

PRATT FAMILY RANCH

PHASE 1B

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 MOONEY BOULEVARD IN FEE TO THE CITY OF VISALIA
- LOT E AND K IN FEE TO THE CITY OF VISALIA FOR LANDSCAPING, PUBLIC UTILITIES, SIDEWALKS, AND OTHER PUBLIC PURPOSES
- THOSE BLOCK WALL EASEMENTS ADJOINING LOTS F, G, H, I & L TO THE HOME OWNERS ASSOCIATION 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)
- THAT BLOCK WALL EASEMENT ADJOINING LOT E 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)
- EASEMENTS FOR PUBLIC UTILITY PURPOSES OVER AND ACROSS LOTS F, G, H, I, J AND L
- EASEMENTS FOR PEDESTRIAN ACCESS PURPOSES OVER AND ACROSS LOTS H AND L
- TEMPORARY ACCESS EASEMENT IN FAVOR OF SAINT JOHNS DITCH COMPANY, A CALIFORNIA CORPORATION, SUBJECT TO DITCH NO LONGER EXISTING OR IS RELOCATED

THE FOLLOWING LOTS ARE TO BE RETAINED BY THE OWNERS AND USED FOR THE FOLLOWING PURPOSES:

- LOTS F, G, H, I, AND L FOR LANDSCAPING, PUBLIC UTILITIES, SIDEWALKS, AND OTHER PUBLIC PURPOSES.
- LOT J FOR ROAD PURPOSES, AND THE INSTALLATION AND MAINTENANCE OF SEWER AND WATER SERVICE, AND OTHER PUBLIC SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, OVER AND ACROSS.

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

ST. JOHNS DITCH COMPANY STATEMENT

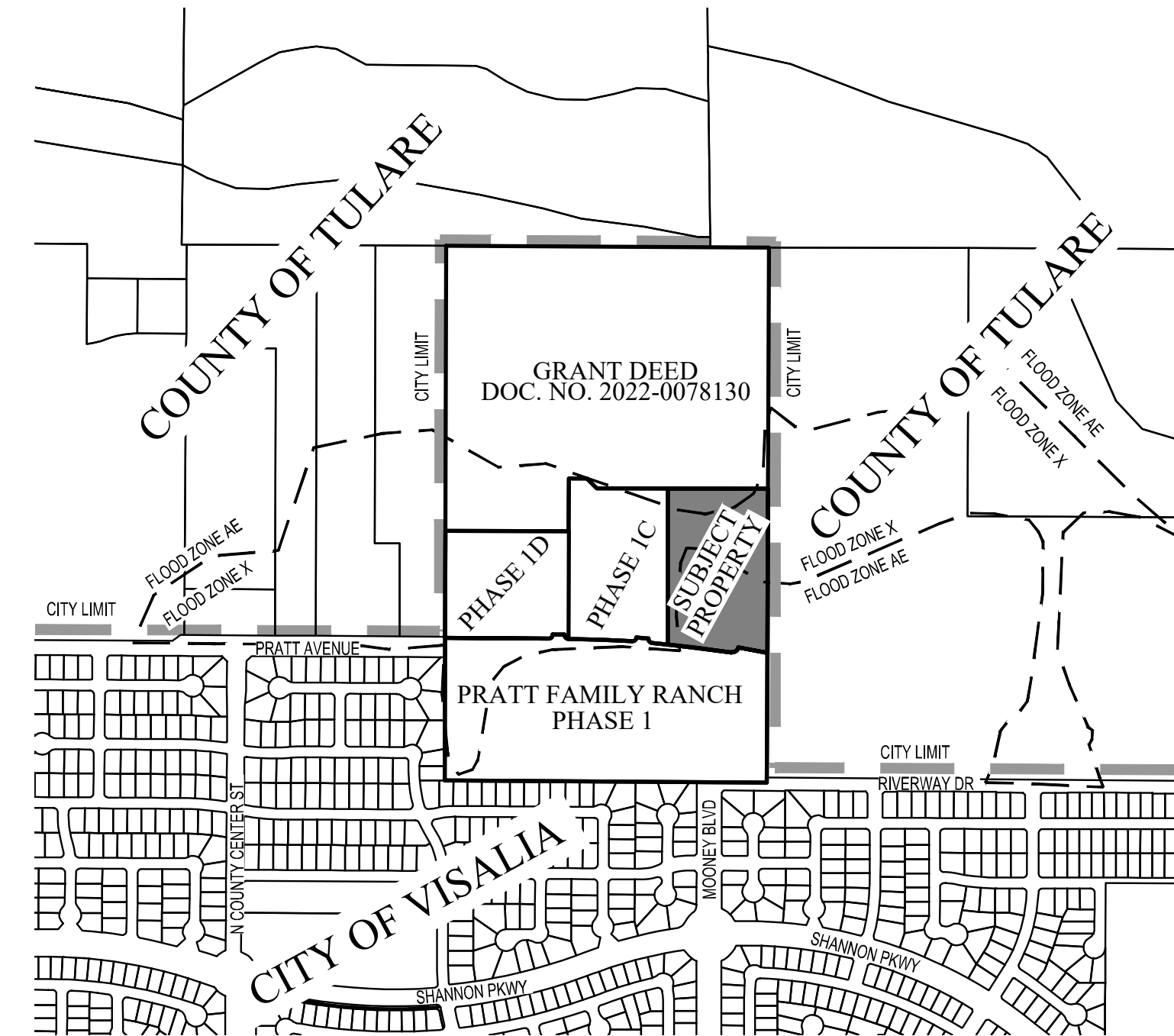
ST. JOHNS DITCH COMPANY DOES HEREBY ACCEPT THE TEMPORARY ACCESS EASEMENT SHOWN HEREON. THE RIGHTS TO SAID EASEMENT ARE SUBJECT TO THE DITCH NO LONGER EXISTING OR BEING RELOCATED.

JAMES SILVA DATE
SECRETARY/MANAGER FOR ST. JOHNS DITCH COMPANY

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:

THE DESIGNATED REMAINDER AS SHOWN ON MAP OF PRATT FAMILY RANCH PHASE 1C, RECORDED IN VOLUME _____, OF MAPS, AT PAGE _____, 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, AND A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA



LANDSCAPE & LIGHTING DISTRICT ASSESSMENT

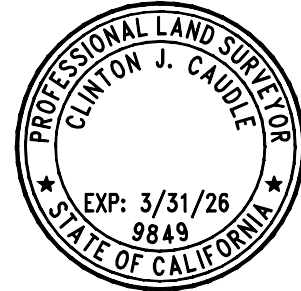
ALL THE REAL PROPERTY INCLUDED IN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP IS INCLUDED IN "ASSESSMENT DISTRICT NO. 24-02, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA," ESTABLISHED PURSUANT TO THE LANDSCAPE AND LIGHTING ACT OF 1972.

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 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.



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 STREET, AND LOTS E AND K; AND ACCEPTING THE PUBLIC UTILITY EASEMENTS, BLOCK WALL EASEMENT, AND PEDESTRIAN ACCESS 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

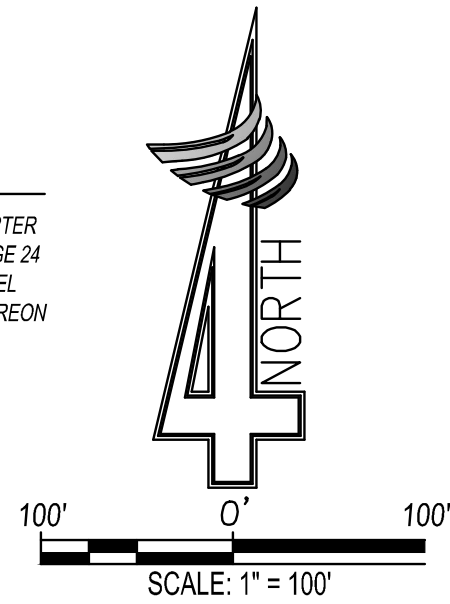
PRATT FAMILY RANCH

PHASE 1B

BEING LOCATED IN A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AND A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

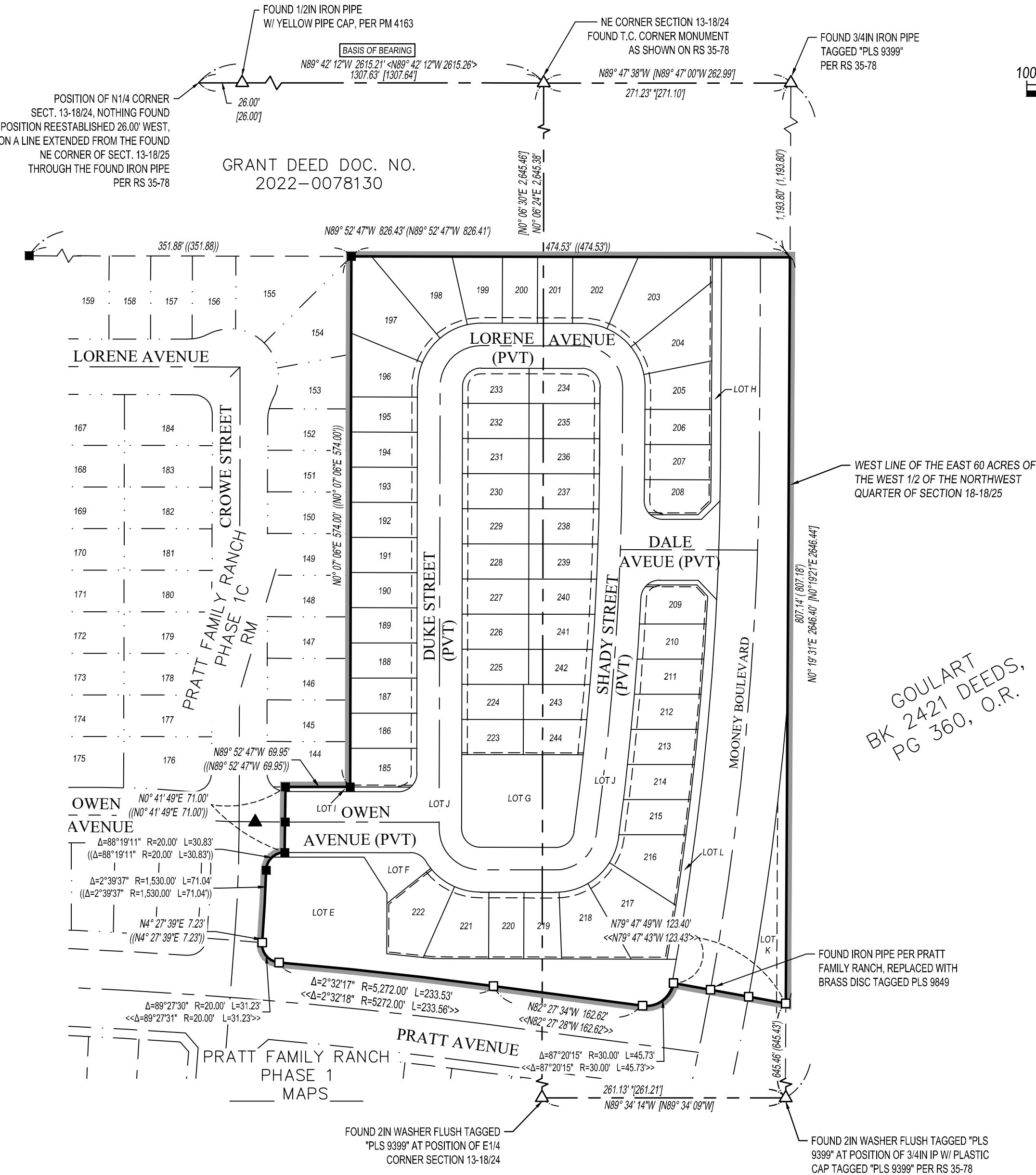
BASIS OF BEARINGS

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	(R)	RADIAL BEARING
○	SET BRASS DISC FLUSH IN CONC. TAGGED "PLS 9849"	PUE	PUBLIC UTILITY EASEMENT
□	FOUND 3/4" PIPE PER PRATT FAMILY RANCH PHASE 1 RECORDED IN VOLUME _____ OF MAPS, AT PAGE _____ TCR	BWE	BLOCK WALL EASEMENT
▲	FOUND BRASS DISC FLUSH IN CONC PER PRATT FAMILY RANCH PHASE 1C	TCR	TULARE COUNTY RECORDS
●	SET 3/4" IRON PIPE TAGGED "PLS 9849" DOWN 6IN	O.R.	OFFICIAL RECORDS
■	FOUND PIPE PER PRATT FAMILY RANCH, PHASE 1C, RECORDED IN VOLUME _____ OF MAPS, AT PAGE _____ TCR	—	SHADED LINE INDICATES SUBDIVISION BOUNDARY
◇	SET 3/4" IRON PIPE TAGGED "PLS 9849" 5.00 FEET FROM TRUE CORNER ALONG PROPERTY LINE	()	RECORD DATA PER GRANT DEED DOC. NO. 2022-0078129, TCR
△	DEDICATION TO THE CITY OF VISALIA IN FEE FOR ROAD PURPOSES	< >	RECORD DATA PER PARCEL MAP NO. 4649, RECORDED IN BOOK 47 OF PARCEL MAPS, AT PAGE 54, TCR
R	RETAINED BY THE OWNER TO BE DEEDED IN THE FUTURE TO THE HOMEOWNERS ASSOCIATION FOR PRIVATE ROAD PURPOSES	(())	RECORD DATA PER PRATT FAMILY RANCH, PHASE 1C RECORDED IN VOLUME _____ OF MAPS, AT PAGE _____ TCR
*	CALCULATED FROM RECORD	<< >>	RECORD DATA PER PRATT FAMILY RANCH PHASE 1, RECORDED IN VOLUME _____ OF MAPS, AT PAGE _____ TCR
PVT	PRIVATE ROAD	[]	RECORD DATA PER RECORD OF SURVEY, RECORDED IN VOLUME 35 OF LICENSED SURVEYS, AT PAGE 75 TCR



CURVE DATA				CURVE DATA				CURVE DATA				RADIAL TABLE		RADIAL TABLE	
CURVE #	DELTA	LENGTH	RADIUS	CURVE #	DELTA	LENGTH	RADIUS	CURVE #	DELTA	LENGTH	RADIUS	#	BEARING	#	BEARING
C1	2°39'37"	71.04'	1,530.00'	C35	1°34'39"	89.48'	3,250.00'	C69	3°14'32"	3.89'	68.66'	R1	N85° 32' 21"W	R23	N0° 07' 13"E
C2	88°19'11"	30.83'	20.00'	C36	8°26'40"	479.00'	3,250.00'	C70	58°43'49"	70.38'	68.66'	R2	S88° 11' 58"E	R24	S58° 51' 03"W
C3	46°54'37"	16.37'	20.00'	C37	87°11'19"	45.65'	30.00'	C71	23°43'27"	28.43'	68.66'	R3	S41° 17' 22"E	R25	N80° 05' 10"W
C4	41°24'35"	14.45'	20.00'	C38	87°20'15"	45.73'	30.00'	C72	27°32'22"	33.00'	68.66'	R4	S0° 07' 13"W	R26	N81° 08' 30"W
C5	90°00'07"	31.42'	20.00'	C39	2°32'17"	233.53'	5,272.00'	C73	7°28'00"	8.95'	68.66'	R5	S0° 07' 13"W	R27	N82° 21' 18"W
C6	41°24'35"	14.45'	20.00'	C40	89°27'30"	31.23'	20.00'	C74	58°43'50"	20.50'	20.00'	R6	N41° 17' 22"W	R28	N82° 31' 31"W
C7	48°35'32"	16.96'	20.00'	C41	6°59'35"	391.54'	3,208.00'	C75	89°59'53"	69.63'	44.33'	R7	N89° 52' 54"W	R29	N83° 12' 41"W
C8	90°00'07"	107.85'	68.66'	C42	7°04'58"	395.33'	3,198.00'	C76	89°59'53"	31.42'	20.00'	R8	N89° 40' 29"W	R30	N83° 53' 47"W
C9	22°15'05"	26.66'	68.66'	C43	1°03'20"	58.91'	3,198.00'	C77	82°25'06"	63.77'	44.33'	R9	S89° 24' 53"E	R31	N84° 34' 49"W
C10	27°32'35"	33.01'	68.66'	C44	1°23'01"	77.23'	3,198.00'	C78	82°25'06"	28.77'	20.00'	R10	S89° 00' 13"E	R32	N85° 15' 50"W
C11	27°32'35"	33.01'	68.66'	C45	0°41'09"	38.29'	3,198.00'	C79	5°42'50"	309.32'	3,101.67'	R11	N41° 31' 48"E	R33	N85° 56' 47"W
C12	12°39'51"	15.18'	68.66'	C46	0°41'06"	38.23'	3,198.00'	C80	1°39'46"	90.01'	3,101.67'	R12	S0° 07' 13"W	R34	N86° 37' 43"W
C13	90°00'07"	69.63'	44.33'	C47	0°41'03"	38.19'	3,198.00'	C81	7°22'36"	399.33'	3,101.67'	R13	N88° 59' 32"W	R35	N87° 10' 08"W
C14	90°00'07"	31.42'	20.00'	C48	0°41'00"	38.14'	3,198.00'	C82	7°22'36"	396.20'	3,077.34'	R14	N89° 25' 31"W	R36	S0° 07' 13"W
C15	90°12'18"	108.10'	68.66'	C49	0°40'58"	38.11'	3,198.00'	C83	1°33'20"	83.55'	3,077.34'	R15	N88° 05' 50"W	R37	N88° 00' 43"W
C16	23°27'58"	28.12'	68.66'	C50	0°40'56"	38.08'	3,198.00'	C84	0°42'40"	38.19'	3,077.34'	R16	N88° 04' 26"W	R38	N41° 17' 22"W
C17	27°32'47"	33.01'	68.66'	C51	0°32'25"	30.15'	3,198.00'	C85	0°42'37"	38.14'	3,077.34'	R17	N85° 12' 27"W	R39	S87° 04' 20"E
C18	27°32'45"	33.01'	68.66'	C53	87°11'33"	30.44'	20.00'	C86	0°42'34"	38.11'	3,077.34'	R18	N79° 39' 16"W	R40	S89° 52' 54"E
C19	11°38'49"	13.96'	68.66'	C54	41°24'35"	14.45'	20.00'	C87	0°42'32"	38.07'	3,077.34'	R19	N79° 39' 09"W	R41	N89° 31' 29"W
C20	90°12'18"	69.79'	44.33'	C55	45°46'58"	15.98'	20.00'	C88	0°42'30"	38.05'	3,077.34'	R20	S7° 32' 26"W		
C21	90°12'18"	31.49'	20.00'	C56	4°46'27"	260.47'	3,126.00'	C89	0°42'29"	38.03'	3,077.34'	R21	S5° 00' 09"W		
C22	0°15'35"	14.17'	3,126.00'	C57	0°31'06"	28.29'	3,126.00'	C90	0°42'28"	38.01'	3,077.34'	R22	N85° 32' 21"W		
C23	0°40'15"	36.60'	3,126.00'	C58	0°41'53"	38.08'	3,126.00'	C91	0°42'27"	38.00'	3,077.34'				
C24	0°24'40"	22.43'	3,126.00'	C59	0°41'55"	38.11'	3,126.00'	C92	0°09'00"	8.06'	3,077.34'				
C25	90°52'34"	31.72'	20.00'	C60	0°41'57"	38.15'	3,126.00'	C93	0°28'08"	26.25'	3,208.00'				
C26	49°27'59"	17.27'	20.00'	C61	0°42'00"	38.19'	3,126.00'	C94	8°25'32"	471.75'	3,208.00'				
C27	41°24'35"	14.45'	20.00'	C62	0°42'03"	38.24'	3,126.00'	C95	1°36'03"	89.63'	3,208.00'				
C28	0°25'59"	24.17'	3,198.00'	C63	0°42'07"	38.30'	3,126.00'	C96	0°56'30"	52.73'	3,208.00'				
C29	0°14'58"	13.92'	3,198.00'	C64	0°03'25"	3.11'	3,126.00'	C97	0°57'50"	53.96'	3,208.00'				
C30	0°40'56"	38.09'	3,198.00'	C65	82°25'06"	98.77'	68.66'								
C31	0°39'33"	36.90'	3,208.00'	C66	24°29'18"	29.35'	68.66'								
C33	5°33'11"	319.07'	3,292.00'	C67	27°15'31"	32.67'	68.66'								
C34	10°01'19"	568.48'	3,250.00'	C68	27°25'45"	32.87'	68.66'								

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 1B

BEING LOCATED IN A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AND A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

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

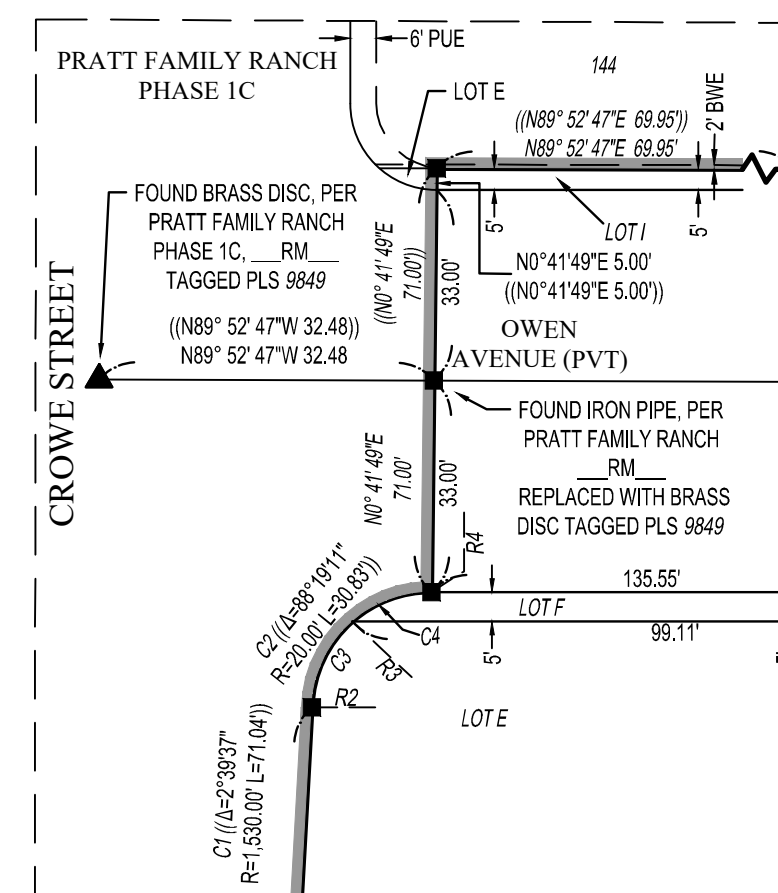
NOTE

SEE SHEET 2 FOR CURVE AND RADIAL TABLE

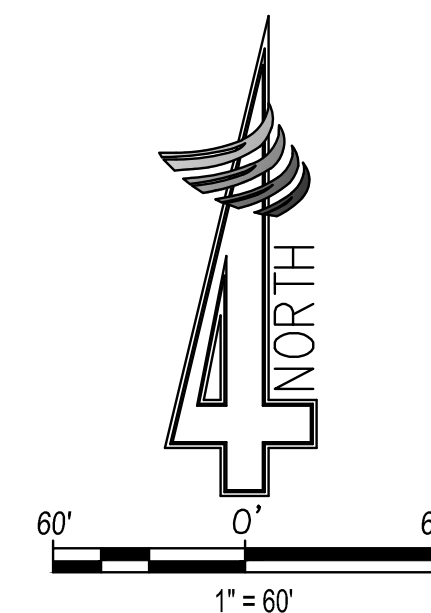
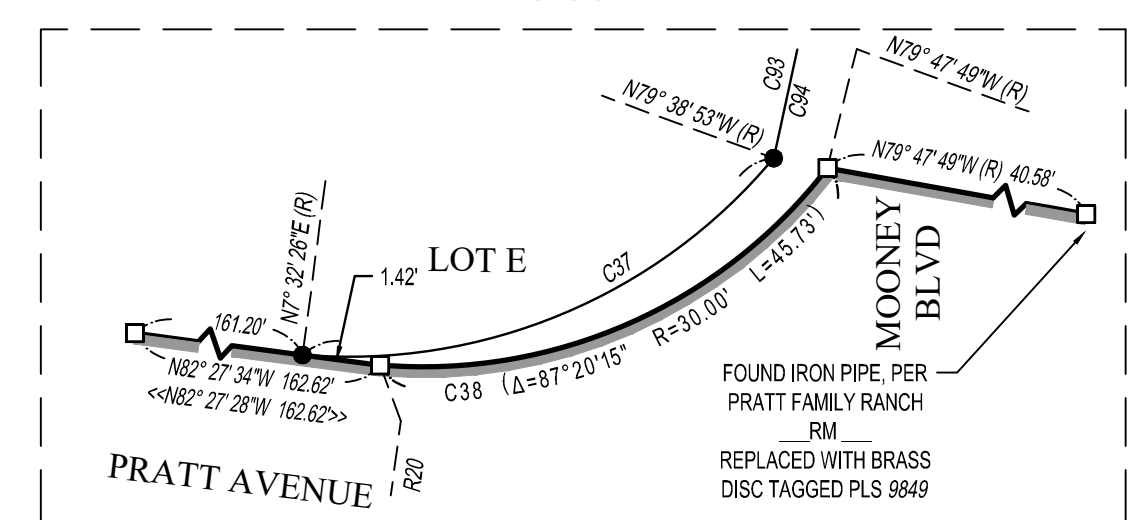
LEGEND

△	FOUND MONUMENT AND ACCEPTED AS DESCRIBED	(R)	RADIAL BEARING
○	SET BRASS DISC FLUSH IN CONC. TAGGED "PLS 9849"	PUE	PUBLIC UTILITY EASEMENT
□	FOUND 3/4" PIPE PER PRATT FAMILY RANCH PHASE 1 RECORDED IN VOLUME _____ OF MAPS, AT PAGE _____ TCR	BWE	BLOCK WALL EASEMENT
▲	FOUND BRASS DISC FLUSH IN CONC PER PRATT FAMILY RANCH PHASE 1C	TCR	TULARE COUNTY RECORDS
●	SET 3/4" IRON PIPE TAGGED "PLS 9849" DOWN 6IN	O.R.	OFFICIAL RECORDS
■	FOUND PIPE PER PRATT FAMILY RANCH, PHASE 1C, RECORDED IN VOLUME _____ OF MAPS, AT PAGE _____ TCR	*	CALCULATED FROM RECORD
◇	SET 3/4" IRON PIPE TAGGED "PLS 9849" 5.00 FEET FROM TRUE CORNER ALONG PROPERTY LINE	PVT	PRIVATE ROAD
△	DEDICATION TO THE CITY OF VISALIA IN FEE FOR ROAD PURPOSES	—	SHADED LINE INDICATES SUBDIVISION BOUNDARY
△	RETAINED BY THE OWNER TO BE DEEDED IN THE FUTURE TO THE HOMEOWNERS ASSOCIATION FOR PRIVATE ROAD PURPOSES	()	RECORD DATA PER GRANT DEED DOC. NO. 2022-0078129, TCR
①	TEMPORARY ACCESS EASEMENT IN FAVOR OF SAINT JOHNS DITCH COMPANY, A CALIFORNIA CORPORATION, SUBJECT TO THE DITCH NO LONGER EXISTING OR BEING RELOCATED	< >	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 1C RECORDED IN VOLUME _____ OF MAPS, AT PAGE _____ TCR
		<< >>	RECORD DATA PER PRATT FAMILY RANCH PHASE 1, RECORDED IN VOLUME _____ OF MAPS, AT PAGE _____ TCR
		[]	RECORD DATA PER RECORD OF SURVEY, RECORDED IN VOLUME 35 OF LICENSED SURVEYS, AT PAGE 78 TCR

DETAIL 'B'
NO SCALE



DETAIL 'A'
NO SCALE



PREPARED BY:



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

SHEET 3 OF 3

