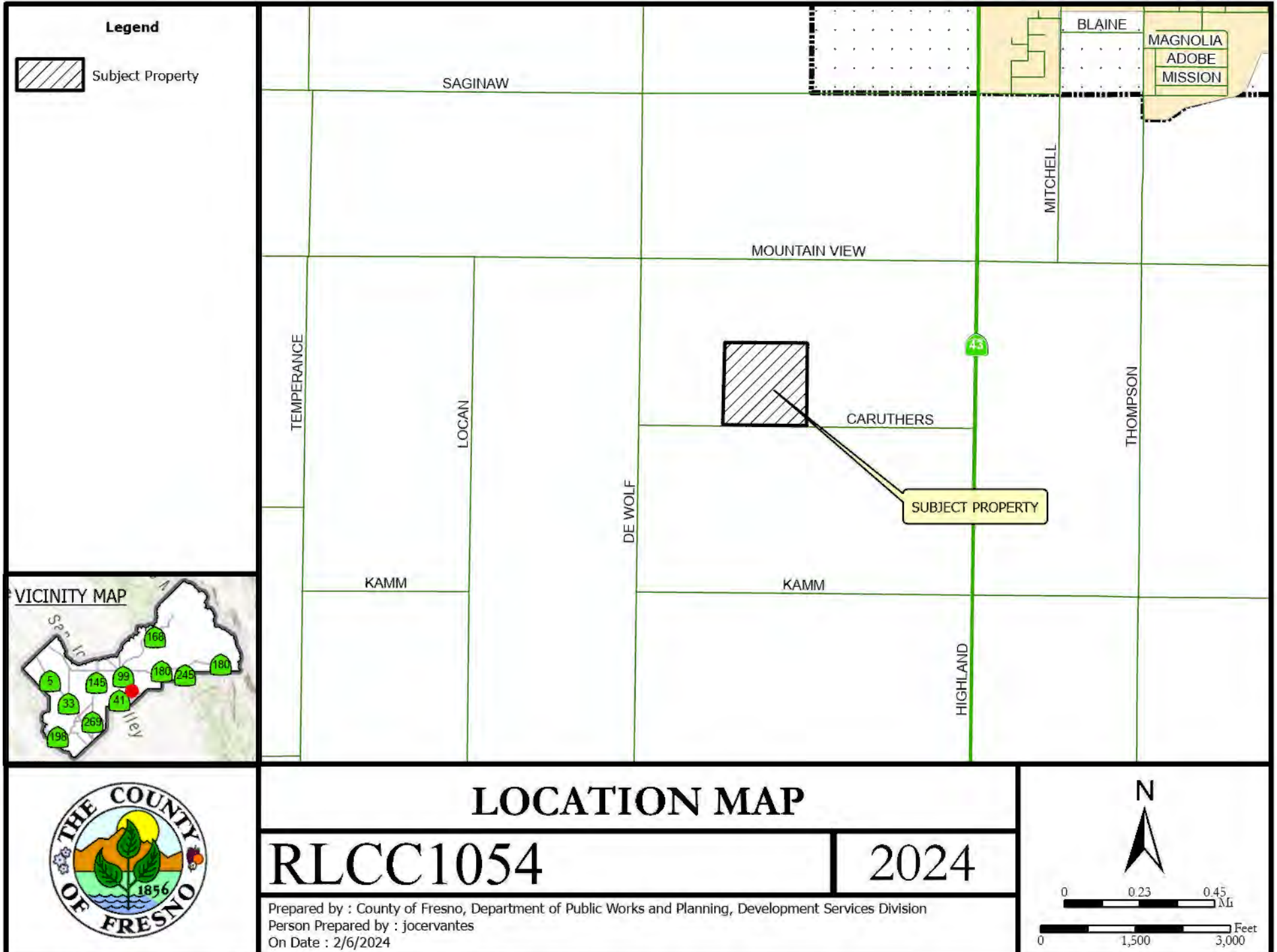
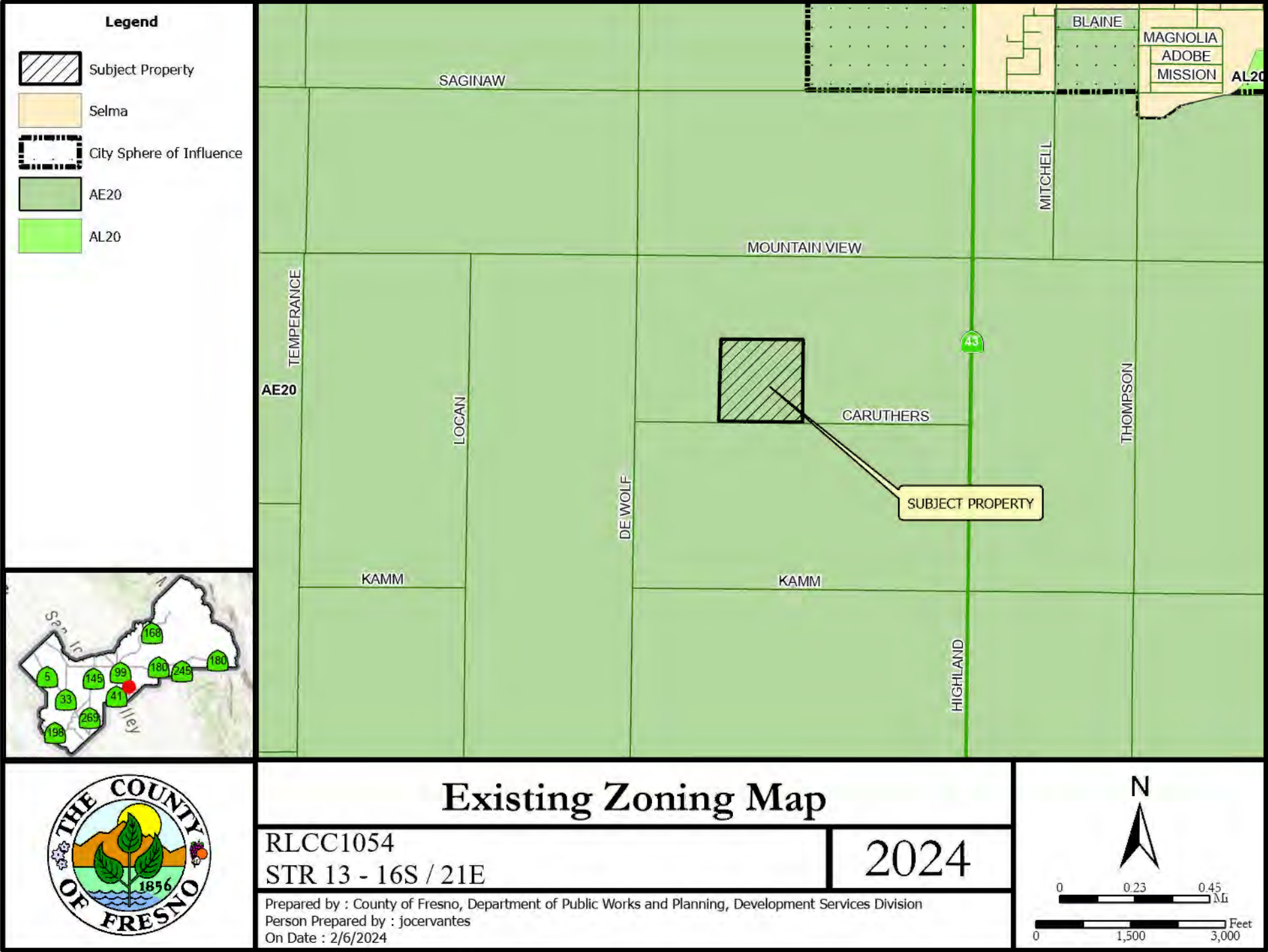


Attachment "A"



Attachment "B"

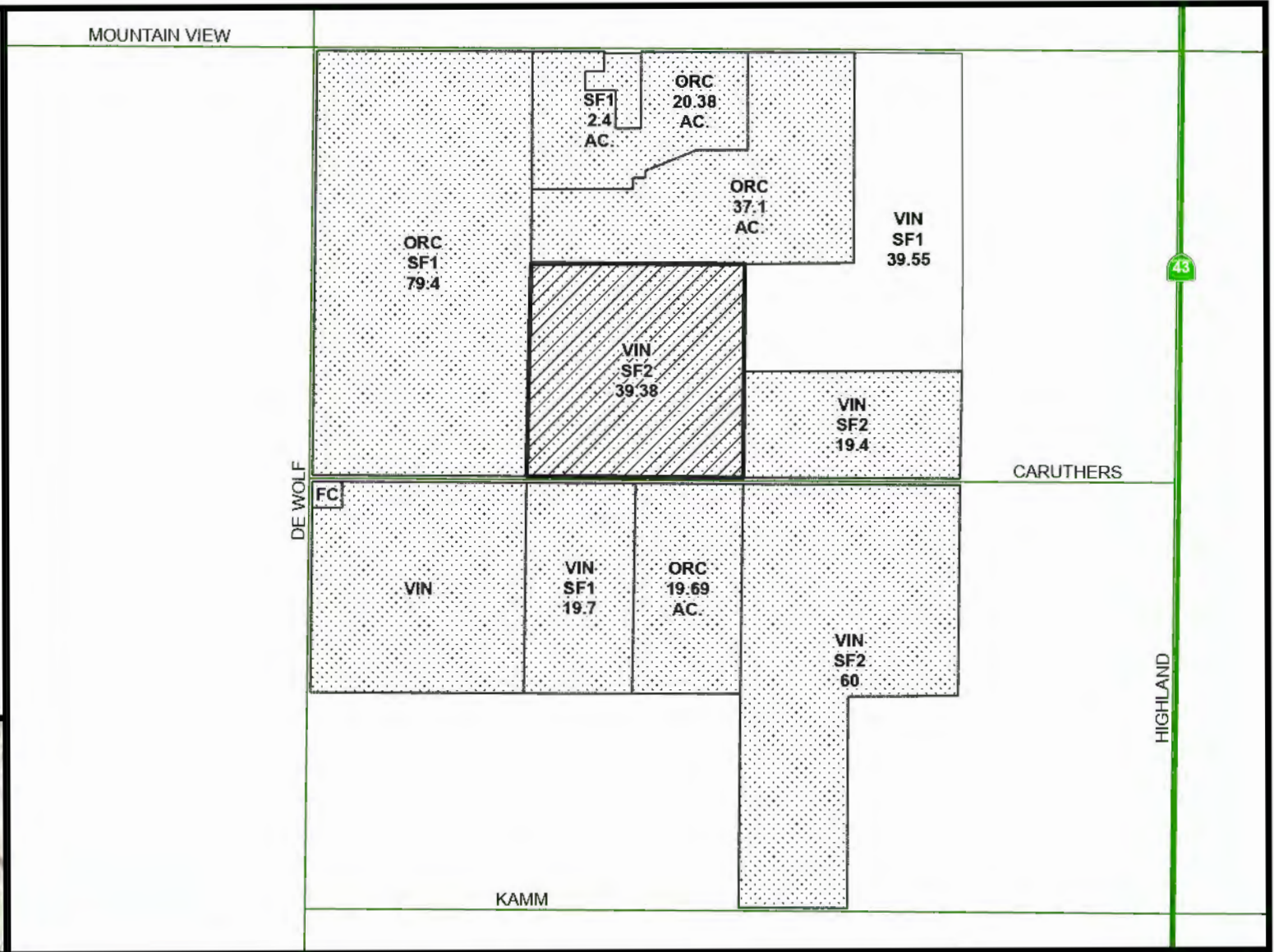
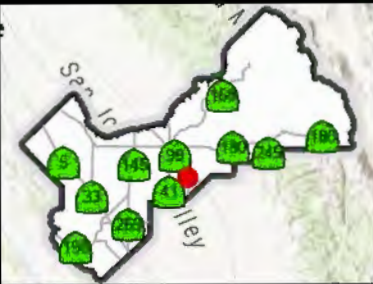


Attachment "C"

LEGEND:

-  Subject Property
-  Ag Contract Land

LEGEND
FC - FIELD CROP
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

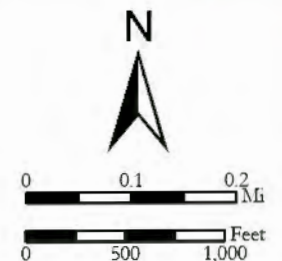


Existing Land Use Map

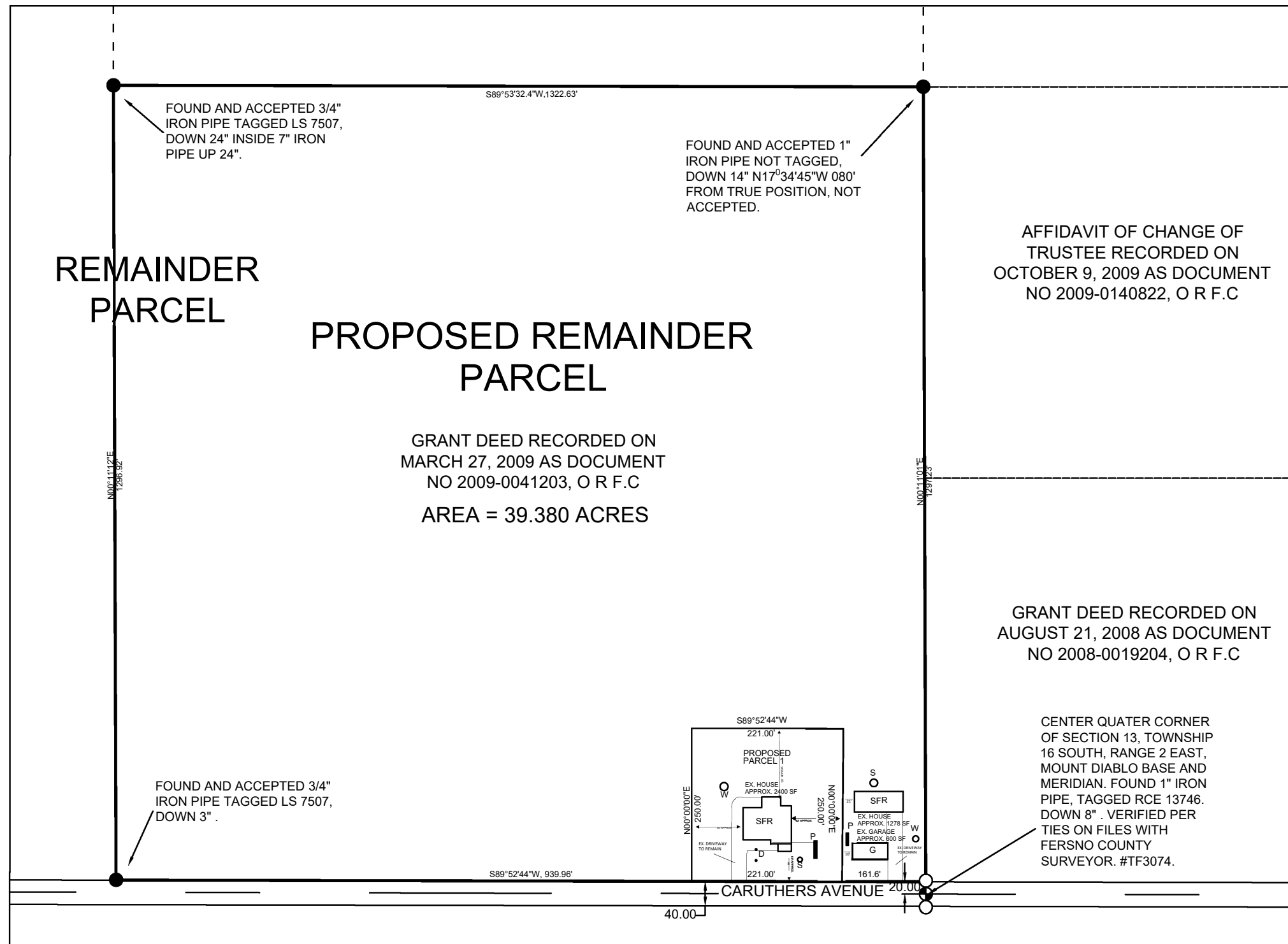
RLCC1054

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : jocervantes
 On Date : 2/6/2024



APN 102, PAGE 10 - BOOK 385, COUNTY OF FRESNO, CA



DESCRIPTION :

Plan is created using a existing survey plan dated 20th June 2012 & a parcel exhibit. All distances are in US feet. Bearing are calculated. Area calculations conducted through CAD(computer Aided Design-Autodesk AutoCAD 2020 version)

AC

PURPOSE :

TO INDICATE THE PROPOSED PARCEL
SUBDIVISION.

NOTE :

PARCEL 1 = 55249.88 sqft; 1.27 Acre
REMAINDER PARCEL = 1660229.99 sqft;
38.11 Acre

Parent parcel boundary is marked in thick line

PREPARED BY:
DRAWN BY:
ORLANDO RAMIREZ
W.D.R. KULATHILAKA
RAMIREZ LAND PLANNING INC
B.Sc. Surveyor (SUSL)

CHECKED BY :

DATE: 2.May.2023

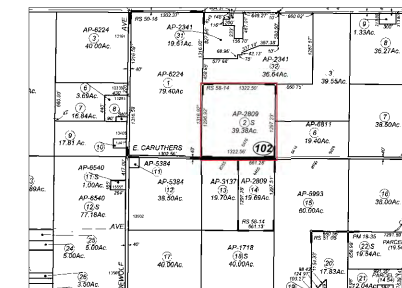
CLIENT:
COLIN KAWANO

PROJECT:
TENTATIVE PARCEL MAP
Locating a separate parcel on the parent parcel called
APN102 of page 25 of book 458 of feranso county, California

LOCATION:
APN 385-102-02S
FRESNO COUNTY, CA
FRESNO COUNTY, CA

SHEET NO
1 of 2

GRAPHIC SCALE= 1/16"=1'-0"



VICINITY MAP



S ~~SEWER~~
W WELL
D DRAIN
G GARAGE
P PROPANE

Attachment "E"

39.38-acre
Subject Parcel
AP 2809



Long Pond

1.27-acre
Cancellation Area
AP 2809



E Caruthers Ave

E Caruthers Ave

E Caruthers Ave

Attachment "F"



MEMORANDUM

Fresno County Assessor's Office

DATE: December 3, 2024

TO: Fresno County Board of Supervisors

FROM: Paul Dictos, Assessor/Recorder

SUBJECT: Cancellation Fees for a Portion of ALCC # 2809

Pursuant to Section 51283 (a) of the Government Code, the cancellation valuation of 1.27 acres, described in Exhibit A and further identified as Assessor's Parcel Number 385-102-02s, is hereby certified to be \$110,000.

The cancellation fees, as specified under Section 51283 (b) of the Government Code, would be twelve and one half percent of this figure, or \$13,750.

Attachment

Attachment "F"



MEMORANDUM

Fresno County Assessor's Office

DATE: December 3, 2024

TO: Alexander Pretzer, Planner
Department of Public Works and Planning, Stop 214

FROM: Jennifer Frugé, Special Properties Appraiser
Fresno County Assessor's Office, Stop 203

SUBJECT: Cancellation Fees for a portion of ALCC # 2809
APN: 385-102-02s

Enclosed is a Memo for your presentation to The Board of Supervisors.

Enclosure

Attachment "F"

"EXHIBIT A"

APN 385-102-02S LEGAL DESCRIPTION

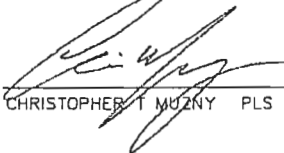
THE SOUTH 270' AND THE EAST 382.60' OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLAT APPROVED BY THE SURVEYOR GENERAL ON JULY 15, 1854; EXCEPTING THEREFROM THE EAST 161.60;

EXCEPT THEREON ONE-HALF OF THE OIL, GAS AND MINERAL RIGHTS, AS RESERVED IN THE DEED FROM HENRY T. ANDERSON AND NOEMI ANDERSON, HIS WIFE, TO MAX KAWANO, A SINGLE MAN, DATED JANUARY 25, 1951, RECORDED FEBRUARY 16, 1951, IN BOOK 2971, PAGE 231 OF OFFICIAL RECORDS DOCUMENT NO. 9965.

CONTAINING 1.3 ACRES, MORE OR LESS.



PROJECT SURVEYOR:


CHRISTOPHER T MUZNY PLS 9188

8/20/24
DATE