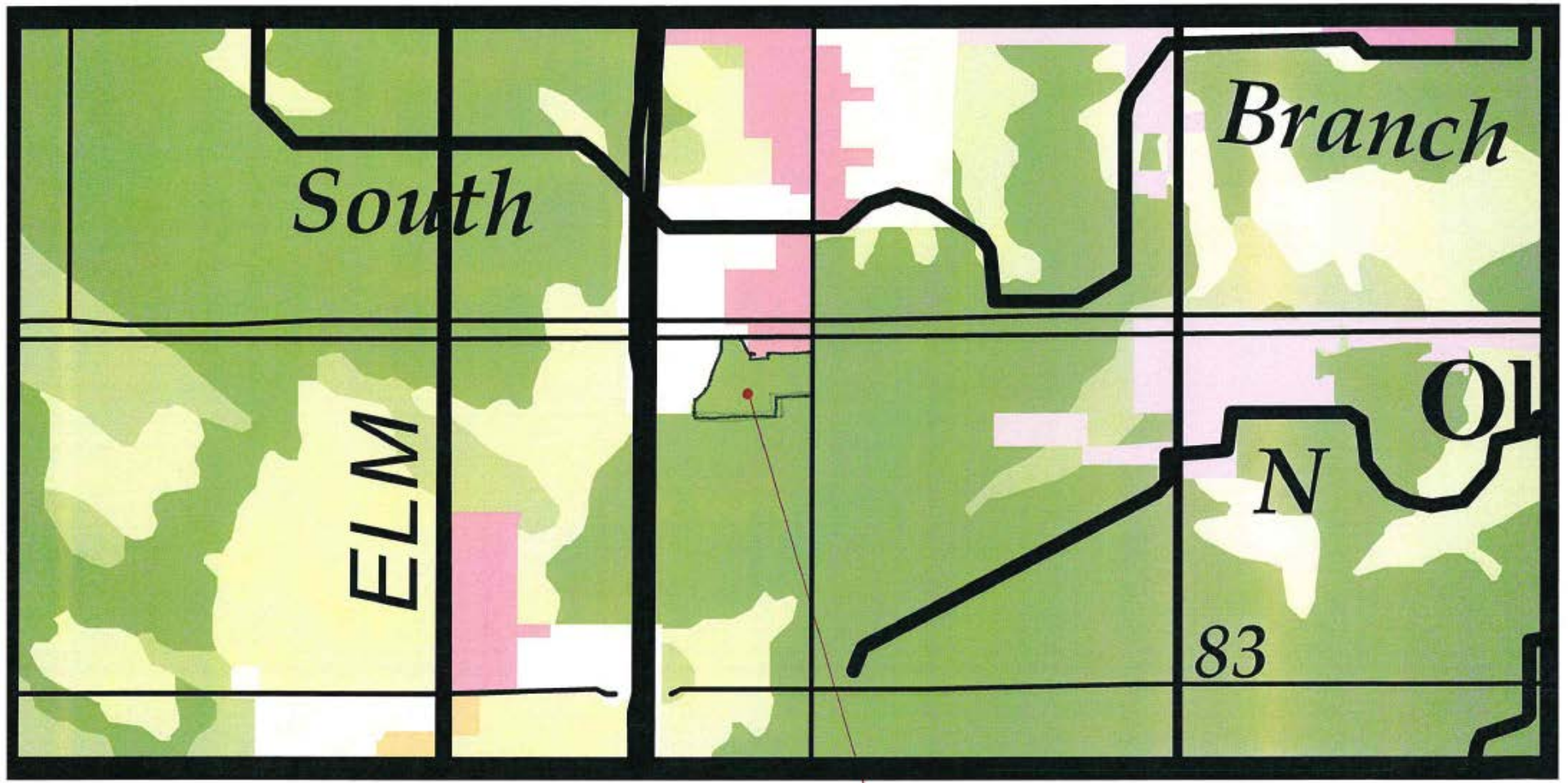
Branch

ELM

OL
N

83

SUBJECT
PROPERTY





PRIME FARMLAND

PRIME FARMLAND HAS THE BEST COMBINATION OF PHYSICAL AND CHEMICAL FEATURES ABLE TO SUSTAIN LONG-TERM AGRICULTURAL PRODUCTION. THIS LAND HAS THE SOIL QUALITY, GROWING SEASON, AND MOISTURE SUPPLY NEEDED TO PRODUCE SUSTAINED HIGH YIELDS. LAND MUST HAVE BEEN USED FOR IRRIGATED AGRICULTURAL PRODUCTION AT SOME TIME DURING THE FOUR YEARS PRIOR TO THE MAPPING DATE.



FARMLAND OF STATEWIDE IMPORTANCE

FARMLAND OF STATEWIDE IMPORTANCE IS SIMILAR TO PRIME FARMLAND BUT WITH MINOR SHORTCOMINGS, SUCH AS GREATER SLOPES OR LESS ABILITY TO STORE SOIL MOISTURE. LAND MUST HAVE BEEN USED FOR IRRIGATED AGRICULTURAL PRODUCTION AT SOME TIME DURING THE FOUR YEARS PRIOR TO THE MAPPING DATE.



UNIQUE FARMLAND

UNIQUE FARMLAND CONSISTS OF LESSER QUALITY SOILS USED FOR THE PRODUCTION OF THE STATE'S LEADING AGRICULTURAL CROPS. THIS LAND IS USUALLY IRRIGATED, BUT MAY INCLUDE NONIRRIGATED ORCHARDS OR VINEYARDS AS FOUND IN SOME CLIMATIC ZONES IN CALIFORNIA. LAND MUST HAVE BEEN CROPPED AT SOME TIME DURING THE FOUR YEARS PRIOR TO THE MAPPING DATE.



FARMLAND OF LOCAL IMPORTANCE

ALL FARMABLE LANDS WITHIN FRESNO COUNTY THAT DO NOT MEET THE DEFINITIONS OF PRIME, STATEWIDE, OR UNIQUE. THIS INCLUDES LAND THAT IS OR HAS BEEN USED FOR IRRIGATED PASTURE, DRYLAND FARMING, CONFINED LIVESTOCK AND DAIRY, POULTRY FACILITIES, AQUACULTURE AND GRAZING LAND.



GRAZING LAND

GRAZING LAND IS LAND ON WHICH THE EXISTING VEGETATION IS SUITED TO THE GRAZING OF LIVESTOCK.



CONFINED ANIMAL AGRICULTURE

CONFINED ANIMAL AGRICULTURAL LANDS INCLUDE POULTRY FACILITIES, FEEDLOTS, DAIRY FACILITIES, AND FISH FARMS. IN SOME COUNTIES, CONFINED ANIMAL AGRICULTURE IS A COMPONENT OF THE FARMLAND OF LOCAL IMPORTANCE CATEGORY.



NONAGRICULTURAL AND NATURAL VEGETATION

NONAGRICULTURAL AND NATURAL VEGETATION INCLUDES HEAVILY WOODED, ROCKY OR BARREN AREAS, RIPARIAN AND WETLAND AREAS, GRASSLAND AREAS WHICH DO NOT QUALIFY FOR GRAZING LAND DUE TO THEIR SIZE OR LAND MANAGEMENT RESTRICTIONS, SMALL WATER BODIES AND RECREATIONAL WATER SKI LAKES. CONSTRUCTED WETLANDS ARE ALSO INCLUDED IN THIS CATEGORY.



SEMI-AGRICULTURAL AND RURAL COMMERCIAL LAND

SEMI-AGRICULTURAL AND RURAL COMMERCIAL LAND INCLUDES FARMSTEADS, AGRICULTURAL STORAGE AND PACKING SHEDS, UNPAVED PARKING AREAS, COMPOSTING FACILITIES, EQUINE FACILITIES, FIREWOOD LOTS, AND CAMPGROUNDS.



VACANT OR DISTURBED LAND

VACANT OR DISTURBED LAND INCLUDES OPEN FIELD AREAS THAT DO NOT QUALIFY FOR AN AGRICULTURAL CATEGORY, MINERAL AND OIL EXTRACTION AREAS, OFF ROAD VEHICLE AREAS, ELECTRICAL SUBSTATIONS, CHANNELIZED CANALS, AND RURAL FREEWAY INTERCHANGES.



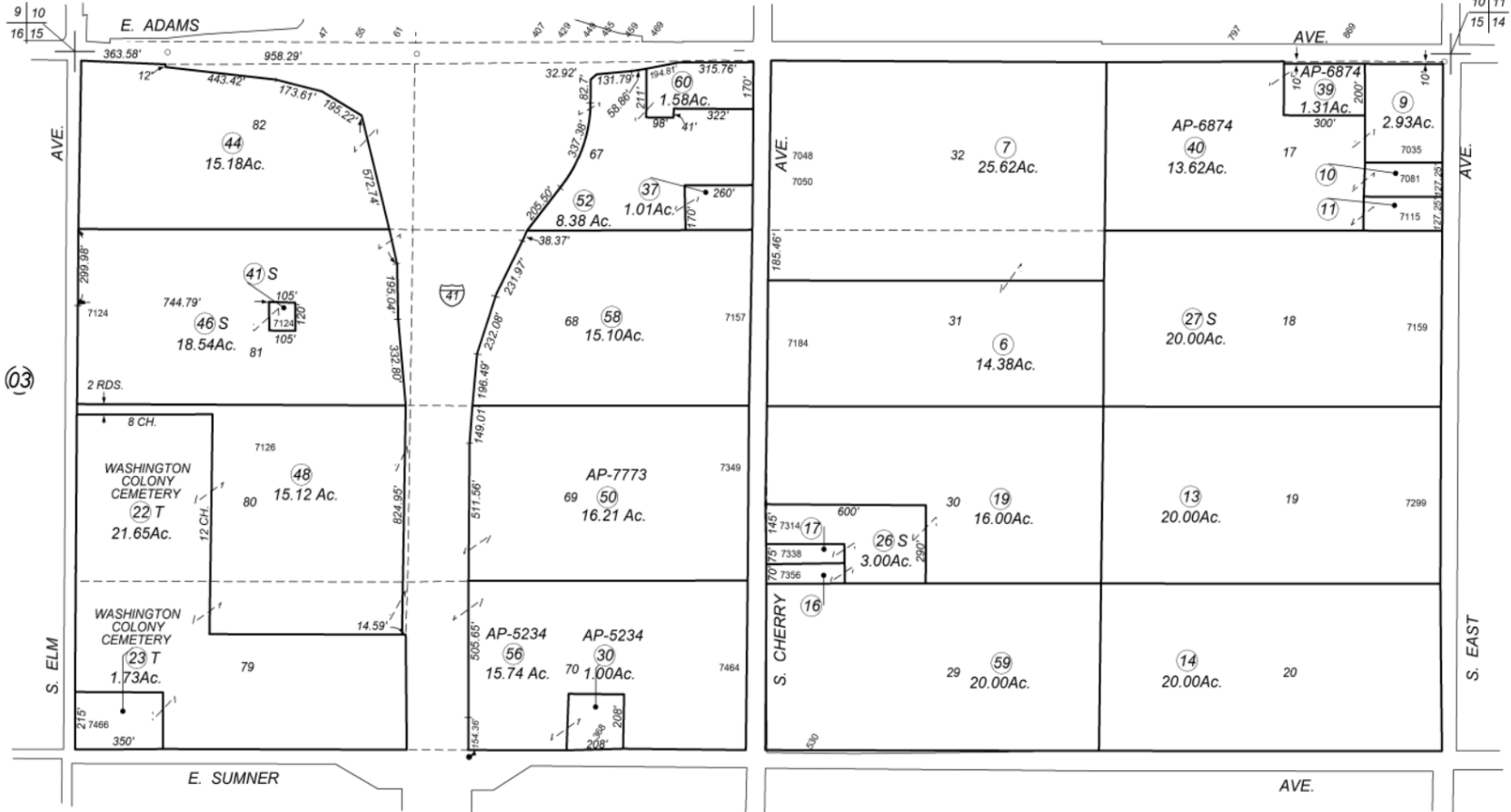
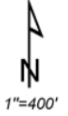
RURAL RESIDENTIAL LAND

RURAL RESIDENTIAL LAND INCLUDES RESIDENTIAL AREAS OF ONE TO FIVE STRUCTURES PER TEN ACRES.



URBAN AND BUILT-UP LAND

(Bk. 334)



(03)

10 11
15 14