

QUINTANA DE ORO

That portion of the West half of the Southwest Quarter of the Northeast Quarter of Section 23, Township 18 South, Range 24 East, Mount Diablo Base and Meridian in the City of Visalia, County of Tulare, State of California, delineated and designated as Parcel No. 1 on Parcel Map No. 1085, recorded in Book 11, Page 86, of Parcel Maps, in the Office of the County Recorder of said County.

July, 2021

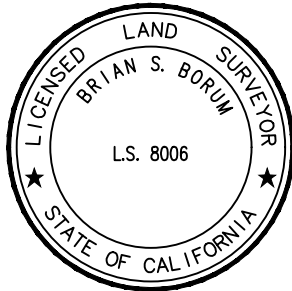
OWNERS:
DALEY ENTERPRISES INC.,
A CALIFORNIA CORPORATION
1356 E. Tulare Ave.
Tulare, Ca 93274

SURVEYOR:
BORUM LAND SURVEYING
1445 West Grand Ave Ste. C
Grover Beach, CA 93433

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 Turner Houston in July of 2021 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 recordation of this map and are sufficient to enable the survey to be retraced.

Dated _____
Brian S. Borum L.S. 8006



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 _____

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 said Board of Supervisors has approved the provisions made for the payment of taxes as provided in Division 2, Title 7 of the Government Code of the State of California.

Date _____ Jason T. Britt, Tulare 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 Forester, Weber & Associates, LLC.
Tara K. Freitas, CPA
Tulare County Assessor/Clerk-Recorder
By: _____ Deputy

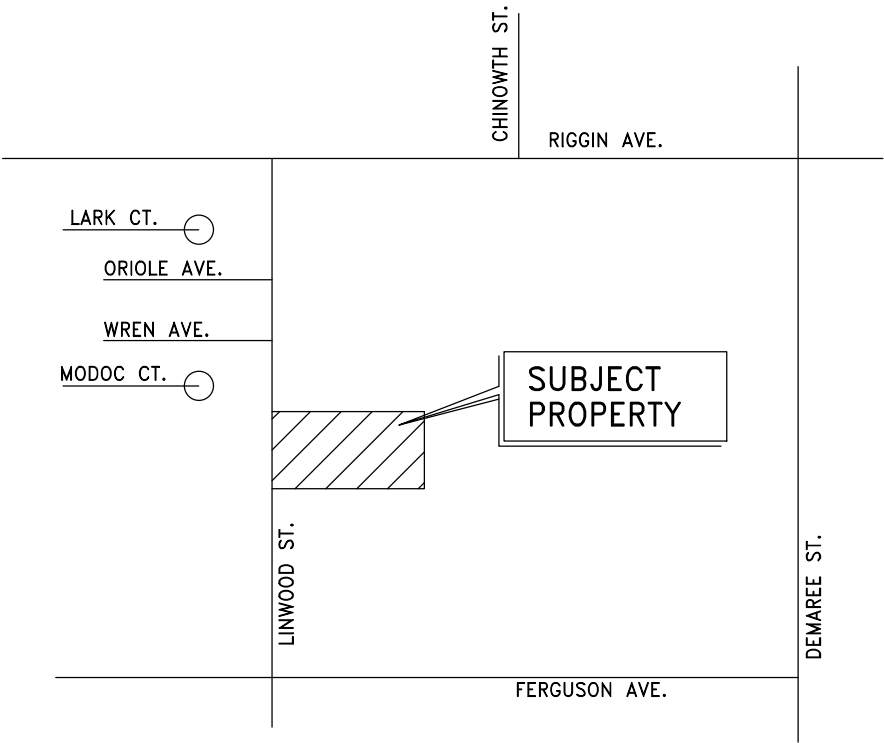
CITY CLERK'S STATEMENT

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 improvements, the public street and Lots A & B; and accepting the public utility easement and block wall easements, offered for dedication and included within the boundaries of the subdivision and as shown and/or stated on this 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



CITY PLANNER

I hereby state that this Final Map conforms to the Tentative Subdivision Map No. 5570 approved by the City of Visalia Planning Commission at the regular meeting held on October 22, 2018.

By: Paul Bernal Date: _____

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. 22-04", City of Visalia, Tulare County, California," established pursuant to the Landscape and Lighting Act of 1972.

FLOOD HAZARD NOTE

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 fully within Zone X (unshaded), which are areas outside of 0.2%annual chance flooding.

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OWNER'S STATEMENT

The undersigned hereby certify that we 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 purpose:

1. Right of way in fee for Linwood St., Delaware Ave. & Rono St. in fee to the City of Visalia
2. Lot A in fee to the City of Visalia for landscaping, public sidewalks, block walls and other public purpose.
3. Lot B in fee to the City of Visalia for landscaping, public sidewalks, block walls and other public purpose.
4. Public Easements for the installation and maintenance of gas lines and conduits for electric, television and as "PUE" (public utility easement.)
5. Block Wall Easement to the City of Visalia for the installation and maintenance of block walls as shown hereon and designed as BWE (Block Wall Easement)

DALEY ENTERPRISES INC., A CALIFORNIA CORPORATION

By

By

STEWART TITLE OF CALIFORNIA, INC.
As Trustee (Beneficiary: Valbryco Investments)

By

By

STEWART TITLE OF CALIFORNIA, INC.
As Trustee (Beneficiary: Turner Houston)

By

By

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, _____

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

Principal place of business.

My commission expires:

My commission number:

(No notary seal required Pursuant to Sec. 66436 (c) of the Subdivision Map Act.)

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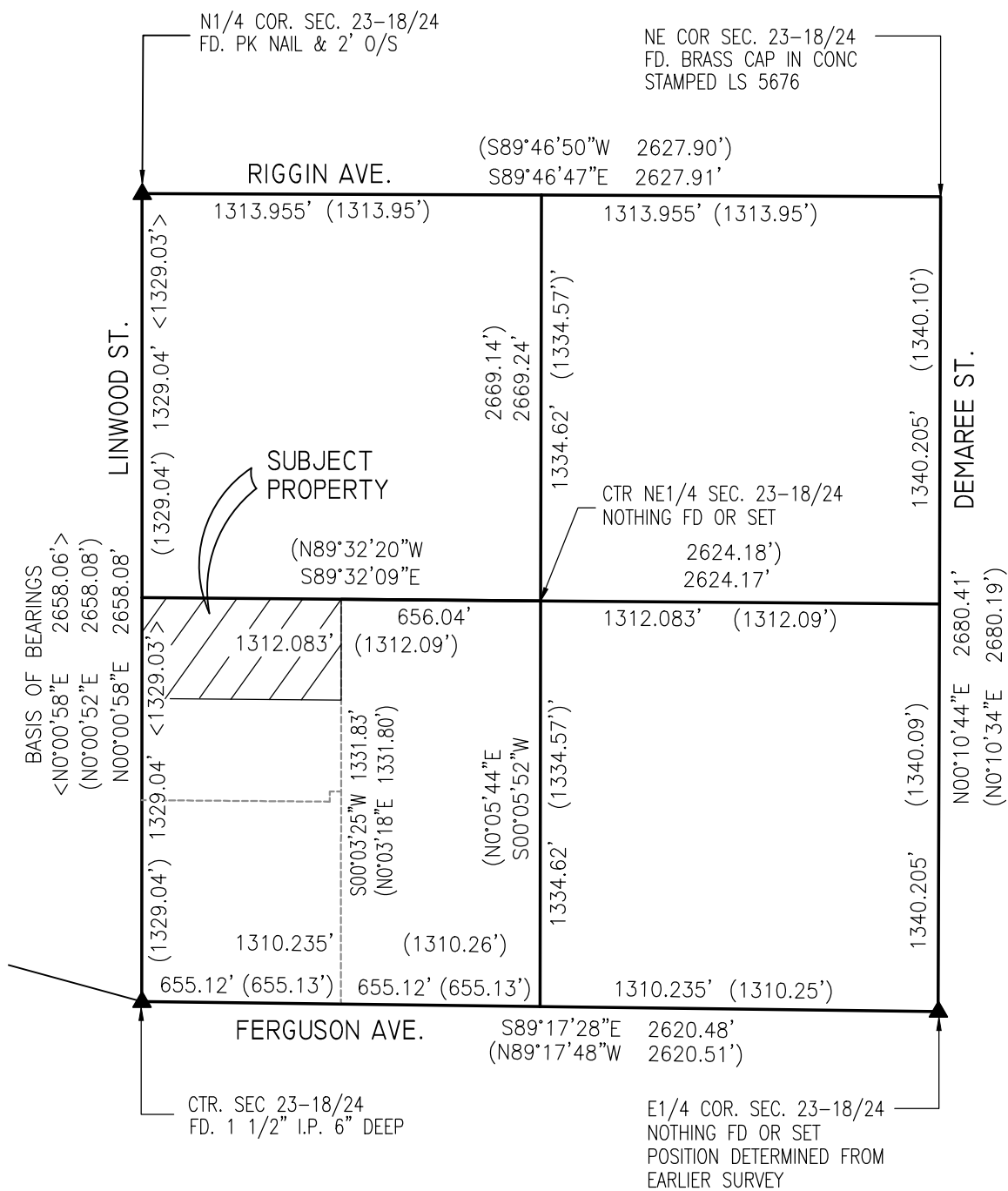
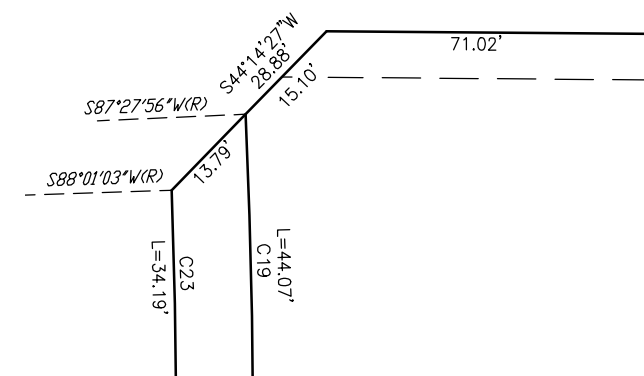
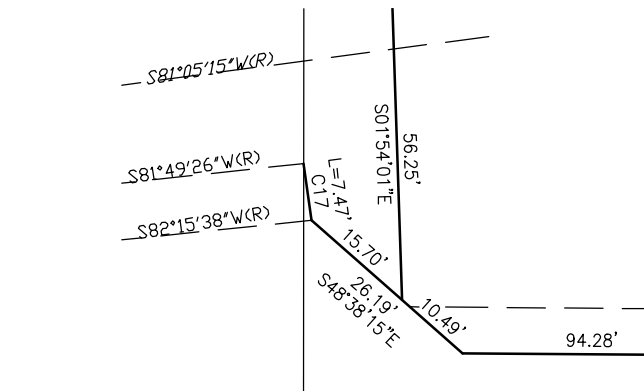
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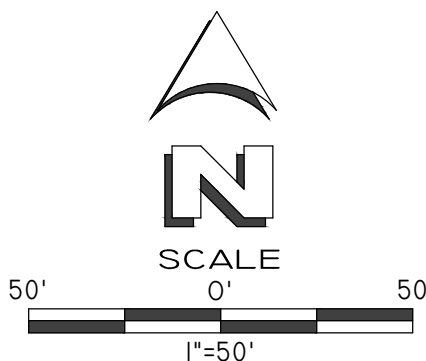
QUINTANA DE ORO

Being Parcel 1 of Parcel Map No. 1085 as per map recorded in Bk. 11 of Parcel Maps at Pg. 86 T.C.R. Situated in a portion of the W1/2 of the SW1/4 of the NE1/4 of Section 23, Township 18 South, Range 24 East, Mount Diablo Base & Meridian in the City of Visalia, County of Tulare, State of California.

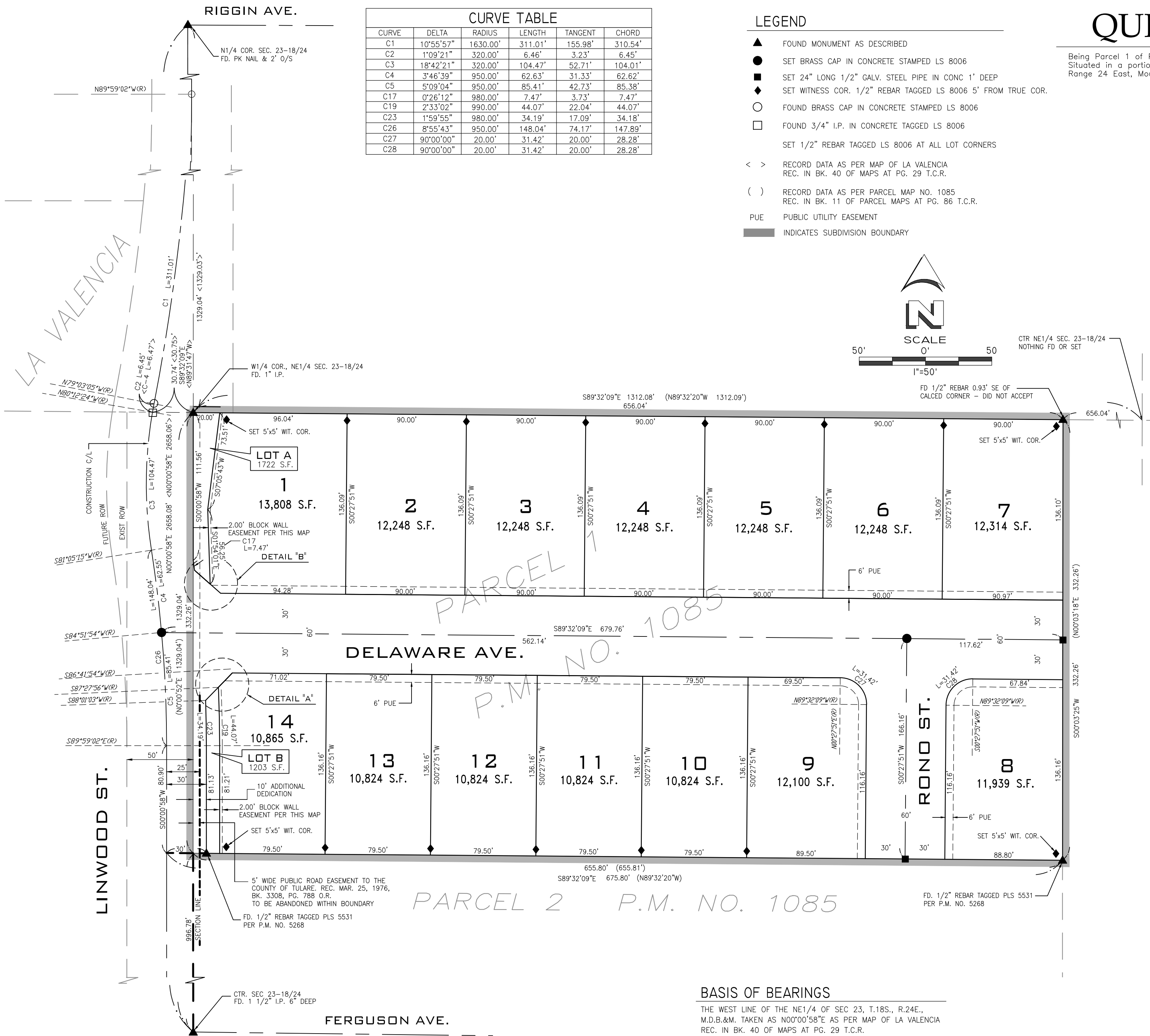


LEGEND

- ▲ FOUND MONUMENT AS DESCRIBED
- SET BRASS CAP IN CONCRETE STAMPED LS 8006
- SET 24" LONG 1/2" GALV. STEEL PIPE IN CONC 1' DEEP
- ◆ SET WITNESS COR. 1/2" REBAR TAGGED LS 8006 5' FROM TRUE COR.
- FOUND BRASS CAP IN CONCRETE STAMPED LS 8006
- FOUND 3/4" I.P. IN CONCRETE TAGGED LS 8006
- SET 1/2" REBAR TAGGED LS 8006 AT ALL LOT CORNERS
- < > RECORD DATA AS PER MAP OF LA VALENCIA REC. IN BK. 40 OF MAPS AT PG. 29 T.C.R.
- () RECORD DATA AS PER PARCEL MAP NO. 1085 REC. IN BK. 11 OF PARCEL MAPS AT PG. 86 T.C.R.
- PUE PUBLIC UTILITY EASEMENT
- INDICATES SUBDIVISION BOUNDARY



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	10°55'57"	1630.00'	311.01'	155.98'	310.54'
C2	1°09'21"	320.00'	6.46'	3.23'	6.45'
C3	18°42'21"	320.00'	104.47'	52.71'	104.01'
C4	3°46'39"	950.00'	62.63'	31.33'	62.62'
C5	5°09'04"	950.00'	85.41'	42.73'	85.38'
C17	0°26'12"	980.00'	7.47'	3.73'	7.47'
C19	2°33'02"	990.00'	44.07'	22.04'	44.07'
C23	1°59'55"	980.00'	34.19'	17.09'	34.18'
C26	8°55'43"	950.00'	148.04'	74.17'	147.89'
C27	90°00'00"	20.00'	31.42'	20.00'	28.28'
C28	90°00'00"	20.00'	31.42'	20.00'	28.28'



BASIS OF BEARINGS

THE WEST LINE OF THE NE1/4 OF SEC 23, T.18S., R.24E., M.D.B.&M. TAKEN AS N00°00'58"E AS PER MAP OF LA VALENCIA REC. IN BK. 40 OF MAPS AT PG. 29 T.C.R.