

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. AN IRREVOCABLE OFFER OF DEDICATION IN FEE TO THE CITY OF VISALIA SHOWN HEREON FOR KELSEY STREET AND CLANCY STREET AND DESIGNATED AS "IRREVOCABLE OFFER OF DEDICATION"
2. A STORM WATER EASEMENT IN FAVOR OF THE CITY OF VISALIA AS SHOWN HEREON
3. RECIPROCAL ACCESS EASEMENT IN FAVOR PARCELS 1 THROUGH 3 PER THIS MAP
4. PEDESTRIAN TRAIL EASEMENT IN FEE TO THE CITY OF VISALIA SHOWN HEREON OVER AND ACROSS PARCELS 1 AND 4

FOR: JEFFREY B. RITCHIE FAMILY LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 50% INTEREST AND LARRY J. RITCHIE LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 50% INTEREST

JEFFREY B. RITCHIE DATE

LARRY F. RITCHIE DATE

BENEFICIARY STATEMENT

THE UNDERSIGNED, AS BENEFICIARY UNDER DEED OF TRUST RECORDED JUNE 23, 2022 AS INSTRUMENT NO. 2022-40639, OF OFFICIAL RECORDS, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS MAP AND ALL DEEDING AND DEDICATIONS THEREON.

FOR: GOLDEN STATE FARM CREDIT, FLCA

NAME: DYLAN PECKHAM TITLE: AUTHORIZED SIGNER 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

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 CAPACIT(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.

A PORTION OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL GOVERNMENT TOWNSHIP PLAT THEREOF, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
ALL THAT CERTAIN REAL PROPERTY IDENTIFIED AS PARCEL 1 IN THAT CERTAIN PARCEL MAP WAIVER NO. PPM 17-042 RECORDED MARCH 27, 2018 AS DOCUMENT NO. 2018-0015724, AND RE-RECORDED APRIL 9, 2018 AS DOCUMENT NO. 2018-0018098, OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 0°02'13" WEST 2628.47 FEET ALONG THE WEST LINE OF SAID SECTION OF THE CENTERLINE OF MODOC DITCH; THENCE NORTH 89°57'09" EAST, 1315.16 FEET ALONG THE CENTERLINE OF SAID DITCH; THENCE SOUTH 0°02'38" EAST 2626.08 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 89°50'55" WEST 1315.48 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER THEREOF AND TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE GRANT DEED TO THE CITY OF VISALIA, A MUNICIPAL CORPORATION RECORDED MARCH 2, 2021, INSTRUMENT NO. 2021-0015004, TULARE COUNTY RECORDS

EXCEPTING THEREFROM ONE-HALF OF THE OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES, FOR A PERIOD OF 25 YEARS, AS RESERVED IN THE DEED FROM HAZEL G. M. MONTAGUE TO ALBERT F. BLAIN, ET AL, DATED AUGUST 8, 1958 AND RECORDED AUGUST 22, 1958 IN BOOK 2072, PAGE 5 OF OFFICIAL RECORDS.

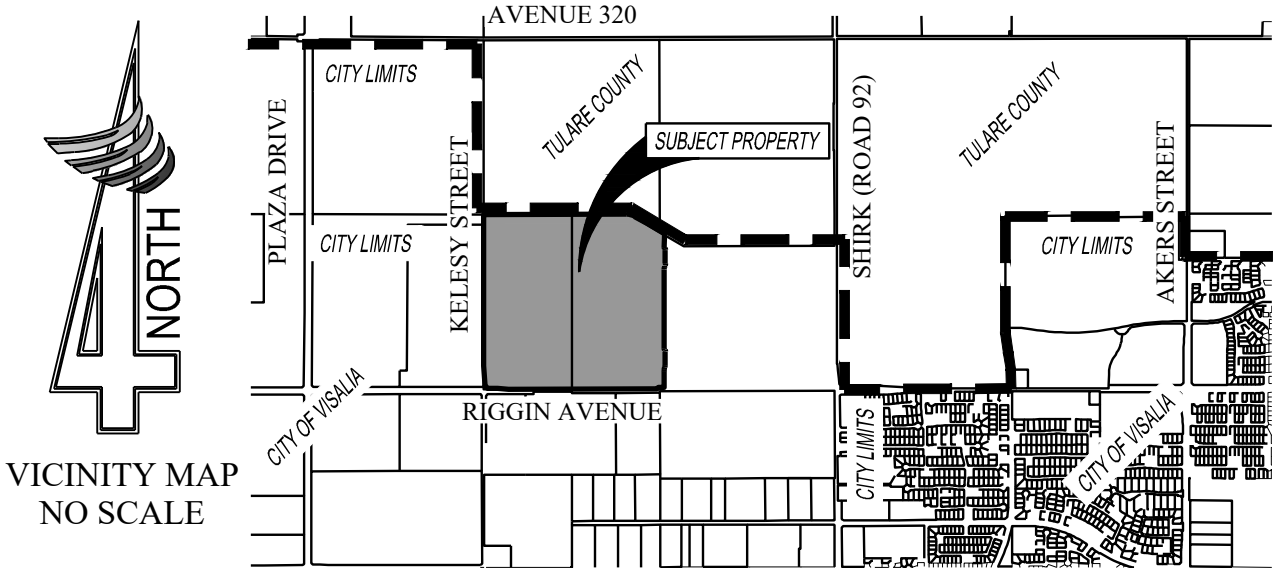
PARCEL 2:
ALL THAT CERTAIN REAL PROPERTY IDENTIFIED AS PARCEL 2 OF THAT CERTAIN MAP WAIVER NO. PPM 17-042 RECORDED MARCH 27, 2018 AS DOCUMENT NO. 2018-0015724, AND RE-RECORDED APRIL 9, 2018 AS DOCUMENT NO. 2018-0018098, OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIBALO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 0°02'13" WEST 2628.47 FEET ALONG THE WEST LINE OF SAID SECTION TO THE CENTERLINE OF MODOC DITCH; THENCE NORTH 89°57'09" EAST 1315.16 ALONG THE CENTERLINE OF SAID DITCH TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°57'09" EAST 800.36 FEET ALONG THE CENTERLINE OF SAID DITCH TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHEASTERLY 135.29 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'21"; THENCE SOUTH 59°02'30" EAST 450.39 FEET TO THE 1/4 SECTION LINE OF SAID SECTION; THENCE SOUTH 0°03'03" EAST 2355.97 FEET ALONG SAID 1/4 SECTION LINE TO THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 89°50'55" WEST 1315.48 FEET ALONG SAID SOUTH LINE; THENCE NORTH 0°02'38" WEST 2626.08 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION IN THE GRANT DEED TO THE CITY OF VISALIA, A MUNICIPAL CORPORATION, RECORDED DECEMBER 28, 2021, INSTRUMENT NO. 2021-0094057, OFFICIAL RECORDS.

EXCEPTING THEREFROM ONE-HALF OF THE OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES, FOR A PERIOD OF 25 YEARS, AS RESERVED IN THE DEED FROM HAZEL G. M. MONTAGUE TO ALBERT F. BLAIN, ET AL, DATED AUGUST 8, 1958 AND RECORDED AUGUST 22, 1958 IN BOOK 2072, PAGE 5 OF OFFICIAL RECORDS.



BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, T. 18 S., R. 24 E., M.D.B.&M., AS PER CITY OF VISALIA RECORD OF SURVEY RECORDED IN BOOK, 20 OF LICENSED SURVEY, PAGE 17

TAKEN AS NORTH 89°50'44" EAST



SURVEYOR'S STATEMENT

TPM 2024 - 08

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, INC., IN SEPTEMBER OF 2024 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 AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE MONUMENTS NOT YET SET, WILL BE SET AS INDICATED WITHIN ONE YEAR OF THE RECORDING OF THIS MAP.

CLINTON J. CAULDE 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 PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON 02/10/2025

BY: PAUL BERNAL, DATE
PLANNING AND COMMUNITY PRESERVATION DIRECTOR / CITY PLANNER

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 THE STORM WATER EASEMENT OFFERED HEREON, PEDESTRIAN TRAIL EASEMENT, AND REJECTING THE IRREVOCABLE OFFER OF DEDICATION IN FEE TO THE CITY OF VISALIA AS SHOWN HEREON AND DESIGNATED AS "IRREVOCABLE OFFER OF DEDICATION IN FEE" TO HEREAFTER REMAIN AN IRREVOCABLE OFFER OF DEDICATION IN FEE UNTIL ACCEPTED OR TERMINATED BY SEPARATED RESOLUTION OF THE CITY COUNCIL, ALL INCLUDED 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. CAVIGLIA
CITY MANAGER / CITY CLERK

BY: CHIEF DEPUTY CITY CLEARK

RECORDER'S STATEMENT

DOCUMENT NO. _____ FEE PAID _____

FILED THIS _____ DAY OF _____, 20_____, AT _____, M.

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

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

BY: _____ DEPUTY

PREPARED BY:

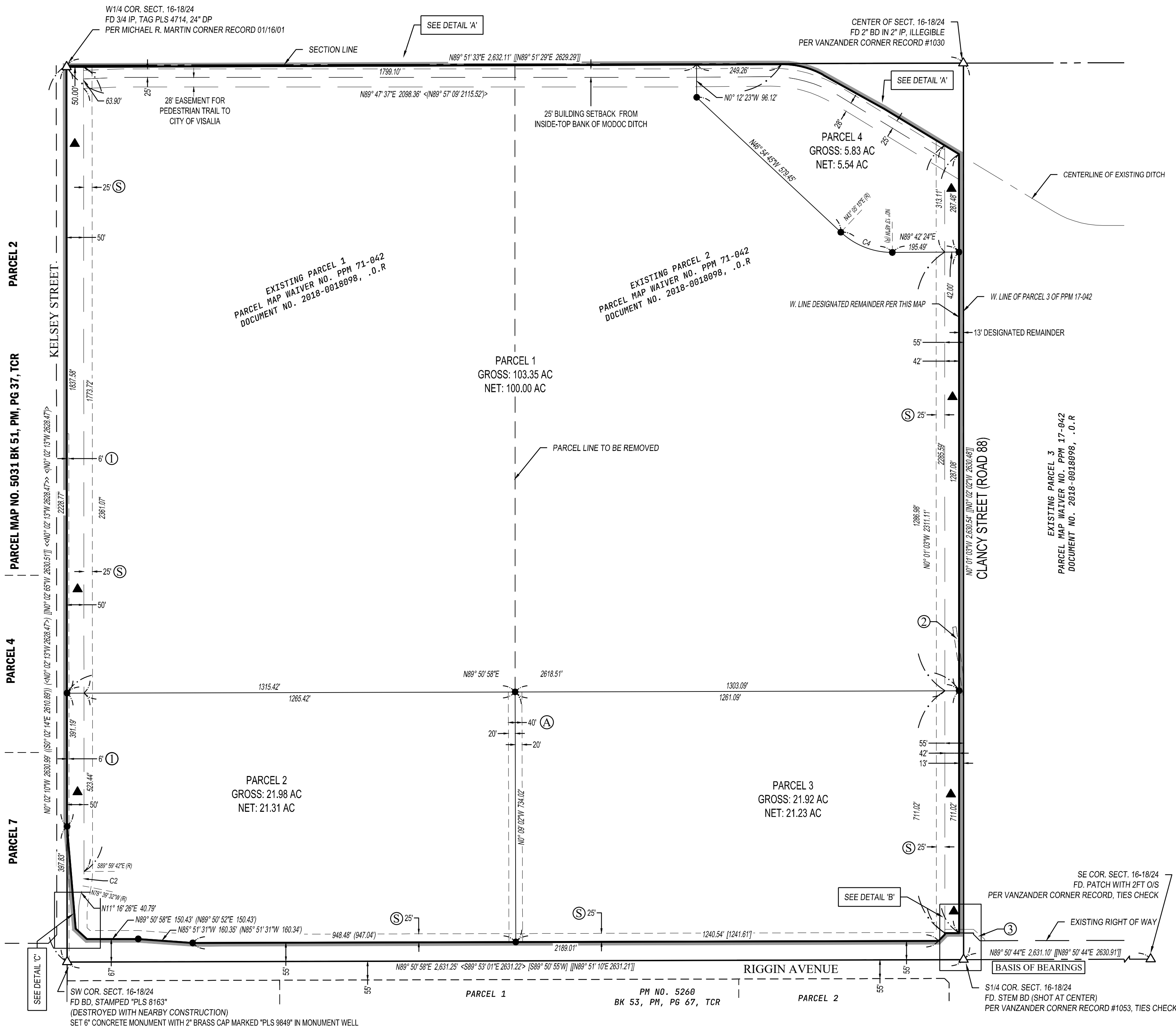


4CREEKS

324 S. SANTA FE, STE. A
VISALIA, CA 93292
TEL.: 559.802.3052
FAX: 559.802.3215
www.4-creeks.com

PARCEL MAP NO.

TPM 2024-08



LEGEND

- △ FOUND AND ACCEPTED MONUMENT AS DESCRIBED
- ▲ IRREVOCABLE OFFER OF DEDICATION IN FEE TO CITY OF VISALIA PER THIS MAP
- SET 3/4" IRON PIPE TAGGED PLS 9849, 6" DEEP
- () RECORD DATA PER CITY OF VISALIA GRANT DEED RECORDED 03/02/2021 AS DOCUMENT NO. 2021-0015004, OFFICIAL RECORDS
- [] RECORDED DATA PER CITY OF VISALIA GRANT DEED RECORDED 12/28/2021 AS DOCUMENT NO. 2021-0094057, OFFICIAL RECORDS
- < > RECORD DATA PER PARCEL MAP NO. 5260 RECORDED IN BOOK 53, OF PARCEL MAPS, PAGE 67, TULARE COUNTY RECORDS
- (()) RECORD DATA PER PARCEL MAP NO. 5031 RECORDED IN BOOK 51, OF PARCEL MAPS, PAGE 37, TULARE COUNTY RECORDS
- ||| RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 20, OF LICENSED SURVEYS, PAGE 17, TULARE COUNTY RECORDS (USING CONVERSION FACTOR SHOWN ON MAP)
- (< >) RECORD DATA PER CORRECTORY GRANT DEED RECORDED IN 09/29/2020 AS DOCUMENT NO. 2020-0060147, TULARE COUNTY RECORDS
- << >> RECORD DATA PER CORRECTORY GRANT DEED RECORDED IN 09/29/2020 AS DOCUMENT NO. 2020-0060149, TULARE COUNTY RECORDS
- <| > RECORD DATA PER GRANT DEED RECORDED IN 06/23/2022 AS DOCUMENT NO. 2022-0040532, TULARE COUNTY RECORDS
- TCR TULARE COUNTY RECORDS
- O.R. OFFICIAL RECORDS TULARE COUNTY
- SUBDIVISION BOUNDARY
- Ⓐ RECIPROCAL ACCESS EASEMENT IN FAVOR PARCELS 1 THROUGH 3 PER THIS MAP
- ① SOUTHERN CALIFORNIA EDISON EASEMENT RECORDED 03/09/1967 IN BK 2701, PG 362, O.R.
- ② SOUTHERN CALIFORNIA EDISON EASEMENT RECORDED 1/15/1959 IN BK. 2097, PG. 335, O.R.
- ③ SLOPE FILL EASEMENT IN FAVOR TO CITY OF VISALIA RECORDED AS DOCUMENT NO. 2021-0094057, TULARE COUNTY RECORDS
- Ⓢ STORM WATER EASEMENT IN FAVOR OF THE CITY OF VISALIA PER THIS MAP

NOTE

SEE SHEET 3 FOR DETAILS

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF

ALL DISTANCES SHOWN ARE IN CONVERTED INTO GROUND MEASUREMENTS PER LICENSED OF SURVEYS BOOK 20 PAGE 17 CONVERSION RATE.

CURVES			
CURVE #	LENGTH	RADIUS	DELTA
C1	38.09'	192.46	11°20'19"
C2	42.44'	214.50	11°20'10"
C3	127.70'	250.00	29°16'00"
C4	166.33'	220.00	43°19'03"
<(C5)>	135.29'	250.00	31°00'21"



200' 0' 200'
SCALE 1" = 200'

PREPARED BY:

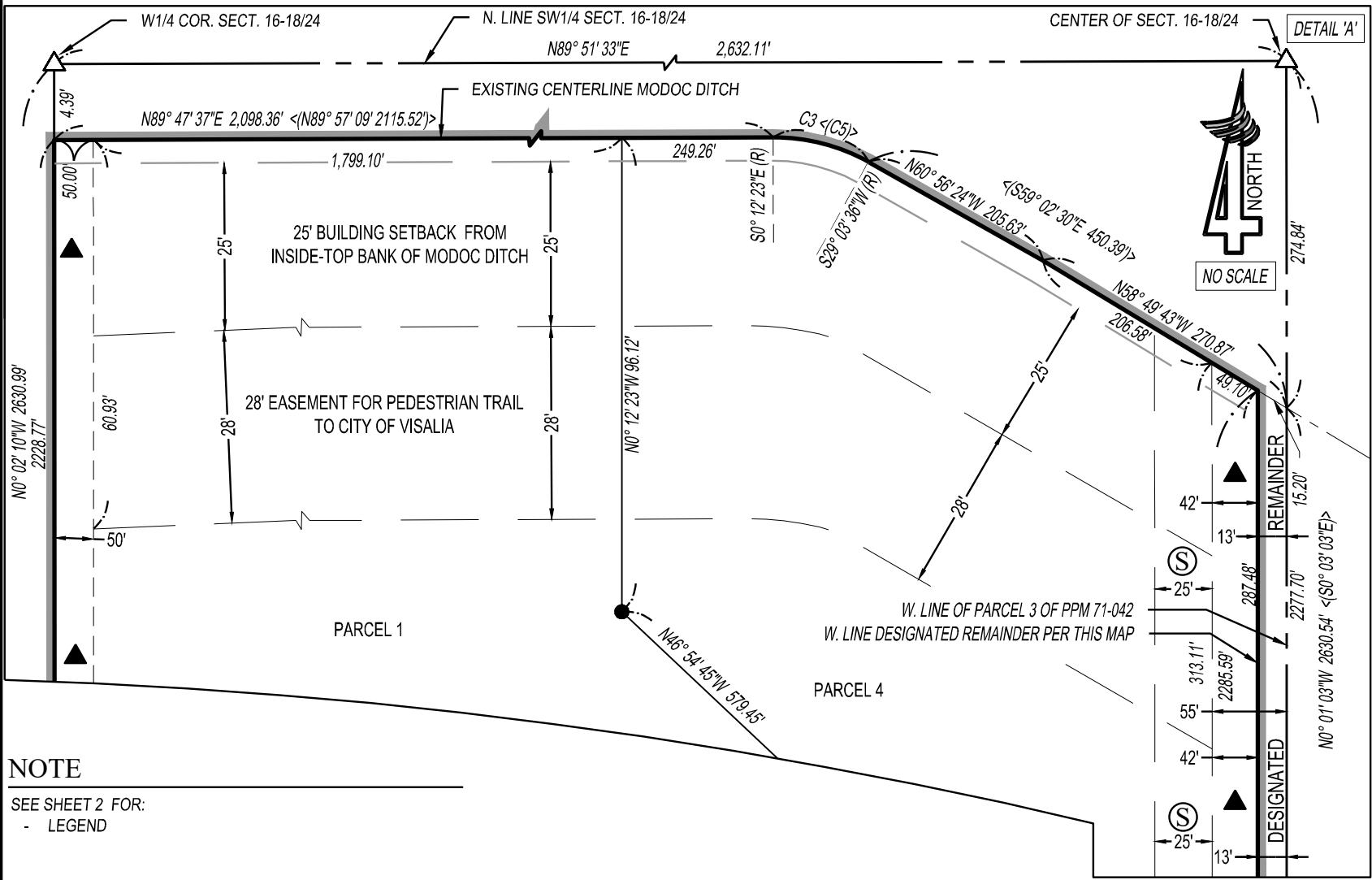


4CREEKS

324 S. SANTA FE, STE. A
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
www.4-creeks.com

PARCEL MAP NO.

TPM 2024-08



NOTE
SEE SHEET 2 FOR:
- LEGEND

