

**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:

1. PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF GAS LINES, WATER 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).
2. BLOCK WALL EASEMENTS IN FAVOR OF THE CITY OF VISALIA FOR THE INSTALLATION AND MAINTENANCE OF BLOCK WALLS AS SHOWN HEREON AND DESIGNATED AS "BWE" (BLOCK WALL EASEMENT).
3. RIGHTS OF WAY FOR NORTH CLANCY STREET, GROVE AVENUE, NICHOLAS AVENUE, SHASTA STREET, EVEREST STREET, TOMMY AVENUE, PIERRE STREET, MARIE STREET AND ALLEN AVENUE, IN FEE TO THE CITY OF VISALIA.
4. OUTLOT A AND OUTLOT B FOR LANDSCAPE PURPOSES, PUBLIC UTILITIES, SIDEWALKS, BLOCK WALLS, AND OTHER PUBLIC PURPOSES.
5. OUTLOT C FOR PUBLIC PARK, TRAIL AND LANDSCAPE PURPOSES.

**DR. HORTON CA3, INC., A DELAWARE CORPORATION**

BY: David Hatch 6/26/2025  
DAVID HATCH, VICE PRESIDENT AND  
DIVISION PRESIDENT DATE

**NOTARY ACKNOWLEDGMENT**

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 June 26, 2025 BEFORE ME, A.E. Pulido-Munoz, NOTARY PUBLIC, PERSONALLY  
APPEARED David Hatch

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 A.E. Pulido-Munoz  
PRINT NAME

MY COMMISSION EXPIRES Feb 22, 2029  
MY COMMISSION NO 2510889  
PRINCIPAL PLACE OF BUSINESS Tulare COUNTY

**FLOOD HAZARD ZONE**

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NUMBER 06107C0928E AND 06107C0909E) 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-PERCENT ANNUAL CHANCE FLOODING. THE 1% ANNUAL CHANCE FLOODPLAIN BOUNDARY, BASE FLOOD ELEVATION LINES AND VALUE AND THE CALCULATED MINIMUM FINISHED FLOOR ELEVATIONS ARE SHOWN FOR THE PORTIONS OF THIS MAP THAT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA.

**SHEPHERDS RANCH II - PHASE 1**

BEING ALL OF PARCEL 1 PER PARCEL MAP NO. 5448, RECORDED IN VOLUME 55 OF PARCEL MAPS, AT PAGE 56, TULARE COUNTY RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN.

IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

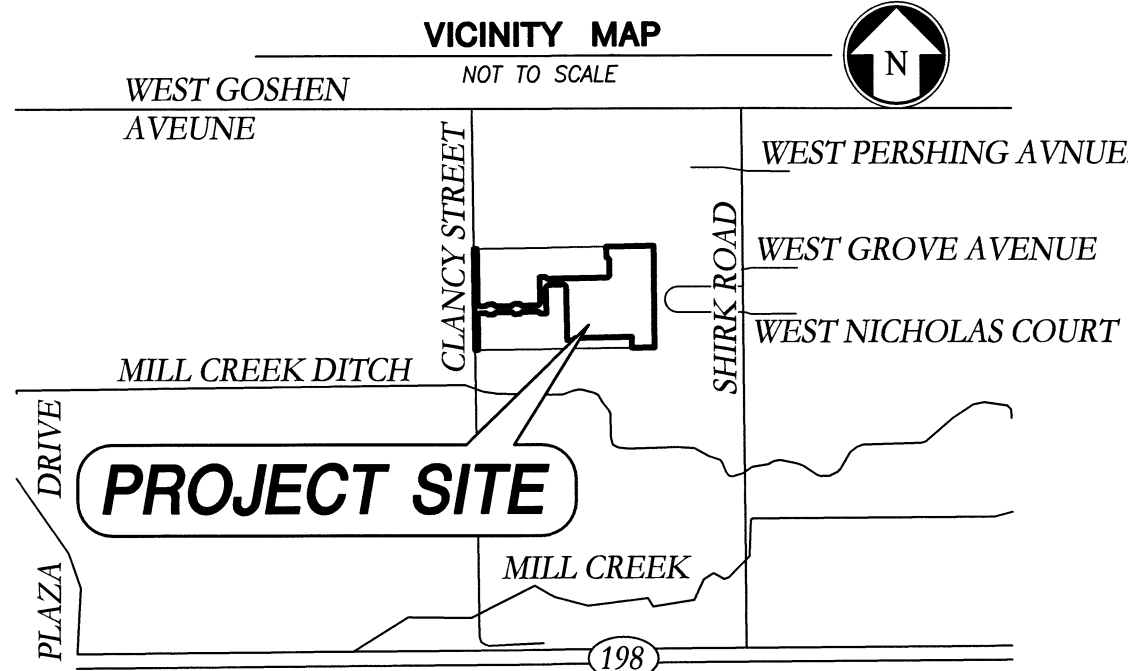
APRIL 2025

CONSISTING OF SIX (6) SHEETS & 17.717 ACRES.

FOR: **DR. HORTON - CENTRAL VALLEY DIVISION**  
**419 W. MURRAY AVENUE**  
**VISALIA, CA, 93291**

BY:

**QK**  
WWW.QKINC.COM  
1-800-955-7599  
BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA

**LEGAL DESCRIPTION**

REAL PROPERTY IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP 5448, FILED IN VOLUME 55 OF PARCEL MAPS, AT PAGE 56, OFFICIAL RECORDS OF TULARE COUNTY.

**VERTICAL DATUM NOTE**

BASE FLOOD ELEVATION VALUES SHOWN ON THIS MAP ARE CONVERTED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO THE CITY OF VISALIA DATUM BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) USING THE CONVERSION FACTOR OF 2.73 ESTABLISHED IN FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE STUDY DATED JUNE 16, 2009. THE CONVERSION FACTOR OF 2.73 IS SUBTRACTED FROM THE NAVD 88 VALUE TO OBTAIN THE EQUIVALENT NGVD 29 VALUE.

**LANDSCAPE & LIGHTING ASSESSMENT DISTRICT**

ALL THE REAL PROPERTY INCLUDED IN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP IS INCLUDED IN "ASSESSMENT DISTRICT NO. 23-01 CITY OF VISALIA, TULARE COUNTY, CALIFORNIA" ESTABLISHED PURSUANT TO THE LANDSCAPE AND LIGHTING ACT OF 1972.

**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 DR. HORTON ON OCTOBER, 2021 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. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY, OR WILL OCCUPY, THE POSITIONS INDICATED ON OR BEFORE DECEMBER 31, 2026 AND ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Antonio S. Westerlund  
ANTONIO S. WESTERLUND, P.L.S. 9399

6-13-2025  
DATE

**CITY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION 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 THE MAP IS TECHNICALLY CORRECT.

Michael E. Long  
MICHAEL E. LONG, P.L.S. 6815  
CITY SURVEYOR

7/30/25  
DATE

**CITY PLANNER'S STATEMENT**

I HEREBY STATE THAT FINAL MAP CONFORMS TO THE TENTATIVE SUBDIVISION MAP APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON JUNE 26, 2023.

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

8/7/2025  
DATE

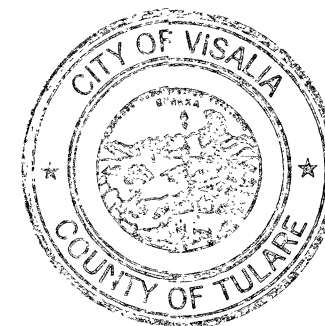
**CITY CLERK'S STATEMENT**

THIS IS TO STATE THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF VISALIA HELD ON THE 15th DAY OF August, 2025, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED INTO APPROVING THIS MAP AND SUBDIVISION AND, ON BEHALF OF THE PUBLIC, ACCEPTING THE LANDSCAPE LOTS, PUBLIC UTILITY EASEMENTS, BLOCK WALL EASEMENTS, AND STREETS OFFERED FOR DEDICATION, 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 20th DAY OF August, 2025

LESLIE B. CAVIGLIA  
CITY MANAGER/CITY CLERK

BY: Reyna Rivera  
CHIEF DEPUTY CITY CLERK, Reyna Rivera

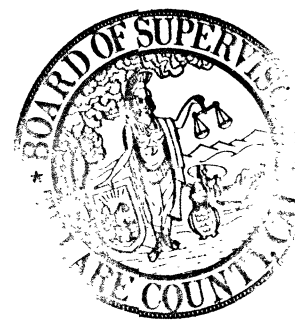
**BOARD OF SUPERVISORS' STATEMENT**

I, JASON T. BRITT, COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE, STATE OF CALIFORNIA, DO HEREBY 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 25th DAY OF August, 2025.

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

BY: Peter Nye  
DEPUTY CLERK

**RECORDER'S STATEMENT**

DOCUMENT NUMBER: 2025-0041695 FEE PAID: \$93.00  
FILED THIS 27th DAY OF August, 2025, AT 2:13 P.M.  
IN VOLUME 45 OF MAPS, AT PAGE 55 TULARE COUNTY RECORDS, AT  
THE REQUEST OF QK.

TARA K. FREITAS, CPA

TULARE COUNTY ASSESSOR/CLERK-RECORDER

BY: OrCo  
DEPUTY

# OVERALL BOUNDARY

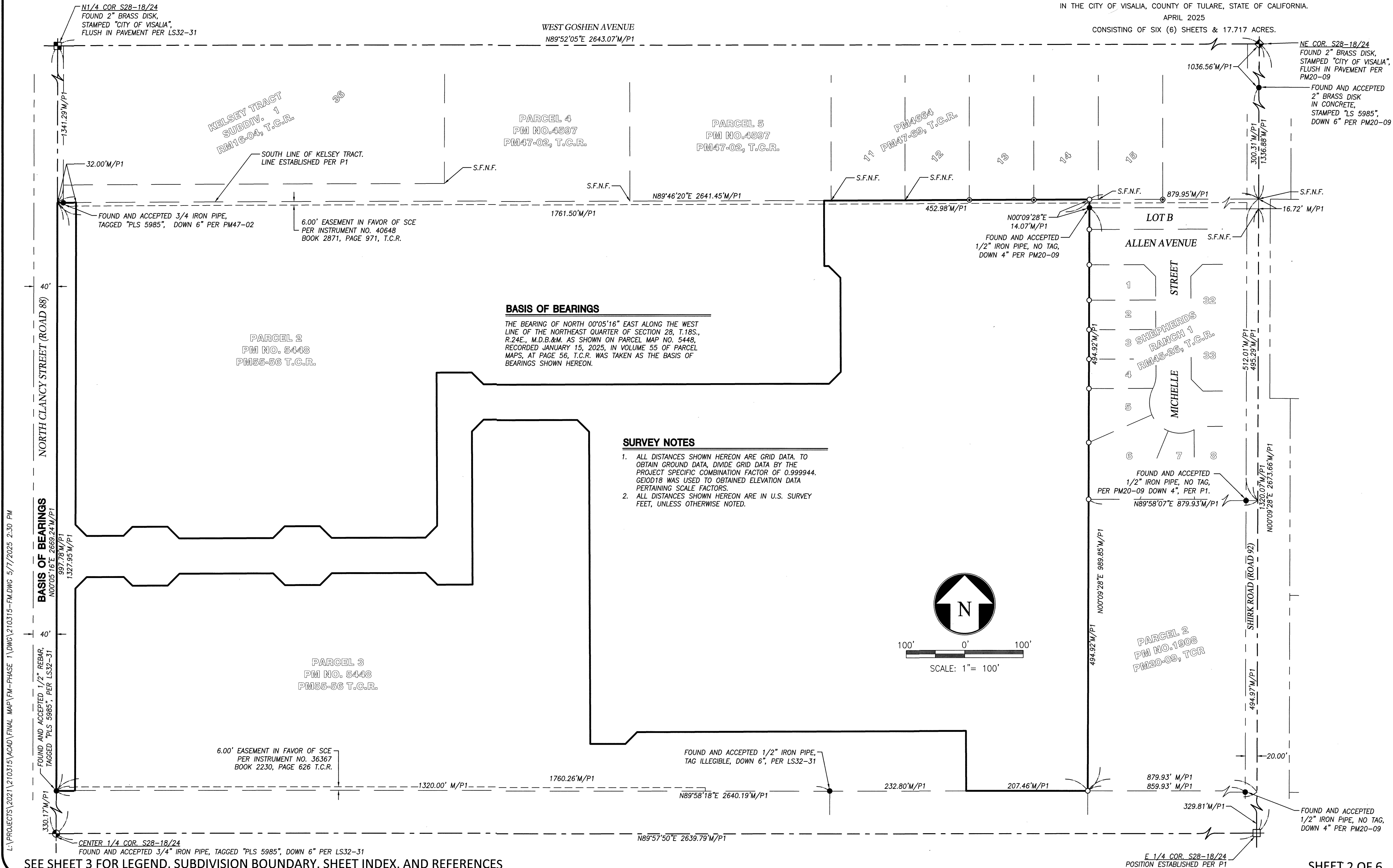
## SHEPHERDS RANCH II - PHASE 1

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IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

APRIL 2025

CONSISTING OF SIX (6) SHEETS & 17.717 ACRES.



8-26-2025

# PHASE BOUNDARY AND SHEET INDEX

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### LEGEND

ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

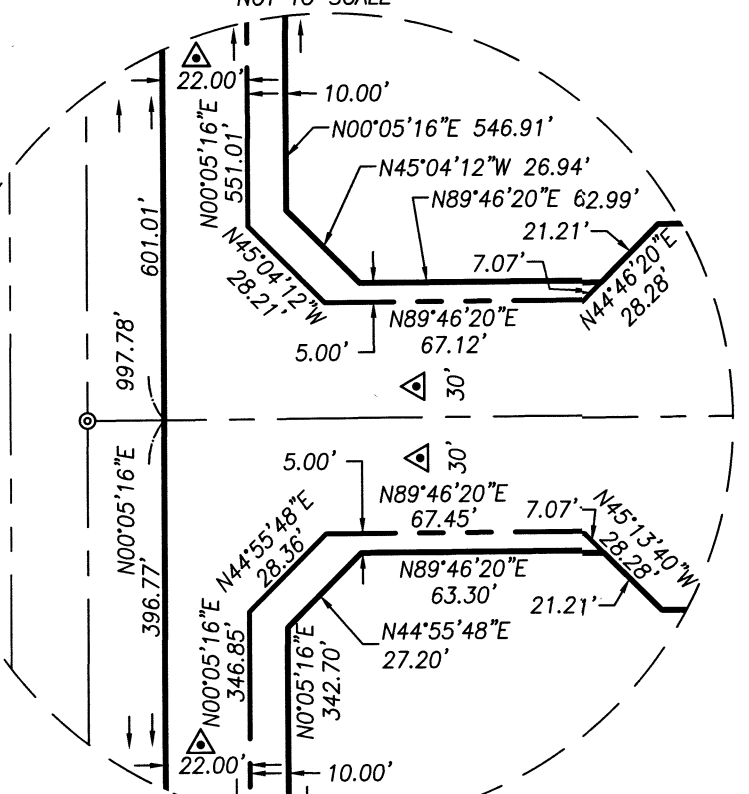
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- FOUND AND ACCEPTED CENTER QUARTER CORNER AS NOTED.
- FOUND AND ACCEPTED 1/2" REBAR & CAP AS "LS5985", DOWN 6" PER PM47-69
- FOUND MONUMENT AS NOTED.
- SET BRASS DISK IN CONCRETE STAMPED "PLS 9399"
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- DENOTES A 10.00' PROJECTION OF SIDE LOT LINES
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- BWE BLOCK WALL EASEMENT
- PUE PUBLIC UTILITY EASEMENT
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- SHEET INDEX
- BASE FLOOD ELEVATION & ZONING

### REFERENCES

- P1 PARCEL MAP NO. 5448, PM55-56, T.C.R.
- T1 SHEPHERDS RANCH 1, RM45-26, T.C.R.

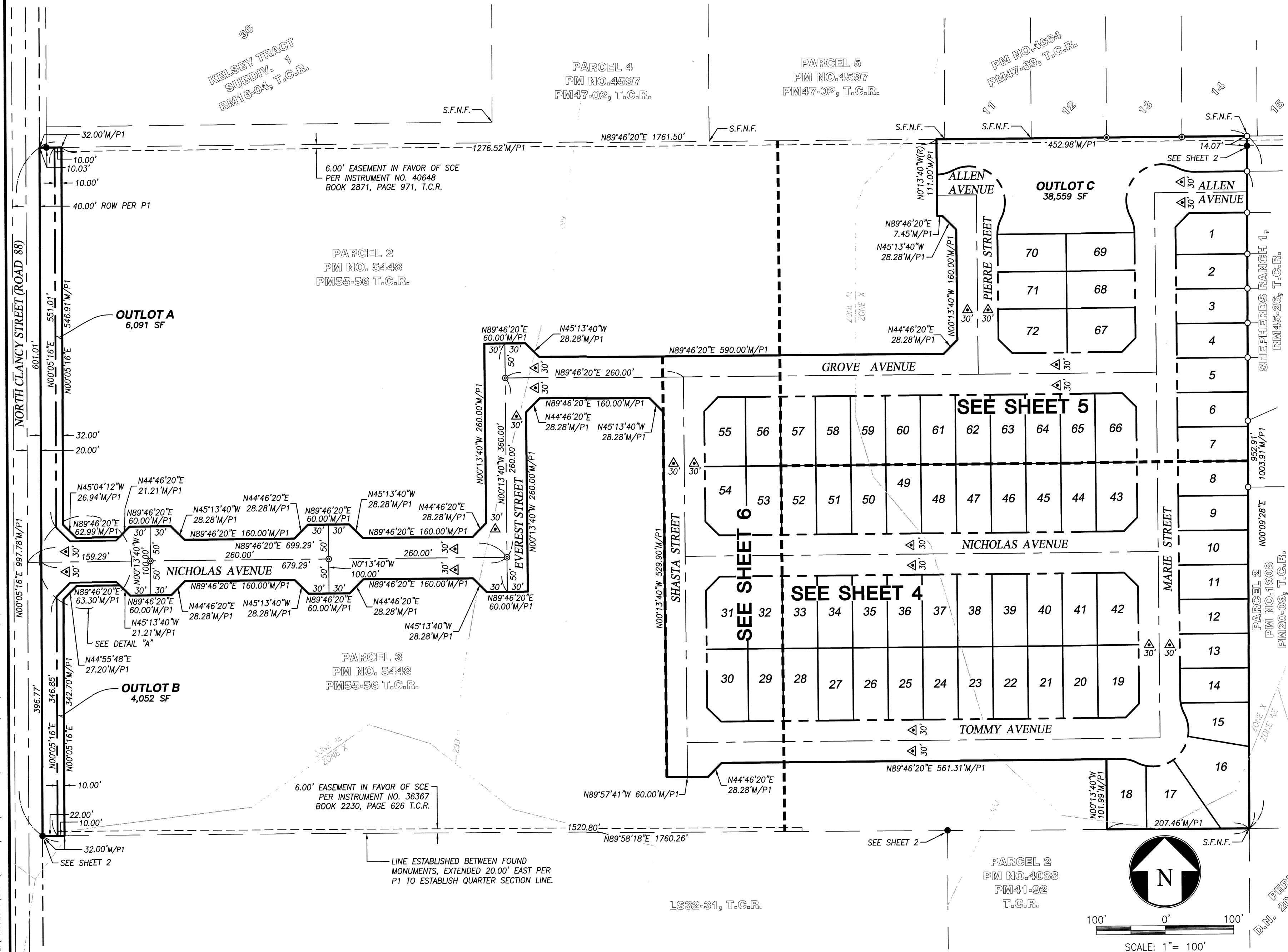
### DETAIL "A"

NOT TO SCALE



SHEET 3 OF 6

L:\PROJECTS\2021\210315\ACAD\FINAL MAP-FM-PHASE 1\DWG\210315-FM.DWG 5/7/2025 2:31 PM



SEE SHEET 2 FOR BASIS OF BEARINGS AND OVERALL BOUNDARY

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SEE SHEET 5 OF 6



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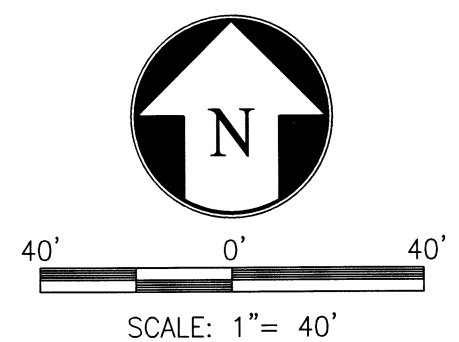
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SEE SHEET 2 FOR BASIS OF BEARINGS AND OVERALL BOUNDARY  
SEE SHEET 3 FOR SUBDIVISION BOUNDARY, SHEET INDEX, AND REFERENCES

8-26-2025

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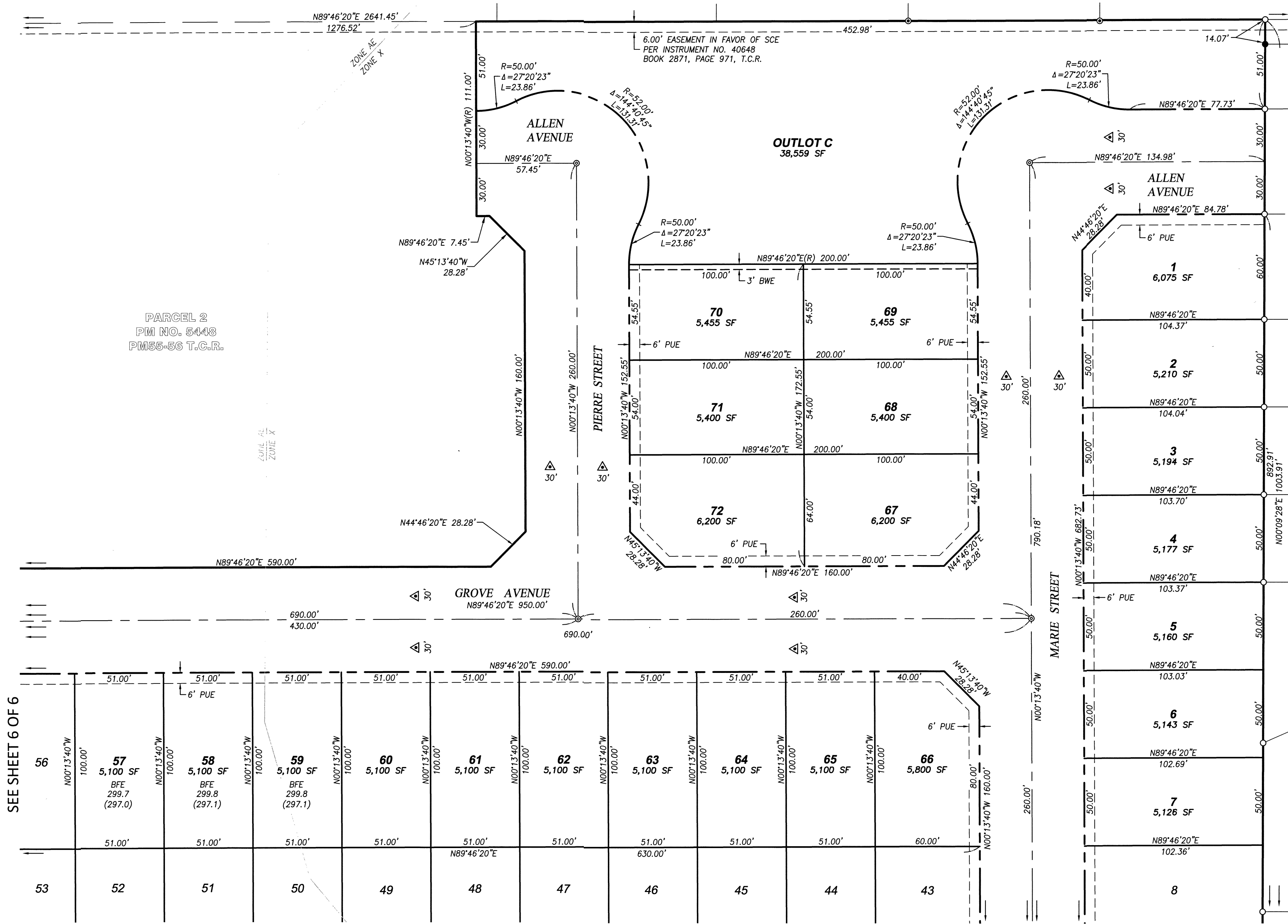
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40' 0' 40'  
SCALE: 1" = 40'



SEE SHEET 6 OF 6

SEE SHEET 4 OF 6

SEE SHEET 2 FOR BASIS OF BEARINGS AND OVERALL BOUNDARY  
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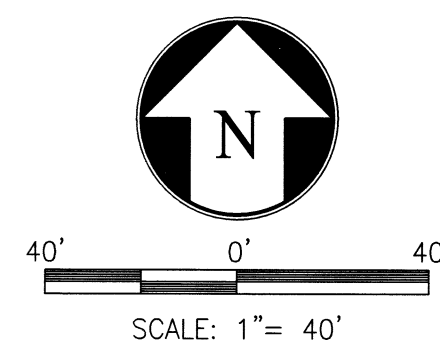
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