

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 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:

- RIGHTS OF WAY FOR O'MALLEY STREET, CENTER STREET AND KENNEDY STREET IN FEE TO THE CITY OF VISALIA
- LOT F IN FEE TO THE CITY OF VISALIA FOR LANDSCAPING, PUBLIC UTILITIES, SIDEWALKS, AND OTHER PUBLIC PURPOSES
- PUBLIC UTILITY EASEMENTS TO THE CITY OF VISALIA 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 UTILITY EASEMENT)

BY: PRESIDIO JUR MAPLEWOOD 138, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY JUR MANAGEMENT SERVICES, INC., A CALIFORNIA CORPORATION, ITS OPERATING MANAGER

BY: JOSEPH A. LEAL, ITS PRESIDENT & SECRETARY
DATE

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 TULARE

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/THEIR AUTHORIZED CAPACITY(IES), 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.

SIGNATURE _____ PRINT NAME _____
MY COMMISSION EXPIRES: _____ COMMISSION NO. _____
PRINCIPAL PLACE OF BUSINESS: _____ COUNTY

BENEFICIARY STATEMENT

THE UNDERSIGNED, AS BENEFICIARY UNDER DEED OF TRUST RECORDED JANUARY 13, 2023 AS INSTRUMENT NO. 2023-0001929, OF OFFICIAL RECORDS, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS MAP AND ALL DEEDING AND DEDICATIONS THEREON.

FOR: SURETEC INSURANCE COMPANY, A TEXAS CORPORATION

GLORIA S. BECERRA, ATTORNEY-IN-FACT
DATE

NOTARY ACKNOWLEDGEMENT

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STATE OF CALIFORNIA/COUNTY OF TULARE

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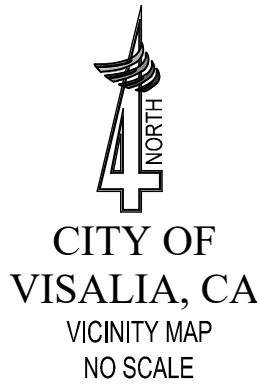
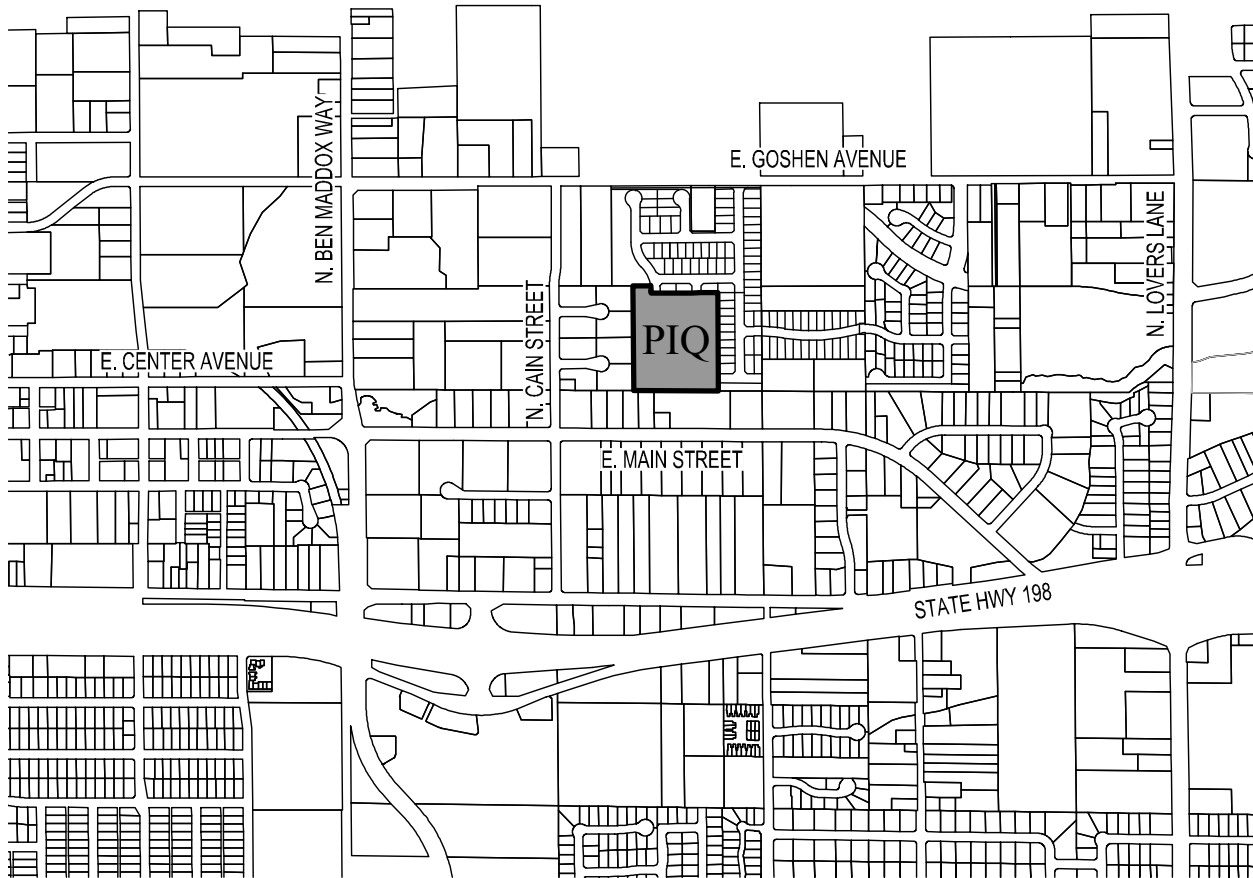
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SIGNATURE _____ PRINT NAME _____
MY COMMISSION EXPIRES: _____ COMMISSION NO. _____
PRINCIPAL PLACE OF BUSINESS: _____ COUNTY

SEQUOIA BEND, UNIT 3

A SUBDIVISION OF THE REMAINDER PARCEL AS SHOWN ON MAP OF SEQUOIA BEND, UNIT 2, RECORDED IN VOLUME 45 OF MAPS, AT PAGE 17, OF TULARE COUNTY RECORDS

BEING SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA



LANDSCAPE & LIGHTING DISTRICT ASSESSMENT

ALL THE REAL PROPERTY INCLUDED IN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP IS INCLUDED IN "ASSESSMENT DISTRICT NO. 22-06, 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 NO. 06107C0934E) FOR COMMUNITY NO. 060409, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA EFFECTIVE JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES PARTIALLY WITHIN ZONE AE, WHICH ARE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED AND PARTIALLY WITHIN ZONE X (SHADED) WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOODING. THE 1% ANNUAL CHANCE FLOODPLAIN BOUNDARY, BASE FLOOD ELEVATION LINES AND VALUES AND THE CALCULATED MINIMUM FINISH FLOOR ELEVATIONS ARE SHOWN FOR THE PORTIONS OF THIS MAP THAT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA.

EASEMENTS/DOCUMENTS AFFECTING PROPERTY

- "CONDITIONAL ZONING AGREEMENT NO. 9504", REC. 7/19/1995, AS FILE NO. 95-045910, OF OFFICIAL RECORDS
- QUITCLAIM DEED AND AUTHORIZATION FOR UNDERGROUND WATER RIGHTS IN FAVOR OF CALIFORNIA WATER SERVICE COMPANY, A CALIFORNIA CORPORATION, RECORDED 12/8/2022, DOCUMENT NO. 2022-0074184, OFFICIAL RECORDS
- QUIT CLAIM DEED AND RECONVEYANCE OF EASEMENTS IN FAVOR OF PRESIDIO JUR MAPLEWOOD 138, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED 10/10/2023, DOCUMENT NO. 2023-0048714, OFFICIAL RECORDS



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 SAN JOAQUIN VALLEY HOMES ON OCTOBER 26, 2023. AND SAID FIELD SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY, OR WILL OCCUPY, THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDING OF THIS MAP AND ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RANDY D. WASNICK P.L.S. 8163
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 OF THE 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.

MICHAEL E. LONG, PLS 6815
CITY SURVEYOR
DATE

CITY PLANNER'S STATEMENT

I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO THE TENTATIVE SUBDIVISION MAP #5584 APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON 12/13/2021.

BY: PAUL BERNAL
PLANNING AND COMMUNITY PRESERVATION DIRECTOR / CITY PLANNER
DATE

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 _____ DAY OF _____, 20____, 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 LOT F; AND ACCEPTING THE PUBLIC UTILITY EASEMENTS, ALL INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION AND AS SHOWN OR STATED UPON THE MAP.

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

LESLIE B. CAVIGLIA
CITY MANAGER / CITY CLERK

BY: CHIEF DEPUTY CITY CLERK

BOARD OF SUPERVISOR'S 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 THAT THE 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 THIS ____ DAY OF _____, 20____.

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

BY: _____
DEPUTY

RECORDER'S STATEMENT

DOCUMENT NO. _____ FEE PAID _____

FILED THIS _____ DAY OF _____, 20____, AT ____ M.,

IN BOOK _____ OF MAPS, AT PAGE _____ TULARE COUNTY RECORDS, AT THE REQUEST OF 4 CREEKS, INC.

TARA K. FREITAS, CPA, TULARE COUNTY ASSESSOR/CLERK-RECORDER

BY: _____
DEPUTY

PREPARED BY:



324 S. SANTA FE ST., STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215



SEQUOIA BEND, UNIT 3

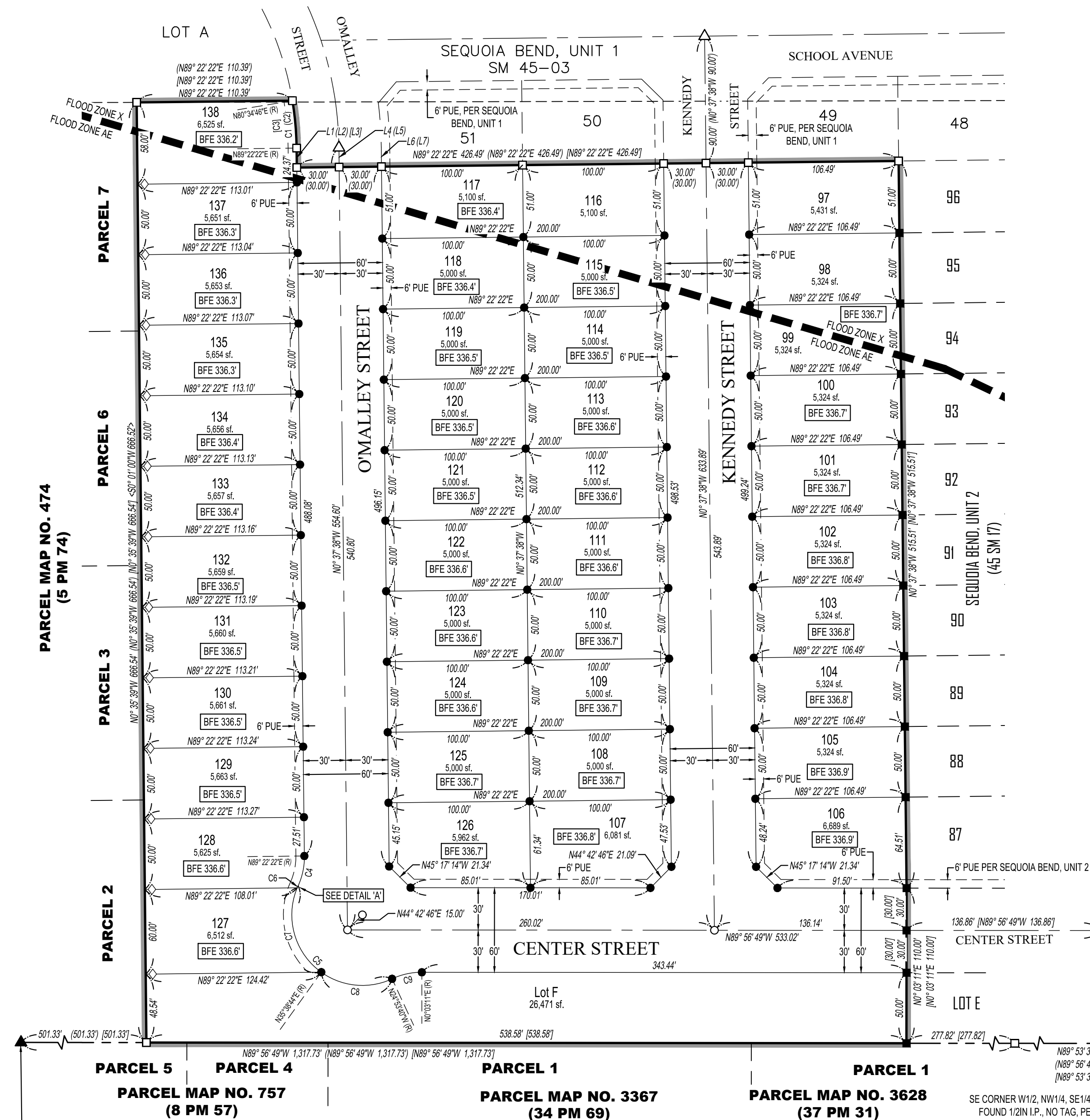
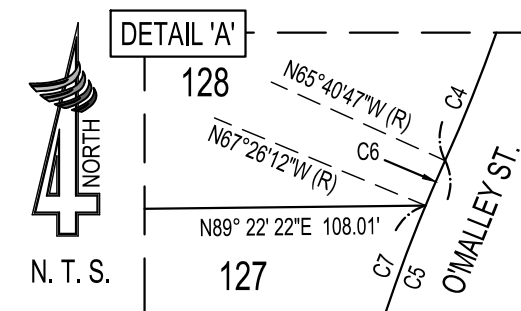
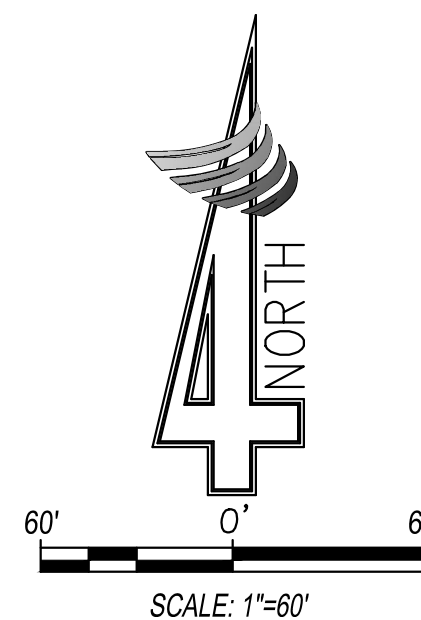
SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

LEGEND

- | | | | |
|--------|---|-----|--|
| ▲ | FOUND MONUMENT AS DESCRIBED | (R) | RADIAL BEARING |
| ● | SET 3/4" IRON PIPE WITH PLASTIC CAP TAGGED "PLS 8163" (FRONT LOTS DOWN 12 INCHES, BACK LOTS DOWN 9 INCHES) | — | SHADED LINE INDICATES SUBDIVISION BOUNDARY |
| ○ | SET STREET MONUMENT, PER PLATE A-31 OF IMPROVEMENT STANDARDS OF TULARE COUNTY, REVISION 1991, BEING A 2 INCH BRASS DISK, STAMPED "PLS 8163", IN CONCRETE FLUSH, OVER A SET 1/2" INCH PIPE, PLASTIC PLUG TAGGED "PLS 8163", DOWN 15 INCHES | PUE | PUBLIC UTILITY EASEMENT |
| ◇ | SET 3/4" IRON PIPE WITH PLASTIC CAP TAGGED "PLS 8163" 5.00 FEET FROM TRUE CORNER ALONG PROPERTY LINE 9.00 INCHES DEEP | () | RECORD DATA PER MAP OF SEQUOIA BEND, UNIT 1, REC. IN VOL. 45 OF MAPS AT PG. 3, TCR OR CALCULATED THEREFROM |
| △ | FOUND BRASS DISC FLUSH IN CONC. TAGGED "PLS 8163", PER SEQUOIA BEND, UNIT 1 | [] | RECORD DATA PER MAP OF SEQUOIA BEND, UNIT 2, REC. IN VOL. 45 OF MAPS AT PG. 17, TCR OR CALCULATED THEREFROM |
| □ | FOUND 3/4" IRON PIPE TAGGED "PLS 8163", PER SEQUOIA BEND, UNIT 1 | < > | RECORD DATA PER PARCEL MAP NO. 474, RECORDED IN BOOK 5 OF PARCEL MAPS, AT PAGE 74, TCR OR CALCULATED THEREFROM |
| ■ | FOUND 3/4" IRON PIPE TAGGED "PLS 8163", PER SEQUOIA BEND, UNIT 2 | | |
| TCR | TULARE COUNTY RECORDS | | |
| N.T.S. | NOT TO SCALE | | |

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C1	8°47'35"	33.76'	220.00'
C2	8°47'35"	33.76'	220.00'
C3	8°47'35"	33.76'	220.00'
C4	24°56'51"	21.77'	50.00'
C5	139°12'53"	121.49'	50.00'
C6	1°45'25"	1.53'	50.00'
C7	76°55'04"	67.12'	50.00'
C8	60°32'24"	52.83'	50.00'
C9	24°56'51"	21.77'	50.00'

LINE TABLE		
#	BEARING	LENGTH
L1	N0° 37' 38"W	13.80'
L2	N0° 37' 38"W	13.80'
L3	N0° 37' 38"W	13.80'
L4	N0° 37' 38"W	13.80'
L5	N0° 37' 38"W	13.80'
L6	N0° 37' 38"W	13.80'
L7	N0° 37' 38"W	13.80'



PREPARED BY:



4CREEKS

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SHEET 2 OF 2