

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER: 065-080-053
 SITE ADDRESS: 49177 ROAD 426 OAKHURST, CA. 93644
 PROPERTY OWNER: NANCY A. SCHNEIDER TRUSTEE OF SCHNEIDER FAMILY TRUST
 STEVEN P. ALLISON AND TALLY L. ALLISON P.O. BOX 2076 OAKHURST, CA. 93644
 OWNER REPRESENTATIVE: NICK SCHNEIDER 4005 HWY 41 OAKHURST, CA. 93644
 DEVELOPER: SELF-HELP ENTERPRISES 8445 W. ELOWIN COURT P.O. BOX 6520 VISALIA, CA 93290
 APPLICANT: SELF-HELP ENTERPRISES 8445 W. ELOWIN COURT P.O. BOX 6520 VISALIA, CA 93290
 REGULATORY AGENCY: MADERA COUNTY PLANNING 200 W. 4TH STREET, SUITE 3100 MADERA, CA 93637 PHONE: (659) 675-7821
 ENGINEER: MVE, INC. 1117 L STREET MODESTO, CA 95354 PHONE: (209) 526-4214
 TOTAL LOTS: 2
 CONTOUR INTERVAL: 1 FOOT INTERVALS
 EXISTING USE: VACANT LOT
 CURRENT ZONING: COMMERCIAL, URBAN, MEDIAN DISTRICT
 TOTAL SITE AREA: ±5.99 ACRES

WRITTEN STATEMENTS

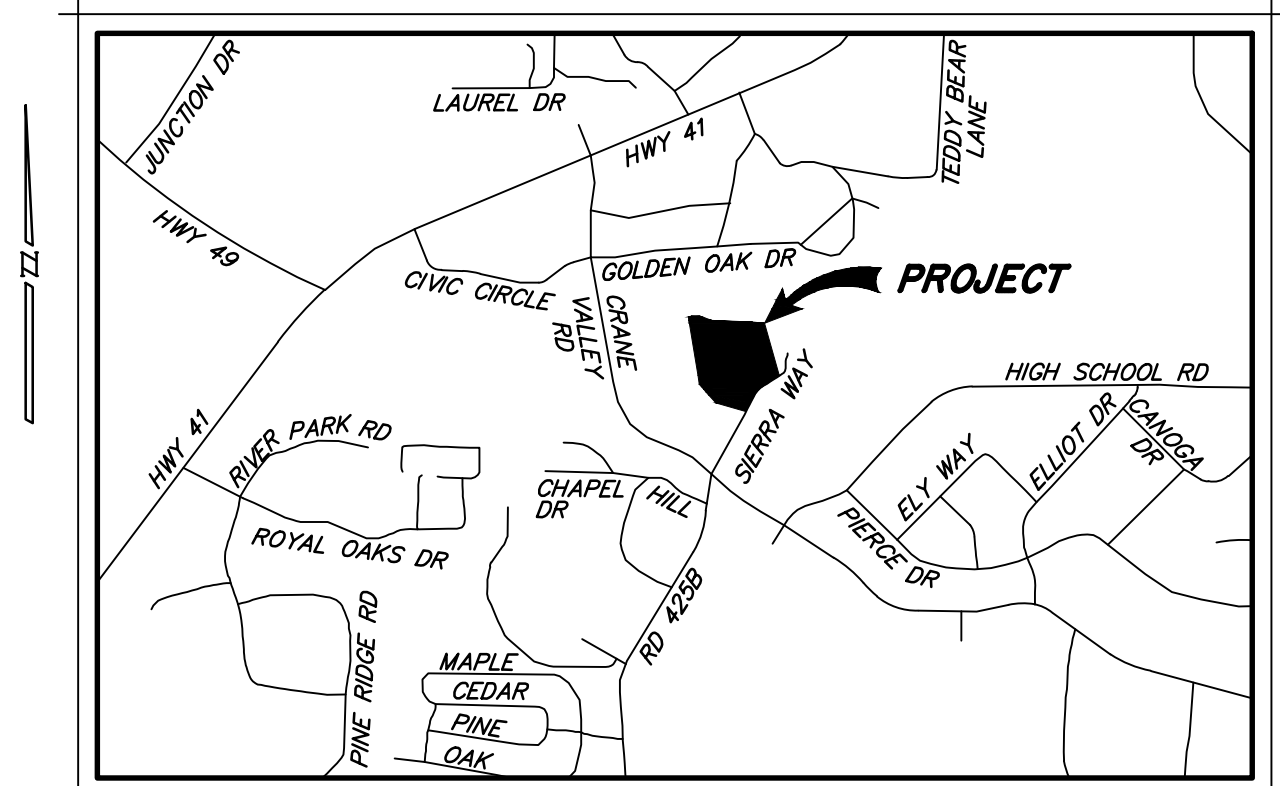
- UTILITIES:
 DOMESTIC WATER SYSTEM - CALIFORNIA AMERICAN WATER
 SANITARY SEWER SYSTEM - MADERA COUNTY PUBLIC WORKS
 STORM DRAINAGE SYSTEM - PRIVATE
 GAS - NONE
 ELECTRIC - PG&E
 TELEPHONE - SIERRA TELEPHONE
 SCHOOL DISTRICT - BASS LAKE JOINT UNIFIED (K TO 8) AND YOSEMITE UNIFIED (9 TO 12)
- THE SUBDIVIDER RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1.
- SANITARY SEWER, STORM DRAINAGE AND DOMESTIC WATER IMPROVEMENTS SHALL BE DESIGNED TO MEET COUNTY STANDARDS.

BENCHMARK

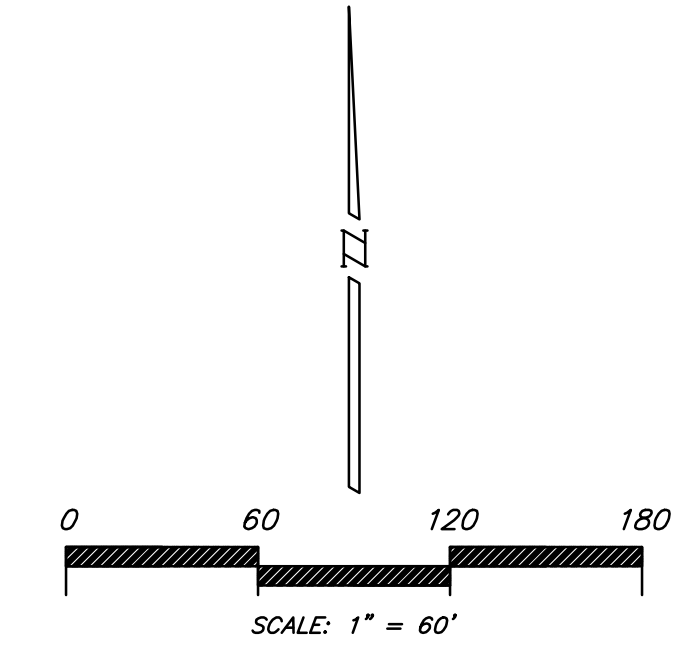
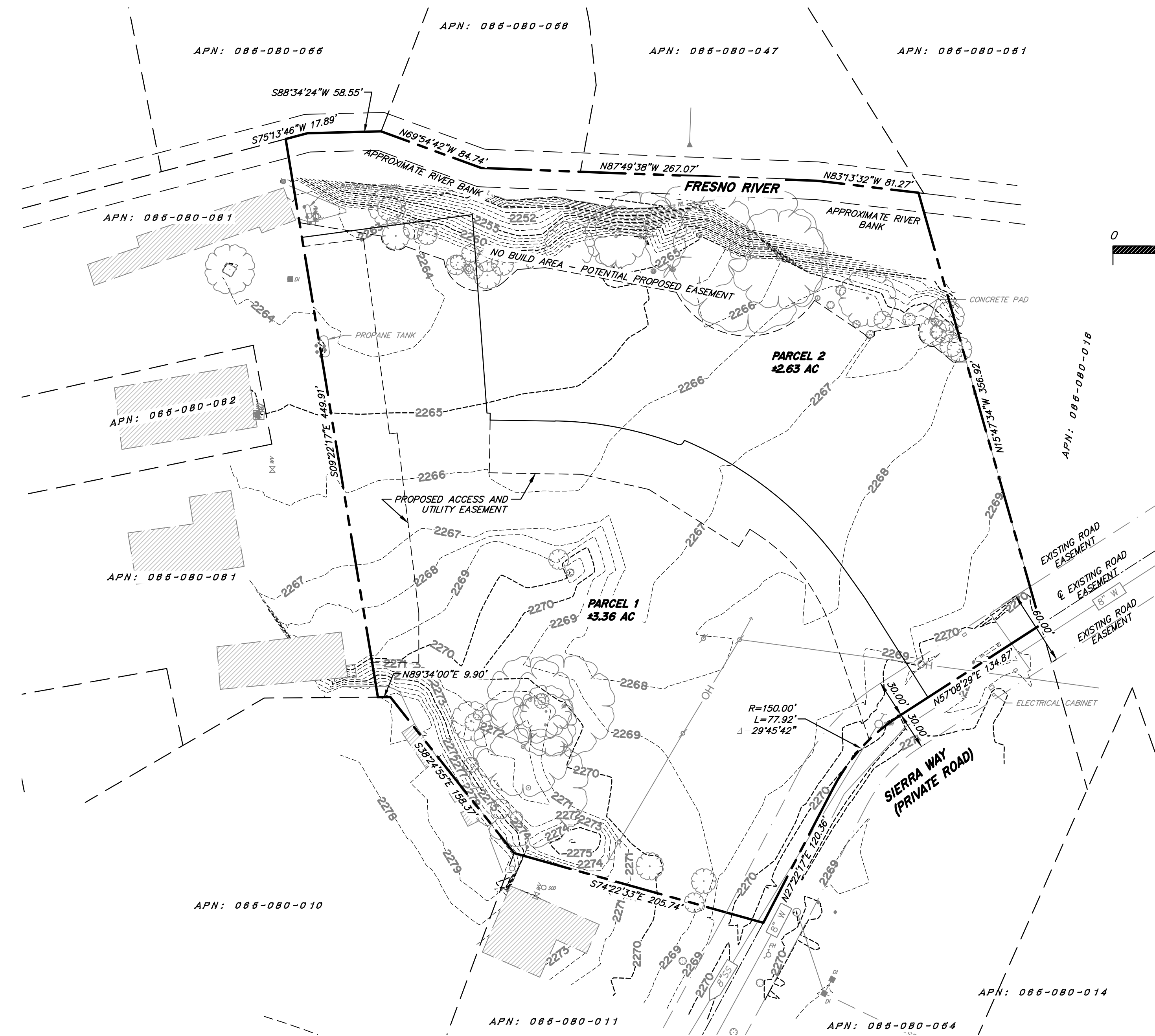
AD9416 STATION IS SET FLUSH IN THE CENTER OF THE WEST SIDEWALK OVER THE NORTH BRIDGE ABUTMENT.
 ELEVATION (NAVD 88) = 2264.00'

**RIVER GROVE
 VESTING TENTATIVE PARCEL MAP
 MADERA COUNTY, CALIFORNIA**

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN (M.D.B.&M.) COUNTY OF MADERA, STATE OF CALIFORNIA



VICINITY MAP
 SCALE: 1" = 4000'



LEGEND

- EXISTING EASEMENTS
- EXISTING LOT LINES
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PROPERTY LINES
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- MAJOR CONTOUR (5.0' INTERVAL)
- MINOR CONTOUR (1.0' INTERVAL)

APPLICANT'S STATEMENT

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PARCEL MAP AND CERTIFY THAT I AM THE REPRESENTATIVE OF THE OWNERS OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS IS NOT AN APPLICATION FOR A DEVELOPMENT PERMIT.

BY: *Betsy McGovern-Garcia*
 PRINT NAME: Betsy McGovern-Garcia
 SELF-HELP ENTERPRISES
 (559) 802-1653
 8445 W. ELOWIN COURT
 VISALIA, CA. 93290

| REVISIONS | | | | |
|-----------|------|------------|----|--|
| NO. | DATE | ISSUED FOR | BY | |
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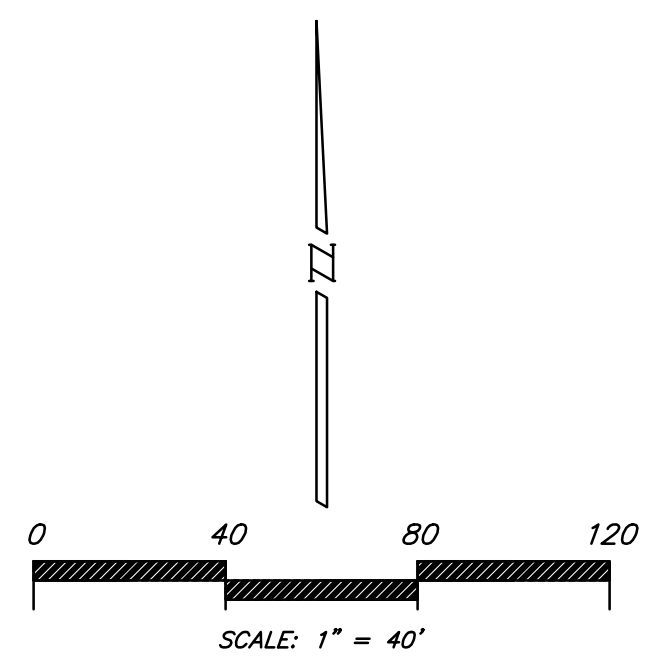
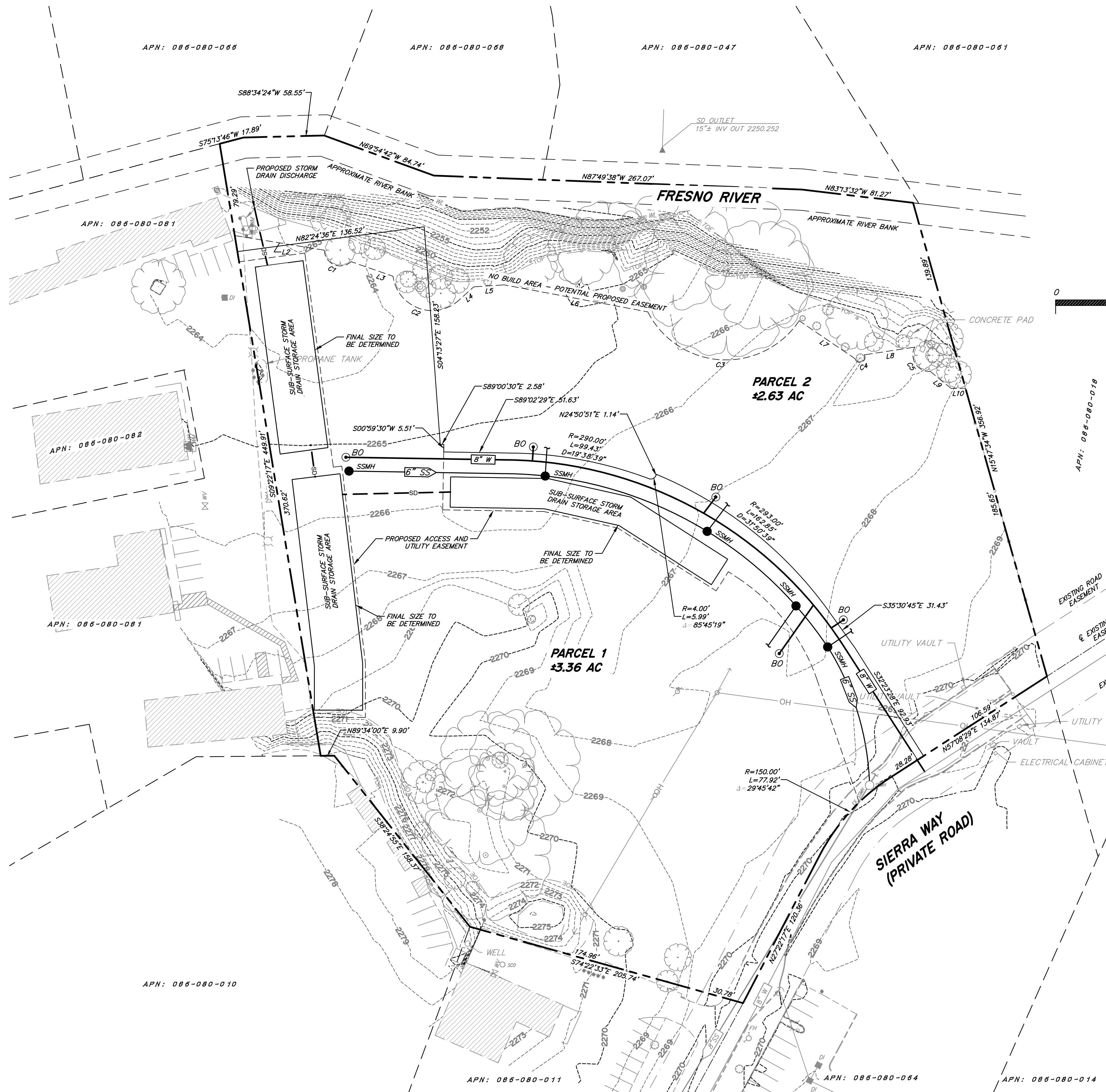


MVE Inc.
 1117 L Street, Modesto, CA 95354 | 866.526.4214 | www.mve.net
 Northern California | Southern California | Nevada

**VESTING TENTATIVE MAP
 RIVER GROVE
 49177 ROAD 426
 OAKHURST, CA**
 MADERA COUNTY CALIFORNIA

| LINE TABLE | | |
|------------|-------------|---------|
| LINE NO. | DIRECTION | LENGTH |
| L2 | N80°42'43"W | 65.81' |
| L3 | N70°47'02"W | 32.12' |
| L4 | S47°59'59"W | 15.66' |
| L5 | S86°12'48"W | 22.16' |
| L6 | N79°20'21"W | 105.95' |
| L7 | N55°49'27"W | 48.97' |
| L8 | S81°18'20"W | 36.93' |
| L9 | N50°45'16"W | 19.38' |
| L10 | S89°50'05"W | 10.48' |

| CURVE TABLE | | | | |
|-------------|--------|------------|---------|--|
| CURVE NO. | RADIUS | DELTA | LENGTH | |
| C1 | 11.58' | 131°54'38" | 26.66' | |
| C2 | 28.71' | 122°30'42" | 61.38' | |
| C3 | 63.69' | 119°29'12" | 132.81' | |
| C4 | 3.69' | 194°49'42" | 12.56' | |
| C5 | 12.16' | 120°02'29" | 25.47' | |



LEGEND

| | |
|--|-------------------------------|
| | EXISTING EASEMENTS |
| | EXISTING LOT LINES |
| | EXISTING SEWER LINE |
| | EXISTING WATER LINE |
| | PROPERTY LINES |
| | PROPOSED EASEMENT |
| | PROPOSED LOT LINE |
| | PROPOSED WATER BLOW-OFF |
| | PROPOSED SEWER MANHOLE |
| | PROPOSED WATER |
| | PROPOSED SEWER |
| | PROPOSED STORM DRAIN |
| | MAJOR CONTOUR (5.0' INTERVAL) |
| | MINOR CONTOUR (1.0' INTERVAL) |

| NO. | DATE | REVISIONS | | |
|-----|------|-----------|-----|----|
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 MADERA COUNTY CALIFORNIA

DWG. **TM2**
 SHEET **2**
 OF **2**

Plot December 16, 2022 at 1:54 PM X:\CIVIL_3D\Civil_3D Projects\Map\Map\N2121 - OAKHURST\MAPPING\N2121-MITM1.dwg