

EXHIBIT "A"

CITY OF VISALIA

ANNEXATION NO. 2024-04

The land referred to herein below is situated in the unincorporated area in the County of Tulare, State of California, being a portion of the west half of the east 5 acres of the south half of the south half of the south half of the northeast quarter of Section 18, Township 18 South, Range 25 East, M.D.B. & M., and all of Parcel 3 as shown on the Parcel Map No. 4622 filed in Book 47 of Parcel Maps, Page 27, Tulare County Records, more particularly described as follows:

COMMENCING at the intersection of Road 124 and Riverway Drive, said intersection being the East 1/4 corner of said Section 18;

1. thence, North 65°06'12" West, 60.31 feet, to the Southeast corner of said Parcel 3, said point being an angle point in the existing corporate limit line of the City of Visalia, said point being the **TRUE POINT OF BEGINNING**;
2. thence, along the southerly line of said Parcel 3 and the westerly prolongation thereof, said southerly line being the existing corporate limit line of the City of Visalia, North 89°35'34" West, 598.82 feet, to the West line of the East five (5) acres of the South 1/2 of the South 1/2 of the South 1/2 of the Northeast 1/4 of said Section 18, said ease line being the east line of the existing corporate limit line of the City of Visalia;
3. thence along said West line, North 00°40'26" East, 307.80 feet, to an angle point in the existing corporate limit of the City of Visalia and an angle point in said Parcel 3;
4. thence, along the southerly line of said Parcel 3 and the existing corporate limit of the City of Visalia, North 89°37'13" West, 890.72 feet, to the Southeast corner of Parcel 2 of said Parcel Map;
5. thence, leaving the existing corporate limit of the City of Visalia, along the northeasterly line of said Parcel 2, North 53°07'31" West, 82.34 feet, to a point on the westerly line of said Parcel 3;
6. thence, along said westerly line, North 00°42'49" East, 126.03 feet, to the north line of said Parcel 3;
7. thence along said north line, South 89°37'13" East, 1525.56 feet, to the easterly line of said Parcel 3;
8. thence, along said easterly line, South 01°15'22" West, 6.40 feet;
9. thence South 89°50'45" East 105.00 feet, to the east line of the land described in the grant deed recorded January 6, 1969 in Vol. 2821 at page 804 of official records;

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10. thence, along said east line, South 00°09'15" West, 215.10 feet, to the centerline of the St. John's River, said centerline also being the existing corporate limit of the City of Visalia;
11. thence along said centerline and the existing corporate limit, South 68°45'35" West, 82.51 feet, to the east line the east 5 acres of the south half, of the south half, of the south half, of the northeast quarter of section 18 as shown on said Parcel Map No. 4622, said east line being the west line of the existing corporate limit of the City of Visalia;
12. thence along the east line, South 00°40'26" West, 231.60 feet, to the **TRUE POINT OF BEGINNING.**

Containing an area of 10.84 acres more or less.

A PLAT OF THE ABOVE DESCRIBED AREA IS ATTACHED HERETO AS EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

END DESCRIPTION

This real property description has been prepared by me, or under my direction, in conformance with the requirements of the Professional Land Surveyors' Act.

Stephen J. Pyle
Professional Land Surveyor
California No. 8385



February 4, 2025

Date

ANNEXATION NO 2024-04

CITY OF VISALIA
 THAT PORTION OF SE 1/4 OF THE NE 1/4 SECTION 18 T. 18
 S., R. 25 E., M.D.B&M, IN THE COUNTY OF TULARE, STATE
 OF CALIFORNIA

APN INFORMATION

1 078-110-021
 2 078-110-006

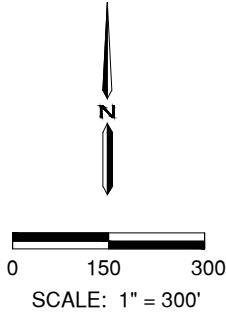
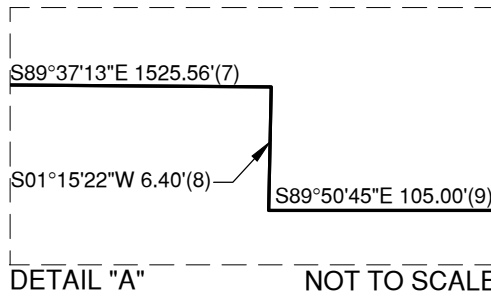
TOTAL ACRES

ACRES: 10.84 AC

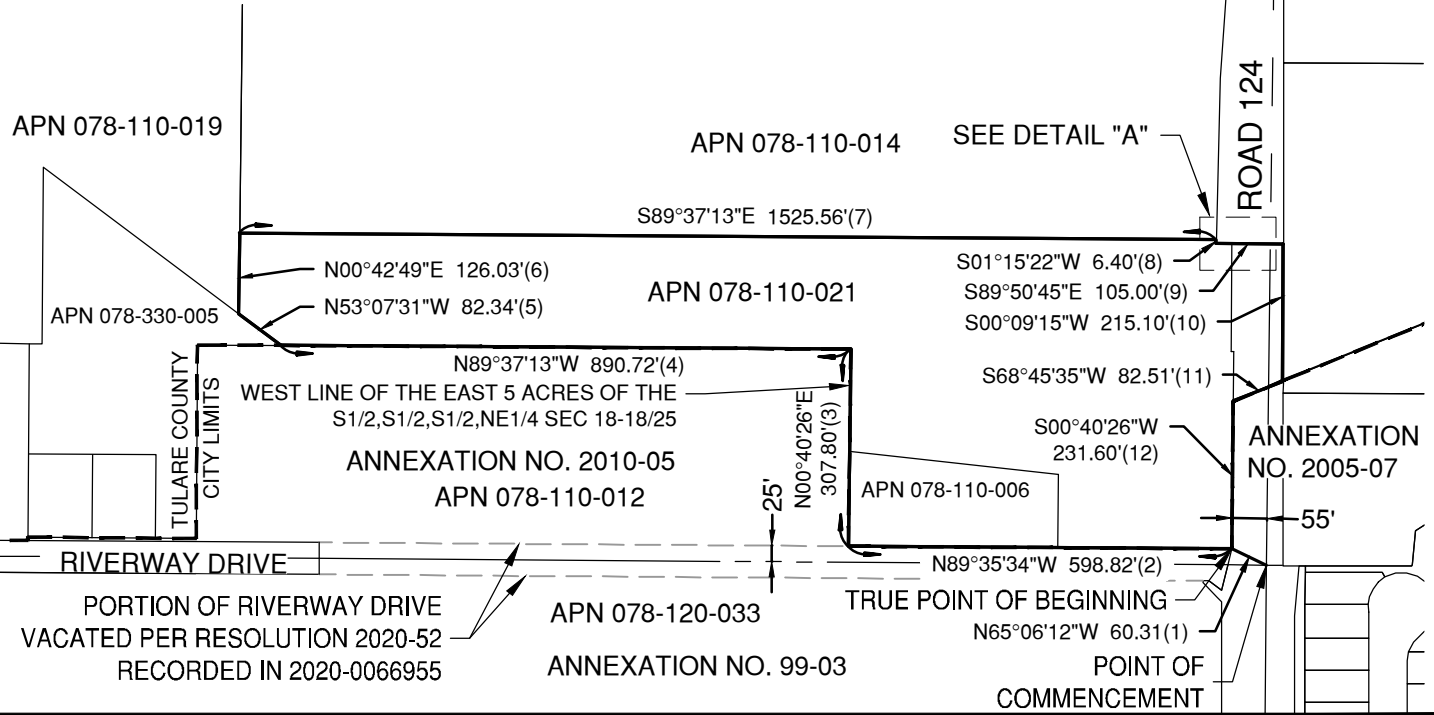


LEGEND

	ANNEXATION LINE
	ADJACENT PROPERTY LINE
	SECTION LINE
	RIGHT OF WAY LINE
	EXISTING CITY LIMITS



2025-02-04



Y:\Jobs\43470 Visalia Riverway SP Dog Park\Survey\MapDwg\43470-ANNEXATION-LAFCO.dwg 09:37:04 02/04/2025

DESIGNED:	N/A
DRAWN:	FB
CHECKED:	SP
JOB NUMBER:	43470
SCALE:	1" = 300'

Westwood

Phone (559) 451-0395 7110 N Fresno Street, Suite 160
 Fresno, CA 93720
 westwoodps.com

Westwood Professional Services, Inc.

SHEET NUMBER:	1
	OF
	1
DATE:	2025-01-30