

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 AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE THE FOLLOWING, AS SHOWN WITHIN THE BOUNDARIES OF THE MAP HEREON, FOR THE SPECIFIED PURPOSES:

- 1. STREET RIGHT OF WAY FOR MACKENNA STREET, GRAYSON STREET, PALM STREET, AUBREE STREET, CHERRY AVENUE, EVERGREEN AVENUE, COUNTRY AVENUE, ANGELES AVENUE, ORANGE AVENUE, AND MACKENNA COURT SHOWN ON SAID MAP WITHIN SAID SUBDIVISION, IN FEE TO THE CITY OF VISALIA.
2. PUBLIC EASEMENT 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).
3. LOT A & B IN FEE TO THE CITY OF VISALIA FOR LANDSCAPING, BLOCK WALLS, AND OTHER PUBLIC PURPOSES.
4. THE TEMPORARY EASEMENT FOR STORM DRAIN BASIN, 10-FOOT WIDE TEMPORARY STORM DRAIN EASEMENT AND TEMPORARY ACCESS AND MAINTENANCE ROAD EASEMENT TO THE CITY OF VISALIA.
5. PUBLIC EASEMENTS FOR INSTALLATION AND MAINTENANCE OF BLOCK WALLS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, OVER THOSE CERTAIN STRIPS OF LAND SHOWN HEREON AND DESIGNATED "2' BWE" (BLOCK WALL EASEMENT).

FOR: JEN HOLDCO 24 LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

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 _____ S.S. }

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.

NOTARY PUBLIC SIGNATURE _____

PRINTED NAME: _____

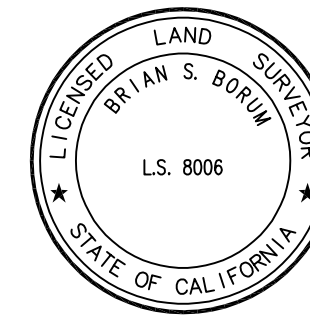
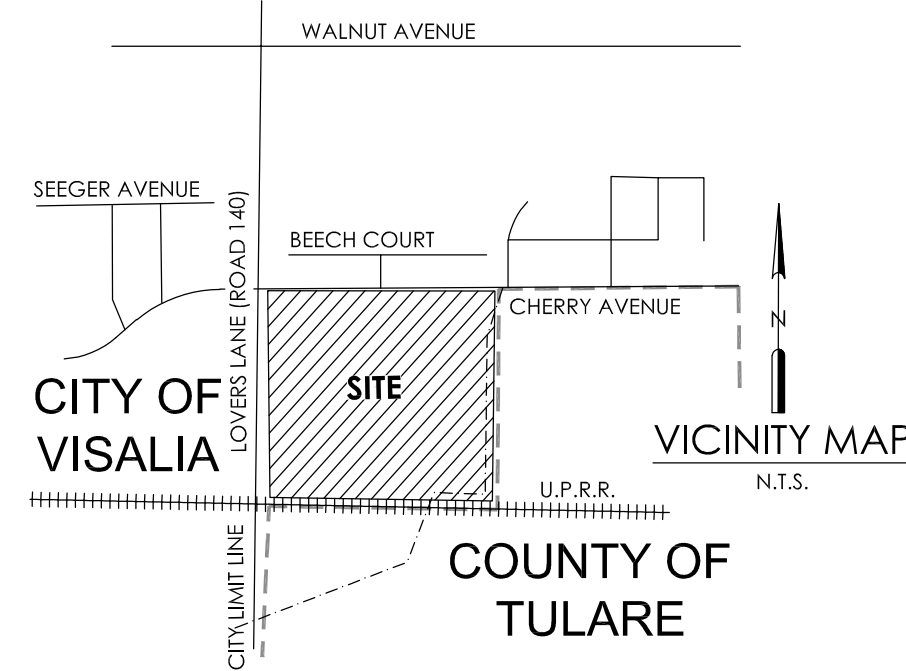
COUNTY OF: _____

COMMISSION EXPIRES: _____

COMMISSION NO: _____

HIGGINS RANCH PHASE 1

BEING A DIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA. NOVEMBER 2024



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 QUEST EQUITY IN MAY, 2022 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 WITHIN ONE YEAR OF THIS MAP RECORDING AND 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 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.

MICHAEL E. LONG, PLS 6815 DATE _____
CITY SURVEYOR

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____, 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, LOT 'A' AND 'B', BLOCK WALL EASEMENT, THE TEMPORARY STORM DRAIN BASIN, 10-FOOT WIDE TEMPORARY STORM DRAIN EASEMENT, THE TEMPORARY ACCESS AND MAINTENANCE EASEMENT FOR STORM DRAIN BASIN;

AND ACCEPTING THE PUBLIC UTILITIES EASEMENTS;

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 _____, 20____.

LESLIE B. CAVIGLIA
CITY MANAGER/CITY CLERK

BY: _____
CHIEF DEPUTY CITY CLERK

CITY PLANNER'S STATEMENT

I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO THE TENTATIVE SUBDIVISION MAP NO. 5585 APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON MAY 9TH, 2022.

PAUL BERNAL DATE _____
PLANNING AND COMMUNITY PRESERVATION DIRECTOR/CITY PLANNER

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 BRIAN S. BORUM -LAND SURVEYOR

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

BY: _____
DEPUTY



LEGAL DESCRIPTION

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

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION THEREOF DEEDED TO THE SOUTHERN PACIFIC RAILWAY COMPANY FOR RIGHT-OF-WAY PURPOSES ALONG THE SOUTH LINE OF SAID REAL PROPERTY.

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF DEEDED TO THE COUNTY OF TULARE FOR ROAD PURPOSES.

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

BY: _____
DEPUTY

LANDSCAPE & LIGHTING ASSESMENT DISTRICT

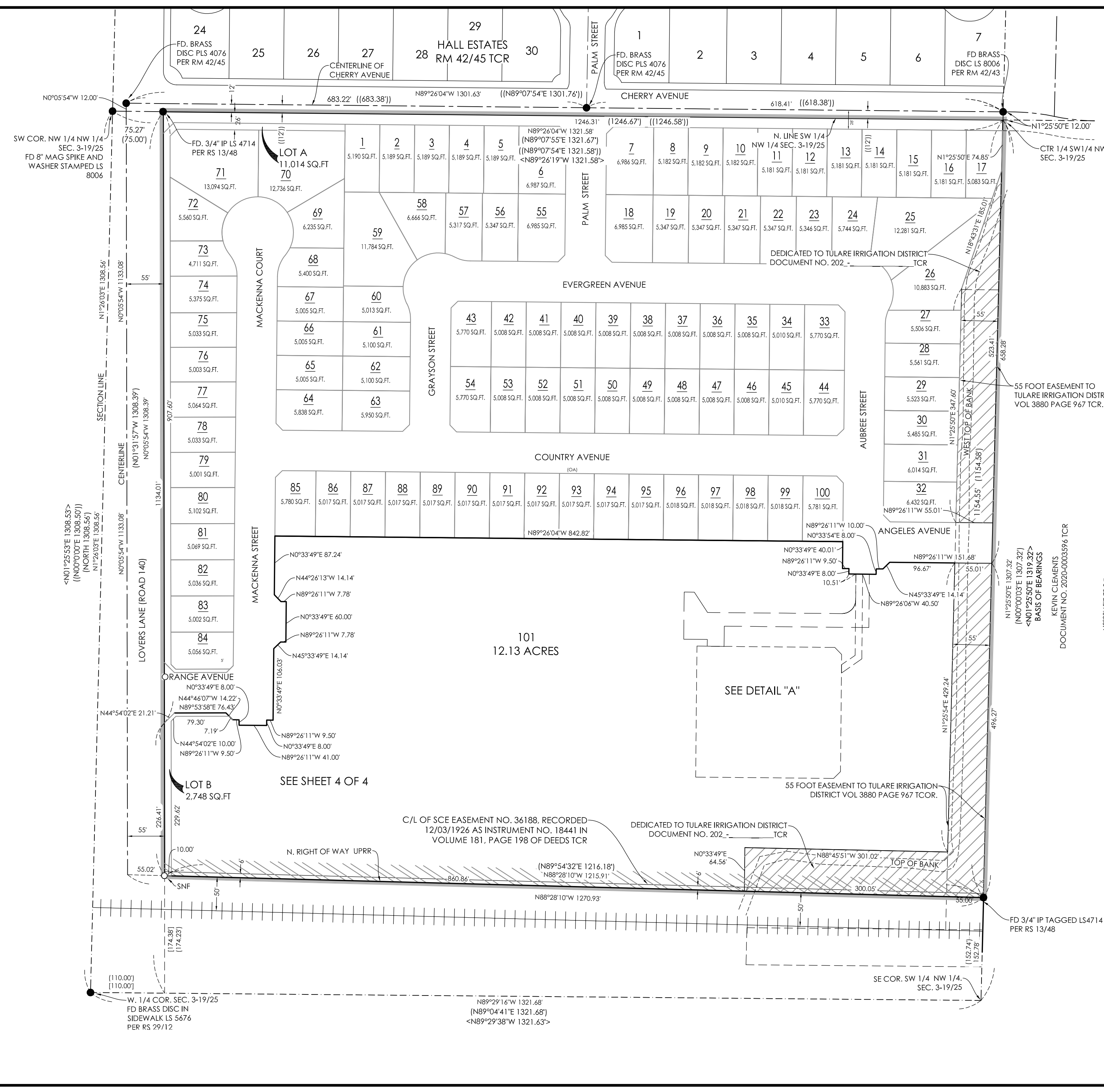
ALL THE REAL PROPERTY INCLUDED IN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP IS INCLUDED IN "ASSESSMENT DISTRICT NO. 23-03, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA," ESTABLISHED PURSUANT TO THE LANDSCAPE AND LIGHTING ACT OF 1972

FLOOD HAZARD ZONE

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NUMBER 06107C0945E) 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% ANNUAL CHANCE FLOODING, AREAS OF 1% ANNUAL CHANCE FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREA 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.

HIGGINS RANCH PHASE 1

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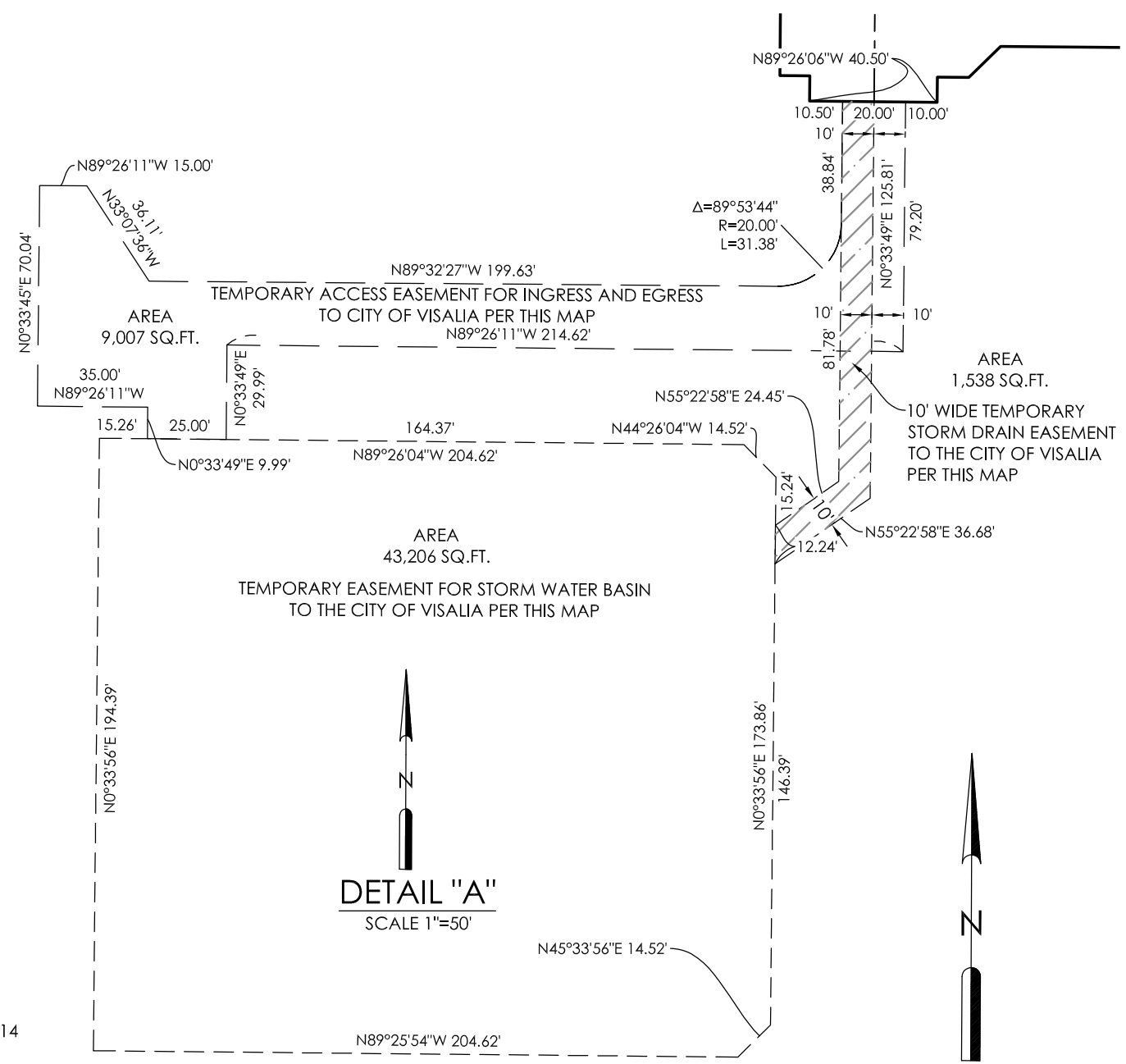
LEGEND

- INDICATES FOUND MONUMENT AS NOTED
- SET 5/8" X 24" LONG REBAR WITH CAP LS 8006 DOWN 0.5 FEET AT ALL LOT CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND WHERE INDICATED
- ⊗ SET CITY STANDARD STREET MONUMENT STAMPED LS 8006
- () RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 13 OF LICENSED SURVEYS AT PAGE 48 TCR OR CALCULATED THEREFROM
- ([]) RECORD DATA PER HALL ESTATES RECORDED IN VOLUME 42 OF MAPS PAGE 45 TCR
- < > RECORD DATA PER QUAIL RIVER SUBDIVISION RECORDED IN VOLUME 42 OF MAPS PAGE 43 TCR
- ▬ SUBJECT PARCEL BOUNDARY
- (OA) OVERALL
- ▨ AREA TO BE DEDICATED IN FEE TO THE TULARE IRRIGATION DISTRICT BY SEPARATE DOCUMENT
- FD FOUND
- MON MONUMENT
- TCR TULARE COUNTY RECORDS

ALL DISTANCES IN FEET OR DECIMALS THEREOF

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST M.D.M AS SHOWN ON QUAIL RIVER ESTATES RECORDED IN VOLUME 42 OF MAPS AT PAGE 43 OF TULARE COUNTY RECORDS AND BEARS NORTH 01°25'50" EAST.



DETAIL "A"
SCALE 1"=50'

SCALE: 1"= 100'
0' 100' 200'

BLS
 Borum Land Surveying Inc.
 www.borumlandsurveying.com
 1445 W. Grand Ave. Ste. C
 Grover Beach, Ca 93433

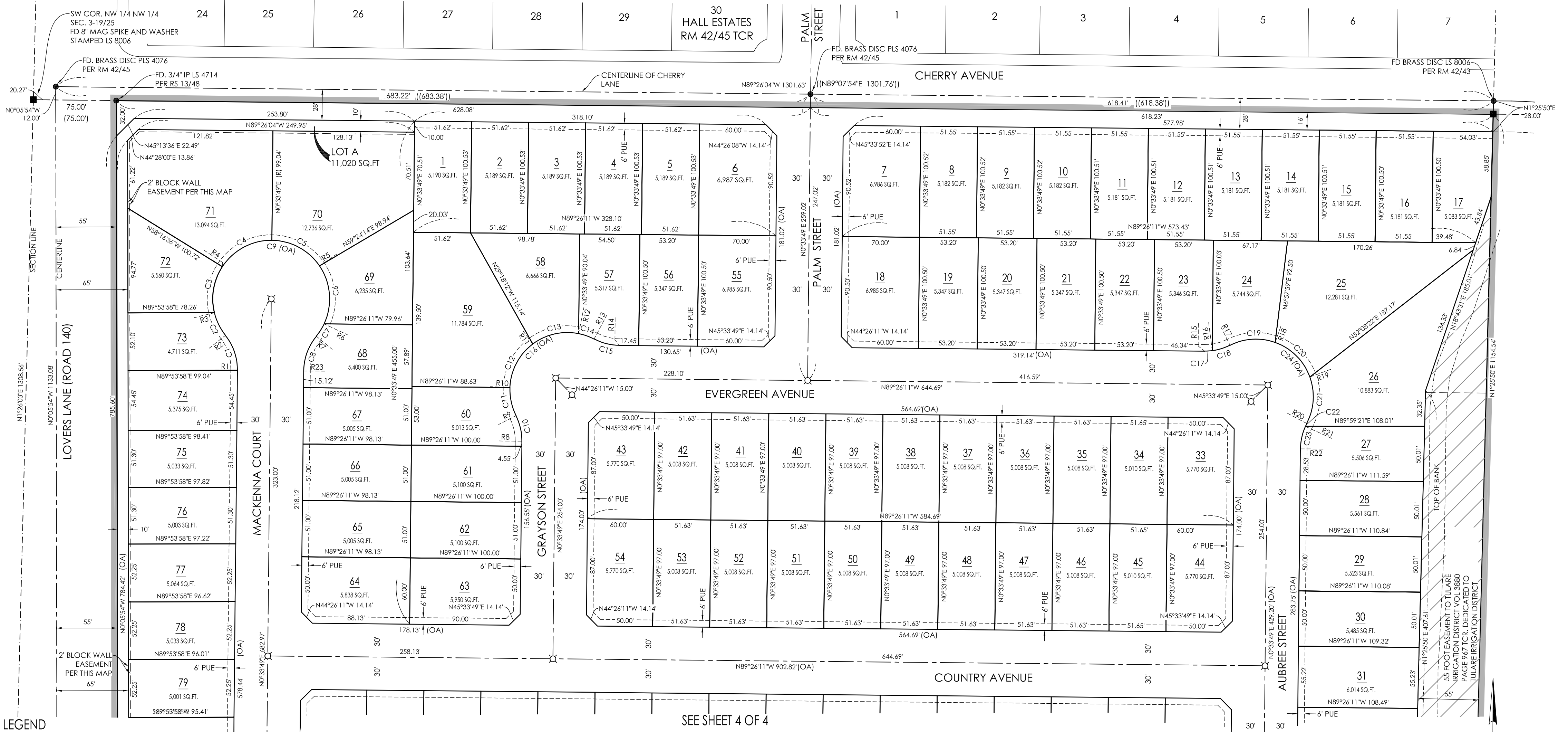
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HALL ESTATES RM 42/45 TCR



SEE SHEET 4 OF 4

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SUBJECT PARCEL BOUNDARY
OVERALL
RADIAL BEARING
AREA TO BE DEDICATED IN FEET TO THE TULARE IRRIGATION DISTRICT BY SEPARATE DOCUMENT
FOUND
MONUMENT
TULARE COUNTY RECORDS

Table with 3 columns: RADIAL LINE TABLE, RADIAL LINE TABLE, RADIAL LINE TABLE. Rows include segments R1 through R23 with direction and bearing data.

Table with 3 columns: CURVE DATA, CURVE DATA, CURVE DATA. Rows include curves C1 through C24 with length, radius, and delta data.

SCALE: 1"= 60'
BLS Borum Land Surveying Inc.
www.borumlandsurveying.com
1445 W. Grand Ave. Ste. C
Grover Beach, Ca 93433

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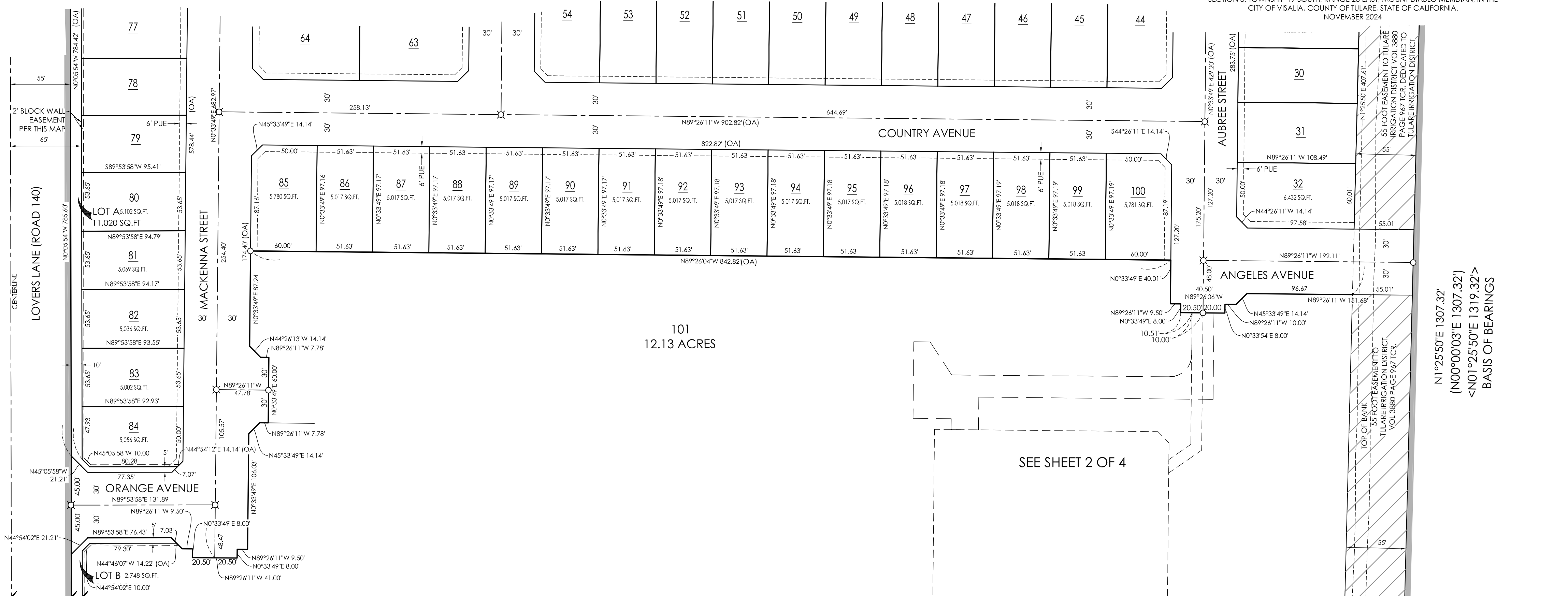
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SEE SHEET 3 OF 4

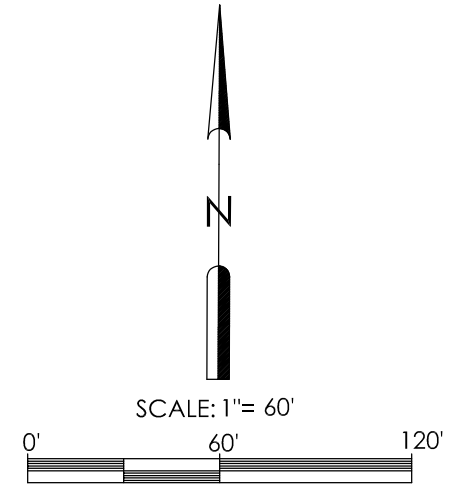
101
12.13 ACRES

SEE SHEET 2 OF 4



LEGEND

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