

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. SIDEWALK EASEMENT TO THE CITY OF VISALIA FOR THE INSTALLATION AND MAINTENANCE OF SIDEWALKS AS SHOWN HEREON.

FOR: VISALIA PAVILION, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: VISALIA PAVILION MANAGING MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: JOSEPH K. KORNWASSER - MANAGING MEMBER

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: \_\_\_\_\_

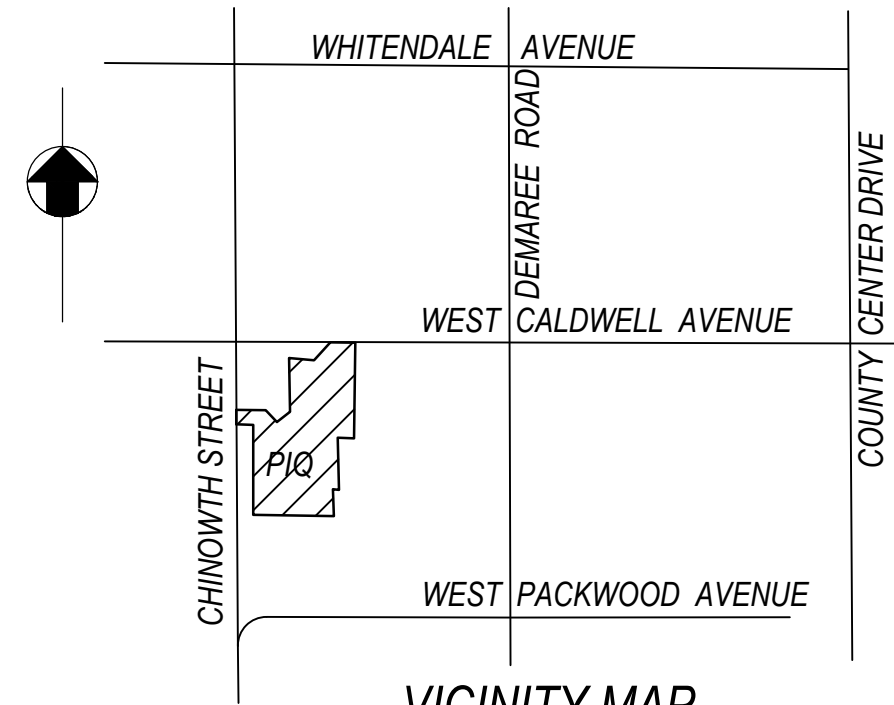
COMMISSION NO. \_\_\_\_\_

PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_ COUNTY

PARCEL MAP NO.

BEING A RE-SUBDIVISION OF PARCEL 6 PER PARCEL MAP NO. 4839 FILED IN BOOK 49 OF PARCEL MAPS, AT PAGE 44 T.C.R. LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, T 19 S, R 24 E, M.D.B.& M. IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

PREPARED BY: MORTON & PITALO, INC. 600 COOLIDGE DRIVE, SUITE 140, FOLSOM CA, 95630 AUGUST 2024



VICINITY MAP NOT TO SCALE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VISALIA, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 6 OF PARCEL MAP NO. 4839, ACCORDING TO THE MAP THEREOF RECORDED JUNE 29, 2007 IN BOOK 49 PAGE 44 OF PARCEL MAPS, TULARE COUNTY RECORDS.

FLOOD HAZARD ZONE

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NO. 06107C0937E) 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 FLOODING, AREAS OF 1-PERCENT ANNUAL CHANCE FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE FLOOD BY LEVEES.

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 \_\_\_\_\_, 2024, 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 SIDEWALK EASEMENT AS SHOWN HEREON, ALL INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION AND AS SHOWN AND/OR STATED UPON THE MAP.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF VISALIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

LESLIE B. CAVIGLIA
CITY MANAGER / CITY CLERK

BY: CHIEF DEPUTY CITY CLERK

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 VISALIA PAVILION, LLC ON OCTOBER 15, 2023 AND SAID FIELD SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS PARCEL 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 AUGUST 31, 2025 AND ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

JEROME R. JONES, PLS 4922

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 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 PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP TPM NO. 2024-02 APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON APRIL 8, 2024.

PAUL BERNAL
PLANNING AND COMMUNITY
PRESERVATION DIRECTOR / CITY PLANNER

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 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 \_\_\_\_\_,

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 \_\_\_\_\_, 2024, AT \_\_\_\_\_ M.,

IN BOOK \_\_\_\_\_ OF PARCEL MAPS, AT PAGE(S) \_\_\_\_\_ TULARE COUNTY RECORDS, AT THE REQUEST OF MORTON & PITALO, INC.

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

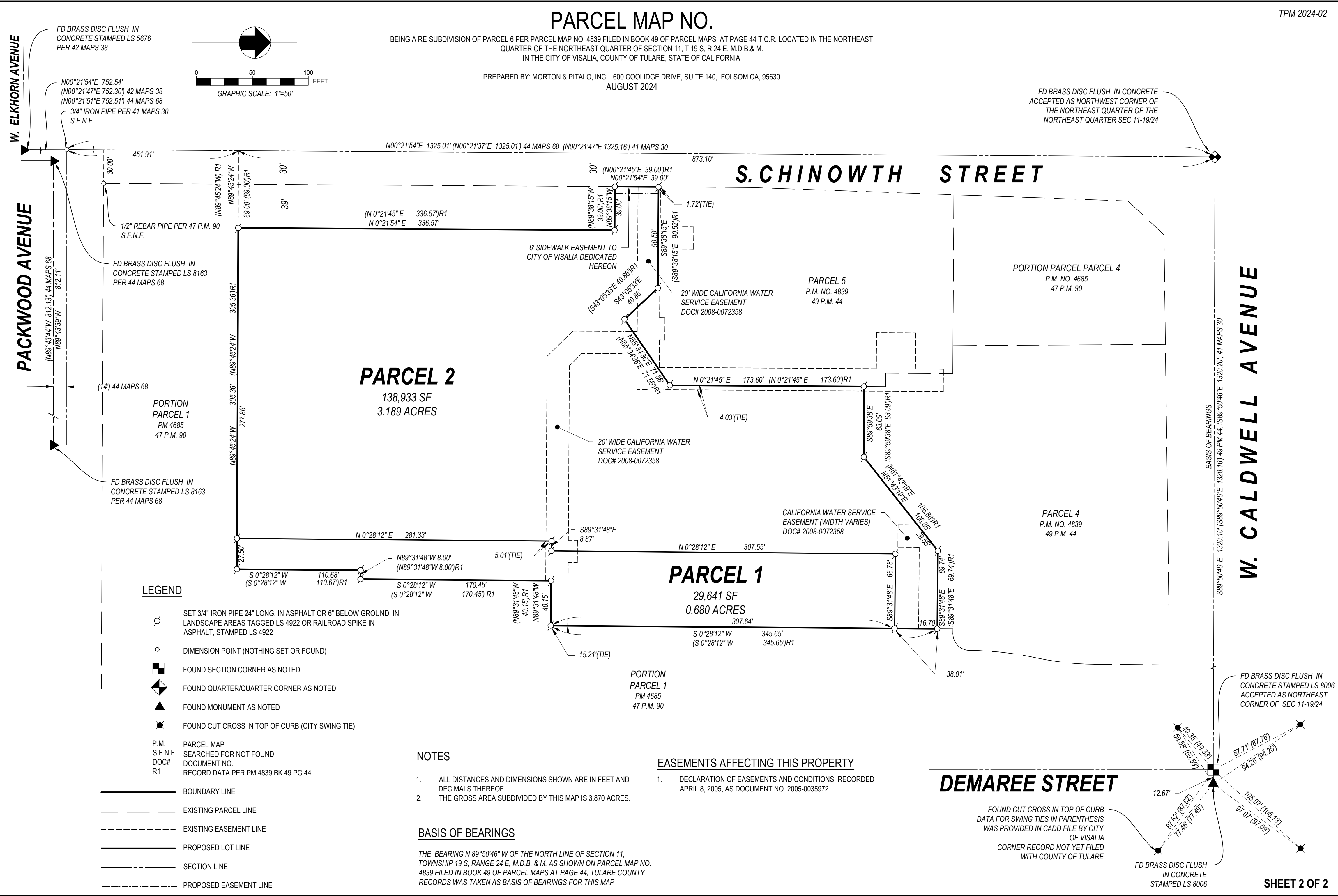
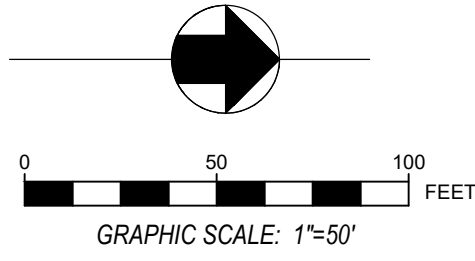
BY: DEPUTY

# PARCEL MAP NO.

TPM 2024-02

BEING A RE-SUBDIVISION OF PARCEL 6 PER PARCEL MAP NO. 4839 FILED IN BOOK 49 OF PARCEL MAPS, AT PAGE 44 T.C.R. LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, T 19 S, R 24 E, M.D.B. & M. IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

PREPARED BY: MORTON & PITALO, INC. 600 COOLIDGE DRIVE, SUITE 140, FOLSOM CA, 95630  
AUGUST 2024



### LEGEND

- SET 3/4" IRON PIPE 24" LONG, IN ASPHALT OR 6" BELOW GROUND, IN LANDSCAPE AREAS TAGGED LS 4922 OR RAILROAD SPIKE IN ASPHALT, STAMPED LS 4922
- DIMENSION POINT (NOTHING SET OR FOUND)
- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER/QUARTER CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND CUT CROSS IN TOP OF CURB (CITY SWING TIE)
- P.M. PARCEL MAP
- S.F.N.F. SEARCHED FOR NOT FOUND
- DOC# DOCUMENT NO.
- R1 RECORD DATA PER PM 4839 BK 49 PG 44

- BOUNDARY LINE
- EXISTING PARCEL LINE
- EXISTING EASEMENT LINE
- PROPOSED LOT LINE
- SECTION LINE
- PROPOSED EASEMENT LINE

### NOTES

1. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. THE GROSS AREA SUBDIVIDED BY THIS MAP IS 3.870 ACRES.

### BASIS OF BEARINGS

THE BEARING N 89°50'46" W OF THE NORTH LINE OF SECTION 11, TOWNSHIP 19 S, RANGE 24 E, M.D.B. & M. AS SHOWN ON PARCEL MAP NO. 4839 FILED IN BOOK 49 OF PARCEL MAPS AT PAGE 44, TULARE COUNTY RECORDS WAS TAKEN AS BASIS OF BEARINGS FOR THIS MAP

### EASEMENTS AFFECTING THIS PROPERTY

1. DECLARATION OF EASEMENTS AND CONDITIONS, RECORDED APRIL 8, 2005, AS DOCUMENT NO. 2005-0035972.

### DEMAREE STREET

FOUND CUT CROSS IN TOP OF CURB DATA FOR SWING TIES IN PARENTHESIS WAS PROVIDED IN CADD FILE BY CITY OF VISALIA CORNER RECORD NOT YET FILED WITH COUNTY OF TULARE