

PRATT FAMILY RANCH PHASE 1D

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:

ALL OF ADJUSTED PARCEL 2, PER GRANT DEED RECORDED AS, DOC. NO. 2022-0078129, 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

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:

- RIGHTS OF WAY FOR OWEN AVENUE, DALE AVENUE, TERRACE STREET, AND ZACHARY STREET IN FEE TO THE CITY OF VISALIA
- LOT A, B, AND C IN FEE TO THE CITY OF VISALIA FOR LANDSCAPING, PUBLIC UTILITIES, SIDEWALKS, AND OTHER PUBLIC PURPOSES
- BLOCK WALL EASEMENTS 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)
- 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)

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

DAVID HATCH, VP AND DIVISION PRESIDENT DATE

NOTARY ACKNOWLEDGEMENT

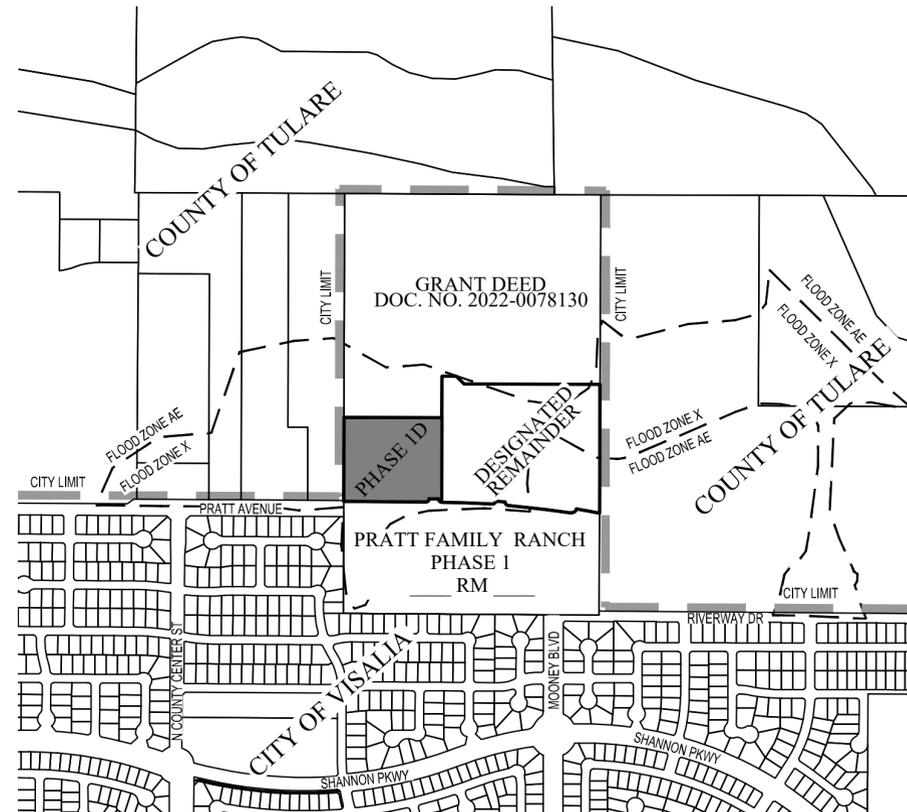
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

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/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 _____



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 FULLY WITHIN ZONE X (SHADED) WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOODING. AREAS OF 1-PERCENT ANNUAL CHANCE FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, 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



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 RETRACED.

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 AND 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 A, B, AND C, 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:



4CREEKS

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

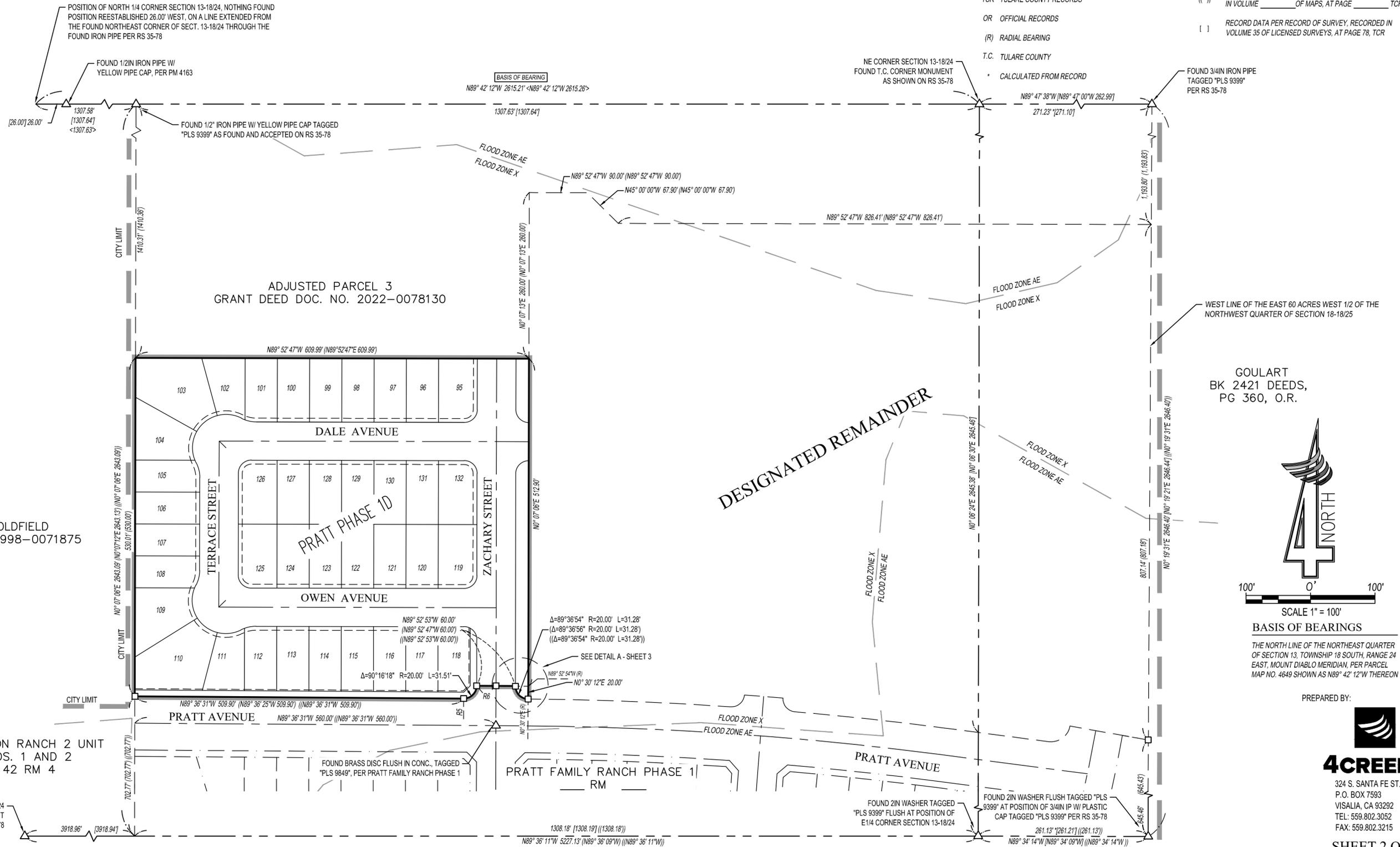
PRATT FAMILY RANCH PHASE 1D

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

LEGEND

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

TSM 5583



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

PREPARED BY:



4CREEKS
324 S. SANTA FE ST., STE. A
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PRATT FAMILY RANCH

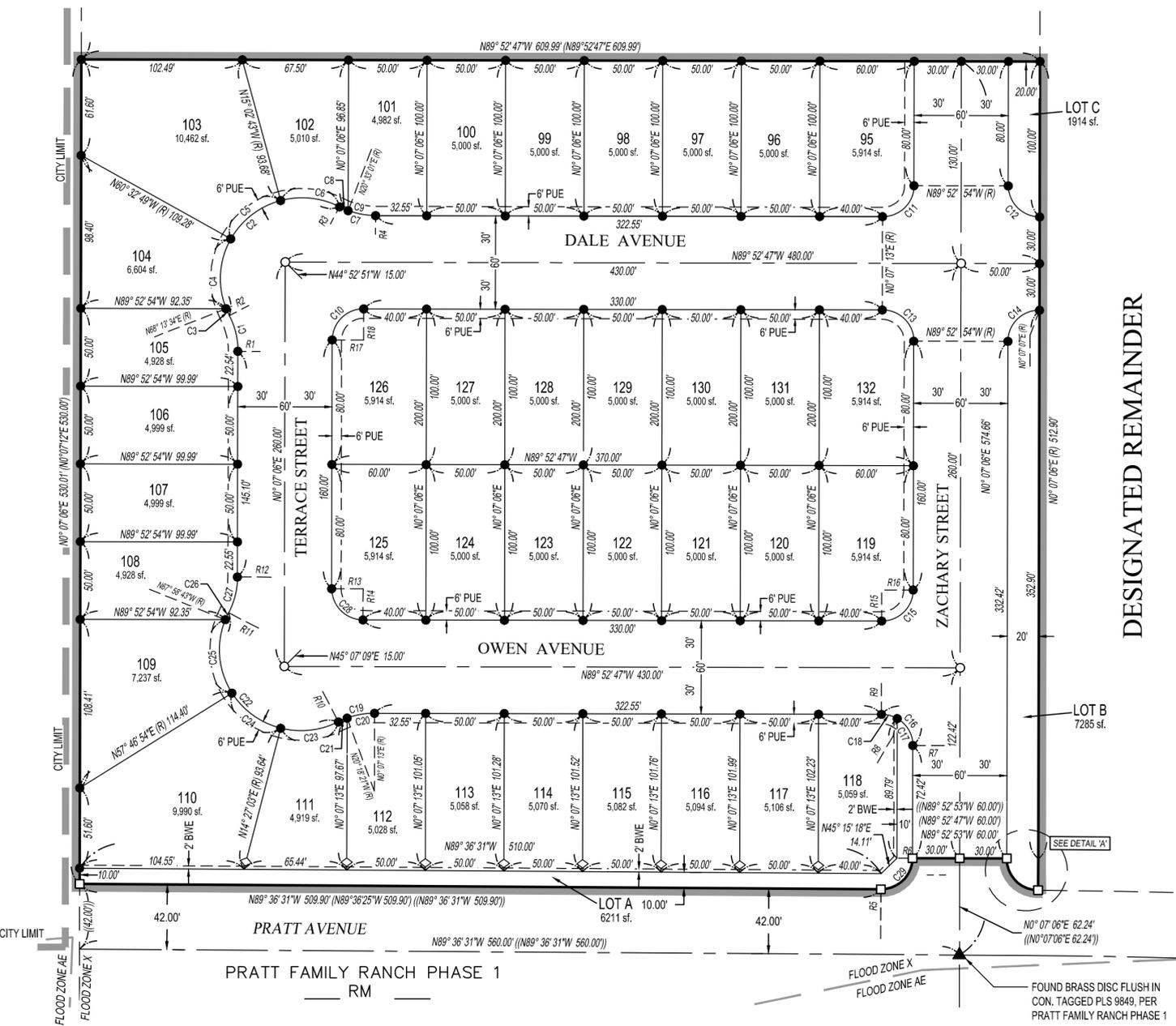
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ADJUSTED PARCEL 3 GRANT DEED DOC. NO. 2022-00078130

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

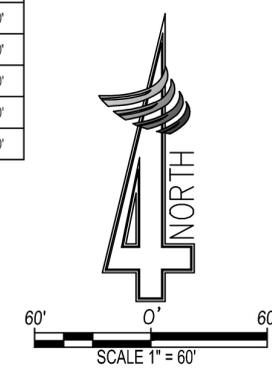


LEGEND

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

CURVE DATA			
CURVE #	DELTA	LENGTH	RADIUS
C1	27°20'23"	23.86'	50.00'
C2	144°40'54"	131.31'	52.00'
C3	5°26'52"	4.94'	52.00'
C4	51°13'37"	46.49'	52.00'
C5	45°30'06"	41.30'	52.00'
C6	42°30'19"	38.58'	52.00'
C7	27°20'23"	23.86'	50.00'
C8	6°54'35"	6.03'	50.00'
C9	20°25'48"	17.83'	50.00'
C10	90°00'07"	31.42'	20.00'
C11	90°00'07"	31.42'	20.00'
C12	90°00'00"	31.42'	20.00'
C13	89°59'53"	31.42'	20.00'
C14	90°00'01"	31.42'	20.00'
C15	90°00'07"	31.42'	20.00'
C16	89°59'53"	31.42'	20.00'
C17	60°00'00"	20.94'	20.00'
C18	29°59'53"	10.47'	20.00'
C19	27°20'22"	23.86'	50.00'
C20	20°25'34"	17.83'	50.00'
C21	6°54'47"	6.03'	50.00'
C22	144°40'36"	131.30'	52.00'
C23	41°40'12"	37.82'	52.00'
C24	43°19'51"	39.33'	52.00'
C25	54°14'23"	49.23'	52.00'
C26	5°26'10"	4.93'	52.00'
C27	27°20'22"	23.86'	50.00'
C28	89°59'53"	31.42'	20.00'
C29	90°16'18"	31.51'	20.00'
C30	89°36'54"	31.28'	20.00'

RADIAL TABLE	
#	BEARING
R1	N89° 52' 54"W
R2	S62° 46' 43"W
R3	N27° 27' 36"E
R4	N0° 07' 13"E
R5	S0° 23' 29"W
R6	S89° 52' 49"E
R7	N89° 52' 54"W
R8	S30° 07' 06"W
R9	N0° 07' 13"E
R10	S27° 13' 09"E
R11	N62° 32' 32"W
R12	N89° 52' 54"W
R13	S89° 52' 54"E
R14	N0° 07' 13"E
R15	N0° 07' 13"E
R16	S89° 52' 54"E
R17	S89° 52' 54"E
R18	S0° 07' 13"W



PREPARED BY:



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