

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 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:

- PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF GAS LINES, WATER 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).
- BLOCK WALL EASEMENTS IN FAVOR OF THE CITY OF VISALIA FOR THE INSTALLATION AND MAINTENANCE OF BLOCK WALLS AS SHOWN HEREON AND DESIGNED AS "BWE" (BLOCK WALL EASEMENT).
- RIGHTS OF WAY FOR NORTH CLANCY STREET, GROVE AVENUE, NICHOLAS AVENUE, SHASTA STREET, EVEREST STREET, TOMMY AVENUE, PIERRE STREET, MARIE STREET AND ALLEN AVENUE, IN FEE TO THE CITY OF VISALIA.
- OUTLOT A AND OUTLOT B FOR LANDSCAPE PURPOSES, PUBLIC UTILITIES, SIDEWALKS, BLOCK WALLS, AND OTHER PUBLIC PURPOSES.
- OUTLOT C FOR PUBLIC PARK, TRAIL AND LANDSCAPE PURPOSES.

DR HORTON CA3, INC., A DELAWARE CORPORATION

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
DAVID HATCH, VICE PRESIDENT AND  
PRESIDENT OF THE DIVISION

NOTARY ACKNOWLEDGMENT

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, \_\_\_\_\_, 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 \_\_\_\_\_  
MY COMMISSION NO \_\_\_\_\_  
PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_ COUNTY

FLOOD HAZARD ZONE

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NUMBER 06107C0928E AND 06107C0909E) 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-PERCENT ANNUAL CHANCE FLOODING. THE 1% ANNUAL CHANCE FLOODPLAIN BOUNDARY, BASE FLOOD ELEVATION LINES AND VALUE AND THE CALCULATED MINIMUM FINISHED FLOOR ELEVATIONS ARE SHOWN FOR THE PORTIONS OF THIS MAP THAT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA.

SHEPHERDS RANCH II - PHASE 1

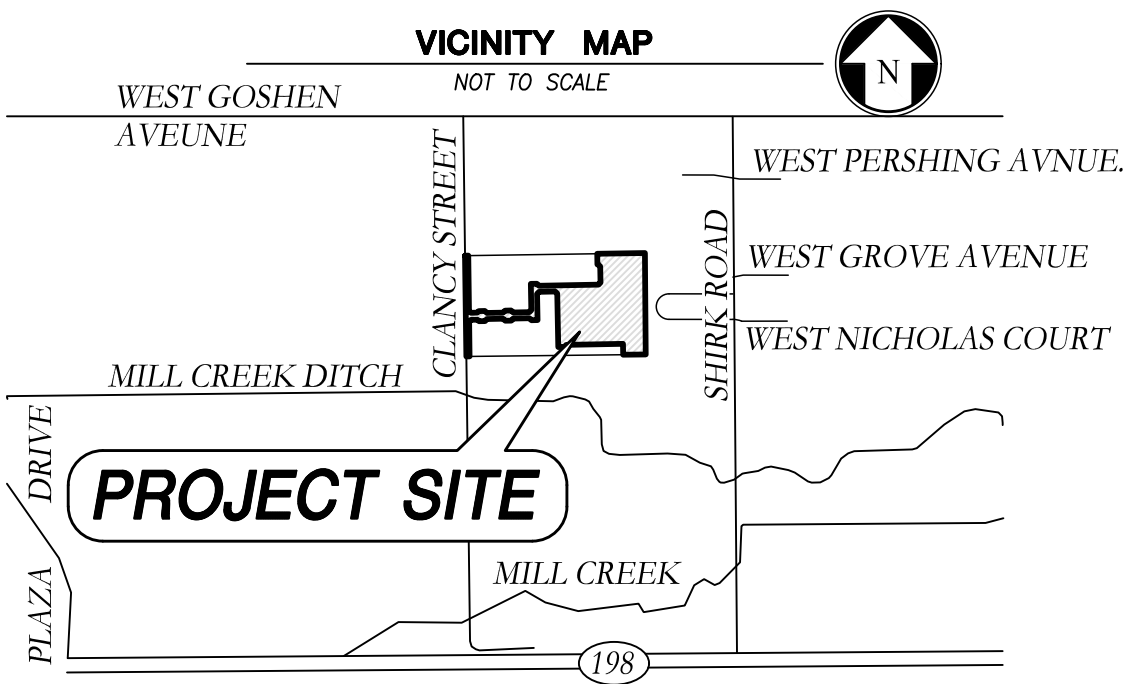
BEING ALL OF PARCEL 1 PER PARCEL MAP NO. 5448, RECORDED IN VOLUME 55 OF PARCEL MAPS, AT PAGE 56, TULARE COUNTY RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN.

IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

APRIL 2025  
CONSISTING OF SIX (6) SHEETS & 17.717 ACRES.

FOR: DR HORTON - CENTRAL VALLEY DIVISION  
419 W. MURRAY AVENUE  
VISALIA, CA, 93291

BY:   
WWW.QKINC.COM  
1-800-955-7599  
BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP 5448, FILED IN VOLUME 55 OF PARCEL MAPS, AT PAGE 56, OFFICIAL RECORDS OF TULARE COUNTY.

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.

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. \_\_\_\_\_, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA" ESTABLISHED PURSUANT TO THE LANDSCAPE AND LIGHTING ACT OF 1972.

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 DR. HORTON ON OCTOBER, 2021 AND SAID FIELD SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY, OR WILL OCCUPY, THE POSITIONS INDICATED ON OR BEFORE DECEMBER 31, 2026 AND ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Final Final Submittal 5-29-2025

ANTONIO S. WESTERLUND, P.L.S. 9399 DATE \_\_\_\_\_



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION 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 THE MAP IS TECHNICALLY CORRECT.

MICHAEL E. LONG, PLS 6815 DATE \_\_\_\_\_  
CITY SURVEYOR

CITY PLANNER'S STATEMENT

I HEREBY STATE THAT FINAL MAP CONFORMS TO THE TENTATIVE SUBDIVISION MAP APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON JUNE 26, 2023.

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 LANDSCAPE LOTS, PUBLIC UTILITY EASEMENTS, BLOCK WALL EASEMENTS, AND STREETS OFFERED FOR DEDICATION, 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 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

JASON T. BRITT, COUNTY ADMINISTRATIVE OFFICER/CLERK OF  
THE BOARD OF SUPERVISORS

BY : \_\_\_\_\_  
DEPUTY

RECORDER'S STATEMENT

DOCUMENT NUMBER: \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.  
IN VOLUME \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ TULARE COUNTY RECORDS, AT  
THE REQUEST OF QK.  
TARA K. FREITAS, CPA  
TULARE COUNTY ASSESSOR/CLERK-RECORDER

BY : \_\_\_\_\_  
DEPUTY



# PHASE BOUNDARY AND SHEET INDEX

## SHEPHERDS RANCH II - PHASE 1

BEING ALL OF PARCEL 1 PER PARCEL MAP NO. 5448, RECORDED IN VOLUME 55 OF PARCEL MAPS, AT PAGE 56, TULARE COUNTY RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN.  
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APRIL 2025

CONSISTING OF SIX (6) SHEETS &amp; 17.717 ACRES.

### LEGEND

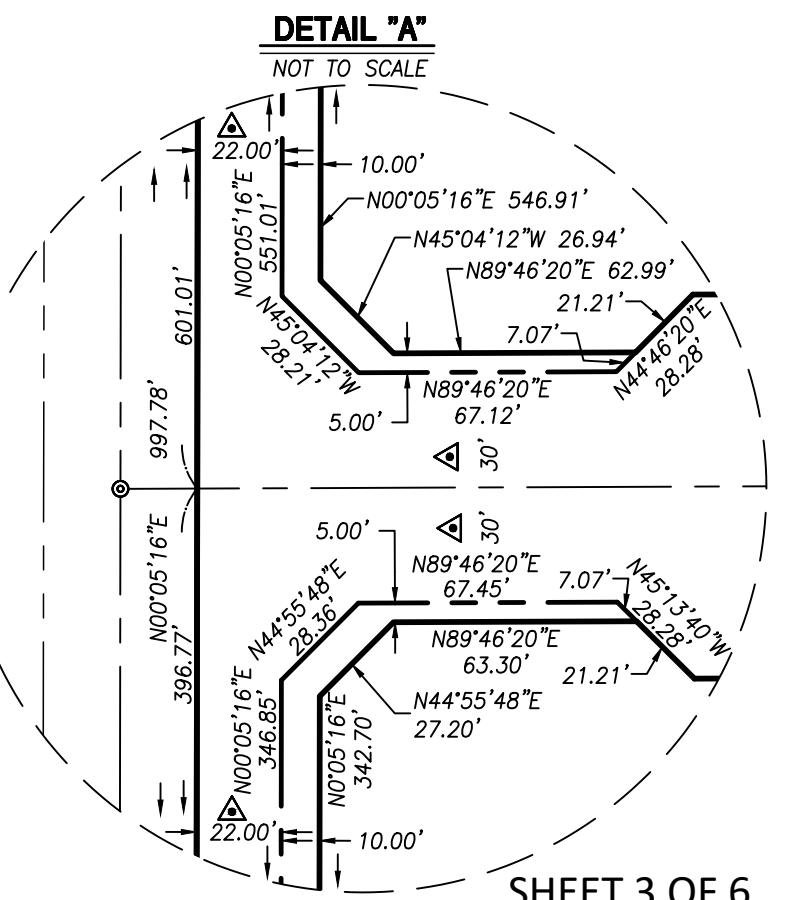
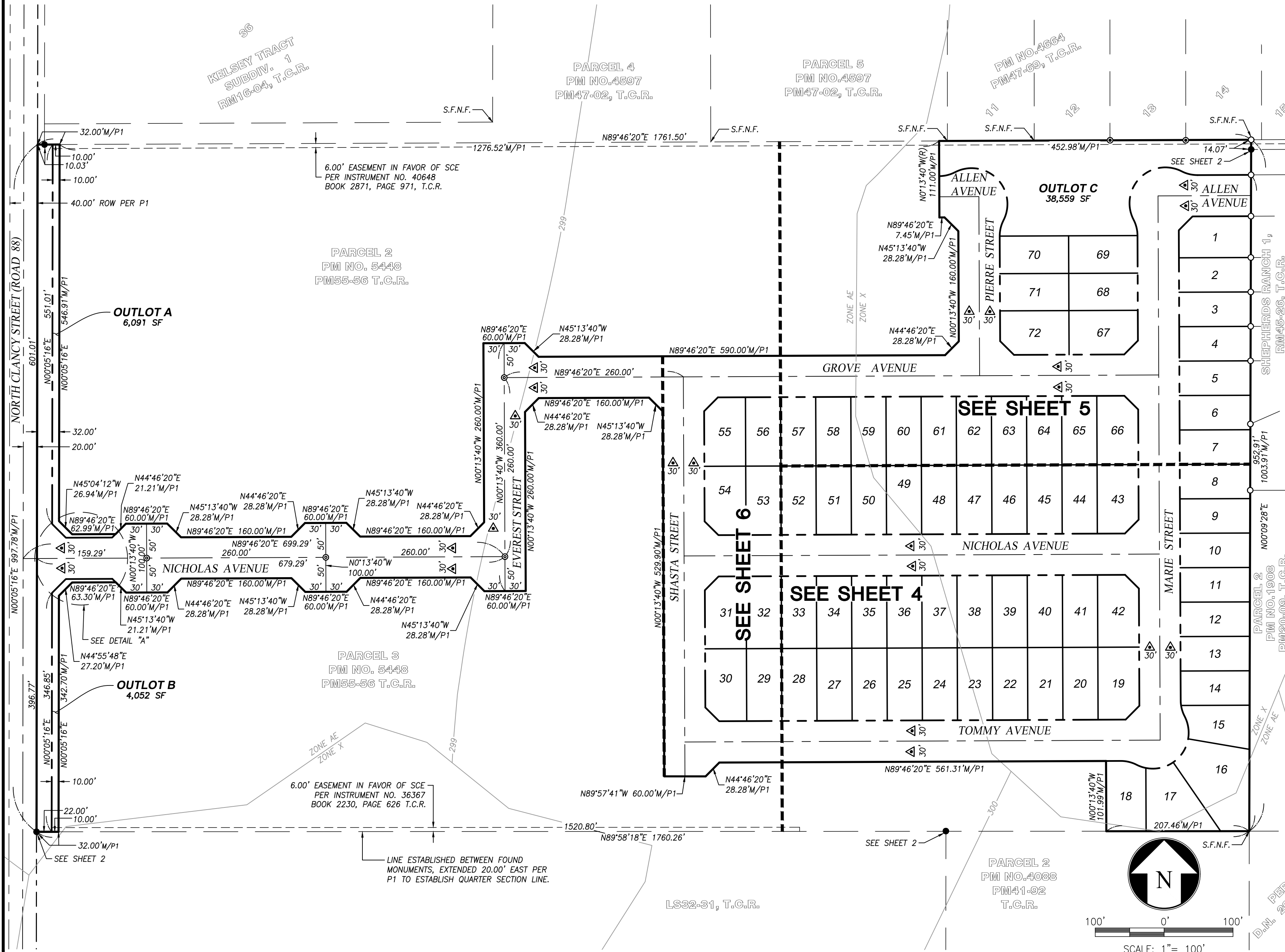
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- ◆ FOUND AND ACCEPTED SECTION CORNER AS NOTED.
- ⊕ FOUND AND ACCEPTED EXISTING SECTION QUARTER CORNER AS NOTED.
- ⊙ FOUND AND ACCEPTED CENTER QUARTER CORNER AS NOTED.
- FOUND AND ACCEPTED 1/2" REBAR & CAP AS "LS5985", DOWN 6" PER PM47-69
- FOUND MONUMENT AS NOTED.
- ⊙ SET BRASS DISK IN CONCRETE STAMPED "PLS 9399"
- 3/4" IRON PIPE TAGGED "PLS 9399" TO BE SET PER T1
- ⊗ DENOTES A 10.00' PROJECTION OF SIDE LOT LINES
- ⊕ SECTION QUARTER CORNER AS NOTED
- BWE BLOCK WALL EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- D.N. DOCUMENT NUMBER PER OFFICIAL RECORDS OF TULARE COUNTY
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- - - SHEET INDEX
- XXX- ZONE AE  
-XXX- ZONE X
- BASE FLOOD ELEVATION & ZONING

### REFERENCES

- P1 PARCEL MAP NO. 5448, PM55-56, T.C.R.  
T1 SHEPHERDS RANCH 1, RM45-26, T.C.R.

L:\PROJECTS\2021\210315\ACAD\FINAL MAP\FM-PHASE 1\DWG\210315-FM.DWG 5/7/2025 2:31 PM



SEE SHEET 2 FOR BASIS OF BEARINGS AND OVERALL BOUNDARY

SHEET 3 OF 6



# SHEPHERDS RANCH II - PHASE 1

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SEE SHEET 5 OF 6



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- ⊗ DENOTES A 10.00' PROJECTION OF SIDE LOT LINES



40' 0' 40'

SCALE: 1" = 40'

SEE SHEET 2 FOR BASIS OF BEARINGS AND OVERALL BOUNDARY  
SEE SHEET 3 FOR SUBDIVISION BOUNDARY, SHEET INDEX, AND REFERENCES

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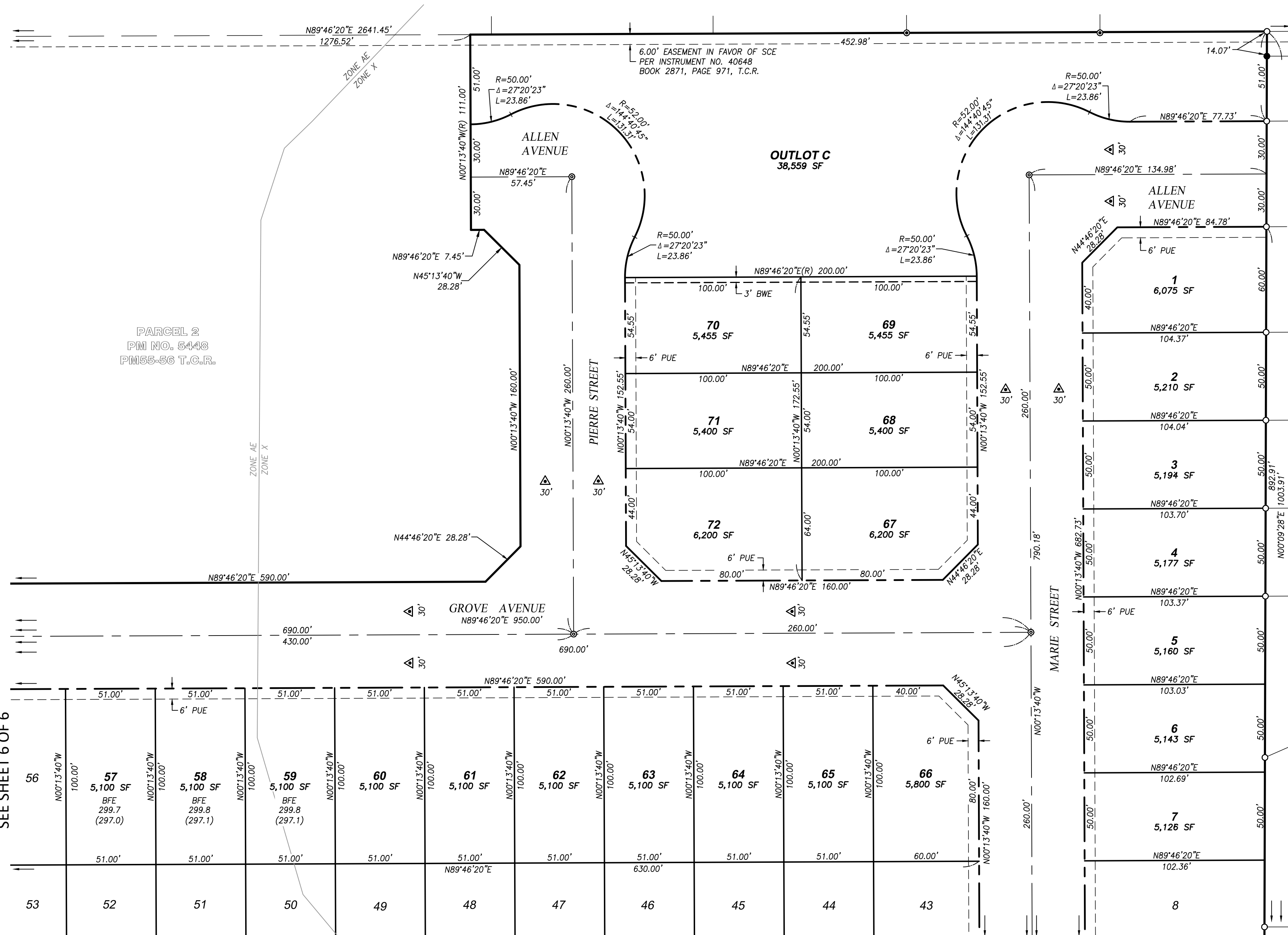
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SEE SHEET 4 OF 6

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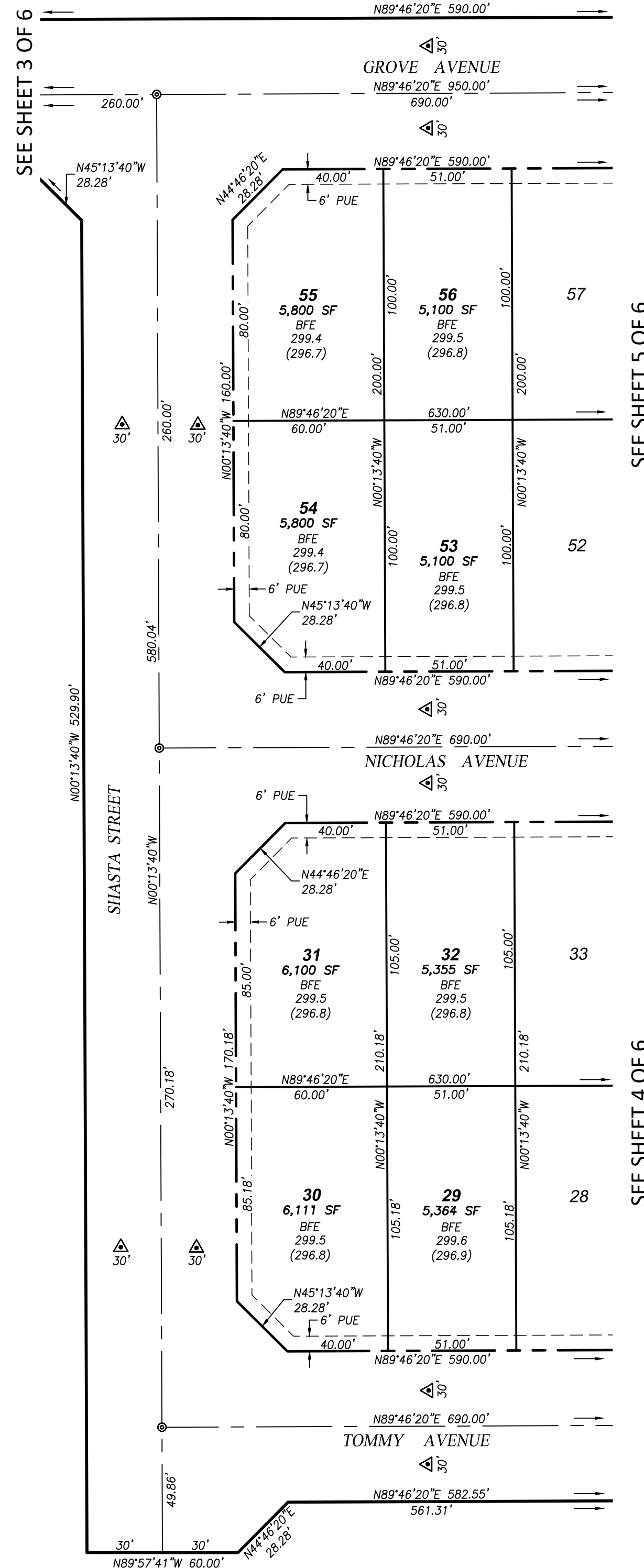
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PARCEL 3  
PM NO. 5448  
PMS5-56 T.C.R.

SEE SHEET 2 FOR BASIS OF BEARINGS AND OVERALL BOUNDARY  
SEE SHEET 3 FOR SUBDIVISION BOUNDARY, SHEET INDEX, AND REFERENCES