

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:

- 1. RIGHTS OF WAY FOR PACIFIC AVENUE, HICKORY STREET, PRESCOTT AVENUE, DOLLNER STREET, MONARCH STREET, RINALDI STREET, CHAPEL STREET, MARTIN STREET, AND PAYSON AVENUE IN FEE TO THE CITY OF VISALIA
2. LOTS A AND B IN FEE TO THE CITY OF VISALIA FOR LANDSCAPING, PUBLIC UTILITIES SIDEWALKS, BLOCK WALLS AND OTHER PUBLIC PURPOSES
3. 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)
4. PEDESTRIAN ACCESS EASEMENTS TO THE CITY OF VISALIA FOR PEDESTRIAN ACCESS PURPOSES AS SHOWN HEREON AND DESIGNATED AS "PAE" (PEDESTRIAN ACCESS EASEMENT)
5. BLOCK WALL EASEMENTS TO THE CITY OF VISALIA FOR THE INSTALLATION AND MAINTENANCE OF BLOCK WALLS AS SHOWN HEREON AND DESIGNATED AS "BWE" (BLOCK WALL EASEMENT)

FOR: WOODSIDE 06N, LP, A CALIFORNIA LIMITED PARTNERSHIP
BY: WDS GP, INC., A CALIFORNIA CORPORATION, ITS GENERAL PARTNER

BY: MATT SMITH TITLE: AUTHORIZED SIGNER

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

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.

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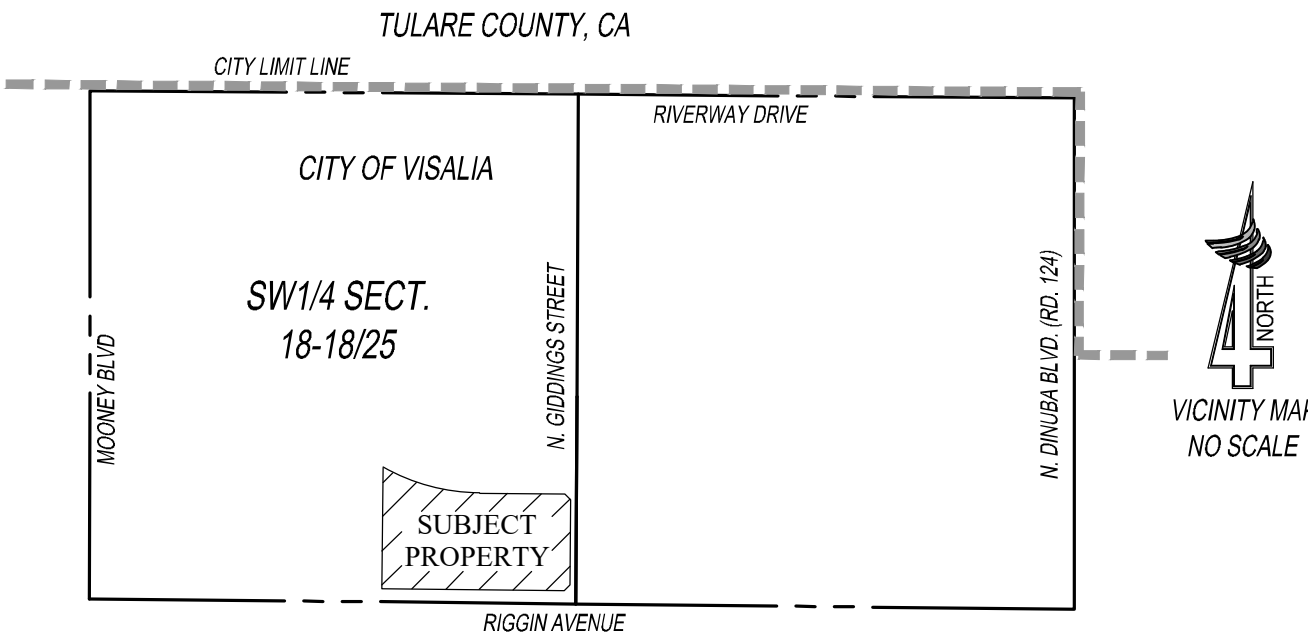
HIGHLAND PARK UNIT NOS. 3 & 4

LOT 2 OF SHANNON RANCH EAST, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 46 OF RECORDED MAPS, TULARE COUNTY RECORDS;

EXCEPTING THOSE PORTIONS OF SAID LAND AS SHOWN ON DEDICATIONS OF:

PARCEL MAP 4554, FILED IN BOOK 46, PAGE 59 OF PARCEL MAPS; OFFICIAL MAP OF SHANNON RANCH EAST SUBDIVISION MAP, FILED IN BOOK 40, PAGE 46 OF MAPS; IRREVOCABLE OFFER OF DEDICATION, RECORDED FEBRUARY 10, 2003 AS INSTRUMENT NO. 2003-0011275;

SAID DEDICATIONS WERE ACCEPTED IN THE FOLLOWING RESOLUTIONS: RESOLUTION 2005-52, RECORDED MAY 2, 2005 AS INSTRUMENT NO. 2005-0045469 RESOLUTION 2007-24, RECORDED MARCH 26, 2007 AS INSTRUMENT NO. 2007-0028982 RESOLUTION 2007-91, RECORDED NOVEMBER 28, 2007 AS INSTRUMENT NO. 2007-0103602 RESOLUTION 2007-90, RECORDED NOVEMBER 28, 2007 AS INSTRUMENT NO. 2007-0103603

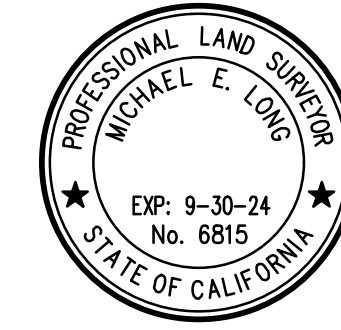


LANDSCAPE & LIGHTING DISTRICT ASSESSMENT

ALL THE REAL PROPERTY INCLUDED IN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP IS INCLUDED IN "ASSESSMENT DISTRICT NO. 22-05, 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 MAP (MAP NUMBER 06107C0935E) FOR COMMUNITY NO. 060409, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA, EFFECTIVE JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES FULLY WITHIN A FLOOD ZONE AREA DESIGNATED ZONE X (SHADED), WHICH ARE AREAS OF 0.2-PERCENT ANNUAL CHANCE FLOOD, AREAS OF 1-PERCENT 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 THE 1-PERCENT ANNUAL CHANCE FLOOD



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 WOODSIDE HOMES, OCTOBER 2016. 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, CITY SURVEYOR PLS 6815 DATE

CITY PLANNER'S STATEMENT

I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO THE TENTATIVE SUBDIVISION MAP APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON FEBRUARY 27, 2006.

PAUL BERNAL CITY PLANNER

DATE BY

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 LOTS A AND B; AND ACCEPTING THE PUBLIC UTILITY EASEMENTS, PEDESTRIAN ACCESS EASEMENTS, AND THE BLOCK WALL EASEMENTS, ALL INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION AND AS SHOWN UPON THIS MAP.

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

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 VOLUME \_\_\_\_ OF MAPS, AT PAGE \_\_\_\_ TULARE COUNTY RECORDS, AT THE REQUEST OF 4 CREEKS, INC.

TARA 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

# HIGHLAND PARK UNIT NOS. 3 & 4

SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN,  
IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA  
CURVE AND LINE TABLES ON SHEET 3

### EASEMENT/DOCUMENT LIST

- (E1) RESOLUTION AUTHORIZING ACCEPTANCE OF AN IRREVOCABLE OFFER TO THE CITY OF VISALIA PER DOC. REC. 5/2/05 AS DOC. NO. 2005-0045469, O.R.T.C.
- (E2) RESOLUTION AUTHORIZING ACCEPTANCE OF AN IRREVOCABLE OFFER TO THE CITY OF VISALIA PER DOC. REC. 3/26/07, AS DOC. NO. 2007-0028862, O.R.T.C.
- (E3) RESOLUTION AUTHORIZING ACCEPTANCE OF AN IRREVOCABLE OFFER TO THE CITY OF VISALIA PER DOC. REC. 11/28/2007, AS DOC. NO. 2007-0103603, O.R.T.C.
- (E4) RESOLUTION AUTHORIZING ACCEPTANCE OF AN IRREVOCABLE OFFER TO THE CITY OF VISALIA PER DOC. REC. 11/28/2007 AS DOC. NO. 2007-0103602, O.R.T.C.
- (E5) RESOLUTION AUTHORIZING ACCEPTANCE OF RIGHT OF WAY OFFERED TO THE CITY OF VISALIA PER DOC. REC. JULY 7, 2022, AS DOC. NO. 2022-0043398, O.R.T.C.
- (E6) EXISTING 20' EASEMENT FOR ROAD PURPOSES RECORDED FEBRUARY 28, 1930 IN BOOK 363, PAGE 131, O.R.T.C.

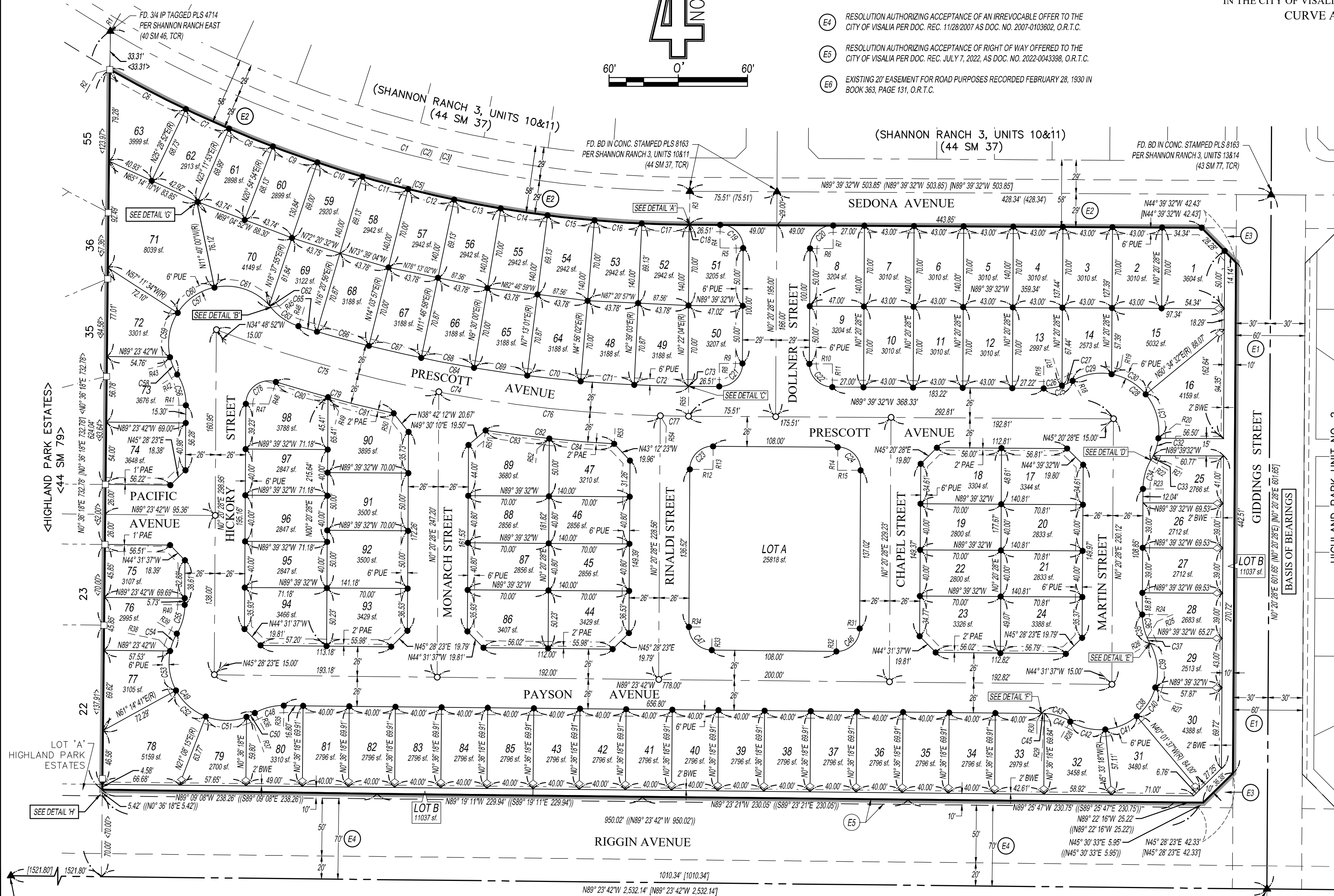
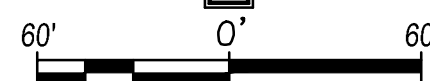
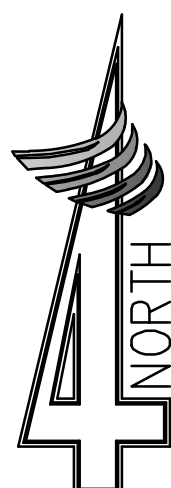
### LEGEND

- ▲ FOUND MONUMENT AS DESCRIBED
- SET 3/4" IRON PIPE TAGGED "PLS 8163", AND AT ALL LOT CORNERS AND POINTS OF CURVATURE
- SET BRASS DISC FLUSH IN CONC. TAGGED "PLS 8163"
- ◇ SET 3/4" IRON PIPE TAGGED "PLS 8163" 5.00 FEET FROM TRUE CORNER ALONG PROPERTY LINE
- FOUND 3/4" IRON PIPE TAGGED "PLS 8163", PER MAP OF HIGHLAND PARK ESTATES SUBDIVISION
- RECORD DATA PER SHANNON RANCH 3, UNITS 10 & 11, RECORDED IN VOL. 44 OF MAPS, AT PAGE 37 T.C.R. (OR CALCULATED THEREFROM)
- RECORD DATA PER SHANNON RANCH EAST, RECORDED IN VOL. 40 OF MAPS, AT PAGE 46, T.C.R. (OR CALCULATED THEREFROM)
- RECORD DATA PER HIGHLAND PARK ESTATES SUBDIVISION RECORDED IN VOL. 44 OF MAPS, AT PAGE 79, T.C.R. (OR CALCULATED THEREFROM)
- RECORD DATA PER RIGHT OF WAY ACCEPTANCE PER DOC. REC. 7/7/2022 AS DOC. NO. 2022-0043398, O.R.T.C.
- (R) RADIAL BEARING
- HEAVY SOLID LINE INDICATES SUBDIVISION BOUNDARY
- BWE BLOCK WALL EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PAE PEDESTRIAN ACCESS EASEMENT
- (E#) EASEMENT/DOCUMENT OF RECORD

### BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 18-18/25 PER MAP OF SHANNON RANCH EAST SUBDIVISION, REC. IN VOL 40 OF MAPS, PG. 46, T.C.R.

TAKEN AS N0° 20' 28"E



PREPARED BY:



**4CREEKS**

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

FD. BD IN CONC. STAMPED PLS 8006  
AS SHOWN ON PM 4928, TCR  
ACCEPTED AS S1/4 COR. SECT. 18-18/25

FD. BRASS DISC FLUSH IN CONCRETE PER RM 40-99  
ACCEPTED AS SW COR. SECT. 18-18/25

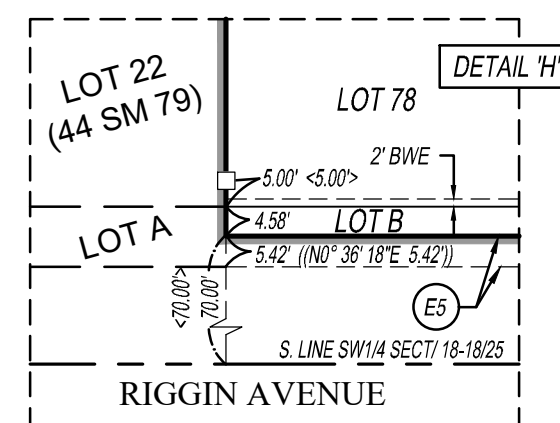
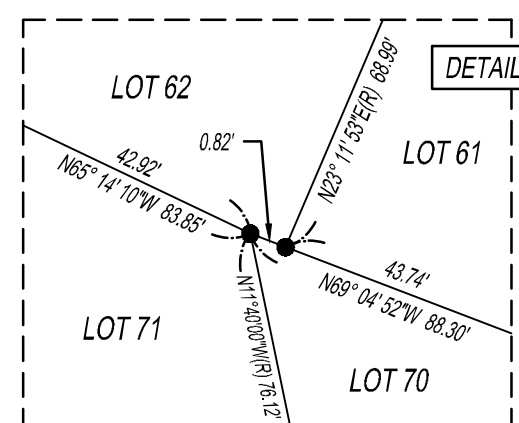
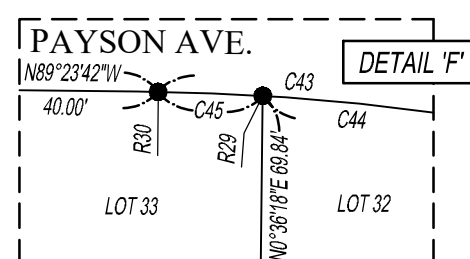
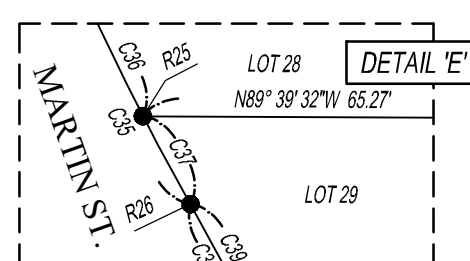
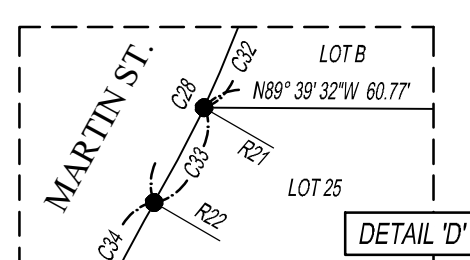
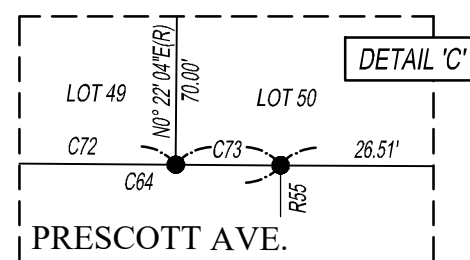
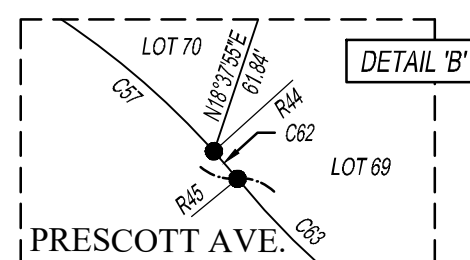
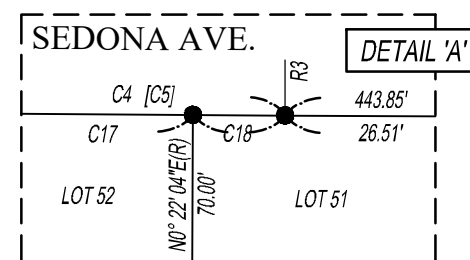
# HIGHLAND PARK

## UNIT NOS. 3 & 4

SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN,  
IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA  
LEGEND AND DOCUMENT/EASEMENT LIST ON SHEET 2



ALL DETAILS  
NOT TO SCALE



CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C1	30°12'19"	527.18'	1,000.00'
C2	30°12'19"	527.18'	1,000.00'
C3	30°12'19"	527.18'	1,000.00'
C4	29°16'46"	525.84'	1,029.00'
C5	29°15'10"	525.36'	1,029.00'
C6	4°08'22"	74.34'	1,029.00'
C7	2°16'59"	41.00'	1,029.00'
C8	2°16'59"	41.00'	1,029.00'
C9	2°16'59"	41.00'	1,029.00'
C10	2°16'59"	41.00'	1,029.00'
C11	2°16'59"	41.00'	1,029.00'
C12	2°16'59"	41.00'	1,029.00'
C13	2°16'59"	41.00'	1,029.00'
C14	2°16'59"	41.00'	1,029.00'
C15	2°16'59"	41.00'	1,029.00'
C16	2°16'59"	41.00'	1,029.00'
C17	2°16'59"	41.00'	1,029.00'
C18	0°01'36"	0.48'	1,029.00'
C19	90°00'00"	31.42'	20.00'
C20	90°00'00"	31.42'	20.00'
C21	90°00'00"	31.42'	20.00'
C22	90°00'00"	31.42'	20.00'
C23	90°00'00"	31.42'	20.00'
C24	90°00'00"	31.42'	20.00'
C25	29°59'43"	26.18'	50.00'
C26	18°24'11"	16.06'	50.00'
C27	11°35'33"	10.12'	50.00'
C28	149°59'26"	130.89'	50.00'

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C29	40°07'22"	35.01'	50.00'
C30	40°06'25"	35.00'	50.00'
C31	46°41'52"	40.75'	50.00'
C32	17°56'47"	15.66'	50.00'
C33	5°07'00"	4.47'	50.00'
C34	29°59'43"	26.18'	50.00'
C35	30°01'24"	26.20'	50.00'
C36	23°49'01"	20.78'	50.00'
C37	6°12'23"	5.42'	50.00'
C38	150°18'39"	131.17'	50.00'
C39	45°16'41"	39.51'	50.00'
C40	34°22'39"	30.00'	50.00'
C41	34°28'19"	30.08'	50.00'
C42	36°11'00"	31.58'	50.00'
C43	30°01'24"	26.20'	50.00'
C44	27°02'00"	23.59'	50.00'
C45	2°59'24"	2.61'	50.00'
C46	90°15'50"	31.51'	20.00'
C47	89°44'10"	31.32'	20.00'
C48	29°58'03"	26.15'	50.00'
C49	149°40'15"	130.61'	50.00'
C50	9°10'19"	8.00'	50.00'
C51	41°19'41"	36.07'	50.00'
C52	40°06'25"	35.00'	50.00'
C53	40°30'26"	35.35'	50.00'
C54	18°33'24"	16.19'	50.00'
C55	29°58'03"	26.15'	50.00'
C56	32°10'52"	28.08'	50.00'

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C57	172°32'53"	150.58'	50.00'
C58	18°37'47"	16.28'	50.00'
C59	46°01'03"	40.16'	50.00'
C60	45°31'34"	39.73'	50.00'
C61	59°46'27"	52.16'	50.00'
C62	2°36'02"	2.27'	50.00'
C63	33°32'08"	29.27'	50.00'
C64	16°49'53"	343.41'	1,169.00'
C65	0°49'25"	16.80'	1,169.00'
C66	2°16'59"	46.58'	1,169.00'
C67	2°16'59"	46.58'	1,169.00'
C68	2°16'59"	46.58'	1,169.00'
C69	2°16'59"	46.58'	1,169.00'
C70	2°16'59"	46.58'	1,169.00'
C71	2°16'59"	46.58'	1,169.00'
C72	2°16'59"	46.58'	1,169.00'
C73	0°01'36"	0.55'	1,169.00'
C74	20°02'55"	418.15'	1,195.00'
C75	9°36'40"	200.46'	1,195.00'
C76	9°15'47"	193.20'	1,195.00'
C77	1°10'27"	24.49'	1,195.00'
C78	107°02'25"	37.36'	20.00'
C79	4°57'40"	105.72'	1,221.00'
C80	2°12'42"	47.13'	1,221.00'
C81	2°44'58"	58.59'	1,221.00'
C82	5°15'33"	112.08'	1,221.00'
C83	2°36'43"	55.66'	1,221.00'
C84	2°38'50"	56.41'	1,221.00'

Radial Table	
#	Bearing
R1	N30° 32' 47"E
R2	N29° 37' 14"E
R3	S00° 20' 28"W
R4	S00° 20' 28"W
R5	S89° 39' 32"E
R6	S89° 39' 32"E
R7	N00° 20' 28"E
R8	N00° 20' 28"E
R9	S89° 39' 32"E
R10	N89° 39' 32"W
R11	N00° 20' 28"E
R12	N89° 39' 32"W
R13	S00° 20' 28"W
R14	S00° 20' 28"W
R15	S89° 39' 32"E
R16	N00° 20' 28"E
R17	S18° 03' 43"E
R18	S29° 39' 16"E
R19	N10° 28' 06"E

Radial Table	
#	Bearing
R20	S82° 43' 36"E
R21	N64° 46' 50"W
R22	N59° 39' 49"W
R23	S89° 39' 32"E
R24	S89° 39' 32"E
R25	S66° 31' 27"W
R26	N60° 19' 03"E
R27	N74° 24' 16"W
R28	S30° 37' 42"W
R29	S03° 35' 42"W
R30	N00° 36' 18"E
R31	N89° 39' 32"W
R32	S00° 36' 18"W
R33	N00° 36' 18"E
R34	N89° 39' 32"W
R35	N00° 36' 18"E
R36	S29° 21' 45"E
R37	S20° 11' 25"E
R38	S78° 14' 53"E

Radial Table	
#	Bearing
R39	S59° 41' 30"E
R40	N89° 39' 32"W
R41	N89° 39' 32"W
R42	N58° 09' 36"E
R43	N76° 47' 23"E
R44	N48° 06' 27"E
R45	S50° 42' 29"W
R46	N17° 10' 21"E
R47	N89° 39' 32"W
R48	S17° 22' 52"W
R49	S15° 10' 10"W
R50	N12° 25' 12"E
R51	N08° 36' 58"E
R52	S06° 00' 15"W
R53	N03° 21' 25"E
R54	N01° 30' 55"E
R55	N00° 20' 28"E

PREPARED BY:



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