

RIGHT TO FARM NOTICE

In accordance with Section 7-29-1070(a) of The Tulare County Ordinance Code, and as a condition of approval of this Subdivision Map, notice is given that:

It is the declared policy of Tulare County to conserve, enhance and encourage agricultural operations within the County. Residents of property on or near agricultural land should be prepared to accept the inconveniences and discomfort associated with agricultural operations, including, but not necessarily limited to: noise, odors, fumes, dust, smoke, insects, operation of machinery (including aircraft) during any 24 hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Consistent with this policy, California Civil Code Section 3482.5 provides that no agricultural operation, as defined and limited by that section, conducted and maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than 3 years if it was not a nuisance at the time it began.

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 _____

On _____ before me, _____
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 _____
County _____ My commission expires: _____
Principal place of business. _____ My commission number: _____
(No notary seal required Pursuant to Sec. 66436 (c) of the Subdivision Map Act.)

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

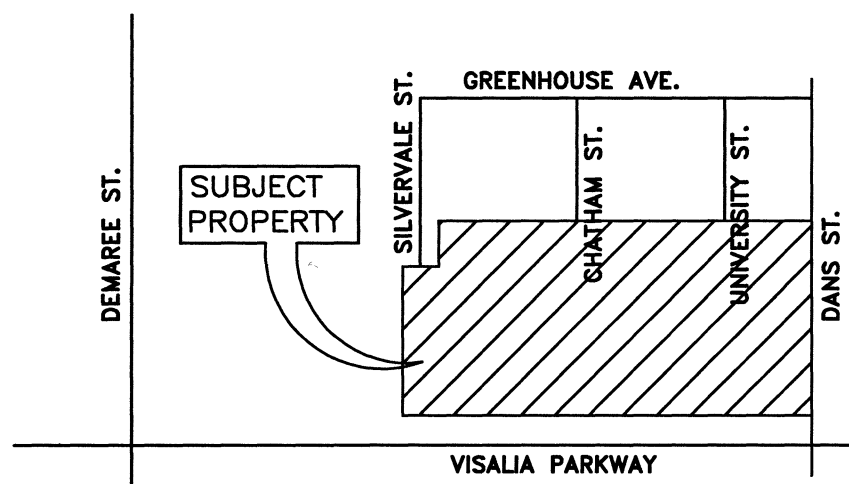
On Oct 26, 2018 before me, BRENDA L. HENDERSON, Notary Public
personally appeared FRANCISCO ESCOBAR ACEVEDO

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

Brenda L. Henderson BRENDA L. HENDERSON
Signature _____ Print name _____
Tulare County County _____ My commission expires: May 20, 2020
Principal place of business. _____ My commission number: 2153967
(No notary seal required Pursuant to Sec. 66436 (c) of the Subdivision Map Act.)



Vicinity Map

NO SCALE

CITY PLANNER'S STATEMENT

I hereby state that the Final Map conforms to the Los Pinos Tentative Subdivision Map 5467 that was approved by the City of Visalia Planning Commission at the regular meeting held on November 8, 2004.

Paul Bernal
By: Paul Bernal, City Planner

10/31/18
Date:

FLOOD HAZARD NOTE

As delineated on the Federal Emergency Management Agency's Flood Insurance Rate Map (Map Number 06107C0937E) 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-percent 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.

LANDSCAPE & LIGHTING ASSESSMENT DISTRICT

All the real property included in the boundaries of the subdivision shown upon this map is included in "Assessment District No. 18-07, City of Visalia, Tulare County, California," established pursuant to the Landscape and Lighting Act of 1972

OWNERS' 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. 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. Right of way for Dans Street, University Street, Chatham Street, Silvervale Street and Reese Ave. in fee to the City of Visalia.
2. Lots A, B & C in fee to the City of Visalia for landscaping, public sidewalks, block walls and other public purposes.
3. Public easements 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).
4. 1' block wall easement

Francisco Acevedo
FRANCISCO ACEVEDO

LOS PINOS

Being Parcel 3 of Lot Line Adjustment 2009-08, Doc. No. 2010-0081958 T.C.R. Situated in a portion of the Northwest Quarter of Section 12, Township 19 South, Range 24 East, Mount Diablo Base & Meridian located in the City of Visalia, County of Tulare, State of California.
September, 2018

OWNERS:

FRANCISCO ACEVEDO
2435 W. Monte Vista Ave.
Visalia Ca. 93277

SURVEYOR:

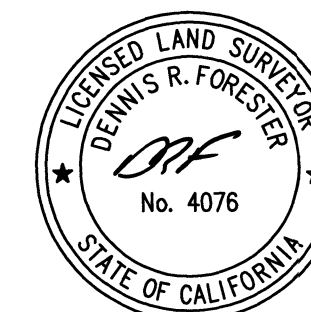
FORESTER, WEBER & ASSOCIATES, LLC
1620 W. Mineral King
Visalia, Ca 93291
(559) 732-0102

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 Francisco Acevedo on 7-25-2018 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 on or before 3-01-2019 and are, or will be, sufficient to enable the survey to be retraced.

Dated 10-29-2018

Dennis R. Forester
Dennis R. Forester, P.L.S. 4076



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.

Jeffrey S. Land
Jeffrey S. Land, P.L.S. 8634
11/2/18
Date



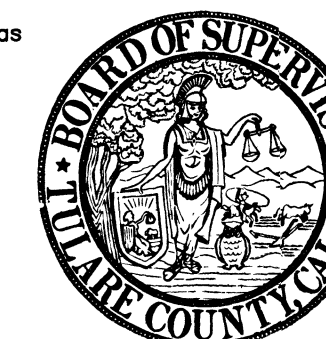
BOARD OF SUPERVISORS STATEMENT

I, Jason T. Britt, County Administrative Officer/Clerk of the Board of Supervisors of the County of Tulare, State of California, do hereby state 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 15th day of November, 2018.

Jason T. Britt, County Administrative Officer/
Clerk of the Board of Supervisors

By: Mary Delle
Deputy



RECORDER'S STATEMENT

Document No. 2018-0071359 Fee Paid: \$85.00

Filed this 19th day of DECEMBER, 2018, at 12:34 P.M. in Volume 44

of Maps, at Page 15 Tulare County Records, at the request of Forester, Weber & Associates, LLC.

Roland P. Hill
Tulare County Assessor/Clerk-Recorder

By: _____
Deputy

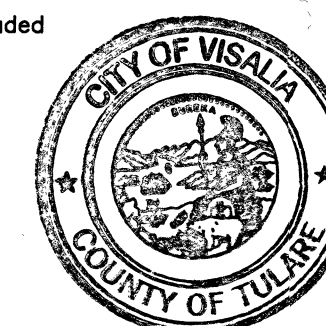
CITY CLERK'S STATEMENT

This is to state that at a regular meeting of the City Council of the City of Visalia held on the 5th day of November, 2018, an order was duly and regularly made and entered into approving this map and subdivision and, on behalf of the public, accepting, subject to improvements, all of the public streets and Lots A, B & C; and accepting the public utility easement(s), and 1' block wall easement, 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 14th day of November, 2018.

Randy Groom
City Manager/City Clerk

Michelle Nicholson
Chief Deputy City Clerk



LOS PINOS

Being Parcel 3 of Lot Line Adjustment 2009-08, Doc. No. 2010-0081958 T.C.R.
Situated in a portion of the Northwest Quarter of Section 12, Township 19 South, Range 24 East, Mount Diablo Base & Meridian located in the City of Visalia, County of Tulare, State of California.

- LEGEND**
- ▲ FOUND MONUMENT AS DESCRIBED
 - SET BRASS CAP IN CONCRETE STAMPED PLS 4076
 - FOUND 1/2" REBAR TAGGED PLS 4076
 - SET 1/2" REBAR TAGGED PLS 4076 AT ALL LOT CORNERS
 - [] RECORD DATA AS PER PARCEL MAP NO. 192 REC. IN BK. 2 OF PARCEL MAPS AT PG. 92 T.C.R.
 - < > RECORD DATA AS PER MAP OF THE LITTLE RANCH REC. IN VOL. 40 OF MAPS AT PG. 44 T.C.R.
 - () RECORD DATA AS PER PARCEL MAP NO. 66 REC. IN BK. 1 OF PARCEL MAPS AT PG. 66 T.C.R.
 - { } RECORD DATA AS PER LOT LINE ADJUSTMENT NO. 2006-17 OF LOTS 10, 11 & 16 OF THE LITTLE RANCH SUBDIVISION PER DOC. REC. 9/24/07 AS DOC. NO. 2007-0084231 T.C.R. OR CALCD THEREFROM
 - { } RECORD DATA AS PER LOT LINE ADJUSTMENT NO. 2006-18 OF LOTS 1, 4 & 5 OF THE LITTLE RANCH SUBDIVISION PER DOC. REC. 9/24/07 AS DOC. NO. 2007-0084242 T.C.R. OR CALCD THEREFROM
 - << >> RECORD DATA AS PER MAP OF STRATFORD PARK UNIT NO. 1 REC. IN VOL. 36 OF MAPS AT PG. 13 T.C.R.
 - PUE PUBLIC UTILITY EASEMENT
 - INDICATES SUBDIVISION BOUNDARY

BASIS OF BEARINGS

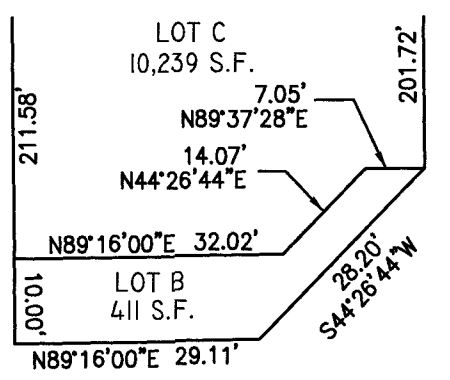
THE SOUTH LINE OF THE NW1/4 OF SEC. 20, T.19S., R.24E., M.D.B.&M. TAKEN AS S89°16'00"W AS PER PARCEL MAP NO. 192 REC. IN BK. 2 OF PARCEL MAPS AT PG. 92 T.C.R.

NOTE:

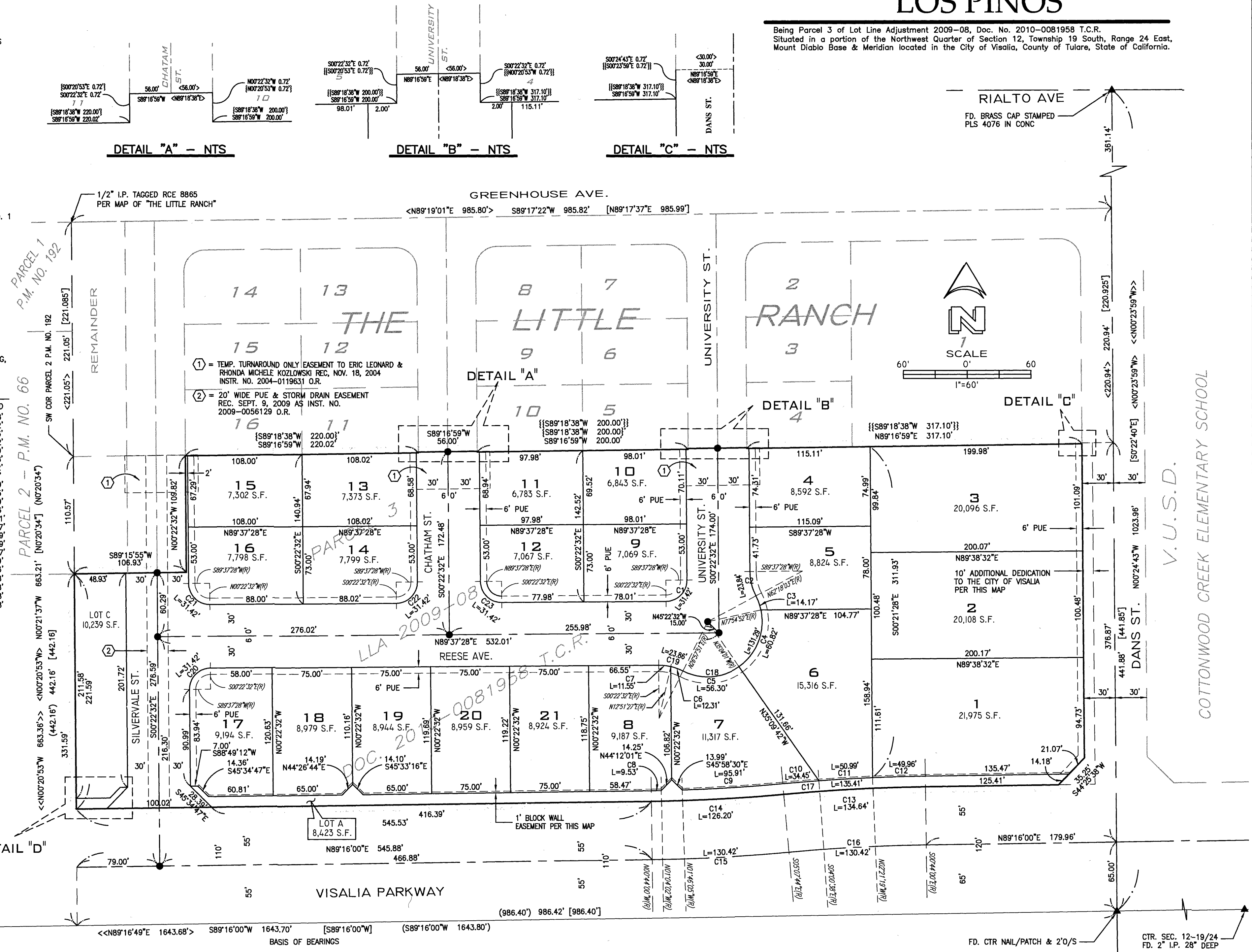
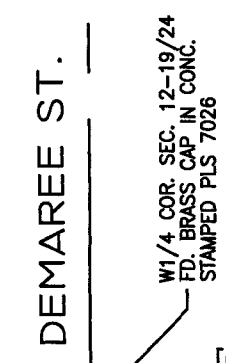
LOT A TO BE DEDICATED TO THE CITY OF VISALIA FOR LANDSCAPING, SIDEWALK, BLOCK WALL AND PUBLIC PURPOSES.

CURVE DATA

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD
C1	90°00'00"	31.42'	20.00'	20.00'	28.28'
C2	27°19'25"	23.84'	50.00'	12.15'	23.62'
C3	15°36'49"	14.17'	52.00'	7.13'	14.13'
C4	67°01'07"	60.82'	52.00'	34.43'	57.42'
C5	62°01'52"	56.30'	52.00'	31.26'	53.59'
C6	14°06'24"	12.31'	50.00'	6.19'	12.28'
C7	13°13'59"	11.55'	50.00'	5.80'	11.52'
C8	0°20'02"	9.53'	1635.00'	4.76'	9.53'
C9	3°21'39"	95.91'	1635.00'	47.97'	95.89'
C10	1°07'06"	34.45'	1765.00'	17.23'	34.45'
C11	1°39'19"	50.99'	1765.00'	25.50'	50.99'
C12	1°37'19"	49.96'	1765.00'	24.98'	49.96'
C13	4°23'44"	134.64'	1755.00'	67.35'	134.61'
C14	4°23'44"	126.20'	1645.00'	63.13'	126.17'
C15	4°23'44"	130.42'	1700.00'	65.24'	130.39'
C16	4°23'44"	130.42'	1700.00'	65.24'	130.39'
C17	4°23'44"	135.41'	1765.00'	67.74'	135.37'
C18	144°39'48"	131.29'	52.00'	163.25'	23.63'
C19	27°20'23"	23.86'	50.00'	12.16'	28.28'
C20	90°00'00"	31.42'	20.00'	20.00'	28.28'
C21	90°00'00"	31.42'	20.00'	20.00'	28.28'
C22	90°00'00"	31.42'	20.00'	20.00'	28.28'
C23	90°00'00"	31.42'	20.00'	20.00'	28.28'



DETAIL "D" - NTS



COTTONWOOD CREEK ELEMENTARY SCHOOL