

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

SHEET 1 OF 3

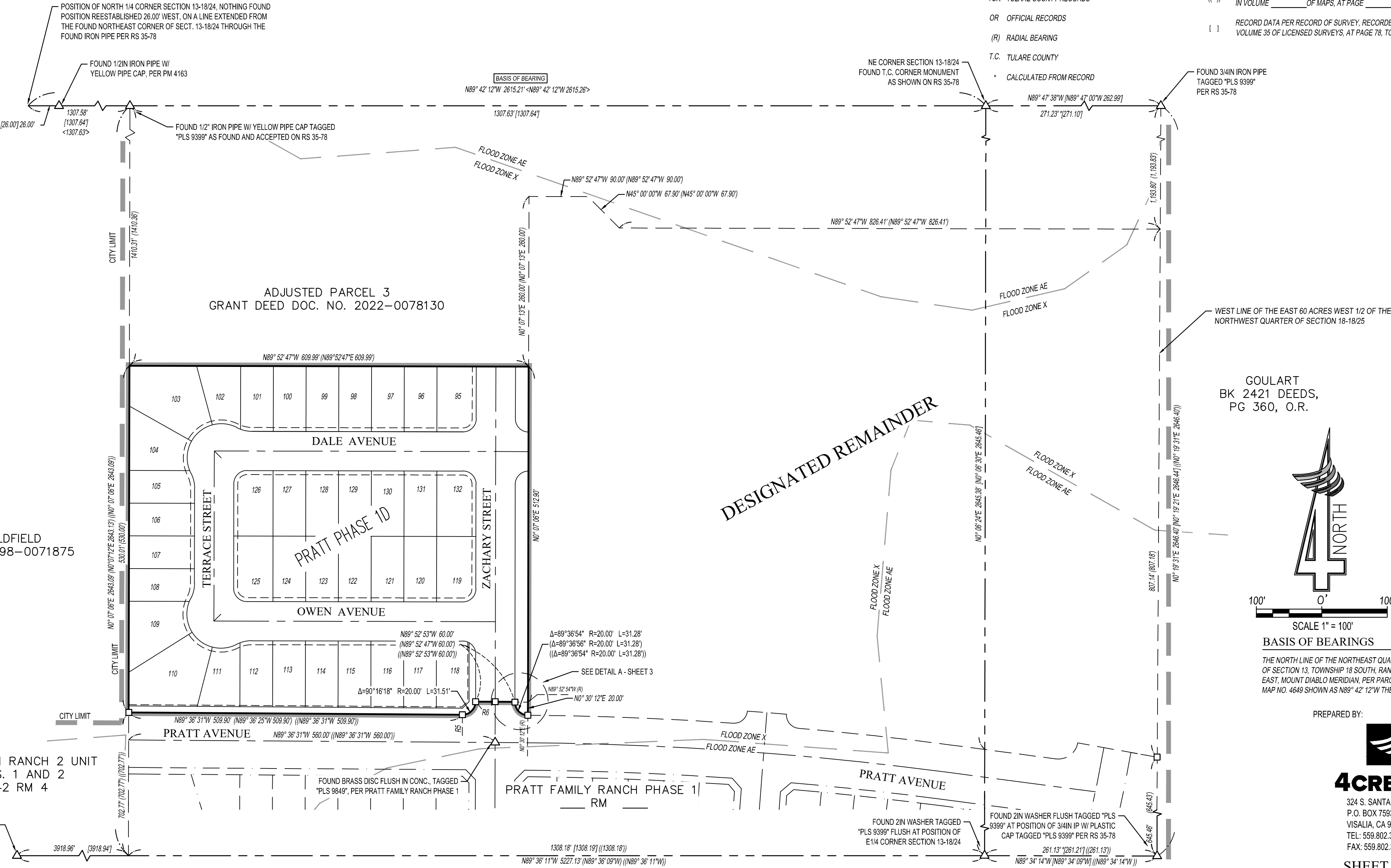
PRATT FAMILY RANCH

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

4CREEKS
324 S. SANTA FE ST., STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215

SHEET 2 OF 3

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

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. 20022-0078129, 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

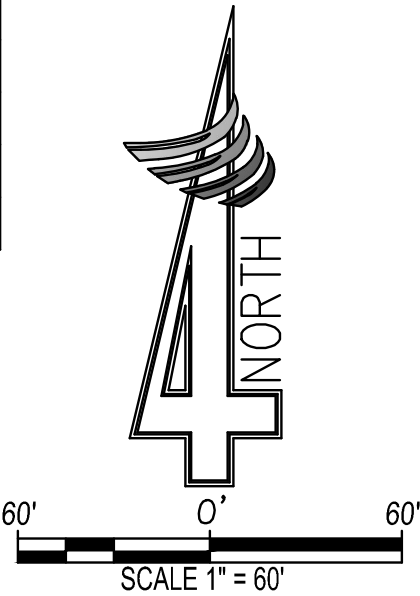
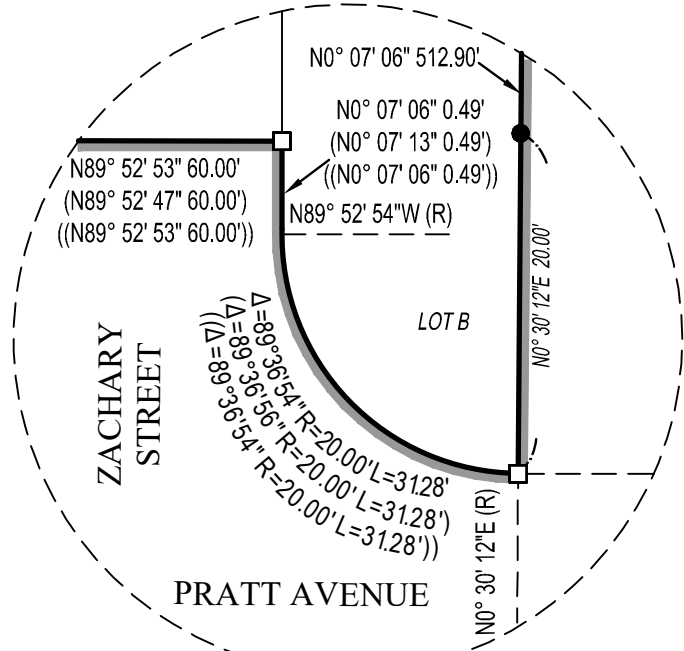
CURVE DATA			
CURVE #	DELTA	LENGTH	RADIUS
C1	27°20'23"	23.86'	50.00'
C2	144°40'54"	131.31'	52.00'
C3	5°26'52"	4.94'	52.00'
C4	51°13'37"	46.49'	52.00'
C5	45°30'06"	41.30'	52.00'
C6	42°30'19"	38.58'	52.00'
C7	27°20'23"	23.86'	50.00'
C8	6°54'35"	6.03'	50.00'
C9	20°25'48"	17.83'	50.00'
C10	90°00'07"	31.42'	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

DESIGNATED REMAINDER



DETAIL 'A'
NO SCALE



PREPARED BY:



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