

NOTARY STATEMENT

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 TULARE

ON January 28, 2019, BEFORE ME, Tamara Lynn Spoelstra-Chapa, a Notary Public in and for said county and state, personally appeared Benny Joe Martinez 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/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or 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 AND OFFICIAL SEAL.

SIGNATURE Tamara L. Spoelstra-Chapa PRINT NAME Tamara L. Spoelstra-Chapa
MY COMMISSION EXPIRES June 26, 2022
MY COMMISSION NO. 2244595
PRINCIPAL PLACE OF BUSINESS Tulare COUNTY



NOTARY STATEMENT

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 TULARE

ON January 28, 2019, BEFORE ME, Tamara Lynn Spoelstra-Chapa, a Notary Public in and for said county and state, personally appeared Rebecca Martinez 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/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or 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 AND OFFICIAL SEAL.

SIGNATURE Tamara L. Spoelstra-Chapa PRINT NAME Tamara L. Spoelstra-Chapa
MY COMMISSION EXPIRES June 26, 2022
MY COMMISSION NO. 2244595
PRINCIPAL PLACE OF BUSINESS Tulare COUNTY



RECORDER'S STATEMENT

DOCUMENT NO. 2020-0046638 FEE PAID 85.00

FILED THIS 6 DAY OF AUGUST, 20 20, AT 9:51 AM., IN VOLUME 44 OF MAPS, AT PAGE 35, AT THE REQUEST OF GJ GARDNER HOMES.

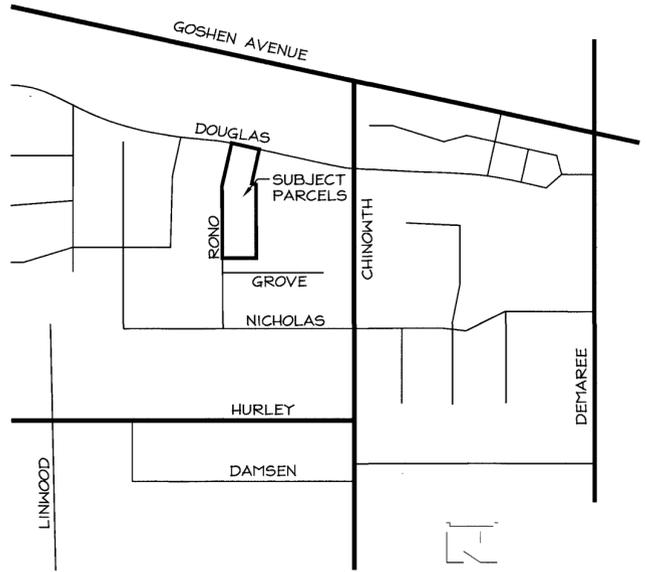
ROLAND P. HILL, TULARE COUNTY ASSESSOR/CLERK-RECORDER

BY Megan O'Neal DEPUTY

CITY PLANNER'S STATEMENT

I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO TEAGAN RANCH TENTATIVE SUBDIVISION MAP NO. 5568 APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON JUNE 11, 2018.

Paul Bernal 5/08/2020
PAUL BERNAL DATE



VICINITY MAP NOT TO SCALE

LANDSCAPING & LIGHTING ASSESSMENT DISTRICT

ALL THE REAL PROPERTY INCLUDED IN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP IS INCLUDED IN "ASSESSMENT DISTRICT NO. 10-02, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA", ESTABLISHED PURSUANT TO THE LANDSCAPE AND LIGHTING ACT OF 1972.

FLOOD HAZARD ZONE

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NUMBER 06107C0929E) FOR COMMUNITY NUMBER 060409, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA, EFFECTIVE JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES FULLY WITHIN ZONE AE, WHICH ARE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED. THE BASE FLOOD ELEVATION LINES, VALUES AND THE CALCULATED MINIMUM FINISHED FLOOR ELEVATIONS ARE SHOWN FOR THIS MAP.
VERTICAL DATUM NOTE: BASE FLOOD ELEVATION VALUES SHOWN ON THIS MAP ARE CONVERTED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO THE CITY OF VISALIA DATUM BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) USING THE CONVERSION FACTOR OF 2.73 ESTABLISHED IN FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE STUDY DATED JUNE 16, 2009. THE CONVERSION FACTOR OF 2.73 IS SUBTRACTED FROM THE NAVD 88 VALUE TO OBTAIN THE EQUIVALENT NGVD 29 VALUE.

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 FOR DEDICATION AND DO HEREBY DEDICATE THE FOLLOWING, AS SHOWN WITHIN THE BOUNDARIES OF THE MAP HEREON, FOR THE SPECIFIED PURPOSES:
1. RIGHT OF WAY FOR RONO COURT, AND DOUGLAS AVENUE IN FEE TO THE CITY OF VISALIA.
2. PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF GAS LINES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, AS SHOWN HEREON AND DESIGNATED AS "PUE" (PUBLIC UTILITIES EASEMENT).
3. RELINQUISHMENT OF ACCESS RIGHTS ALONG DOUGLAS AVENUE AS SHOWN HEREON.

MARTINEZ FAMILY REVOCABLE TRUST DATED AUGUST 7, 2000

Benny J. Martinez BENNY J. MARTINEZ, TRUSTEE
Rebecca Martinez REBECCA MARTINEZ, TRUSTEE

TEAGAN RANCH

BEING PARCEL 1 OF PARCEL MAP 5175 AS RECORDED IN BOOK 52, PAGE 82 OF PARCEL MAPS, TULARE COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA. JUNE 2018

PREPARED FOR
G.J. GARDNER HOMES
1441 SOUTH MOONEY • VISALIA, CA 93277 • (559) 732-5067

PREPARED BY
NEIL ZERLANG - LAND SURVEYOR, INC.
2908-B WEST MAIN STREET • VISALIA, CA 93291 • (559) 739-1616

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 G.J. GARDNER HOMES IN FEBRUARY 2018 AND SAID SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY OR WILL OCCUPY THE POSITIONS SHOWN ON OR BEFORE DECEMBER 1, 2020 AND ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Neil Zerlang NOV. 30, 2018
NEIL ZERLANG - LAND SURVEYOR LS 5358 DATE



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION 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 COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Jeffrey S. Land 3/17/2020
JEFFREY S. LAND, P.L.S. 8634 DATE



BOARD OF SUPERVISOR'S STATEMENT

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

DATED: July 15, 2020

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

BY Jeffrey S. Land DEPUTY



CITY CLERK'S STATEMENT

THIS IS TO STATE THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF VISALIA HELD ON

THIS 4th DAY OF May, 2020, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED INTO APPROVING THIS MAP AND SUBDIVISION AND, ON BEHALF OF THE PUBLIC, ACCEPTING, SUBJECT TO IMPROVEMENT, THE PUBLIC STREETS; AND ACCEPTING THE RELINQUISHMENT OF ACCESS RIGHTS; AND ACCEPTING THE PUBLIC UTILITY EASEMENTS, ALL INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION AND AS SHOWN AND/OR STATED UPON THIS MAP.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF VISALIA THIS 15th DAY OF June, 2020.

RANDY GROOM, CITY MANAGER/CITY CLERK

BY: Michelle Nicholson CHIEF DEPUTY CITY CLERK



7-15-2020

SURVEYOR'S NOTES

- △ FOUND AND ACCEPTED MONUMENT AS NOTED
- FOUND BRASS DISC MARKED LS 4433 FLUSH IN PAVING
- ▲ FOUND 3/4" IRON PIPE 6" DEEP - NO TAG
- FOUND BRASS DISC MARKED LS 5358 FLUSH IN PAVING
- △ FOUND 1/2" IRON PIPE TAGGED LS 5358
- BOLD BORDER LINE INDICATES SUBDIVISION BOUNDARY
- { } RECORD DATA PER PARCEL MAP 5175, RECORDED IN VOLUME 5 AT PAGE 82, T.C.R.
- () RECORD DATA PER HYDE PARK ESTATES UNIT NO. 3, RECORDED IN VOLUME 32 AT PAGE 1, T.C.R.
- [] RECORD DATA PER PARCEL MAP 3018, RECORDED IN BOOK 31 OF PARCEL MAP AT PAGE 19, T.C.R.
- < > RECORD DATA PER HYDE PARK ESTATES UNIT NO. 2, RECORDED IN VOLUME 29 AT PAGE 42, T.C.R.
- PUE PUBLIC UTILITY EASEMENT
- //// ACCESS RIGHTS TO BE RELINQUISHED BY THIS MAP
- * RIGHT OF WAY TO BE DEDICATED TO THE CITY OF VISALIA

SET 1/2" IRON PIPE TAGGED LS 5358 AT ALL LOT CORNERS

ALL DISTANCES AND DIMENSIONS IN FEET AND DECIMALS THEREOF

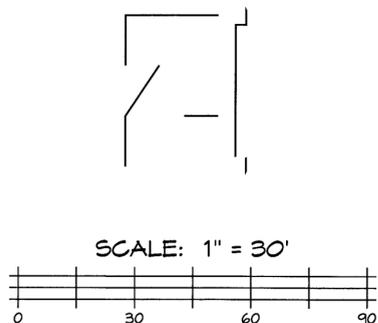
R	DELTA	RADIUS	LENGTH	TANGENT
R1	S89°42'32"W {(S89°42'32"W)}	270.00'	60.52'	30.39'
R2	S77°26'52"E {(S77°26'52"E)}	50.00'	32.18'	16.67'
R3	S77°26'52"E {(S77°26'52"E)}	50.00'	32.18'	16.67'
R4	S40°34'40"E {(S40°34'40"E)}	50.00'	30.60'	15.80'
R5	S40°34'40"E {(S40°34'40"E)}	50.00'	30.60'	15.80'
R6	S75°38'28"E			

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	12°50'36"	270.00'	60.52'	30.39'
C2	36°52'12" {(36°52'12")}	50.00'	32.18'	16.67'
C3	126°53'33" {(126°52'12")}	50.00'	110.734'	100.05'
C4	35°03'48"	50.00'	30.60'	15.80'
C5	91°49'49"	50.00'	80.14'	51.62'

LOT	BASE FLOOD ELEV. (NAVD 88)	MIN. FINISH FLOOR (NAVD 88)	BASE FLOOD ELEV. (NGVD 29)	MIN. FINISH FLOOR (NGVD 29)
1	314.3'	315.3'	311.6'	312.6'
2	314.3'	315.3'	311.6'	312.6'
3	314.3'	315.3'	311.6'	312.6'
4	314.3'	315.3'	311.6'	312.6'
5	314.2'	315.2'	311.5'	312.5'
6	314.2'	315.2'	311.5'	312.5'
7	314.2'	315.2'	311.5'	312.5'
8	314.2'	315.2'	311.5'	312.5'

NOTICE OF CONDITIONS OF APPROVAL

- THE MAINTENANCE OF THE LANDSCAPED AREA NORTH OF THE BLOCK WALL IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER OF LOT 1.
- NO FENCE OR WALL SHALL BE ERECTED ACROSS THE EXISTING 10-FOOT E.F.P.U. AND PUBLIC PEDESTRIAN WAY EASEMENT LOCATED ADJACENT TO THE WEST PROPERTY LINE OF LOT 1 AND THAT ANY PROPOSED FENCE ASSOCIATED WITH LOT WITHIN 15-FEET OF THE WEST PROPERTY LINE THAT SHARES THE 10-FOOT E.F.P.U. AND PUBLIC PEDESTRIAN WAY EASEMENT SHALL BE LIMITED TO A FENCE HEIGHT OF THREE (3) FEET AS NOTED IN FIGURE 1 OF THE PLANNING COMMISSION STAFF REPORT



BASIS OF BEARINGS

THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN TO BE NORTH 0° 17' 00" WEST AS PER PARCEL MAP NO. 3018, RECORDED IN BOOK 31 OF PARCEL MAPS AT PAGE 19, T.C.R.

TEAGAN RANCH

BEING PARCEL 1 OF PARCEL MAP 5175 AS RECORDED IN BOOK 52, PAGE 82 OF PARCEL MAPS, TULARE COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

JUNE 2018

PREPARED FOR
G.J. GARDNER HOMES
1441 SOUTH MOONEY • VISALIA, CA 93277 • (559) 732-5067

PREPARED BY
NEIL ZERLANG - LAND SURVEYOR, INC.
2908-B WEST MAIN STREET • VISALIA, CA 93291 • (559) 739-1616

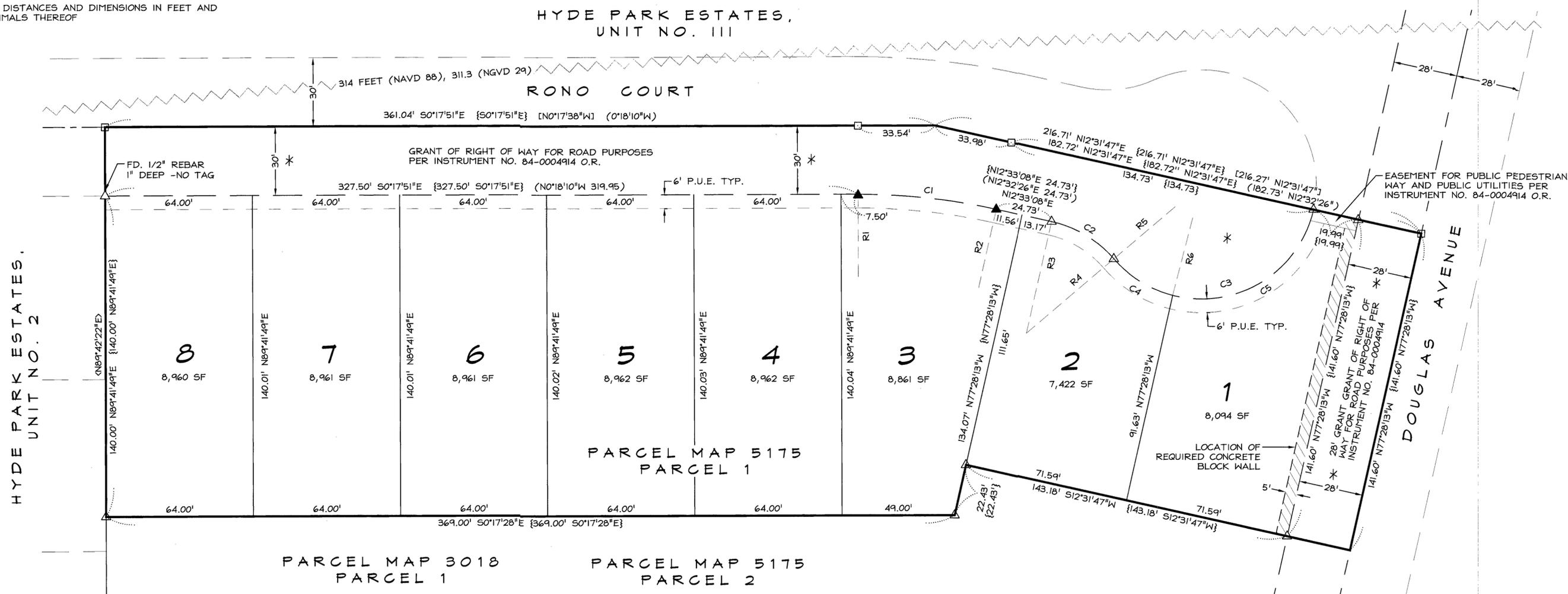
NOTES REGARDING MINERALS, SURFACE AND SUB-SURFACE RIGHTS:

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS IN, ON OR UNDER SAID LAND AS RESERVED BY FLORENCE M. DOE IN DEED RECORDED SEPTEMBER 21, 1946 IN BOOK 1181, PAGE 287 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS IN, ON OR UNDER SAID LAND AS RESERVED BY PETE GIOTTA AND CARMALINE R. GIOTTA; VITO A. GIOTTA AND SYBIL L. GIOTTA, AND ANGELO MIRIZZI AND MARY MIRIZZI BY DEED DATED FEBRUARY 4, 1977, RECORDED FEBRUARY 14, 1977 IN BOOK 3391, PAGE 208 OF OFFICIAL RECORDS.

BY QUITCLAIM DEED DATED DECEMBER 18, 1977 PETE GIOTTA, CARMALINE R. GIOTTA, VITO A. GIOTTA, SYBIL L. GIOTTA, ANGELO MIRIZZI AND MARY MIRIZZI QUITCLAIMED ALL OF THEIR INTEREST IN AND TO THE SURFACE OF SAID LAND, TO A DEPTH OF 500 FEET TO MEL JOHNSON, INC., A CALIFORNIA CORPORATION, RECORDED DECEMBER 29, 1977 IN BOOK 3488, PAGE 672 OF OFFICIAL RECORDS.

THE RIGHT TO EXTRACT OR OTHERWISE DEVELOP WATER BENEATH THE SURFACE OF SAID LAND UPON THE TERMS SET FORTH IN THAT CERTAIN QUITCLAIM DEED AND AUTHORIZATION EXECUTED BY J. F. GEORGE ENTERPRISES, AS GRANTOR, AND CALIFORNIA WATER SERVICE COMPANY, A CALIFORNIA CORPORATION, AS GRANTEE, RECORDED JUNE 22, 1984 AS INSTRUMENT NO. 84-31340 IN BOOK 4202, PAGE 821 OF OFFICIAL RECORDS OF TULARE COUNTY.



7-15-2020