

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF SAID MAP AND THAT THE CONSENT OF NO OTHER PERSON IS NECESSARY. WE HEREBY OFFER TO DEDICATE AND DO HEREBY DEDICATE THE FOLLOWING, AS SHOWN WITHIN THE BOUNDARIES OF THE MAP HEREON, FOR THE SPECIFIED PURPOSES:

1. RIGHT OF WAY FOR CAIN STREET IN FEE TO THE CITY OF VISALIA
2. PEDESTRIAN ACCESS EASEMENT TO THE CITY OF VISALIA, AS SHOWN HEREON AND DESIGNATED "PAE" (PEDESTRIAN ACCESS EASEMENT).

FOR: FARSAKIAN PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ } S.S.

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED, _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEY AUTHORIZED CAPACITY AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S), ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND.

NOTARY PUBLIC SIGNATURE _____

PRINTED NAME: _____

COUNTY OF: _____

COMMISSION EXPIRES: _____

COMMISSION NO: _____

CITY CLERK'S STATEMENT

THIS TO STATE THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF VISALIA HELD ON THE _____ DAY OF _____, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED INTO APPROVING THIS MAP AND SUBDIVISION AND ACCEPTING ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, THE ADDITIONAL ROAD RIGHT OF WAY AND PEDESTRIAN ACCESS EASEMENT, ALL INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION AND AS SHOWN WITHIN THE BORDER HEREON.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF VISALIA THIS _____ DAY OF _____, 20____.

LESLIE B. CAVIGLIA
CITY MANAGER/CITY CLERK

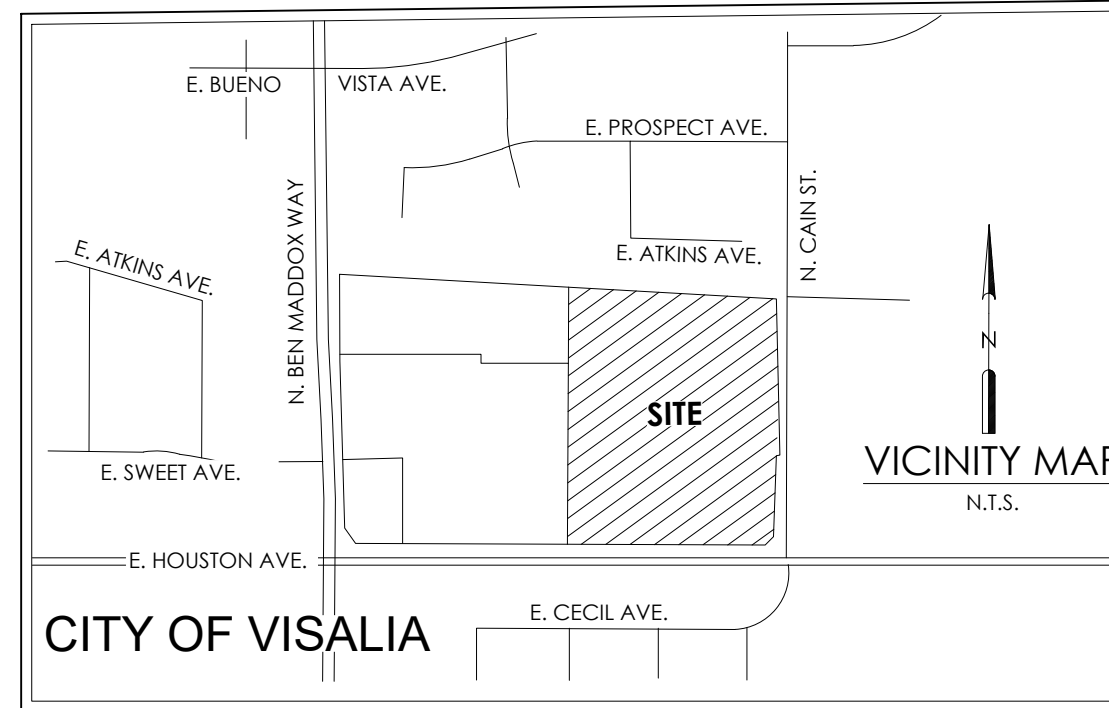
CHIEF DEPUTY CITY CLERK

FLOOD HAZARD ZONE

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NUMBER 06107C0934E) FOR COMMUNITY NO. 060409, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA, EFFECTIVE JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES FULLY WITHIN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PARCEL MAP NO. _____

BEING A DIVISION OF THE REMAINDER OF PARCEL MAP 4016 AS RECORDED IN BOOK 41 OF PARCEL MAPS AT PAGE 20 OF TULARE COUNTY RECORDS AND LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.
MAY 2023



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

REMAINDER OF PARCEL MAP NO. 4016, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, RECORDED IN BOOK 41 OF PARCEL MAPS, PAGE 20, TULARE COUNTY RECORDS.

EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE CITY OF VISALIA IN DEED RECORDED JULY 30, 1996 INSTRUMENT NO. 96-053986 OF OFFICIAL RECORDS

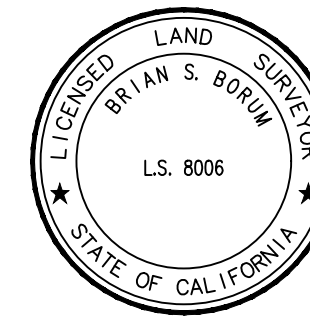
BOARD OF SUPERVISORS STATEMENT

I, JASON T. BRITT, COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE, STATE OF CALIFORNIA, DO HEREBY STATE THE SAID BOARD OF SUPERVISORS HAS APPROVED THE PROVISIONS MADE FOR THE PAYMENT OF TAXES PROVIDED IN DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATED THIS _____ DAY OF _____, 20____.

JASON T. BRITT, TULARE COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS

DEPUTY CLERK



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FARSAKIAN PROPERTIES, IN APRIL, 2023 AND SAID FIELD SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY, OR WILL OCCUPY, THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDATION OF THIS MAP AND ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN S. BORUM, LS 8006 _____ DATE

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPILED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

MICHAEL E. LONG, PLS 6815 _____ DATE

CITY PLANNER'S STATEMENT

I HEREBY STATE THAT THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP TPM NO. 2023-06, APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON MAY 22, 2023.

PAUL BERNAL _____ DATE
CITY PLANNER

RECORDER'S STATEMENT

DOCUMENT NO. _____
FEE PAID: _____

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PARCEL MAPS, AT PAGE _____, TULARE COUNTY RECORDS, AT THE REQUEST OF BORUM LAND SURVEYING INC.

TARA FREITAS, CPA
TULARE COUNTY ASSESSOR / CLERK-RECORDER

BY _____
DEPUTY

PARCEL MAP NO. _____

BEING A DIVISION OF THE REMAINDER OF PARCEL MAP 4016 AS RECORDED IN BOOK 41 OF PARCEL MAPS AT PAGE 20 OF TULARE COUNTY RECORDS AND LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, MAY 2023

LEGEND

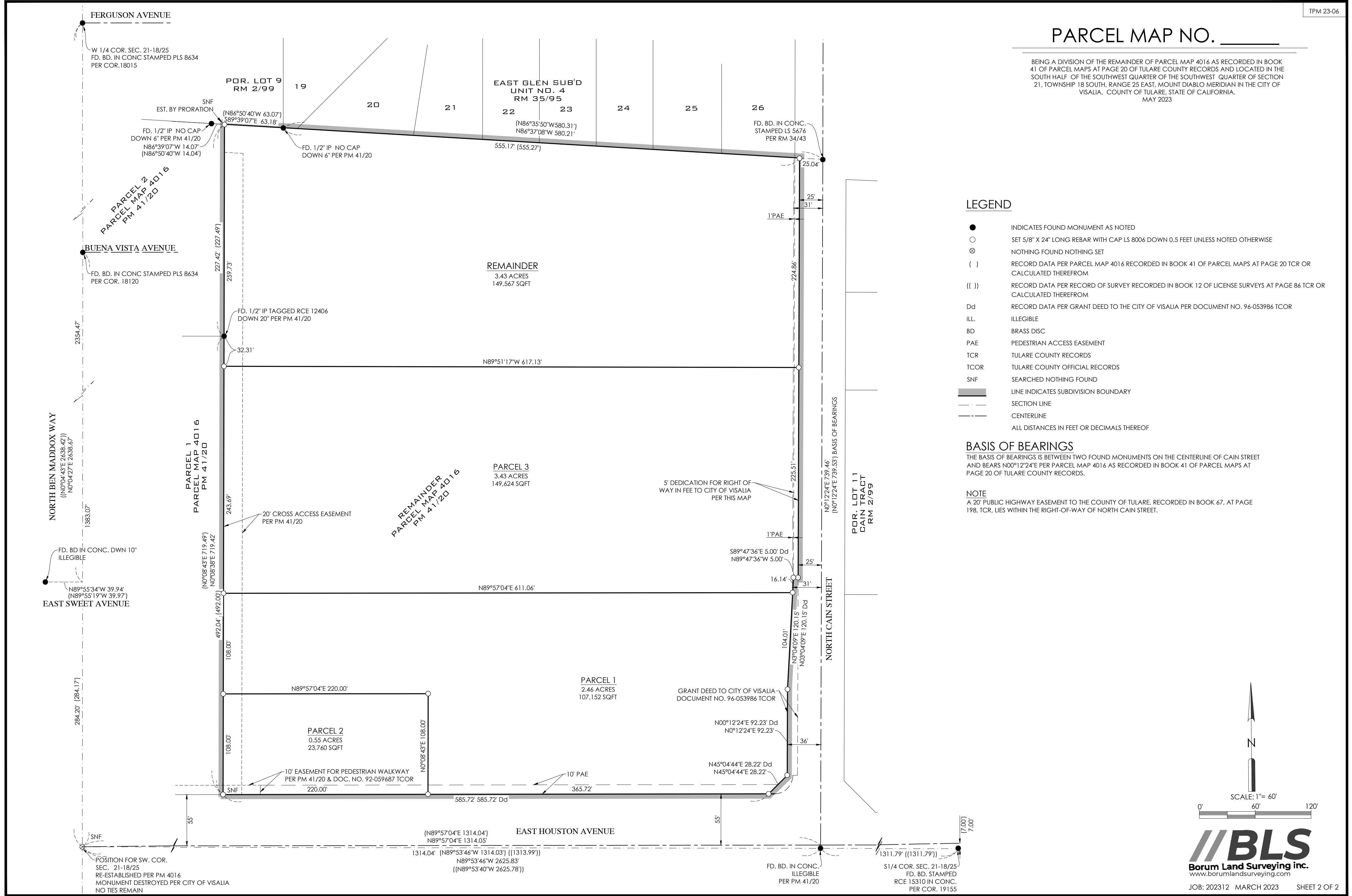
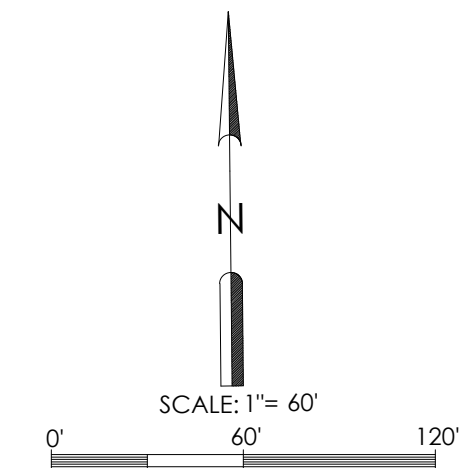
- INDICATES FOUND MONUMENT AS NOTED
- SET 5/8" X 24" LONG REBAR WITH CAP LS 8006 DOWN 0.5 FEET UNLESS NOTED OTHERWISE
- ⊗ NOTHING FOUND NOTHING SET
- () RECORD DATA PER PARCEL MAP 4016 RECORDED IN BOOK 41 OF PARCEL MAPS AT PAGE 20 TCR OR CALCULATED THEREFROM
- (()) RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 12 OF LICENSE SURVEYS AT PAGE 86 TCR OR CALCULATED THEREFROM
- Dd RECORD DATA PER GRANT DEED TO THE CITY OF VISALIA PER DOCUMENT NO. 96-053986 TCR
- ILL. ILLEGIBLE
- BD BRASS DISC
- PAE PEDESTRIAN ACCESS EASEMENT
- TCR TULARE COUNTY RECORDS
- TCOR TULARE COUNTY OFFICIAL RECORDS
- SNF SEARCHED NOTHING FOUND
- LINE INDICATES SUBDIVISION BOUNDARY
- - - SECTION LINE
- - - CENTERLINE
- ALL DISTANCES IN FEET OR DECIMALS THEREOF

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS BETWEEN TWO FOUND MONUMENTS ON THE CENTERLINE OF CAIN STREET AND BEARS N00°12'24"E PER PARCEL MAP 4016 AS RECORDED IN BOOK 41 OF PARCEL MAPS AT PAGE 20 OF TULARE COUNTY RECORDS.

NOTE

A 20' PUBLIC HIGHWAY EASEMENT TO THE COUNTY OF TULARE, RECORDED IN BOOK 67, AT PAGE 198, TCR, LIES WITHIN THE RIGHT-OF-WAY OF NORTH CAIN STREET.



FERGUSON AVENUE
W 1/4 COR. SEC. 21-18/25
FD. BD. IN CONC STAMPED PLS 8634
PER COR.18015

POR. LOT 9
RM 2/99

EAST GLEN SUB'D
UNIT NO. 4
RM 35/95

FD. BD. IN CONC.
STAMPED LS 5676
PER RM 34/43

FD. 1/2" IP NO CAP
DOWN 6" PER PM 41/20
N86°39'07"W 14.07'
(N86°50'40"W 14.04')

FD. 1/2" IP NO CAP
DOWN 6" PER PM 41/20

PARCEL 2
PARCEL MAP 4016
PM 41/20

BUENA VISTA AVENUE
FD. BD. IN CONC STAMPED PLS 8634
PER COR. 18120

REMAINDER
3.43 ACRES
149,567 SQFT

FD. 1/2" IP TAGGED RCE 12406
DOWN 20" PER PM 41/20

NORTH BEN MADDOX WAY
(N0°04'45"E 2638.42')
(N0°04'27"E 2638.67')

PARCEL 1
PARCEL MAP 4016
PM 41/20

PARCEL 3
3.43 ACRES
149,624 SQFT

REMAINDER
PARCEL MAP 4016
PM 41/20

5' DEDICATION FOR RIGHT OF
WAY IN FEE TO CITY OF VISALIA
PER THIS MAP

FD. BD IN CONC. DWN 10"
ILLEGIBLE

N89°55'34"W 39.94'
(N89°55'17"W 39.97')

EAST SWEET AVENUE

(N0°08'45"E 719.49')
(N0°08'38"E 719.42')

20' CROSS ACCESS EASEMENT
PER PM 41/20

589°47'36"E 5.00' Dd
N89°47'36"W 5.00'

N0°12'24"E 739.46'
(N0°12'24"E 739.53') BASIS OF BEARINGS

POR. LOT 11
CAIN TRACT
RM 2/99

N89°57'04"E 611.06'

16.14'
31'

N0°04'09"E 120.15'
N03°04'09"E 120.15' Dd

PARCEL 1
2.46 ACRES
107,152 SQFT

GRANT DEED TO CITY OF VISALIA
DOCUMENT NO. 96-053986 TCR

PARCEL 2
0.55 ACRES
23,760 SQFT

N00°12'24"E 92.23' Dd
N0°12'24"E 92.23'

N45°04'44"E 28.22' Dd
N45°04'44"E 28.22'

10' EASEMENT FOR PEDESTRIAN WALKWAY
PER PM 41/20 & DOC. NO. 92-059687 TCR

10' PAE

220.00'

365.72'

585.72' 585.72' Dd

EAST HOUSTON AVENUE

(N89°57'04"E 1314.04')
N89°57'04"E 1314.05'
(N89°53'46"W 2625.83')
(N89°53'40"W 2625.78')

FD. BD. IN CONC.
ILLEGIBLE
PER PM 41/20

S1/4 COR. SEC. 21-18/25
FD. BD. STAMPED
RCE 15310 IN CONC.
PER COR. 19155

POSITION FOR SW. COR.
SEC. 21-18/25
RE-ESTABLISHED PER PM 4016
MONUMENT DESTROYED PER CITY OF VISALIA
NO TIES REMAIN