

**SITE INFORMATION:**

**EXISTING ZONING**  
P-C-C PLANNED COMMERCIAL CENTER

**PLANNED LAND USE**  
COMMERCIAL, URBAN CENTER

**SOURCE OF WATER**  
CITY OF CLOVIS

**SOURCE OF SEWER**  
CITY OF CLOVIS

**SOURCE OF TELEPHONE**  
AT&T

**SOURCE OF CABLE T.V.**  
COMCAST

**SOURCE OF ELECTRICITY**  
PG&E

**SITE AREA**  
2.94+/- ACRES (EXISTING)

**A.P.N.**  
554-053-63S

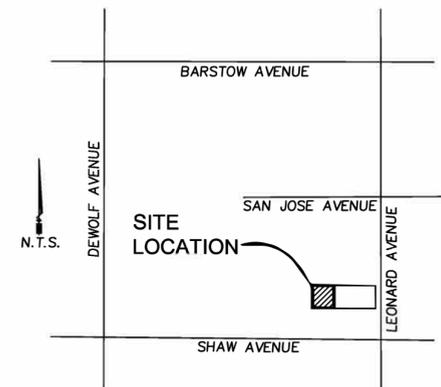
**OWNER**  
CLOVERLEAF CAPITAL, LLC  
PO BOX 990  
VISALIA, CA 93279  
CONTACT: TEKLA PATTON  
(559) 697-4858

**BASIS OF BEARINGS:**

THE GEODETIC OBSERVATION OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

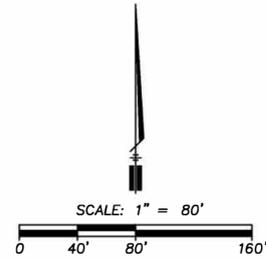
TAKEN TO BE NORTH 89°41'57" WEST.

**VICINITY MAP:**



**TENTATIVE PARCEL MAP NO. 2023-\_\_**

BEING A SUBDIVISION OF PARCEL B OF PARCEL MAP NO. 2018-14, FILED IN BOOK 75 OF PARCEL MAPS, AT PAGES 92 AND 93, FRESNO COUNTY RECORDS. BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 12, T.13S., R.21E., M.D.B.&M. IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA. CONSISTING OF ONE SHEET.



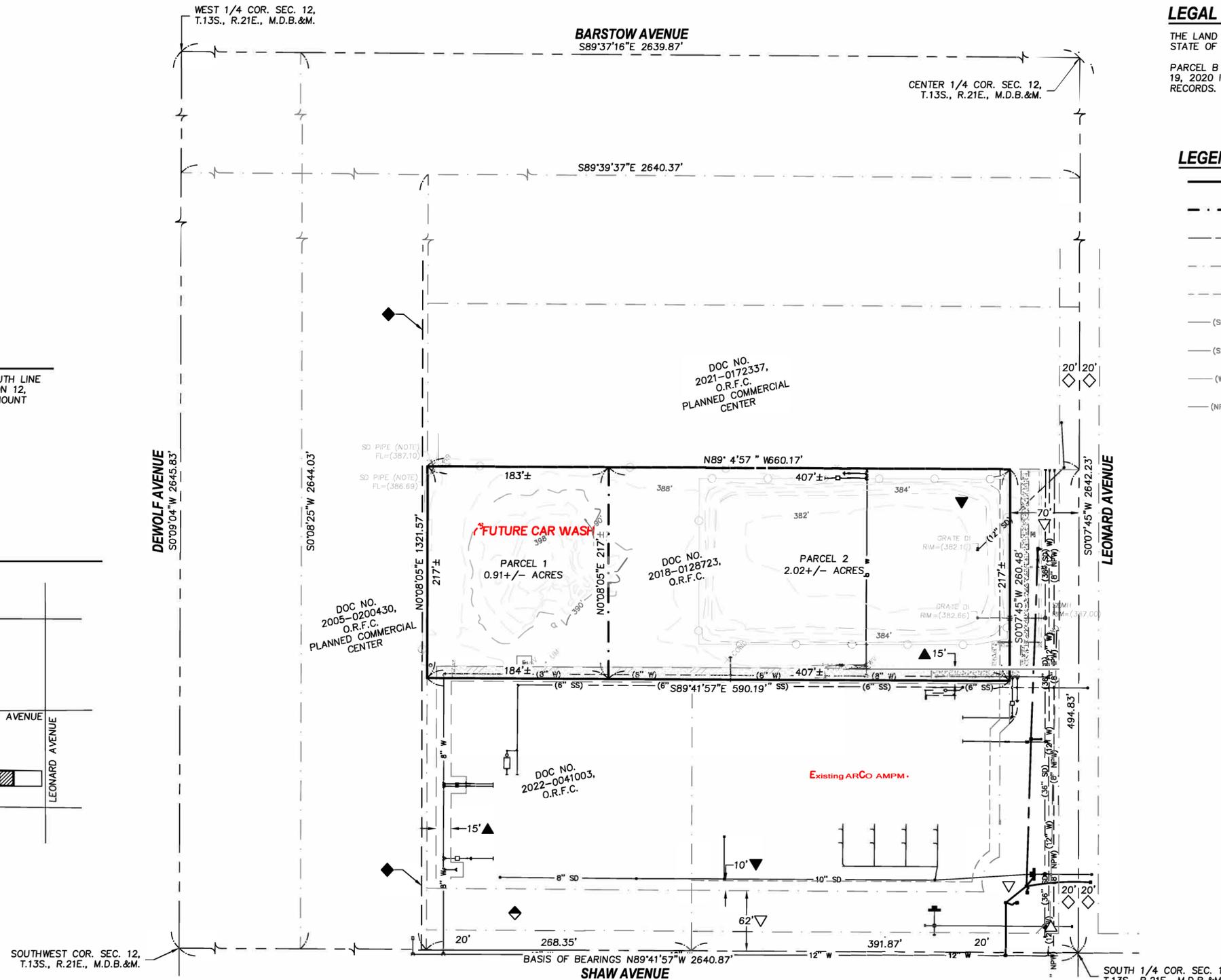
**LEGAL DESCRIPTION- A.P.N. 554-053-63S**

THE LAND DESCRIBED HEREIN IS SITUATED IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL B OF PARCEL MAP NO 2018-14, ACCORDING TO THE MAP THEREOF FILED MAY 19, 2020 IN BOOK 75 OF PARCEL MAPS, AT PAGES 92 AND 93, FRESNO COUNTY RECORDS.

**LEGEND:**

- LIMITS OF SUBDIVISION
- - - - - PROPOSED PARCEL LINE
- - - - - EXISTING SECTION LINE
- - - - - EXISTING PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- (SD) — EXISTING STORM DRAIN LINE
- (SS) — EXISTING SEWER LINE
- (W) — EXISTING WATER LINE
- (NPW) — EXISTING NON POTABLE WATER
- EXISTING STORM DRAIN GRATE INLET
- EXISTING FIRE HYDRANT
- ⊙ EXISTING STORM DRAIN MANHOLE
- ☼ EXISTING STREET LIGHT
- EXISTING STREET LIGHT BOX
- ⊞ EXISTING TRAFFIC SIGNAL BOX
- ◇ EXISTING SIGN
- F.C.R. FRESNO COUNTY RECORDS
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
- ▲ WATER MAIN EASEMENT DEDICATED TO THE CITY OF CLOVIS PER DOCUMENT NO. 2020-0019796, O.R.F.C.
- ▼ PUBLIC UTILITY EASEMENT PER PARCEL MAP NO. 2018-14 FILED IN BOOK 75 OF PARCEL MAPS, AT PAGE 92 AND 93, O.R.F.C.
- ▽ DEDICATED FOR PUBLIC STREET AND UTILITY EASEMENT PURPOSES PER PARCEL MAP NO. 2018-14, FILED IN BOOK 75 OF PARCEL MAPS, AT PAGE 92 AND 93, O.R.F.C.
- ◆ CENTERLINE OF IRRIGATION DITCH EASEMENT PER DEED RECORDED 06/05/1941 IN VOL. 2060, PG. 78 AND BK. 2973, PG. 29 RECORDED 2/20/1951 AS DOC. NO. 10644, O.R.F.C.
- ◇ DEDICATED FOR PUBLIC STREET PURPOSES PER BOARD OF SUPERVISORS RESOLUTION RECORDED NOVEMBER 15, 1921 IN VOLUME 140, PAGE 388, O.R.F.C.



**Yamabe & Horn Engineering, Inc.**  
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