ATTACHMENT B

EXHIBIT "A"

Portions of the Southeast quarter of Section 11, the Southwest quarter of Section 12 and the Northeast quarter of Section 14, all in Township 15 South, Range 24 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, described as follows:

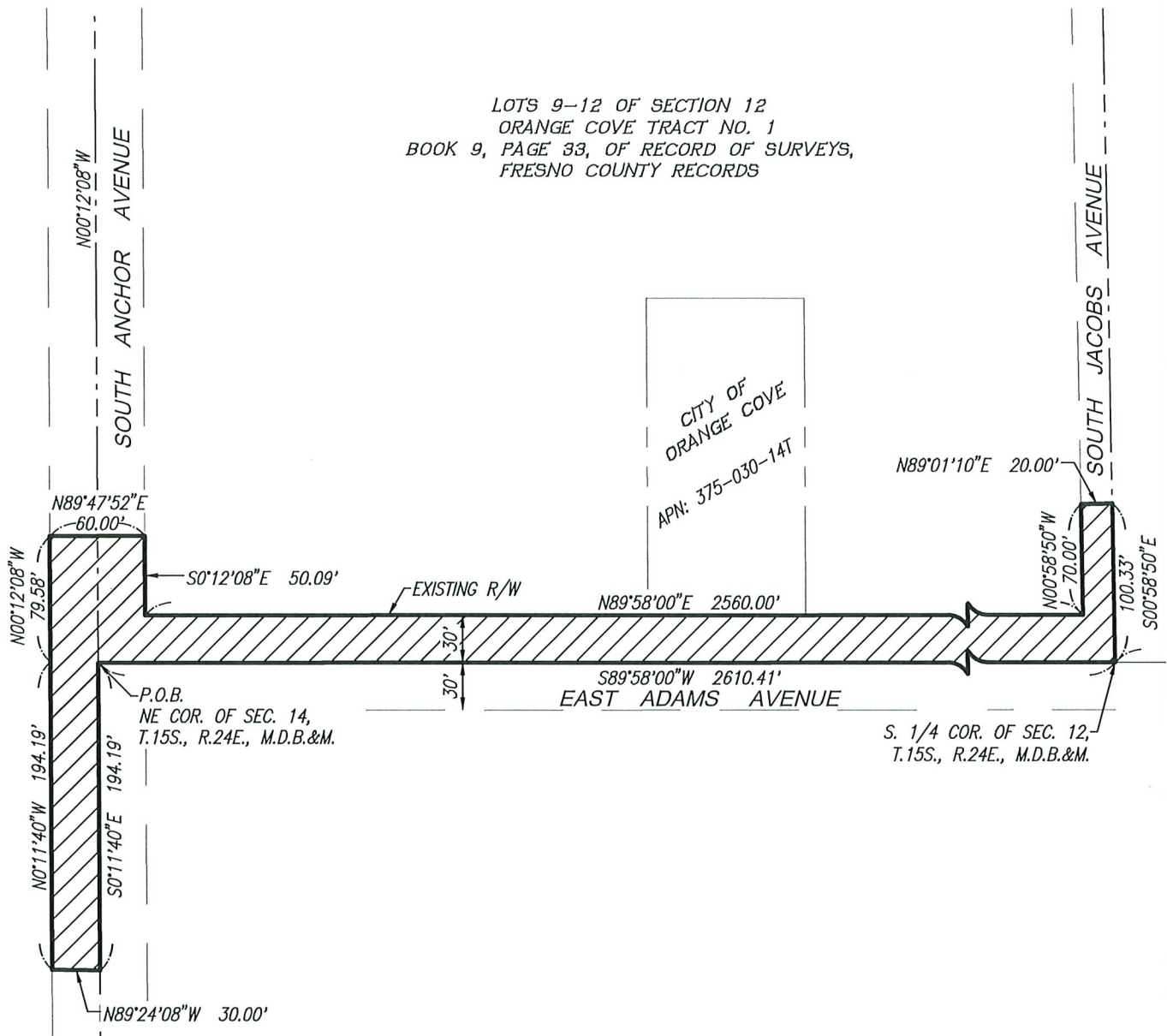BEGINNING at the Northeast corner of said Section 14; thence

1) South 00° 11' 40" East, along the East line of said Northeast quarter of Section 14, a distance of 194.19 feet; thence
2) North 89° 24' 08" West, along a line that is parallel with and 194.19 south of the North line of said Northeast quarter of Section 14, a distance of 30.00 feet; thence
3) North 00° 11' 40" West, along a line that is parallel with and 30.00 feet west of said East line, a distance of 194.19 feet to the North line of said Northeast quarter; thence
4) North 00° 12' 08" West, along a line that is parallel with and 30.00 feet west of the East line of said Southeast quarter of Section 11, a distance of 79.58 feet; thence
5) North 89° 47' 52" East, a distance of 60.00 feet; thence
6) South 00° 12' 08" East, along a line that is parallel with and 30.00 feet east of the West line of said Southwest quarter of Section 12, a distance of 50.09 feet; thence
7) North 89° 58' 00" East, along a line that is parallel with and 30.00 north of the South line of said Southwest quarter of Section 12, a distance of 2560.00 feet; thence
8) North 00° 58' 50" West, along a line that is parallel with and 20.00 feet west of the East line of the said Southwest quarter of Section 12, a distance of 70.00 feet; thence
9) North 89° 01' 10" East, a distance of 20.00 feet to said East line; thence
10) South 00° 58' 50" East, along said East line, a distance of 100.33 feet to the South quarter corner of said Section 12; thence
11) South 89° 58' 00" West, along the South line of said Southwest quarter of Section 12, a distance of 2610.41 feet to the Point of Beginning.

Contains an area of: 89,417 Sq. Ft., more or less.

EXHIBIT 'B'

LOTS 9–12 OF SECTION 12
ORANGE COVE TRACT NO. 1
BOOK 9, PAGE 33, OF RECORD OF SURVEYS,
FRESNO COUNTY RECORDS

SOUTH ANCHOR AVENUE

N00°12'08"W

SOUTH JACOBS AVENUE

CITY OF
ORANGE COVE
APN: 375-030-14T

N89°47'52"E
60.00'

N89°01'10"E 20.00'

N00°12'08"W
79.58'

S0°12'08"E 50.09'

EXISTING R/W

N89°58'00"E 2560.00'

N00°58'50"W
70.00'

S00°58'50"E
100.33'

P.O.B.
NE COR. OF SEC. 14,
T.15S., R.24E., M.D.B.&M.

30'

30'

S89°58'00"W 2610.41'
EAST ADAMS AVENUE

S. 1/4 COR. OF SEC. 12,
T.15S., R.24E., M.D.B.&M.

N0°11'40"W 194.19'

S0°11'40"E 194.19'

N89°24'08"W 30.00'

LEGEND

— — —	EXISTING R/W
––––	SECTION LINE
P.O.B.	POINT OF BEGINNING
/////	INDICATES AREA OF PARCEL 1 TO BE GRANTED TO THE CITY OF ORANGE COVE FROM THE COUNTY OF FRESNO FOR PUBLIC STREET PURPOSES. AREA: ±89,417 S.F.

LICENSED LAND SURVEYOR
PETER D. COHRS
LS 5096
Exp. Date 6-30-27
STATE OF CALIFORNIA

SCALE 1" = 100'
0   50'   100'

PRECISION CIVIL ENGINEERING, INC	EXHIBIT	PROJECT NAME:	FIGURE
	DESCRIPTION: PORTION OF THE SW 1/4 OF SEC. 12, T.15S., R.24E., M.D.B.&M.	ROW QUITCLAIM	1
		8/13/2025 23-232.037.0	