

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:

- 1. RIGHT OF WAY FOR EAST ROOSEVELT AVENUE IN FEE TO THE CITY OF VISALIA.

BY: FELIPE DE J. CONTRERAS, OWNER DATE

BY: HERMILA A. CONTRERAS, OWNER DATE

BY: ALEXIS CONTRERAS, OWNER 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 } 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 NAME COUNTY OF MY COMMISSION EXPIRES COMMISSION NUMBER

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FLOOD HAZARD ZONE

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NUMBER 06107C0934E) FOR COMMUNITY NO. 060409, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA, EFFECTIVE JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES WITHIN A FLOOD ZONE AREA DESIGNATED ZONE "X" (SHADED), WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOODING; AREAS OF 1% ANNUAL CHANCE FLOODING WHERE AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES.

PARCEL MAP NO.

LYING IN THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN

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

MAY, 2025

SHEET 1 OF 2

PREPARED FOR:

FELIPE DE J CONTRERAS, HERMILA A. CONTRERAS & ALEXIS CONTRERAS 3808 EAST SCHOOL AVENUE VISALIA, CA 93292

PREPARED BY:

PETER PAO MOUA, PE/LS MOUA ENTERPRISE 5699 N. 7TH STREET FRESNO, CA 93710 (559)288-3217

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF TULARE, CITY OF VISALIA AND DESCRIBED AS FOLLOWS:

PARCEL 3 OF PARCEL MAP NO. 5047, FILED FOR RECORD AUGUST 31, 2023 IN PARCEL MAP BOOK 55, PAGE 15, TULARE COUNTY RECORDS.

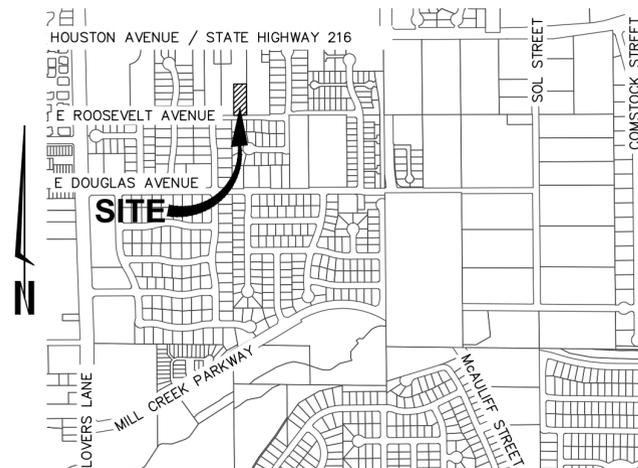
NOTARY ACKNOWLEDGEMENT

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 } 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 NAME COUNTY OF MY COMMISSION EXPIRES COMMISSION NUMBER



VICINITY MAP N.T.S.

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 FELIPE DE J CONTRERAS, HERMILA A. CONTRERAS AND ALEXIS CONTRERAS ON MARCH, 2025 AND SAID FIELD SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. IF ANY, ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY, OR WILL OCCUPY, THE POSITIONS INDICATED ON OR BEFORE MARCH 31, 2026 AND ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

PETER PAO MOUA, P.L.S. 8413 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 PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THE THE MAP IS TECHNICALLY CORRECT.

MICHAEL E. LONG, P.L.S. 6815 DATE CITY SURVEYOR



CITY PLANNER'S STATEMENT

I HEREBY STATE THAT THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP NO. 2024-09 APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON AUGUST 26, 2024.

PAUL BERNAL, PLANNING & COMMUNITY PRESERVATION DIRECTOR / CITY PLANNER DATE

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 THE 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 CLERK

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, SUBJECT TO IMPROVEMENT, THE PUBLIC STREET, ALL INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION AND AS SHOWN AND/OR STATED UPON THE MAP.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF VISALIA THIS DAY OF 20

LESLIE B. CAVIGLIA CITY MANAGER / CITY CLERK

CHIEF DEPUTY CITY CLERK

RECORDER'S STATEMENT

DOCUMENT NO.: FEE PAID:

FILED THIS DAY OF 20 AT M.

IN BOOK OF PARCEL MAPS, AT PAGE TULARE COUNTY RECORDS, AT THE REQUEST OF MOUA ENGINEERING & SURVEYING LLC.

TARA K. FREITAS, CPA TULARE COUNTY ASSESSOR/CLERK-RECORDER

BY: DEPUTY



# PARCEL MAP NO. \_\_\_\_\_

LYING IN THE NORTH HALF OF THE NORTHEAST QUARTER OF  
THE NORTHWEST QUARTER OF  
SECTION 27, TOWNSHIP 18 SOUTH, RANGE 25 EAST,  
MOUNT DIABLO BASE AND MERIDIAN

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

MAY, 2025

SHEET 2 OF 2

### LEGEND:

- SUBJECT PROPERTY BOUNDARY
- PARCEL LINE
- SECTION LINE / STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- EASEMENT LINE
- MONUMENT FOUND AND ACCEPTED UNLESS NOTED OTHERWISE
- SET 3/4" X 30" IRON PIPE FLUSH, WITH PLASTIC PLUG LS8413
- SET 1" WITNESS CORNER, 3/4" X 30" IRON PIPE, FLUSH, WITH PLASTIC PLUG LS8413
- T.C.R. TULARE COUNTY RECORDS
- N.T.S. NOT TO SCALE
- R&M RECORD & MEASURED
- (R) RADIAL

INDICATES AREA AS AN EASEMENT FOR SHARED ACCESS FOR INGRESS & EGRESS & UTILITY PURPOSES PER SEPARATE INSTRUMENT

### REFERENCES

- (R1) RECORD DATA PER PARCEL MAP NO. 5407 RECORDED IN BOOK 55 OF PARCEL MAPS, AT PAGE 15, T.C.R.
- (R2) RECORD DATA PER PARCEL MAP NO. 4893 RECORDED IN BOOK 49 OF PARCEL MAPS, AT PAGE 98, T.C.R.
- (R3) RECORD DATA PER THE PLAT OF OAKS RECORDED IN VOLUME 7 OF MAPS, AT PAGE 50, T.C.R.

### BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE & MERIDIAN, TAKEN TO BE N89°40'56"E AS PER PARCEL MAP NO. 5407, RECORDED IN BOOK 55 OF PARCEL MAPS, AT PAGE 15, T.C.R.

LINE	BEARING
(R)1	N89°24'37"E
(R)2	S89°24'37"W
(R)3	S89°24'37"W
(R)4	N89°24'37"E

20' RIGHT OF WAY BEING DEDICATED TO THE CITY OF VISALIA IN FEE PER THIS MAP. IRREVOCABLE OFFER OF DEDICATION IN PARCEL 3 OF PARCEL MAP NO. 5407 TO THE CITY OF VISALIA BEING ABANDONED PER THIS MAP.

HOUSTON AVENUE  
BASIS OF BEARINGS

ROOSEVELT AVENUE

