

PARCEL MAP NO.

BEING A DIVISION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, M.D.B.&M., IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

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 PLAZA DRIVE, RIVERWAY AVENUE, KELSEY STREET, AND KIBLER AVENUE, IN FEE TO THE CITY OF VISALIA.
2. PUBLIC EASEMENTS FOR DRAINAGE, AS SHOWN HEREON AND DESIGNATED AS "PDE" (PUBLIC DRAINAGE EASEMENT).

D & P CORNERSTONE PROPERTIES, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: DAVID J. VARGAS, SOLE MANAGER _____ 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 IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED, _____

PERSONALLY KNOWN TO ME (OR 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.
WITNESS MY HAND.

SIGNATURE _____ PRINT NAME _____
PRINCIPAL PLACE OF BUSINESS _____ MY COMMISSION EXPIRES: _____
COMMISSION NO. _____

BENEFICIARY'S STATEMENT

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED AUGUST 2, 2007, AS DOCUMENT NUMBER 2007-0070270, OF OFFICIAL RECORDS, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO PREPARATION AND RECORDATION OF THIS MAP AND ALL DEDICATIONS THEREON.

FOR: VARCELOS PROPERTIES, LLC

BY: DAVID J. VARGAS, SOLE MANAGER _____ 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 IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED, _____

PERSONALLY KNOWN TO ME (OR 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.
WITNESS MY HAND.

SIGNATURE _____ PRINT NAME _____
PRINCIPAL PLACE OF BUSINESS _____ MY COMMISSION EXPIRES: _____
COMMISSION NO. _____

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

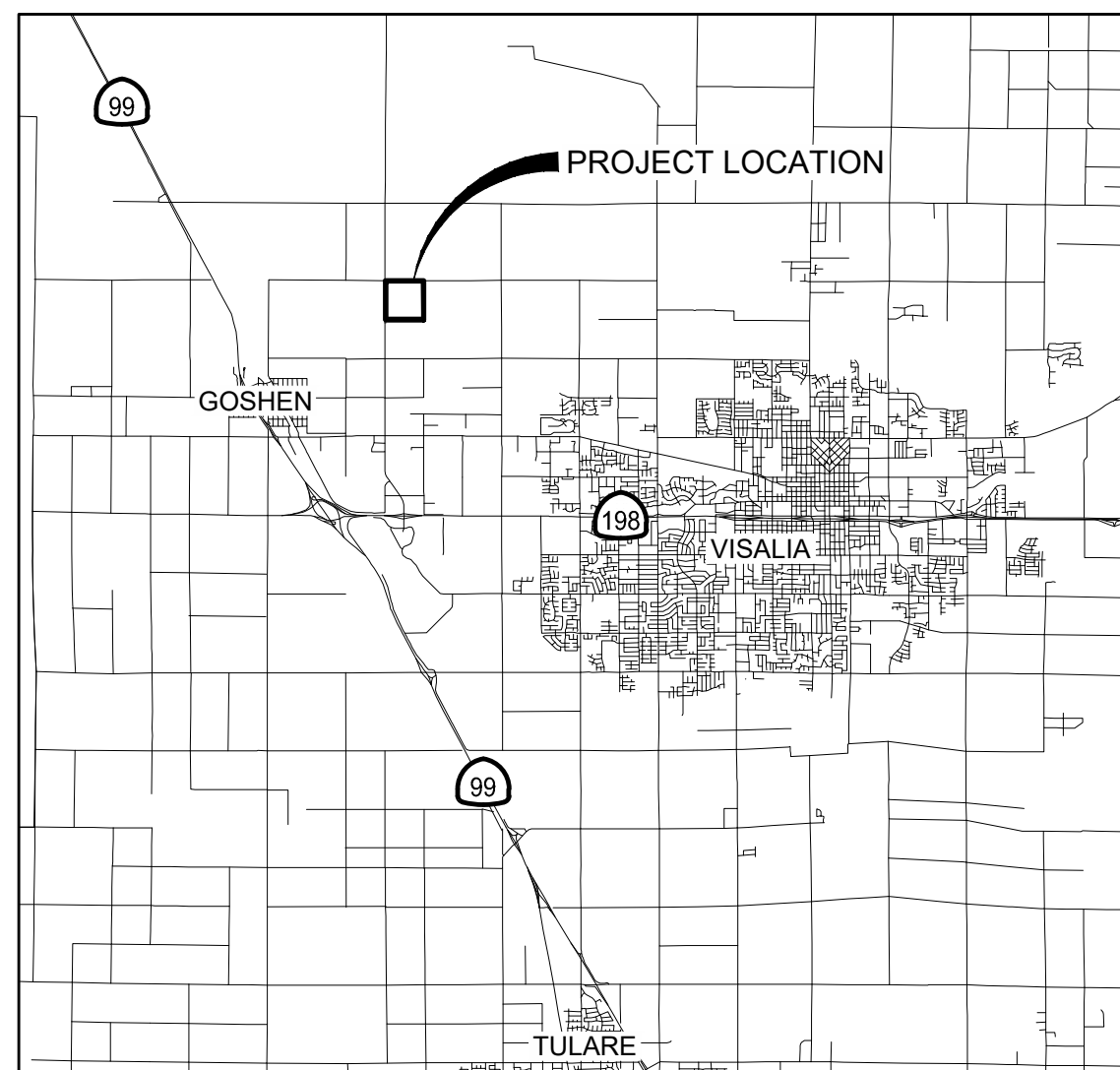
BY _____
DEPUTY

PROPERTY OWNER

D & P Cornerstone Properties, LLC, a
California limited liability company.
18790 Alicante Circula
Morgan Hill, CA 95037-9395

DEVELOPER

Caprock Acquisitions, LLC
1300 Dove St., Ste 200
Newport Beach, CA 92660



VICINITY MAP
N.T.S.

RECORDER'S STATEMENT

DOCUMENT NO. _____
FEE PAID: _____
FILED THIS _____ DAY OF _____, 202____, AT _____ M. IN BOOK _____
OF PARCEL MAPS, AT PAGE _____ TULARE COUNTY RECORDS, AT THE REQUEST OF
PROVOST & PRITCHARD INC.
TARA K. FREITAS, CPA
TULARE COUNTY ASSESSOR/CLERK-RECORDER
BY _____ DEPUTY

NOTICE OF ABANDONMENT

PURSUANT TO SECTION 66445(j) OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA, THE FILING OF THIS PARCEL MAP SHALL CONSTITUTE ABANDONMENT OF THAT TEMPORARY CONSTRUCTION EASEMENT ALONG THE FRONTAGE OF PLAZA DRIVE, GRANTED TO THE COUNTY OF TULARE BY THE GRANT DEED RECORDED AS INSTRUMENT 2008-0058235, OFFICIAL RECORDS OF TULARE COUNTY, BEING DESCRIBED IN SAID GRANT DEED ON EXHIBIT "A-7".

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 CAPROCK ACQUISITIONS, LLC ON JUNE 23, 2020 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 WITHIN ONE YEAR OF THE RECORDING OF THIS MAP AND ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

TIMOTHY M. ODOM, P.L.S. 8468 _____ 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 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, P.L.S. 8634 _____ 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 THE _____ DAY OF _____, 202____, 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 RIGHT OF WAY FOR PLAZA DRIVE, RIVERWAY AVENUE, KELSEY STREET, AND KIBLER AVENUE, AND THE DRAINAGE EASEMENTS, AND CONSENTING TO THE ABANDONMENT OF THE TEMPORARY CONSTRUCTION EASEMENT ALONG PLAZA DRIVE, 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 _____, 202____.

LESLIE B. CAVIGLIA
CITY MANAGER/CITY CLERK

CHIEF DEPUTY CITY CLERK _____

CITY PLANNER'S STATEMENT

I HEREBY STATE THAT THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP, TPM NO. 2021-04, APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON MAY 24, 2021.

PAUL BERNAL _____ DATE _____

Prepared by

EST. 1968

PROVOST & PRITCHARD
CONSULTING GROUP

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