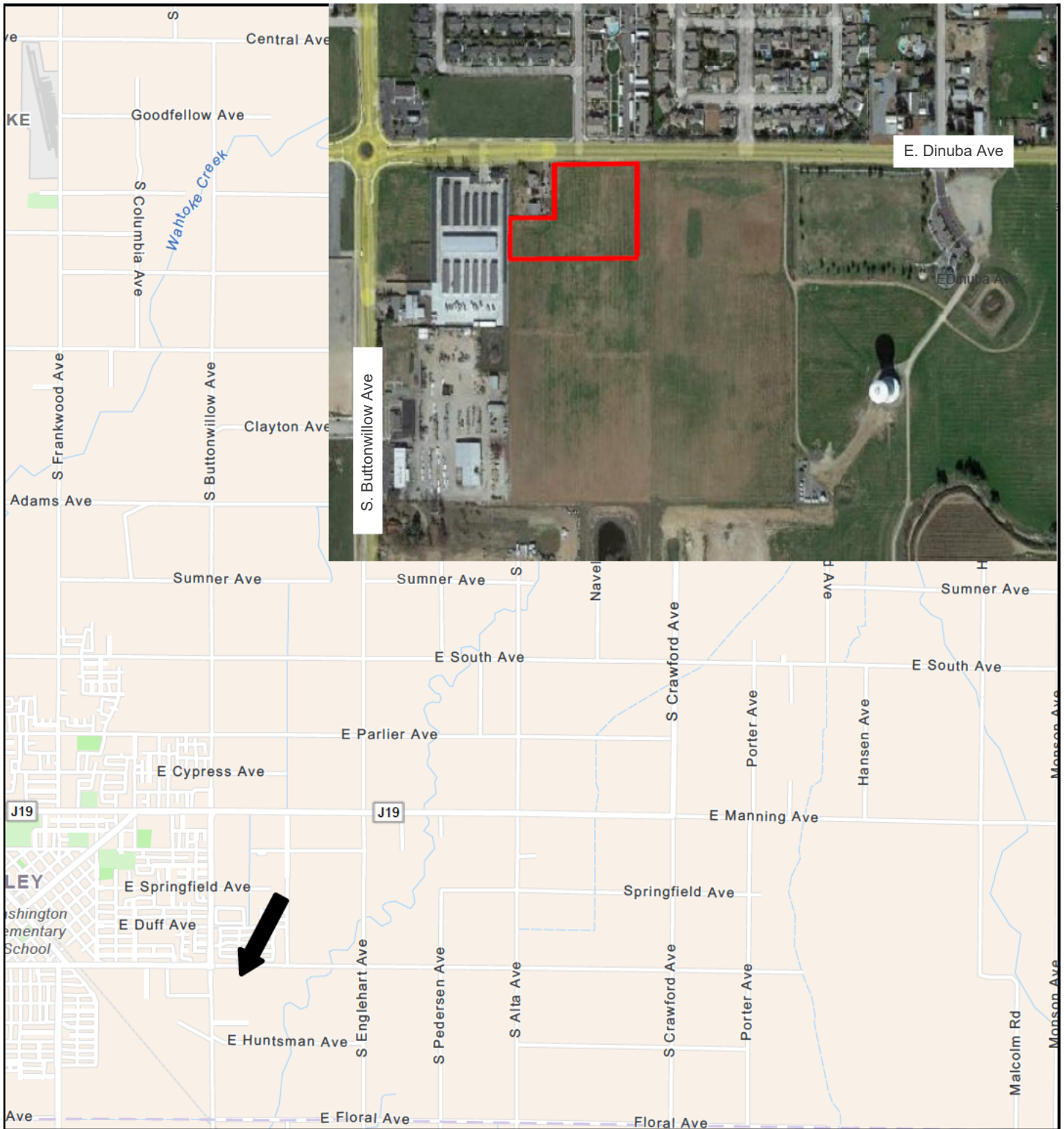
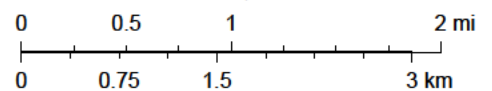


Willow Grove, Reedley, 2057H02



3/6/2024, 10:19:56 AM

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Fresno County Public Works and Planning, Fresno County Dept. PWP,
California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies,
Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA,
USFWS

Fresno County Public Works & Planning
Fresno County Public Works & Planning

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 36, T. 15 S., R. 23 E., M.D.B. & M., AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP FILED FOR RECORD IN BOOK 57 OF RECORD OF SURVEYS, AT PAGE 41 AND 47, THE BEARING OF WHICH IS NORTH 89° 25' 32" WEST AND WAS ESTABLISHED FROM MONUMENTS SHOWN THEREON.

A PORTION OF LOT 66 "PRODUCERS COLONY" 2 MAPS 39
 PORTION OF SECTIONS 36, T.15 S., R.23 E., M.D.B. & M.
 CITY OF REEDLEY, COUNTY OF FRESNO, CALIFORNIA
 MARCH, 2024 CWE SCALE: 1"=80'

A map of the project area showing a grid of streets. The streets shown are Manning Ave. at the top, E Huntsman Ave. at the bottom, S Reed Ave. on the left, S Frankwood Ave. on the right, S East Ave. in the center, and S Buttonwillow Ave. on the far right. Diagonal streets G St. and I St. cross the grid. A river, labeled 'RIVER', flows from the top left towards the bottom left. A north arrow is located in the top right corner. A shaded rectangular area on S Buttonwillow Ave. between E Dinuba Ave. and E Huntsman Ave. is labeled 'PROJECT SITE' with an arrow pointing to it.

LOT 67, 2 RS 39

PARCEL B

LOT 66, 2 RS 39

N00°15'39"E 1076.32'
N00°15'39"E 1318.82'
(N00°00'22"E 1318.72')(4)

S. BUTTONWILLOW AVE.

FND 1" IRON PIPE PER (4) DOWN 6" IN WEST BANK OF CANAL PER CR 8315,
AT WEST 1/4 COR SEC 36 TAGGED PLS6360, IN CANAL, 3/4" IRON PIPE PER (6)

FND 3/4" IRON PIPE FLUSH
TAGGED LS 6335
PER 63 PLAT 31 & 32

FNC AP 0.8' SOUTH
OF PROP COR

FNC AP 0.6' SOUTH OF PL } 32' ROW OF
PLAT TRACT # 4817
BK 63 PG 31-32

FNC 0.
SOUTH OF F

FND 3/4" IRON PIPE
FLUSH CAPPED LS 6335

FNC AP 0.5'
SOUTH OF R

FNC AP 4.0'
WEST OF RL

32

111

ATC

3P

FNC 5.2'
SOUTH OF P

FNC AP 6
OF PROP

FNC T 0.2' S
EAST OF PR

63 PLA

CANAL PER CR
3/4" IRON PIP

_____ LOT LINE
 _____ EASEMENT AS NOTED
 _____ CENTERLINE
 _____ SECTION LINE
 SET 1" IRON PIPE TAG LS4715
 DOWN 6"
 FOUND MONUMENT AS NOTED
 DIMENSION POINT -
 NOTHING FOUND OR SET
 (1) RECORD, 2 RS 39
 (2) RECORD, 58 RS 73-74
 (3) RECORD 71 PLTS 12-13
 (4) RECORD 63 PM 16
 (5) RECORD 66 PM 9
 (6) RECORD 50 RS 91-92
 (7) RECORD 57 RS 41-47
 AP ANGLE POINT
 ROW RIGHT OF WAY
 C.R. CORNER RECORD ON FILE W/
 FRESNO COUNTY SURVEYOR



2260 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-772-7800 | www.cwecorp.com

Architectural Design for Willow Grove

Adjacent to S.E. corner of
E. Dinuba Ave & S. Buttonwillow Ave in Reedley, CA



Willow Grove: 80 units

Buildings: 2 stories + Community Building + Commercial Space

Surrounding Uses:

North: Single Family & Multifamily Residential,

East: Undeveloped Land, Reedley Sports Park,

South & West: Commercial/Agricultural