

## DIAMOND OAKS - UNIT NO. 1

BEING PORTIONS OF PARCELS 1 AND 2 OF LLA 2017-07 RECORDED AS DOCUMENT NO. 2017-0043532, O.R.T.C.R. SITUATED IN A PORTION OF THE NE 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

OWNER: DIAMOND OAKS HOLDINGS, LLC  
1441 S MOONEY BLVD # D  
VISALIA, CA 93274  
(559) 625-8372

ENGINEER/SURVEYOR: LANE ENGINEERS, INC.  
979 NORTH BLACKSTONE STREET  
TULARE, CA 93274  
(559) 688-5263

JUNE 2019

## 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:

- RIGHT OF WAY FOR BRADLEY STREET, BURKE STREET, CALDWELL AVENUE, CAMERON AVENUE, EDISON STREET, LOYOLA AVENUE, PACKWOOD AVENUE, AND RUSSELL AVENUE IN FEE TO THE CITY OF VISALIA.
- 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).
- ONE-FOOT RESERVE STRIP
- LOTS 'A', 'B', AND 'C' IN FEE TO THE CITY OF VISALIA FOR LANDSCAPING, PUBLIC SIDEWALKS, BLOCK WALLS AND OTHER PUBLIC PURPOSES.
- BLOCK WALL FOOTING EASEMENTS IN FAVOR OF THE CITY OF VISALIA, AS SHOWN HEREON.
- PUBLIC SIDEWALK EASEMENT IN FAVOR OF THE CITY OF VISALIA, AS SHOWN HEREON.**

FOR: DIAMOND OAKS HOLDINGS, LLC

By: Bob D. Ausherman 7/8/19  
BOB D. AUSHERMAN, Managing Member DATE

FOR: FIRST AMERICAN TITLE COMPANY, AS TRUSTEE

By: Sherry Munger 7/9/19  
SHERRY MUNGER, Escrow Officer DATE

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 July 8 2019

BEFORE ME: Thiamann M. Soares NOTARY PUBLIC, PERSONALLY APPEARED:

BOB D. AUSHERMAN 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 AND OFFICIAL SEAL.

Thiamann M. Soares  
SIGNATURE OF NOTARY PUBLIC

Thiamann M. Soares  
PRINT COMMISSION NAME

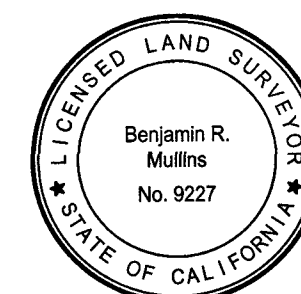
DATE COMMISSION EXPIRES: June 1 2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Tulare

NO NOTARY SEAL REQUIRED PURSUANT TO SEC. 66436 (C) OF THE SUBDIVISION MAP ACT.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 4, NAD 83, AS DETERMINED BY GPS OBSERVATIONS RELATIVE TO THE CALIFORNIA SURVEYING AND DRAFTING, INC. VIRTUAL SURVEY NETWORK, EPOCH DATE 2007.



## 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 KEVIN FISTOLERA ON MAY 29, 2014, AND SAID FIELD SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL 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 ON OR BEFORE JULY 1, 2021 AND ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Ben Mullins  
BENJAMIN R. MULLINS, PLS 9227

7-2-19  
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 COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Jeffrey S. Land  
JEFFREY S. LAND, City Surveyor, PLS 8634

8/6/19  
DATE

## CITY PLANNER'S STATEMENT

I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO TENTATIVE SUBDIVISION MAP NO. 5547 APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON SEPTEMBER 23, 2013.

Paul Bernal  
PAUL BERNAL, CITY PLANNER

8/5/19  
DATE

## 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 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: 8/21/2019  
Jason T. Britt  
COUNTY ADMINISTRATIVE OFFICER/  
CLERK OF THE BOARD OF SUPERVISORS

Shirley Ruello  
DEPUTY

## RECORDER'S STATEMENT

DOCUMENT NO. 2019-0047507  
FEE PAID: 89.00

FILED THIS 29 DAY OF AUGUST, 2019 AT 9:41 A.M. IN VOLUME 44 OF MAPS, AT PAGE 32 TULARE COUNTY RECORDS, AT THE REQUEST OF LANE ENGINEERS, INC.

ROLAND P. HILL  
TULARE COUNTY ASSESSOR/CLERK-RECORDER

By: Megan O'Neal  
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 THE 5th DAY OF August, 2019 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, LOTS 'A', 'B', 'C' AND BLOCK WALL FOOTING EASEMENTS; AND PUBLIC SIDEWALK EASEMENT;

AND ACCEPTING THE PUBLIC UTILITIES EASEMENTS;  
AND CONSENTING TO THE ABANDONMENT OF THE IRREVOCABLE OFFER OF DEDICATION IN FEE INTEREST PER INSTRUMENT RECORDED AS DOCUMENT NO. 2017-0048528, O.R.T.C.R.

ALL INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION AND AS SHOWN AND/OR STATED UPON THE MAP.

RANDY GROOM  
CITY MANAGER/CITY CLERK

Michelle Nicholson  
CHIEF DEPUTY CITY CLERK

SHEET 1 OF 4  
JOB NO. 14154

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 July 9 2019

BEFORE ME: Thiamann M. Soares NOTARY PUBLIC, PERSONALLY APPEARED:

SHERRY MUNGER 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 AND OFFICIAL SEAL.

Thiamann M. Soares  
SIGNATURE OF NOTARY PUBLIC

Thiamann M. Soares  
PRINT COMMISSION NAME

DATE COMMISSION EXPIRES: June 1 2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Tulare

NO NOTARY SEAL REQUIRED PURSUANT TO SEC. 66436 (C) OF THE SUBDIVISION MAP ACT.

## FLOOD HAZARD ZONE

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NUMBER 06107C0945E) FOR COMMUNITY NO. 065066, TULARE COUNTY, CALIFORNIA, EFFECTIVE JUNE 15, 2009, THE PROPERTY SHOWN ON THIS MAP LIES FULLY WITHIN A FLOOD ZONE AREA DESIGNATED ZONE X (SHADED), WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOODING, AREAS OF 1% ANNUAL CHANCE FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES.

THIS PARCEL WAS LOCATED IN THE CITY OF VISALIA AT THE TIME OF THE RATE MAP, AND SHOULD HAVE BEEN IDENTIFIED TO BE IN THE CITY OF VISALIA, COMMUNITY NO. 060409.

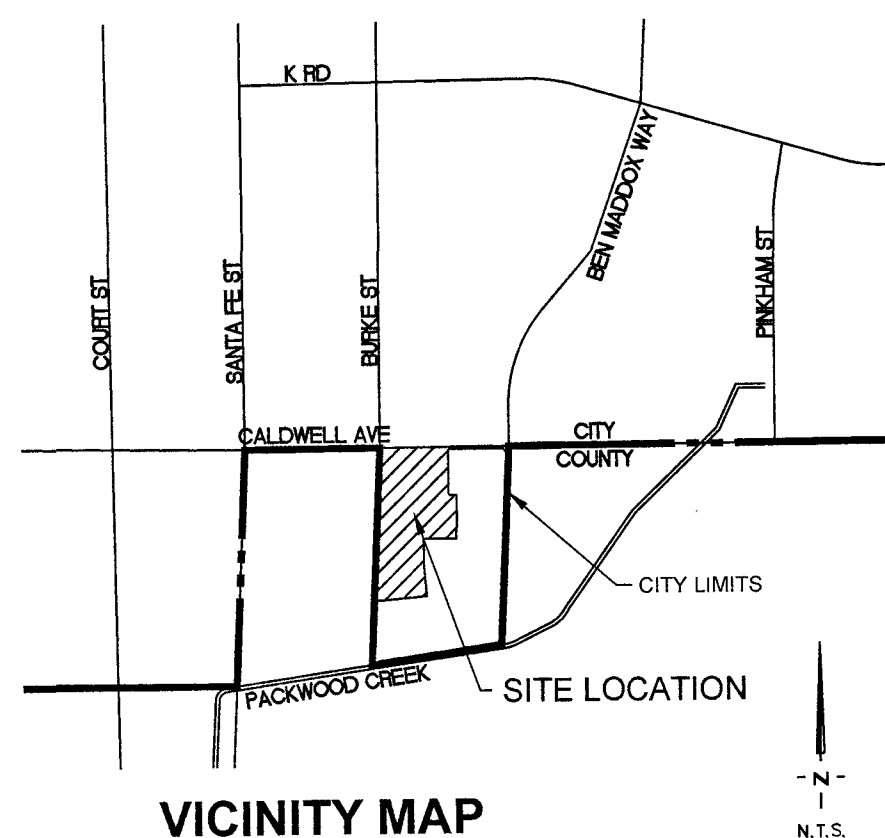
## LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT

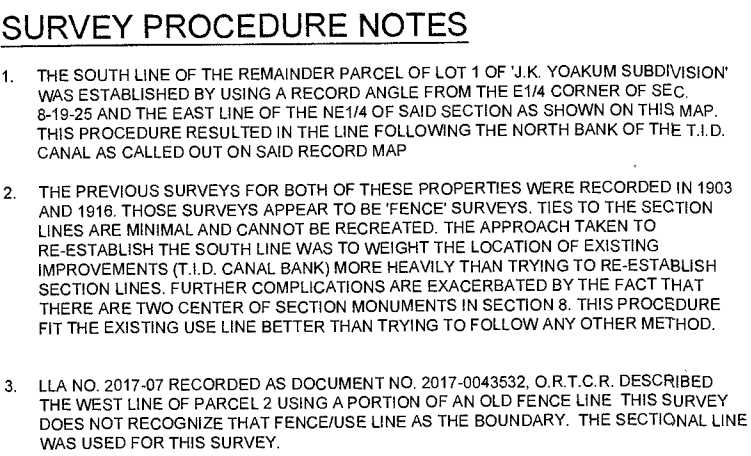
ALL THE REAL PROPERTY INCLUDED IN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP IS INCLUDED IN "ASSESSMENT DISTRICT NO. 19-05, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA," ESTABLISHED PURSUANT TO THE LANDSCAPE AND LIGHTING ACT OF 1972.

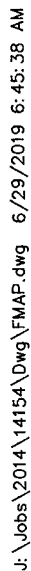
## NOTICE OF ABANDONMENT

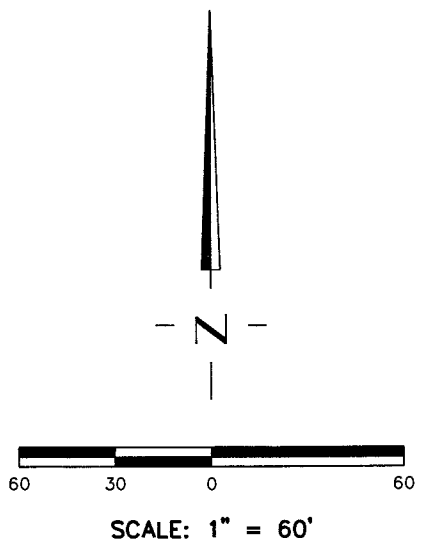
PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE, THE FILING OF THIS FINAL MAP SHALL CONSTITUTE ABANDONMENT OF THE FOLLOWING IRREVOCABLE OFFER OF DEDICATION INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION AND AS SHOWN AND/OR STATED UPON THE MAP.

- IRREVOCABLE OFFER OF DEDICATION IN FEE INTEREST RECORDED AS DOC. NO. 2017-0048528, O.R.T.C.R.









Radial Table	
Radial #	BEARING
R1	N0°24'42"W (R)
R2	N89°35'16"E (R)
R3	N80°30'00"W (R)
R4	N64°30'00"E (R)
R5	N87°50'10"W (R)
R6	N79°41'05"E (R)
R7	N87°17'56"E (R)
R8	N86°26'24"W (R)
R9	N87°22'13"E (R)
R10	S87°49'28"E (R)
R11	N80°17'55"W (R)
R12	N79°36'08"W (R)
R13	S3°55'55"E (R)
R14	N2°51'40"W (R)
R15	N85°35'44"E (R)
R16	N88°15'34"W (R)
R17	N89°06'36"W (R)

8/21/19

1 Requested by SPL

Recording Requested By:  
First American Title Company

After Recording Return To:

FATCO  
211 E Caldwell Ave.  
Visalia, CA 93277

*map*



2019-0047507

Recorded  
Official Records  
County of  
Tulare  
ROLAND P HILL  
Clerk Recorder

REC FEE 14.00  
AFF SBZ HOUSE 75.00

09:41AM 29-Aug-2019

MO  
Page 1 of 4

Escrow # 5716278

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SUBDIVISION GUARANTEE



Bk 44 Pg 32

**SUBDIVISION GUARANTEE**

Fee: \$170.00

No.: 5405-5716278

Subdivision: Diamond Oaks - Unit No. 1

First American Title Insurance Company  
a corporation

**GUARANTEES**

The County of Tulare and any City within which said subdivision is located in a sum not exceeding \$1,000.00.

That, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the above referenced subdivision, the only parties having any record title interest in said land whose signatures are necessary, under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map are:

Diamond Oaks Holdings, LLC, Owner and the following:

1. General and special taxes and assessments for the fiscal year 2019-2020, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. An easement for CANAL PURPOSES, RIGHT OF WAY FOR WATER DITCH 14 FEET WIDE ON THE BOTTOM and incidental purposes, recorded April 25, 1903 in Book 111 of Deeds, Page 445.  
In Favor of: TULARE IRRIGATION CO.  
Affects: THE SOUTHERLY PORTION OF SAID LAND AS SAID DITCH  
EXISTED ON MARCH 26, 1903

The location of the easement cannot be determined from record information.

4. Terms, provisions, covenants, restrictions and conditions contained in a document executed pursuant to the California Land Conservation Act of 1965 (Williamson Act) and recorded January 02, 1970 as BOOK 2873, PAGE 881 of Official Records.

The effect of a document entitled "NOTICE OF FULL NONRENEWAL", recorded January 22, 2004 as INSTRUMENT NO. 2004-0006009 of Official Records.

The map hereinbefore referred to is a subdivision of:

BEING PORTIONS OF PARCELS 1 AND 2 LLA 2017-07 RECORDED AS DOCUMENT NO. 2017-0043532 OF OFFICIAL RECORDS:

First American Title Insurance Company

PARCEL 1: (PORTION OF APN: 126-100-012-000; 126-100-055-000, NEW APN NOT YET ASSESSED)

THAT PORTION OF LOTS 1 & 2 OF THE J. K. YOAKUM SUBDIVISION PER MAP RECORDED IN VOLUME 2 OF MAPS AT PAGE 115, T.C.R. SITUATED IN A PORTION OF THE NE1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N1/4 CORNER OF THE NE1/4 OF SAID SECTION;

THENCE S02°09'50"W 55.92 FEET TO THE SOUTH RIGHT OF WAY OF CALDWELL AVENUE AND THE TRUE POINT OF BEGINNING;  
THENCE N89°13'20"E 1,253.44 FEET ALONG SAID RIGHT OF WAY TO THE EAST LINE OF SAID SECTION ALSO BEING THE EAST LINE OF SAID LOT 2;  
THENCE S01°48'57"W 529.39 FEET ALONG SAID EAST LINE;  
THENCE S89°35'18"W 1040.13 FEET;  
THENCE S00°24'42"E 835.79 FEET;  
THENCE S84°30'00"W 156.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 528.00 FEET;  
THENCE WESTERLY 24.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°38'20" TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 20.00 FEET;  
THENCE SOUTHWESTERLY 29.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°58'30";  
THENCE N87°50'10"W 68.96 FEET TO THE WEST LINE OF SAID LOT 1;  
THENCE N03°41'10"W 487.83 FEET ALONG SAID LINE TO AN ANGLE POINT;  
THENCE N02°09'50"E 902.57 FEET ALONG SAID LINE TO THE TRUE POINT OF BEGINNING.

PARCEL 2: (PORTION OF APN: 126-100-012-000; 126-100-056-000, NEW APN NOT YET ASSESSED)

THAT PORTION OF LOTS 1 & 2 OF THE J. K. YOAKUM SUBDIVISION PER MAP RECORDED IN VOLUME 2 OF MAPS AT PAGE 115, T.C.R. SITUATED IN A PORTION OF THE NE1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE N1/4 CORNER OF THE NE1/4 OF SAID SECTION,

THENCE S02°09'50"W 55.92 FEET TO THE SOUTH RIGHT OF WAY OF CALDWELL AVENUE;  
THENCE CONTINUING S02°09'50"W 902.57 FEET ALONG THE WEST LINE OF SAID LOTS TO AN ANGLE POINT;  
THENCE CONTINUING S03°41'10"W 487.83 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE TRUE POINT OF BEGINNING;  
THENCE S87°50'10"E 68.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 20.00 FEET, A RADIAL LINE THROUGH WHICH POINT BEARS N87°50'10"W;  
THENCE NORTHEASTERLY 29.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°58'30" TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 528.00 FEET;  
THENCE EASTERLY 24.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°38'20",  
THENCE N84°30'00"E 156.46 FEET;  
THENCE N00°24'42"W 835.79 FEET;  
THENCE N89°35'18"E 1,040.13 FEET TO THE EAST LINE OF SAID LOT 2;  
THENCE S01°48'57"W 1,354.27 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF;  
THENCE S82°43'57"W 1,311.02 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST

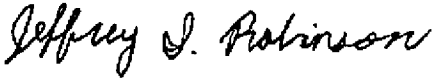
CORNER THEREOF;  
THENCE N03°41'10"E 644.14 FEET TO THE TRUE POINT OF BEGINNING.

Dated: August 19, 2019

***First American Title Insurance Company***



Dennis J. Gilmore  
President



Jeffrey S. Robinson  
Secretary