



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 BOLLINGER STREET, DEMAREE STREET, CINDY STREET, FONTANA STREET, OWEN AVENUE, DALE AVENUE, PRATT AVENUE, AND LORENE AVENUE IN FEE TO THE CITY OF VISALIA
- LOTS O, Q, AND R IN FEE TO THE CITY OF VISALIA FOR LANDSCAPING, PUBLIC UTILITIES, BLOCK WALLS, SIDEWALKS, AND OTHER PUBLIC PURPOSES
- LOT P IN FEE THE THE CITY OF VISALIA FOR DITCH PURPOSES
- PUBLIC UTILITY EASEMENT TO THE CITY OF VISALIA FOR INSTALLATION AND MAINTENANCE OF GAS LINES AND CONDUITS FOR ELECTRIC, WATERLINE, 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 TO THE CITY OF VISALIA FOR THE INSTALLATION AND MAINTENANCE OF BLOCK WALLS AS SHOWN HEREON AND DESIGNATED AS "BWE" (BLOCK WALL EASEMENT)
- A 1 FOOT STRIP FOR FUTURE STREET PURPOSES, IN FEE TO THE CITY OF VISALIA

FOR: MRP HTMB, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: ED HADLEY, AUTHORIZED SIGNATORY 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 /COUNTY OF

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

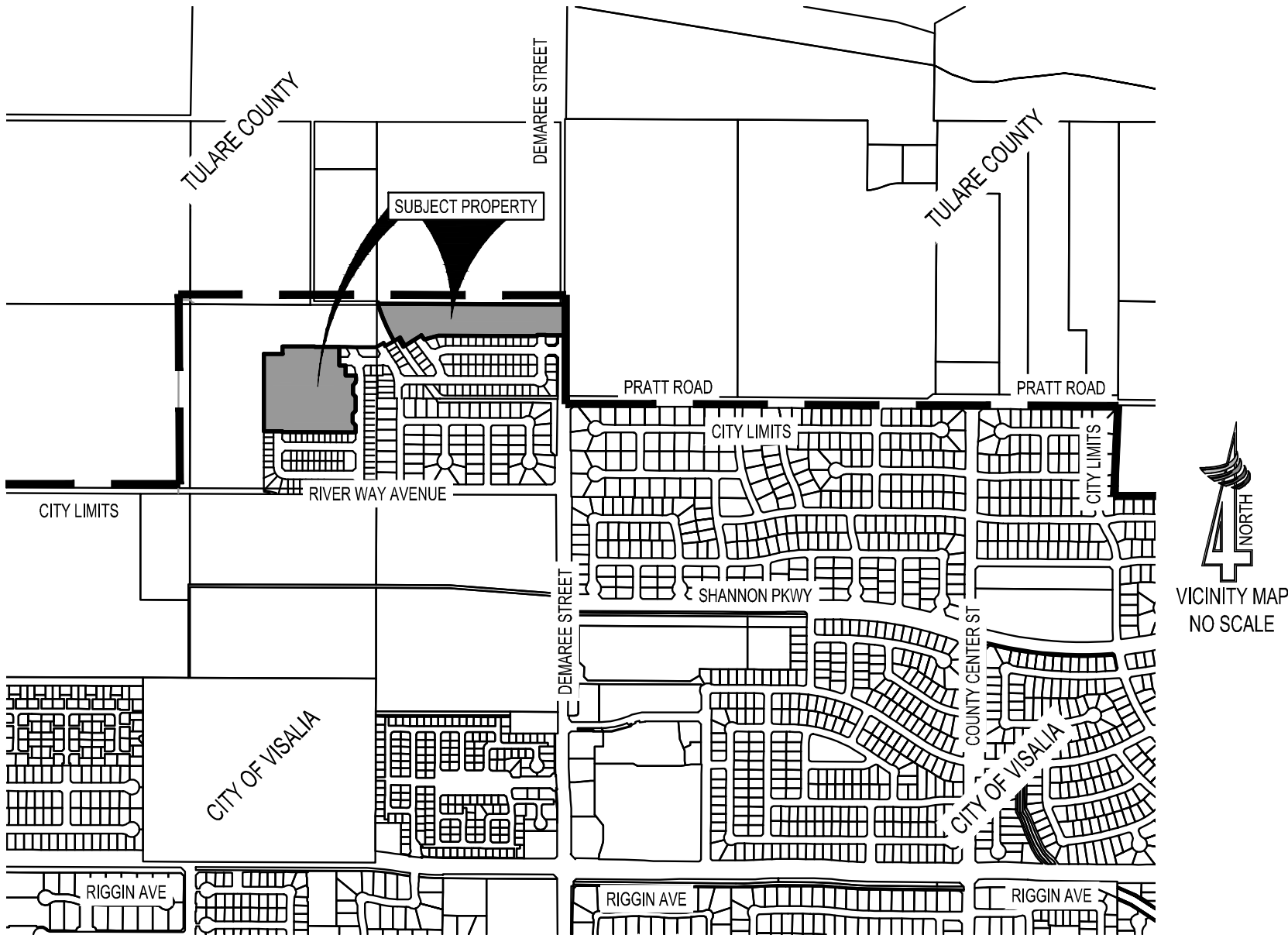
MY COMMISSION EXPIRES: COMMISSION NO.

PRINCIPAL PLACE OF BUSINESS: COUNTY

BELISSA SUBDIVISION PHASE 2

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS;

THE DESIGNATED REMAINDER OF AMENDED BELISSA SUBDIVISION PHASE 1, RECORDED IN VOLUME 45 OF MAPS, PAGE 78, TULARE COUNTY RECORDS.



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 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% ANNUAL CHANCE FLOODING. THE 1% ANNUAL CHANCE FLOODPLAIN BOUNDARY, BASE FLOOD ELEVATION LINES AND VALUES AND THE CALCULATED MINIMUM FINISH FLOOR ELEVATIONS ARE SHOWN FOR THE PORTIONS OF THIS MAP THAT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA.

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.

ABANDONMENT NOTE

IN ACCORDANCE WITH THE CALIFORNIA GOVERNMENT CODE SECTION 66434(g), THE FILING OF THIS MAP DOES HEREBY CONSTITUTE THE ABANDONMENT OF THE FOLLOWING EASEMENT:

- TEMPORARY TURN AROUND EASEMENT PER AMENDED BELISSA SUBDIVISION PHASE 1 RECORDED DECEMBER 16, 2025, AS INSTRUMENT NUMBER 2025-0065288, TULARE COUNTY RECORDS.

MEMORANDUM OF OPTION AGREEMENT

AGREEMENT BETWEEN MRP CALIFORNIA, LLC, DOING BUSINESS AS MILLROSE CALIFORNIA HOLDINGS, LLC, AND TH CRANDELL VISALIA LLC, WHEREIN OWNER GRANTS BUILDER AN OPTION TO PURCHASE CERTAIN SINGLE-FAMILY LOTS AND OTHER REAL PROPERTY LOCATED IN TULARE COUNTY, CALIFORNIA, AS DESCRIBED IN OPTION AGREEMENT RECORDED MARCH 28, 2025 TULARE COUNTY RECORDS AS INSTRUMENT NO. 2025-0014007.

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 TH CRANDELL VISALIA LLC, 07-13-2023 AND SAID FIELD SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE COMDITIONALLY 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 #5587 APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON NOVEMBER 13, 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 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, RESERVE STRIPS, AND LOTS O, P, Q, AND R; AND ACCEPTING THE PUBLIC UTILITY EASEMENTS, BLOCK WALL EASEMENTS, AND CONSENTING TO THE ABANDONMENT OF THE 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 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 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 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

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. 25-09, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA," ESTABLISHED PURSUANT TO THE LANDSCAPE AND LIGHTING ACT OF 1972.

# BELISSA SUBDIVISION PHASE 2

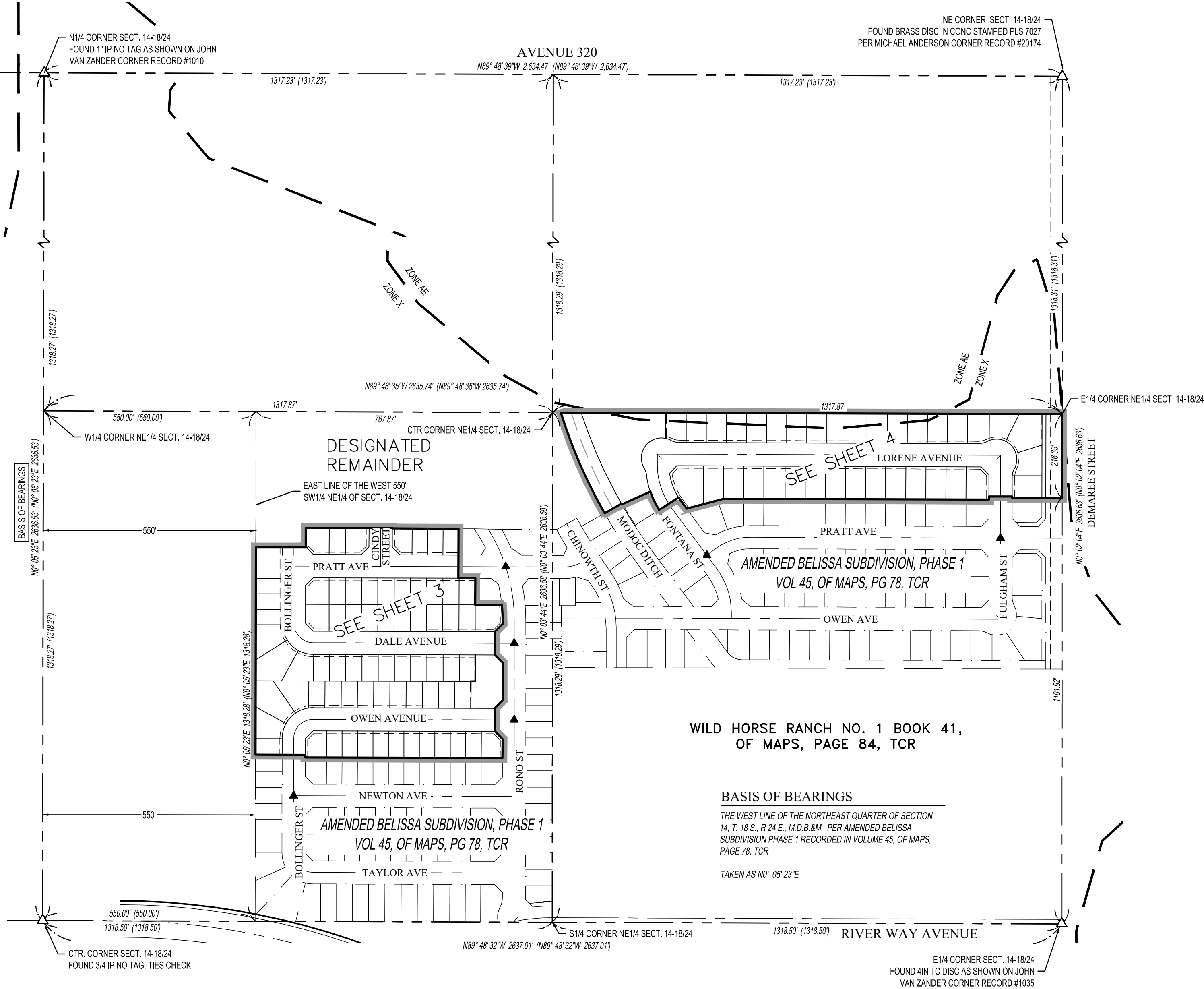
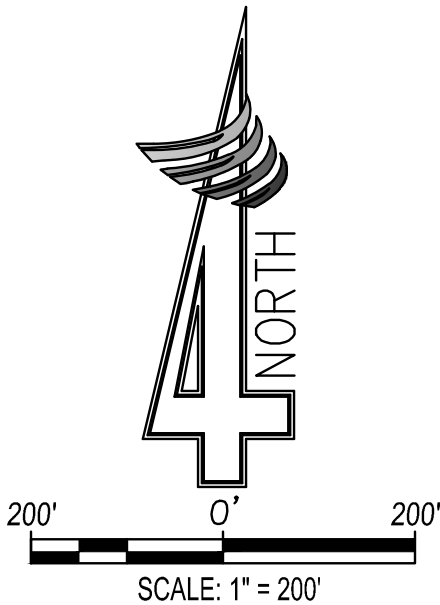
| CURVE TABLE |           |         |           |
|-------------|-----------|---------|-----------|
| CURVE #     | DELTA     | LENGTH  | RADIUS    |
| C1          | 90°06'05" | 78.63'  | 50.00'    |
| C2          | 90°06'05" | 125.81' | 80.00'    |
| C3          | 28°49'15" | 40.24'  | 80.00'    |
| C4          | 26°26'20" | 36.92'  | 80.00'    |
| C5          | 26°28'06" | 36.96'  | 80.00'    |
| C6          | 8°22'24"  | 11.69'  | 80.00'    |
| C7          | 89°53'55" | 125.52' | 80.00'    |
| C8          | 28°41'39" | 40.06'  | 80.00'    |
| C9          | 28°40'17" | 40.03'  | 80.00'    |
| C10         | 29°40'32" | 41.43'  | 80.00'    |
| C11         | 2°51'27"  | 3.99'   | 80.00'    |
| C12         | 89°53'55" | 78.45'  | 50.00'    |
| C13         | 14°37'09" | 324.30' | 1,271.00' |
| C14         | 11°43'55" | 260.25' | 1,271.00' |
| C15         | 2°53'14"  | 64.05'  | 1,271.00' |
| C16         | 25°18'37" | 96.30'  | 218.00'   |
| C17         | 13°52'59" | 52.82'  | 218.00'   |
| C18         | 11°25'39" | 43.48'  | 218.00'   |
| C19         | 22°32'39" | 19.67'  | 50.00'    |

| CURVE TABLE |            |         |         |
|-------------|------------|---------|---------|
| CURVE #     | DELTA      | LENGTH  | RADIUS  |
| C20         | 32°44'40"  | 107.44' | 188.00' |
| C21         | 28°30'45"  | 78.63'  | 158.00' |
| C22         | 24°21'43"  | 67.18'  | 158.00' |
| C23         | 4°09'02"   | 11.45'  | 158.00' |
| C24         | 147°19'04" | 133.70' | 52.00'  |
| C25         | 131°52'31" | 119.69' | 52.00'  |
| C26         | 15°26'33"  | 14.02'  | 52.00'  |
| C27         | 27°20'23"  | 23.86'  | 50.00'  |
| C28         | 27°19'19"  | 23.84'  | 50.00'  |
| C29         | 144°29'16" | 131.13' | 52.00'  |
| C30         | 5°40'14"   | 5.15'   | 52.00'  |
| C31         | 48°12'44"  | 43.76'  | 52.00'  |
| C32         | 45°40'24"  | 41.45'  | 52.00'  |
| C33         | 44°55'53"  | 40.78'  | 52.00'  |
| C34         | 27°19'19"  | 23.84'  | 50.00'  |
| C35         | 22°27'28"  | 19.60'  | 50.00'  |
| C36         | 4°51'51"   | 4.24'   | 50.00'  |
| C37         | 5°33'35"   | 40.75'  | 420.00' |

| RADIALS TABLE |               |
|---------------|---------------|
| #             | BEARING       |
| R1            | S89° 54' 37"E |
| R2            | S0° 11' 28"W  |
| R3            | N0° 11' 28"E  |
| R4            | S89° 54' 37"E |
| R5            | S81° 48' 30"W |
| R6            | S89° 48' 34"E |
| R7            | S27° 31' 49"W |
| R8            | N0° 11' 28"E  |
| R9            | N0° 11' 28"E  |
| R10           | S27° 07' 53"E |
| R11           | N62° 38' 37"W |
| R12           | S89° 57' 56"E |

## LEGEND

- FOUND MONUMENT AND ACCEPTED AS DESCRIBED
- RECORD DATA PER AMENDED BELISSA SUBDIVISION PHASE 1, RECORDED IN VOLUME 45, OF MAPS, PG 78, TCR
- FOUND BRASS DISC FLUSH IN CONCRETE TAGGED "PLS 9849" PER AMENDED BELISSA SUBDIVISION PHASE 1
- SHADED LINE INDICATES SUBDIVISION BOUNDARY
- TC TULARE COUNTY
- TCR TULARE COUNTY RECORDS

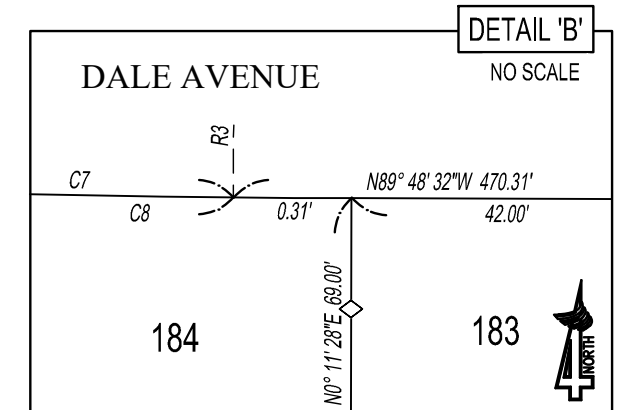


PREPARED BY:



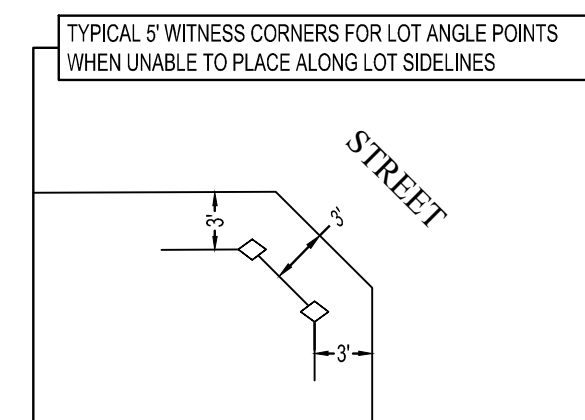
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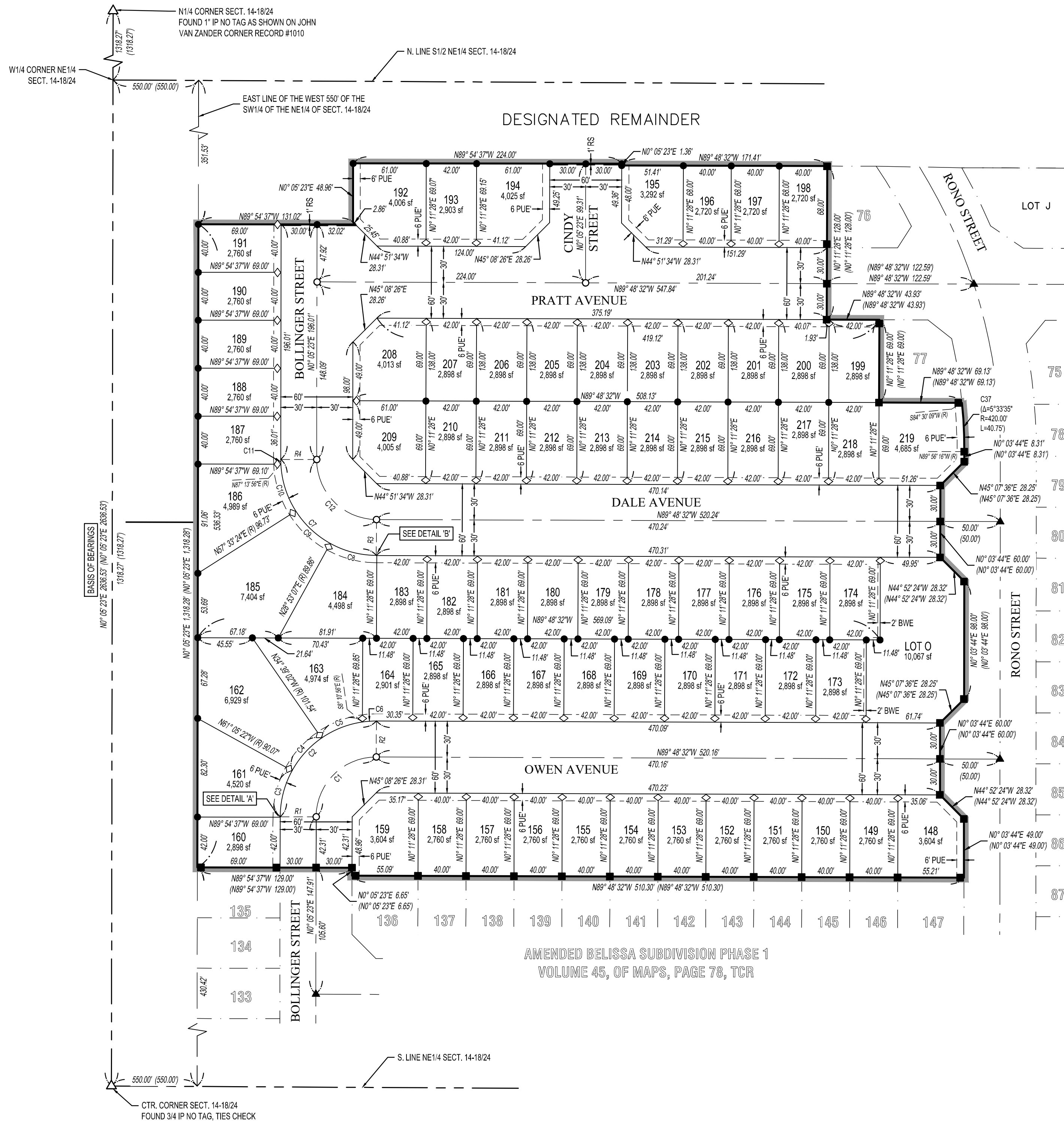
|     |                                                                                                                                                  |                                                                                                                                                                                                                |                                            |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| ▲   | FOUND MONUMENT AND ACCEPTED AS DESCRIBED                                                                                                         | ——                                                                                                                                                                                                             | SHADED LINE INDICATES SUBDIVISION BOUNDARY |
| ●   | SET 3/4" IRON PIPE TAGGED "PLS 9849" DOWN 6IN                                                                                                    | PUE                                                                                                                                                                                                            | PUBLIC UTILITY EASEMENT                    |
| ○   | SET BRASS DISC FLUSH IN CONC. STAMPED "PLS 9849"                                                                                                 | BWE                                                                                                                                                                                                            | BLOCK WALL EASEMENT                        |
| ◇   | SET 3/4" IRON PIPE TAGGED "PLS 9849" 1.00 FOOT FROM TRUE CORNER ALONG PROPERTY LINE<br>(DISTANCE EXAGGERATED ON MAP FOR ILLUSTRATION PURPOSE)    | TCR                                                                                                                                                                                                            | TULARE COUNTY RECORDS                      |
|     |                                                                                                                                                  | OR                                                                                                                                                                                                             | OFFICIAL RECORDS                           |
| ▲   | FOUND BRASS DISC FLUSH IN CONCRETE STAMPED "PLS 9849"<br>PER AMENDED BELISSA SUBDIVISION PHASE 1 RECORDED IN<br>VOLUME 45, OF MAPS, PAGE 78, TCR | (R)                                                                                                                                                                                                            | RADIAL BEARING                             |
| ■   | FOUND 3/4" IRON PIPE TAGGED "PLS 9849" DOWN 6IN PER<br>AMENDED BELISSA SUBDIVISION PHASE 1                                                       |                                                                                                                                                                                                                |                                            |
| ( ) | RECORD DATA PER AMENDED BELISSA SUBDIVISION PHASE 1                                                                                              |                                                                                                                                                                                                                |                                            |
| RS  | RESERVE STRIPS NOW OFFERED FOR DEDICATION FOR FUTURE<br>STREET PURPOSES (NOT TO SCALE)                                                           |                                                                                                                                                                                                                |                                            |
|     |                                                                                                                                                  | <b>BASIS OF BEARINGS</b><br>THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION<br>14, T. 18 S., R. 24 E., M.D.B.&M., PER AMENDED BELISSA<br>SUBDIVISION PHASE 1 RECORDED IN VOLUME 45, OF MAPS,<br>PAGE 78, TCR |                                            |

SEE SHEET 2 FOR RADIAL AND CURVE TABLES

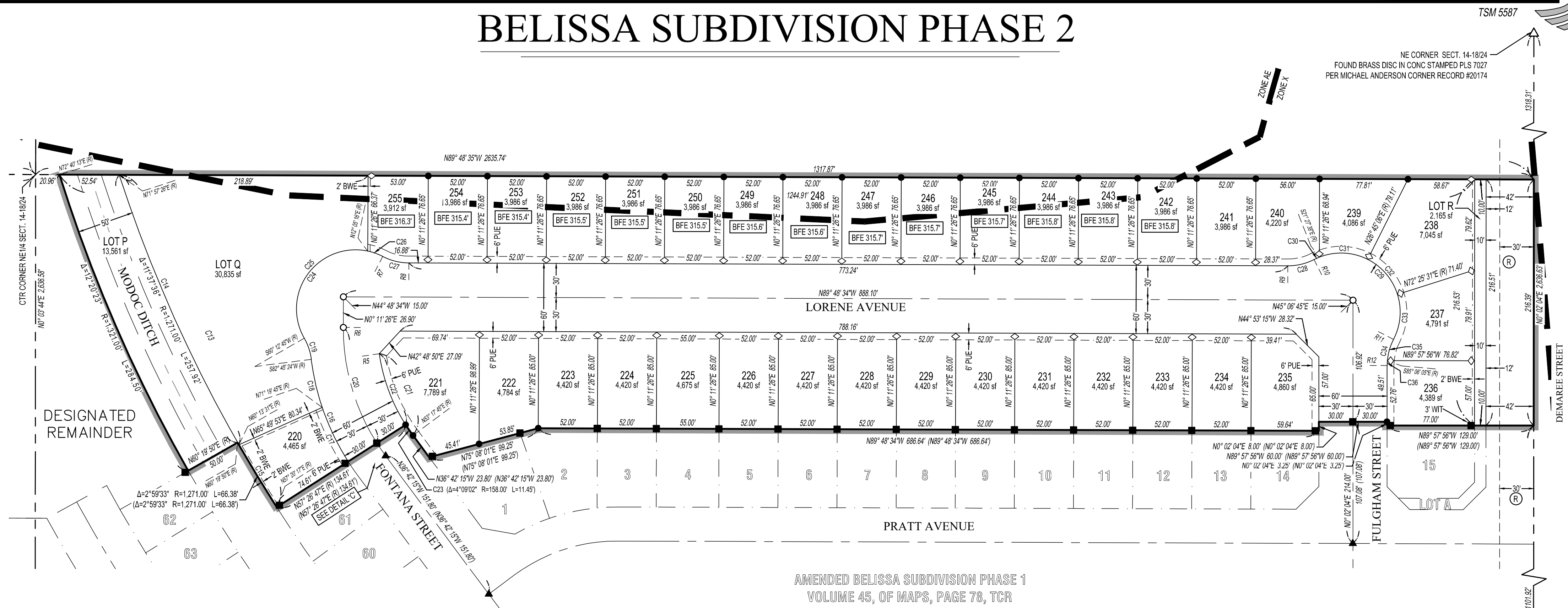


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SHEET 3 OF 4



# BELISSA SUBDIVISION PHASE 2



AMENDED BELISSA SUBDIVISION PHASE 1  
VOLUME 45, OF MAPS, PAGE 78, TCR

## LEGEND

- |  |                                                                                                                                            |     |                                                                                                                                                                                 |
|--|--------------------------------------------------------------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | FOUND MONUMENT AND ACCEPTED AS DESCRIBED                                                                                                   |     | SHADED LINE INDICATES SUBDIVISION BOUNDARY                                                                                                                                      |
|  | SET 3/4" IRON PIPE TAGGED "PLS 9849" DOWN 6IN                                                                                              | PUE | PUBLIC UTILITY EASEMENT                                                                                                                                                         |
|  | SET BRASS DISC FLUSH IN CONC. STAMPED "PLS 9849"                                                                                           | BWE | BLOCK WALL EASEMENT                                                                                                                                                             |
|  | SET 3/4" IRON PIPE TAGGED "PLS 9849" 1.00 FOOT FROM TRUE CORNER ALONG PROPERTY LINE (DISTANCE EXAGGERATED ON MAP FOR ILLUSTRATION PURPOSE) | BFE | BASE FLOOD ELEVATIONS                                                                                                                                                           |
|  | FOUND BRASS DISC FLUSH IN CONCRETE STAMPED "PLS 9849" PER AMENDED BELISSA SUBDIVISION PHASE 1 RECORDED IN VOLUME 45, OF MAPS, PAGE 78, TCR | TCR | TULARE COUNTY RECORDS                                                                                                                                                           |
|  | FOUND 3/4" IRON PIPE TAGGED "PLS 9849" DOWN 6IN PER AMENDED BELISSA SUBDIVISION PHASE 1                                                    | (R) | RADIAL BEARING                                                                                                                                                                  |
|  |                                                                                                                                            | (R) | 30' RIGHT OF WAY PER ASSESSORS BOOK 77, PAGE 5, NO DOCUMENT INFORMATION WAS FOUND TUALRE COUNTY ROAD PLAT ABSTRACT BOOK FOR THIS PORTION (NO RECORDED AVAILABLE), SHOWN HEREON. |
|  |                                                                                                                                            | WIT | WITNESS CORNER                                                                                                                                                                  |
|  |                                                                                                                                            |     |                                                                                                                                                                                 |

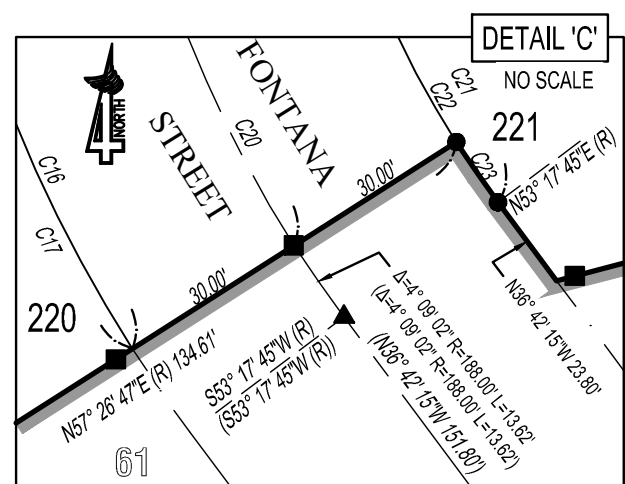
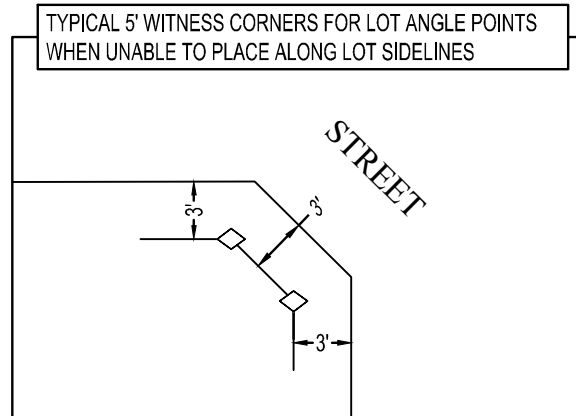
## BASIS OF BEARINGS

THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 14, T. 18 S., R. 24 E., M.D.B.&M., PER AMENDED BELISSA SUBDIVISION PHASE 1 RECORDED IN VOLUME 45, OF MAPS, PAGE 78, TCR

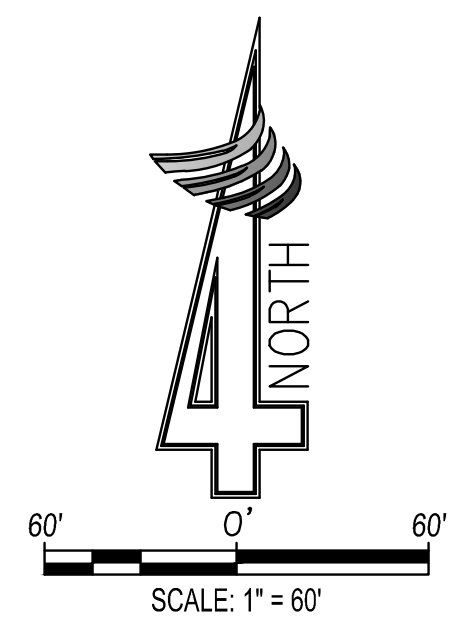
TAKEN AS N0° 05' 23"E

## NOTE:

SEE SHEET 2 FOR RADIAL AND CURVE TABLES



E1/4 CORNER SECT. 14-18/24  
FOUND 4IN TC DISC AS SHOWN ON JOHN  
VAN ZANDER CORNER RECORD #1035



PREPARED BY:



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SHEET 4 OF 4