

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 the County Records, being a portion of the southern half of the southeast quarter of sections 33, township 18 south, range 23 east, about 0.80 acre within the boundaries of the map hereon, for the specified purposes:

- 1. The street, right of way for Cambridge Court as shown within the boundary of this subdivision, in fee to the City of Visalia.
2. The street, right of way on Walnut Avenue for bus stop in fee to the City of Visalia.
3. The public easements for the installation and construction of sidewalks as shown within the boundary of this subdivision.
4. The storm drain easement to the City of Visalia for the conveyance of public storm water across the internal drive alleys.
5. 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 Utility Easement).

THE HUB VISALIA, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

Managing Member _____ Date _____
Title _____

NOTARY ACKNOWLEDGEMENT

A notary public or other official completing this certificate certifies 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 _____
On _____ before me, _____
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 that he/she/they executed the instrument, and that he/she/they acknowledged to me that he/she/they 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 _____
County _____ My commission expires: _____
My commission number: _____
(No notary seal required Pursuant to Sec. 66436 (c) of the Subdivision Map Act.)

FLOOD HAZARD NOTE

As delineated on the Federal Emergency Management Agency's Flood Insurance Rate Map (Map No. 061070304E) for the community of Visalia, City of Visalia, State of California, effective from 10/15/2006, the Flood Hazard Boundary Map (Map No. 061070304E) and Flood Insurance Study (FIS) (Map No. 061070304E) show the Flood Hazard Boundary and Flood Insurance Study (FIS) for the community of Visalia, City of Visalia, State of California. The Flood Hazard Boundary Map (Map No. 061070304E) and Flood Insurance Study (FIS) (Map No. 061070304E) show the Flood Hazard Boundary and Flood Insurance Study (FIS) for the community of Visalia, City of Visalia, State of California. The Flood Hazard Boundary Map (Map No. 061070304E) and Flood Insurance Study (FIS) (Map No. 061070304E) show the Flood Hazard Boundary and Flood Insurance Study (FIS) for the community of Visalia, City of Visalia, State of California.

PARCEL MAP NO.

REWARD PARCEL OF PARCELS MAP NO. 427 AS RE-MAP RECORDED IN BOOK 43, PAGE 81 OF PARCELS MAPS, TULARE COUNTY RECORDS, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST, ABOUT 0.80 ACRES WITHIN THE COUNTY OF TULARE, STATE OF CALIFORNIA.

OWNER:
THE HUB VISALIA, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

SURVEYOR:
BORUM LAND SURVEYING INC.
1443 W. GRAND AVE. STE C
GROVER BEACH, CA, 94933



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 Greg Nunley. I hereby state that this map was prepared on November 15, 2024, and said field survey is true and correct to the best of my knowledge and belief. I have not been furnished with any information or conditionally approved tentative map, if any. All monuments are of the character and occupancy or will occupy, the positions indicated within one year of date of recordation and are, or will be sufficient to enable the survey to be retraced.

Brian S. Borum, PLS 8006 _____ 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 appears on the subdivision map, and that the operations thereon, that the line of approval of the tentative map have been complied with; and that I am satisfied that the map is technically correct.

Michael E. Long, PLS 8815 _____ Date: _____
City Surveyor

CITY PLANNER'S STATEMENT

I hereby certify that this map is in compliance with the Tentative Parcel Map No. 2024-10 approved by the City of Visalia Planning Commission at the regular meeting held on April 14, 2025.

By: Paul Bernal _____ Date: _____
Director/Community Preservation
Planning/City Planner

BOARD OF SUPERVISORS' STATEMENT

I, Jason T. Britt, County Administrative Officer/Clerk of the Board of Supervisors of the County of Tulare, State of California, do hereby certify that this map is in compliance with the Tentative Parcel Map No. 2024-10 approved by the Board of Supervisors as provided in Division 2, of Title 7 of the Government Code of the State of California.

Jason T. Britt, County Administrative Officer/Clerk of the Board of Supervisors.

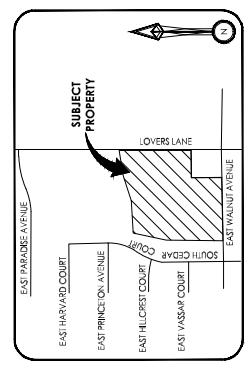
By: _____ Date: _____
Deputy Clerk

RECORDERS STATEMENT

Document No. _____ Fee Paid: _____
Filed this _____ day of _____, 20____, at _____ M., in Book _____
of Parcel Maps at Page _____ Tulare County Records, at the request of Borum Land Surveying Inc.

Tara K. Freitas, CPA
Tulare County Assessor/Clerk-Recorder

By: _____
Deputy



Vicinity Map
NO SCALE

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 _____ day of _____, 20____, the City of Visalia approved this map and subdivision and, on behalf of the public, excepting, subject to improvements, the street, right of way for Cambridge Court, the right of way on Walnut Avenue for a bus turnout, the sidewalk easement, the public utility easement, the storm drain easement for public storm water and consenting to the abandonment of that portion of the existing vehicular, pedestrian and public utility easement as indicated 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 _____ day of _____, 20____.

Leslie B. Coviglia
City Manager/City Clerk
Chief Deputy City Clerk

NOTICE OF ABANDONMENT

Public Utility Easement Code, the filing of this parcel map shall constitute abandonment of the following public street and public easements:

- 1. That portion of the existing vehicular, pedestrian and public utility easement to the City of Visalia per Parcel Map No. 380A, Book 39 of Parcel Maps at Page 7, 10, 20, not shown within the boundary of this map.

PARCEL MAP NO.

REQUIREMENTS OF PARCEL MAP NO. 007 AS SET FORTH IN COORDINATE BOOK 43, PAGE 8 OF PARCEL MAP NO. 007 TO BE COMPLETED BY THE CITY OF VISALIA, CALIFORNIA, COUNTY OF TULARE, STATE OF CALIFORNIA, RANGE 23 EAST, MOUNT SHILOH MERIDIAN IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

JANUARY 2025

OWNER:
THE HUB VISALIA, LLC
 A CALIFORNIA LIMITED LIABILITY COMPANY

SURVEYOR:
BORUM LAND SURVEYING INC.
 1465 W. GRAND AVE. STE. C
 GROVER BEACH, CA. 93433

NOTE
 ELEVATIONS SHOWN HEREON ARE NAVD 83

LEGEND

- ▲ RD. AND ACCEPTED MOBIILITY AS DESCRIBED
- SET 1/2' REBAR FLAGGED U.S. 8006
- () RECORD DATA RES. STONEBRIDGE SUBDIV UNIT 1 & 2 RECL. IN VOL. 33 OF MAPS AT PG. 31, T.C.P.
- TCR TULARE COUNTY RECORDS
- REF. --- BASE FLOOD ELEVATION
- (P) RADIAL BEARING
- UNLESS NOTED OTHERWISE, PROPERTY CORNERS SEARCHED FOR AND NOT FOUND
- INDICATES SUBDIVISION BOUNDARY

CURVE DATA	ARC LENGTH	TANGENT TO CHORD
C1	3993.39'	250.00'
C2	1047.44'	34.86'
C3	1047.44'	34.86'
C4	3297.14'	38.09'
C5	3297.14'	38.09'
C6	1798.84'	16.89'
C7	1798.84'	16.89'
C8	1798.84'	16.89'
C9	1798.84'	16.89'
C10	1798.84'	16.89'
C11	1798.84'	16.89'
C12	1798.84'	16.89'
C13	1798.84'	16.89'
C14	1798.84'	16.89'
C15	1798.84'	16.89'
C16	1798.84'	16.89'
C17	1798.84'	16.89'
C18	1798.84'	16.89'
C19	1798.84'	16.89'
C20	1798.84'	16.89'
C21	1798.84'	16.89'
C22	1798.84'	16.89'
C23	1798.84'	16.89'

