



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 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. RIGHTS OF WAY FOR DALE AVENUE, SALLEE STREET, LORENE AVENUE, CROWE STREET, AND OWEN AVENUE IN FEE TO THE CITY OF VISALIA
2. LOTS D AND E IN FEE TO THE CITY OF VISALIA FOR LANDSCAPING, PUBLIC UTILITIES, SIDEWALKS, AND OTHER PUBLIC PURPOSES
3. THOSE BLOCK WALL EASEMENTS SHOWN OVER LOTS 133-143 AND LOTS 165 AND 166, AND THAT PORTION OF THE BLOCK WALL EASEMENT ADJOINING LOT E OF THIS MAP, TO THE CITY OF VISALIA FOR THE INSTALLATION AND MAINTENANCE OF A BLOCK WALL, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, AS SHOWN HEREON AND DESIGNATED AS 'BWE' (BLOCK WALL EASEMENTS)
4. PUBLIC UTILITY EASEMENTS TO THE CITY OF VISALIA FOR THE INSTALLATION AND MAINTENANCE OF GAS AND WATER LINES, 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 FOLLOWING ARE TO BE RETAINED BY THE OWNERS AND USED FOR THE FOLLOWING PURPOSES:

- 1. THAT PORTION OF THE BLOCK WALL EASEMENT SHOWN OVER LOT 144 THAT ADJOINS THE DESIGNATED REMAINDER OF THIS MAP TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION WHEN IT IS ESTABLISHED FOR PHASE 1B OF THIS TRACT

FOR: D.R. HORTON CA3, INC., A DELAWARE CORPORATION

DAVID HATCH, VP AND DIVISION PRESIDENT 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/IT/HEY 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.

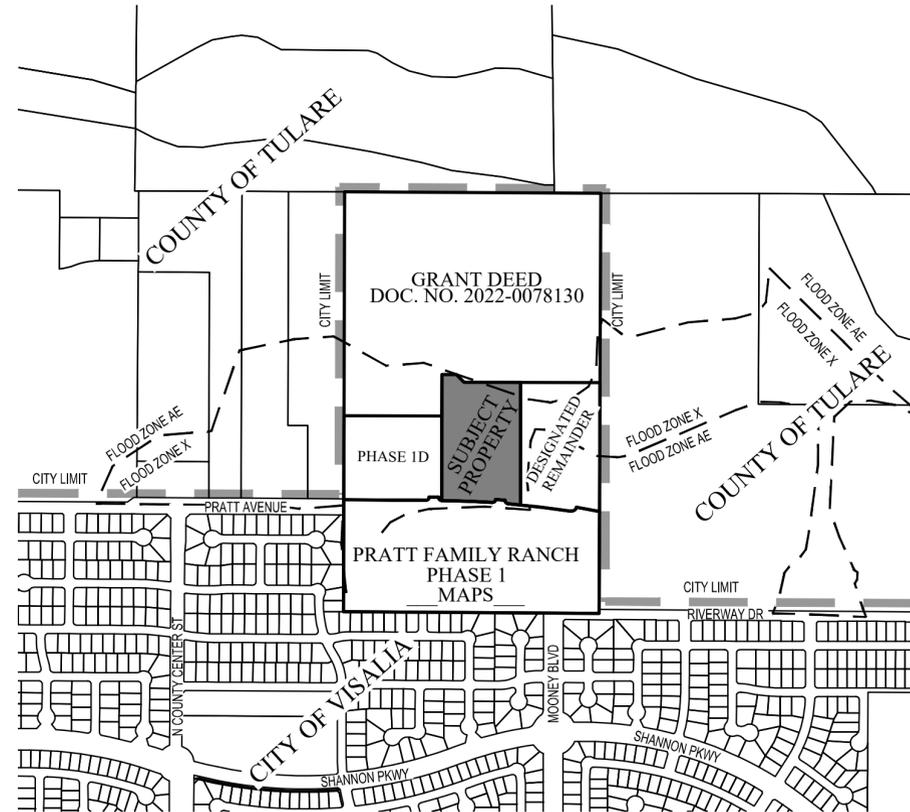
PRINCIPAL PLACE OF BUSINESS: COUNTY

PRATT FAMILY RANCH PHASE 1C

THE LAND BEING SUBDIVIDED BY THIS MAP IS SITUATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE DESIGNATED REMAINDER AS SHOWN ON MAP OF PRATT FAMILY RANCH PHASE 1D, RECORDED IN VOLUME OF MAPS, AT PAGE, TULARE COUNTY RECORDS

BEING LOCATED IN A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA



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 D.R. HORTON CA3 10-23-23 AND SAID FIELD SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY, OR WILL OCCUPY, THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDING OF THIS MAP AND ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

CLINTON J. CAUDLE P.L.S. 9849 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 OF 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 P.L.S. 6815 DATE CITY SURVEYOR

CITY PLANNER'S STATEMENT

I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO THE TENTATIVE SUBDIVISION MAP #5583 APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON 08/14/23.

BY: PAUL BERNAL, PLANNING COMMUNITY PRESERVATION DIRECTOR/CITY PLANNER 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 THIS 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, AND LOTS D AND E; AND ACCEPTING THE PUBLIC UTILITY EASEMENTS, BLOCK WALL EASEMENTS 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 DAY OF, 20.

LESLIE B. CAVIGLIA CITY MANAGER/CITY CLERK

BY: CHIEF DEPUTY CITY CLERK

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 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, 20.

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, 20, AT M.

IN VOLUME OF MAPS, AT PAGE TULARE COUNTY RECORDS, AT THE REQUEST OF 4 CREEKS, INC.

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

BY: DEPUTY

PREPARED BY:



324 S. SANTA FE ST., STE. A P.O. BOX 7593 VISALIA, CA 93292 TEL: 559.802.3052 FAX: 559.802.3215

4CREEKS

LANDSCAPE & LIGHTING DISTRICT ASSESSMENT

ALL THE REAL PROPERTY INCLUDED IN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP IS INCLUDED IN 'ASSESSMENT DISTRICT NO. 24-02, 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 NO. 06107C0930E) 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% ANNUAL CHANCE FLOODING. THE 1% ANNUAL CHANCE FLOODPLAIN BOUNDARY, BASE FLOOD ELEVATION LINES AND VALUES AND THE CALCULATED MINIMUM FINISH FLOOR ELEVATIONS ARE SHOWN FOR THE PORTIONS OF THIS MAP THAT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA.

VERTICAL DATUM NOTE:

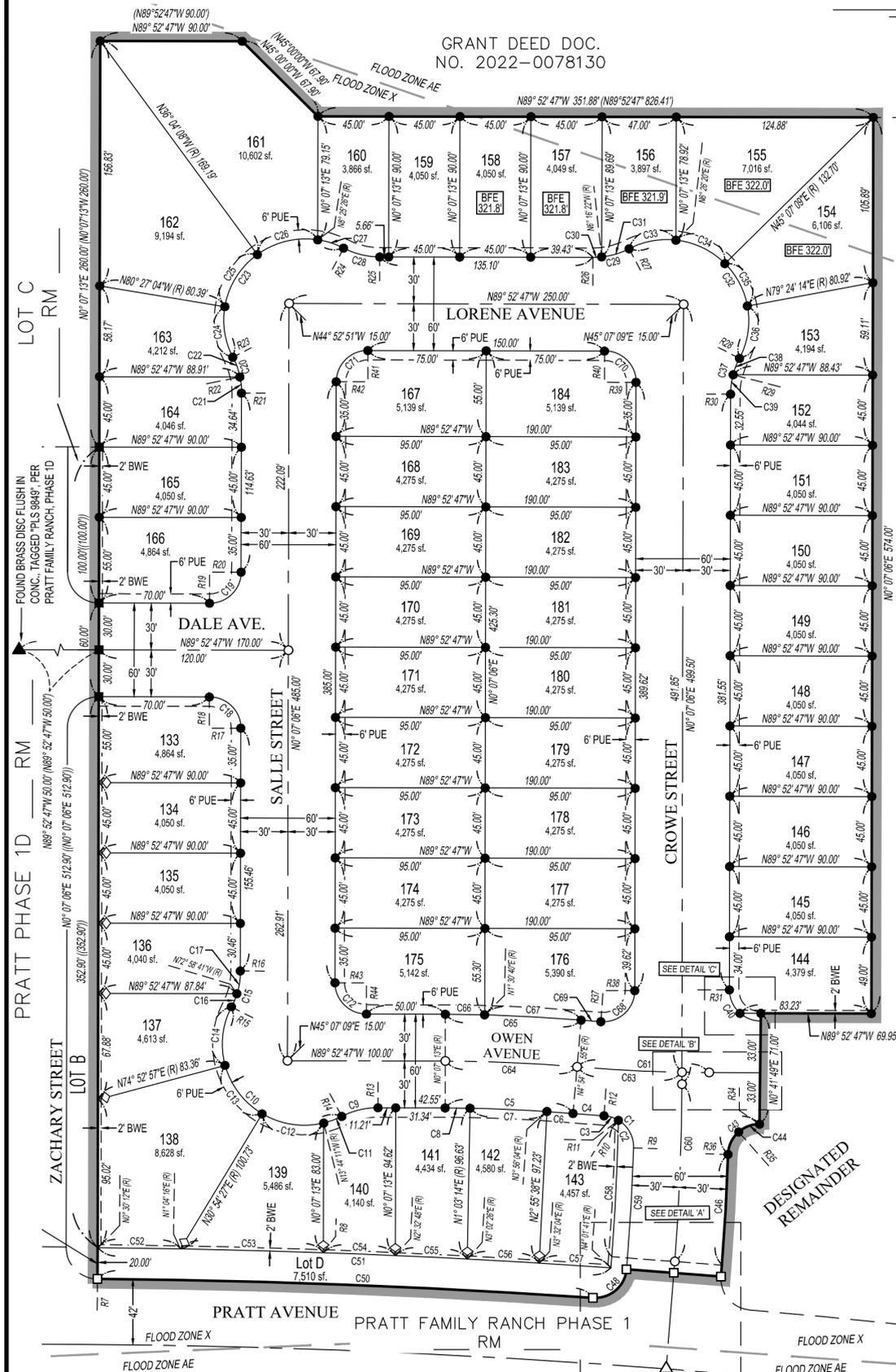
BASE FLOOD ELEVATION VALUES SHOWN ON THIS MAP ARE CONVERTED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO THE CITY OF VISALIA DATUM BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) USING THE CONVERSION FACTOR OF 2.73 ESTABLISHED IN FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD 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.

PRATT FAMILY RANCH

PHASE 1C

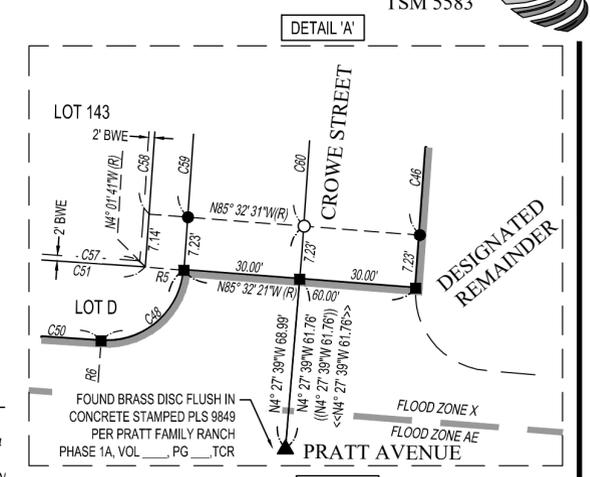
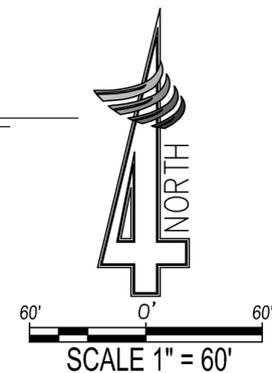
BEING LOCATED IN A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

GRANT DEED DOC. NO. 2022-0078130



LEGEND

- △ FOUND MONUMENT AND ACCEPTED AS DESCRIBED (R) RADIAL BEARING
- SET BRASS DISC FLUSH IN CONC. TAGGED "PLS 9849" PUE PUBLIC UTILITY EASEMENT
- FOUND 3/4" PIPE PER PRATT FAMILY RANCH PHASE 1 RECORDED IN VOLUME _____ OF MAPS, AT PAGE _____ TCR BWE BLOCK WALL EASEMENT
- ▲ FOUND BRASS DISC FLUSH IN CONC. PER PRATT FAMILY PHASE 1D RANCH O.R. OFFICIAL RECORDS
- SET 3/4" IRON PIPE TAGGED "PLS 9849" DOWN 6IN () RECORD DATA PER GRANT DEED DOC. NO. 2022-0078129, TCR
- FOUND IRON PIPE PER PRATT FAMILY RANCH, PHASE 1D, RECORDED IN VOLUME _____ OF MAPS, AT PAGE _____ TCR < > RECORD DATA PER PARCEL MAP NO. 4649, RECORDED IN BOOK 47 OF PARCEL MAPS, AT PAGE 54, TCR
- ◇ SET 3/4" IRON PIPE TAGGED "PLS 9849" 5.00 FEET FROM TRUE CORNER ALONG PROPERTY LINE (() RECORD DATA PER PRATT FAMILY RANCH, PHASE 1D RECORDED IN VOLUME _____ OF MAPS, AT PAGE _____ TCR
- SHADED LINE INDICATES SUBDIVISION BOUNDARY (<< >> RECORD DATA PER PRATT FAMILY RANCH PHASE 1, RECORDED IN VOLUME _____ OF MAPS, AT PAGE _____ TCR
- [] RECORD DATA PER RECORD OF SURVEY, RECORDED IN VOLUME 35 OF LICENSED SURVEYS, AT PAGE 78, TCR

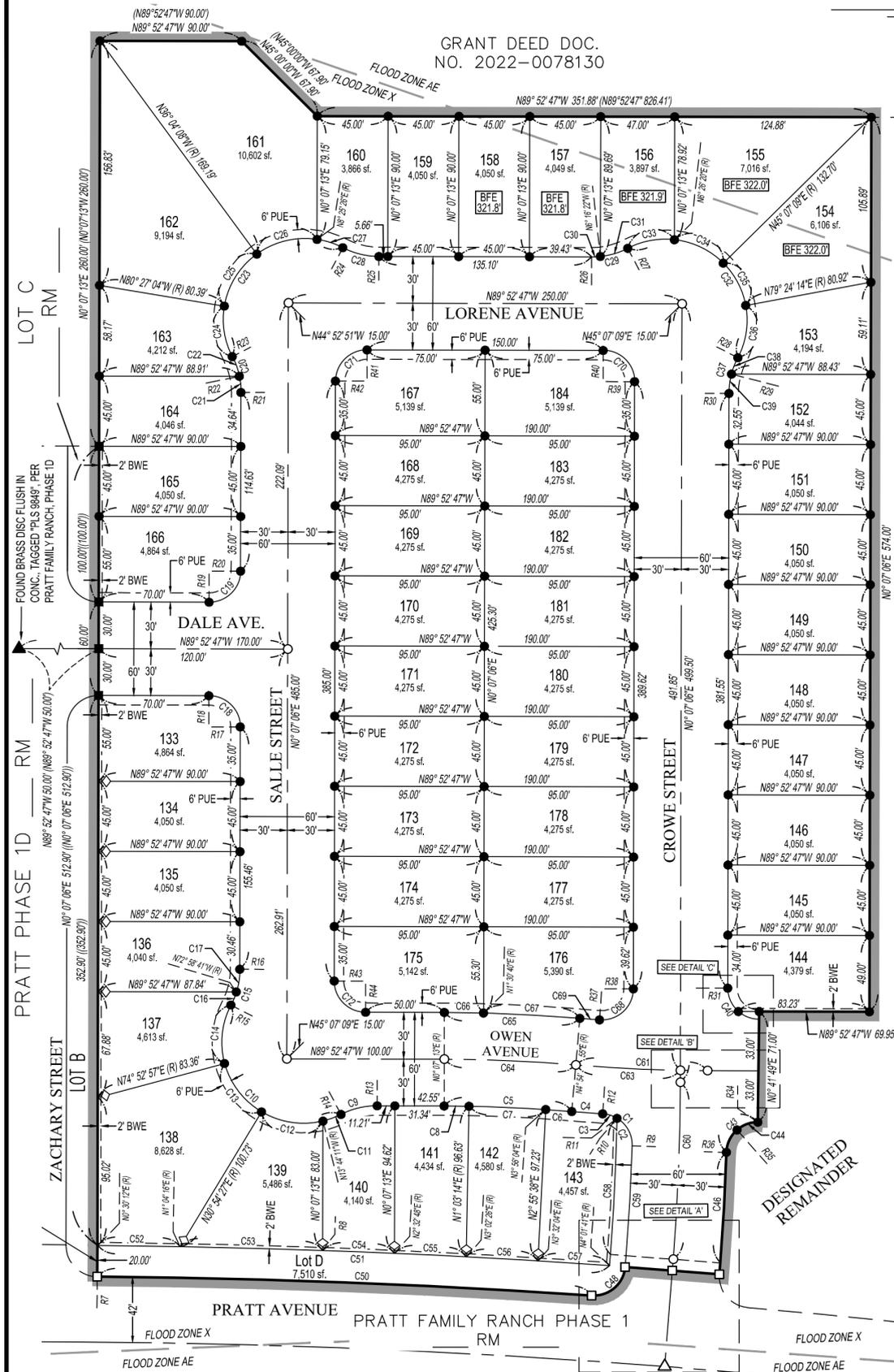


PRATT FAMILY RANCH

PHASE 1C

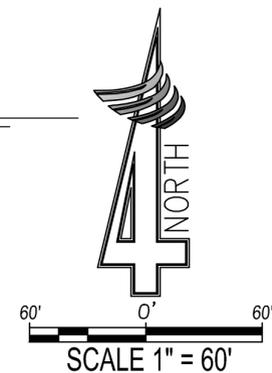
BEING LOCATED IN A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

GRANT DEED DOC. NO. 2022-0078130

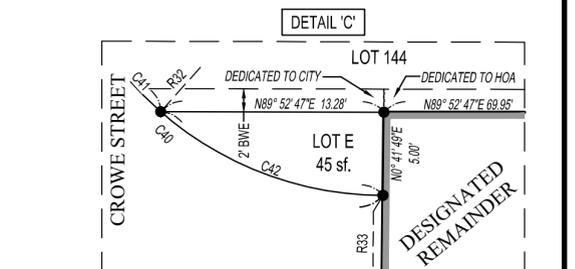
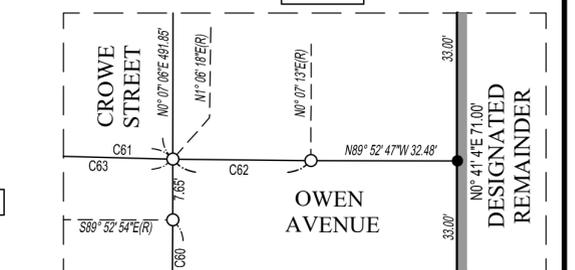
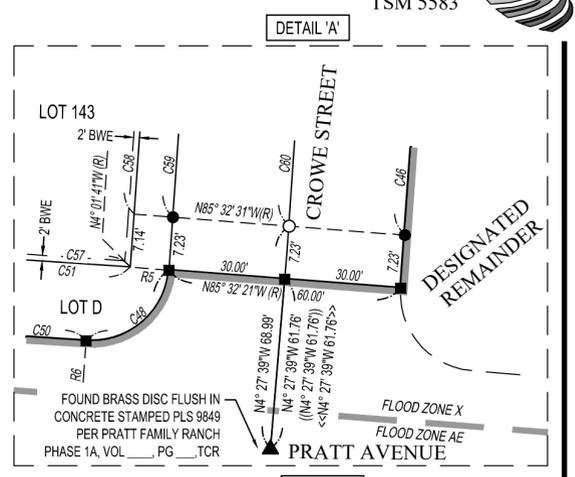


LEGEND

- △ FOUND MONUMENT AND ACCEPTED AS DESCRIBED (R) RADIAL BEARING
- SET BRASS DISC FLUSH IN CONC. TAGGED "PLS 9849" PUE PUBLIC UTILITY EASEMENT
- FOUND 3/4" PIPE PER PRATT FAMILY RANCH PHASE 1 RECORDED IN VOLUME _____ OF MAPS, AT PAGE _____ TCR BWE BLOCK WALL EASEMENT
- ▲ FOUND BRASS DISC FLUSH IN CONC. PER PRATT FAMILY PHASE 1D RANCH O.R. OFFICIAL RECORDS
- SET 3/4" IRON PIPE TAGGED "PLS 9849" DOWN 6IN SHADED LINE INDICATES SUBDIVISION BOUNDARY
- FOUND IRON PIPE PER PRATT FAMILY RANCH, PHASE 1D, RECORDED IN VOLUME _____ OF MAPS, AT PAGE _____ TCR () RECORD DATA PER GRANT DEED DOC. NO. 2022-0078129, TCR
- ◇ SET 3/4" IRON PIPE TAGGED "PLS 9849" 5.00 FEET FROM TRUE CORNER ALONG PROPERTY LINE (<>) RECORD DATA PER PRATT FAMILY RANCH, PHASE 1D RECORDED IN VOLUME _____ OF MAPS, AT PAGE _____ TCR
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- () RECORD DATA PER RECORD OF SURVEY, RECORDED IN VOLUME 35 OF LICENSED SURVEYS, AT PAGE 78, TCR



BASIS OF BEARINGS
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO MERIDIAN, PER PARCEL MAP NO. 4649 SHOWN AS N89° 42' 12" W THEREON



CURVE DATA			CURVE DATA			CURVE DATA					
CURVE #	DELTA	LENGTH	RADIUS	CURVE #	DELTA	LENGTH	RADIUS	CURVE #	DELTA	LENGTH	RADIUS
C1	87°53'31"	30.68'	20.00'	C25	44°22'56"	40.28'	52.00'	C49	89°27'31"	31.23'	20.00'
C2	60°20'30"	21.06'	20.00'	C26	44°29'34"	40.38'	52.00'	C50	3°24'59"	314.35'	5,272.00'
C3	27°33'01"	9.62'	20.00'	C27	19°02'11"	17.28'	52.00'	C51	3°31'29"	325.55'	5,292.00'
C4	1°05'45"	19.70'	1,030.00'	C28	27°20'23"	23.86'	50.00'	C52	0°34'04"	52.43'	5,292.00'
C5	4°47'42"	81.18'	970.00'	C29	27°20'22"	23.86'	50.00'	C53	0°58'54"	90.66'	5,292.00'
C6	0°58'52"	16.61'	970.00'	C30	6°23'35"	5.58'	50.00'	C54	0°29'39"	45.63'	5,292.00'
C7	2°52'50"	48.77'	970.00'	C31	20°56'47"	18.28'	50.00'	C55	0°29'38"	45.62'	5,292.00'
C8	0°56'01"	15.81'	970.00'	C32	144°40'36"	131.30'	52.00'	C56	0°29'37"	45.60'	5,292.00'
C9	27°20'22"	23.86'	50.00'	C33	33°39'28"	30.55'	52.00'	C57	0°29'37"	45.60'	5,292.00'
C10	144°40'36"	131.30'	52.00'	C34	38°40'50"	35.11'	52.00'	C58	3°25'54"	87.44'	1,460.00'
C11	13°28'58"	12.24'	52.00'	C35	34°17'05"	31.12'	52.00'	C59	2°44'58"	70.54'	1,470.00'
C12	44°38'38"	40.52'	52.00'	C36	38°03'13"	34.54'	52.00'	C60	4°20'33"	113.69'	1,500.00'
C13	43°58'30"	39.91'	52.00'	C37	27°20'22"	23.86'	50.00'	C61	4°47'42"	83.69'	1,000.00'
C14	42°34'30"	38.64'	52.00'	C38	12°55'16"	11.28'	50.00'	C62	0°59'05"	17.19'	1,000.00'
C15	27°20'22"	23.86'	50.00'	C39	14°25'06"	12.58'	50.00'	C63	3°48'37"	66.50'	1,000.00'
C16	10°26'08"	9.11'	50.00'	C40	89°59'53"	31.42'	20.00'	C64	4°47'42"	83.69'	1,000.00'
C17	16°54'13"	14.75'	50.00'	C41	48°35'18"	16.96'	20.00'	C65	4°47'42"	86.20'	1,030.00'
C18	89°59'53"	31.42'	20.00'	C42	41°24'35"	14.45'	20.00'	C66	1°23'27"	25.00'	1,030.00'
C19	90°00'07"	31.42'	20.00'	C43	88°19'11"	30.83'	20.00'	C67	3°24'16"	61.20'	1,030.00'
C20	27°20'23"	23.86'	50.00'	C44	41°24'35"	14.45'	20.00'	C68	94°03'27"	32.83'	20.00'
C21	11°57'50"	10.44'	50.00'	C45	46°54'37"	16.37'	20.00'	C69	0°44'22"	12.52'	970.00'
C22	15°22'33"	13.42'	50.00'	C46	2°39'37"	71.04'	1,530.00'	C70	89°59'53"	31.42'	20.00'
C23	144°40'54"	131.31'	52.00'	C47	89°27'35"	31.23'	20.00'	C71	90°00'07"	31.42'	20.00'
C24	36°46'13"	33.37'	52.00'	C48	89°27'31"	31.23'	20.00'	C72	89°59'53"	31.42'	20.00'

RADIAL TABLE		RADIAL TABLE		RADIAL TABLE		RADIAL TABLE	
#	BEARING	#	BEARING	#	BEARING	#	BEARING
R2	N5° 00' 09"E	R14	S27° 13' 09"E	R26	S0° 07' 13"W	R38	N89° 52' 54"W
R3	N85° 32' 16"W	R15	N62° 32' 32"W	R27	N27° 13' 09"W	R39	N89° 52' 54"W
R4	N85° 32' 20"W	R16	N89° 52' 54"W	R28	S62° 32' 32"E	R40	N0° 07' 13"E
R5	S85° 32' 20"E	R17	S89° 52' 54"E	R29	N75° 27' 49"W	R41	N0° 07' 13"E
R6	N3° 55' 11"E	R18	S0° 07' 13"W	R30	S89° 52' 54"E	R42	S89° 52' 54"E
R7	S0° 03' 12"W	R19	N0° 07' 13"E	R31	S89° 52' 54"E	R43	N89° 52' 54"W
R8	N2° 03' 10"E	R20	S89° 52' 54"E	R32	N41° 31' 48"E	R44	N0° 07' 13"E
R9	S88° 17' 19"E	R21	N89° 52' 54"W	R33	S0° 07' 13"W		
R10	S31° 22' 11"W	R22	S78° 09' 16"W	R34	N0° 07' 13"E		
R11	N88° 58' 15"W	R23	N62° 46' 43"E	R35	S41° 17' 22"E		
R12	N3° 49' 10"E	R24	S27° 27' 36"W	R36	S88° 11' 58"E		
R13	S0° 07' 13"W	R25	N0° 07' 13"E	R37	S4° 10' 33"W		

PREPARED BY:



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