

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 O'MALLEY COURT, O'MALLEY STREET, KENNEDY COURT, KENNEDY STREET, MURRAY AVENUE, SCHOOL AVENUE, AND TRACY STREET IN FEE TO THE CITY OF VISALIA
- LOTS A, B, C & D IN FEE TO THE CITY OF VISALIA FOR LANDSCAPING, PUBLIC UTILITIES, SIDEWALKS, BLOCK WALLS AND OTHER PUBLIC PURPOSES
- PUBLIC UTILITY EASEMENTS TO THE CITY OF VISALIA FOR THE INSTALLATION AND MAINTENANCE OF GAS LINES AND 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)
- 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)

BY: PRESIDIO J.R. MAPLEWOOD 138, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY JSE MANAGEMENT SERVICES, INC., A CALIFORNIA CORPORATION, ITS OPERATING MANAGER

Joseph A. Leal 11/11/2022
BY: JOSEPH A. LEAL, ITS PRESIDENT & SECRETARY 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 11/10/2022, BEFORE ME, AMANDA RAMOS, A NOTARY PUBLIC PERSONALLY APPEARED, JOSEPH A. LEAL 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 CAPACITIES, 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 Amarda Ramos AMANDA RAMOS
PRINT NAME
MY COMMISSION EXPIRES: 04/10/2026 2396988
COMMISSION NO.
PRINCIPAL PLACE OF BUSINESS: TULARE COUNTY

SEQUOIA BEND, UNIT 1

PARCEL 2 AS SHOWN ON LOT LINE ADJUSTMENT NO. 2005-13 AS EVIDENCED BY DOCUMENT RECORDED JUNE 15, 2005 AS INSTRUMENT NO. 2005-0064190 OF OFFICIAL RECORDS



CITY OF
VISALIA, CA
VICINITY MAP
NO SCALE

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. 22-06, 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. 06107C0384E) FOR COMMUNITY NO. 060409, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA EFFECTIVE JUNE 16, 2008, 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.

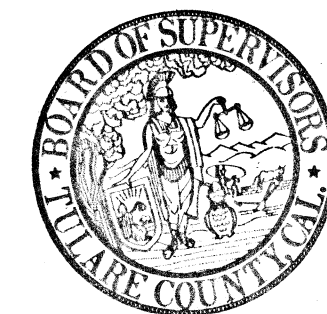
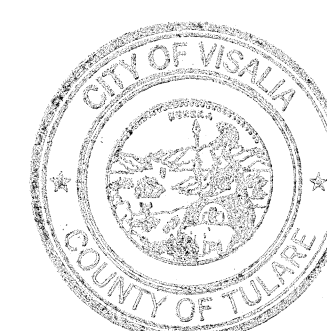
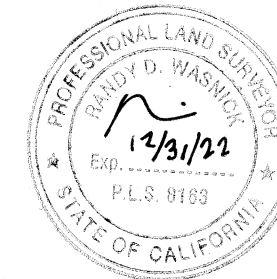
EASEMENTS/DOCUMENTS AFFECTING PROPERTY

- EASEMENT FOR ROAD PURPOSES IN FAVOR COUNTY OF TULARE, BOOK 5, PAGE 122, OF RIGHTS OF WAY
- PUBLIC UTILITY EASEMENT IN FAVOR SOUTHERN CALIFORNIA EDISON, REC. 8/21/1951, AS INSTR. NO. 17771, IN BK. 1527, PG. 385, O.R.T.C.
- UNDERGROUND WATER PIPELINE EASEMENT IN FAVOR ASSOCIATED NUT GROWERS, REC. 4/10/1984, AS INSTR. NO. 18533, IN BK. 4178, PG. 875, O.R.T.C.
- PIPELINE EASEMENT IN FAVOR CALIFORNIA WATER SERVICE COMPANY, REC. 4/25/1989, AS INSTR. NO. 22010, IN BK. 4829, PG. 65, O.R.T.C.
- "CONDITIONAL ZONING AGREEMENT NO. 9504", REC. 7/19/1995, AS FILE NO. 95-045910, OF OFFICIAL RECORDS
- EASEMENT FOR RIGHT OF WAY IN FAVOR CITY OF VISALIA, ACCEPTED BY DOCUMENT REC. 6/15/2005, BY GRANT DEED, INSTR. NO. 2005-0064187, O.R.T.C.,

BOUNDARY NOTE:

PM NO. 454 ESTABLISHED THIS LINE AS THE SOUTH LINE OF THE N1/2 OF THE NE1/4 OF THE SW1/4 OF SECTION 28. THE MORE RECENT RECORD OF SURVEY USES A DEED CALL THAT DOES NOT ASSUME THIS AS AN ALIQUOT LINE. THIS ACCOUNTS FOR THE 0.95' DISCREPANCY BETWEEN THE MEASURED AND RECORD DISTANCES IN THE WEST LINE OF LOT A. THIS SUBDIVISION MAP ASSUMES THIS LINE AS BEING ALIQUOT IN NATURE.

THE DISTANCE FROM THE FOUND BRASS DISC AT THE CENTERLINE OF CAIN STREET (364.45'), TO ESTABLISH THE SOUTHWEST CORNER OF LOT 'A', WAS HELD PER THE RECORD OF SURVEY.



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 SAN JOAQUIN VALLEY HOMES. 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.

Randy D. Wasnick 12/10/22
RANDY D. WASNICK P.L.S. 8163 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.

Jon Crawford 12/7/22
JON CRAWFORD RCE 32935 DATE

CITY PLANNER'S STATEMENT

I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO THE TENTATIVE SUBDIVISION MAP #5584 APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON 12/13/2021.

Paul Bernal 12/8/22
BY: PAUL BERNAL, COMMUNITY DEVELOPMENT 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 21ST DAY OF NOVEMBER, 2022, 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, AND LOTS A, B, C & D; AND ACCEPTING THE PUBLIC UTILITY EASEMENTS AND THE BLOCK WALL 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 11TH DAY OF DEC. 2022

LESLIE B. CAVIGLIA
CITY MANAGER/CITY CLERK

Michelle Nicholson
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 11TH DAY OF DEC. 2022

JASON T. BRITT
COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS

Allen Gale
BY: ALLEN GALE DEPUTY

RECORDER'S STATEMENT

DOCUMENT NO. 2022-0077018 FEE PAID \$ 85.00

FILED THIS 23RD DAY OF DECEMBER, 2022, AT 10:22 AM

IN VOLUME 15 OF MAPS, AT PAGE 3 TULARE COUNTY RECORDS, AT THE REQUEST OF 4 CREEKS, INC.

TARA FREITAS, CPA TULARE COUNTY ASSESSOR/CLERK-RECORDER

Tara Freitas
BY: TARA FREITAS DEPUTY

PREPARED BY:



324 S. SANTA FE ST., STE. A
P.O. BOX 7583
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215

12.19.2022

SEQUOIA BEND, UNIT 1

SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

LEGEND

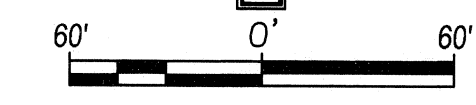
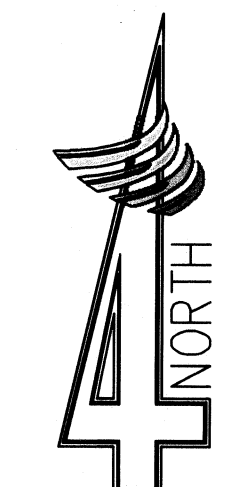
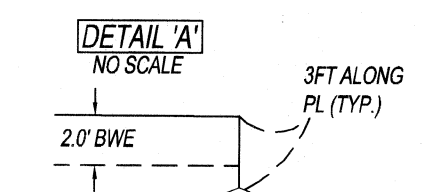
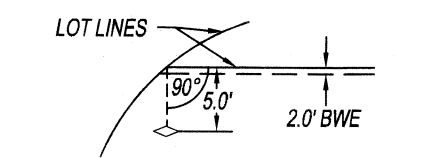
- ▲ FOUND MONUMENT AS DESCRIBED
- SET 3/4" IRON PIPE TAGGED "PLS 8163" DOWN 6IN
- SET BRASS DISC FLUSH IN CONC. TAGGED "PLS 8163"
- ◇ SET 3/4" IRON PIPE TAGGED "PLS 8163" 5.00 FEET FROM TRUE CORNER ALONG PROPERTY LINE
- () RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 9 OF LICENSED SURVEYS, AT PAGE 66, TCR (OR CALCULATED THEREFROM)
- [] RECORD DATA PER PARCEL MAP NO. 3095, RECORDED IN BOOK 31 OF PARCEL MAPS, AT PAGE 96, TCR (OR CALCULATED THEREFROM)
- [] RECORD DATA PER LOT LINE ADJUSTMENT NO. 2005-13, RECORDED JUNE 15, 2005, AS DOC. NO. 2005-0064190, O.R. (OR CALCULATED THEREFROM)
- < > RECORD DATA PER PARCEL MAP NO. 2005, RECORDED IN BOOK 21 OF PARCEL MAPS, AT PAGE 6, TCR (OR CALCULATED THEREFROM)
- << >> RECORD DATA PER PARCEL MAP NO. 474, RECORDED IN BOOK 5 OF PARCEL MAPS, AT PAGE 74, TCR (OR CALCULATED THEREFROM)
- () RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 29 OF LICENSED SURVEYS, AT PAGE 96, TCR (OR CALCULATED THEREFROM)
- TCR TULARE COUNTY RECORDS
- (R) RADIAL BEARING
- SHADED LINE INDICATES SUBDIVISION BOUNDARY
- BWE BLOCK WALL EASEMENT
- PUE PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28-18/25, PER RECORD OF SURVEY RECORDED IN BOOK 9 OF LICENSED SURVEYS, AT PAGE 66, T.C.R.

TAKEN AS N89° 41' 40"E

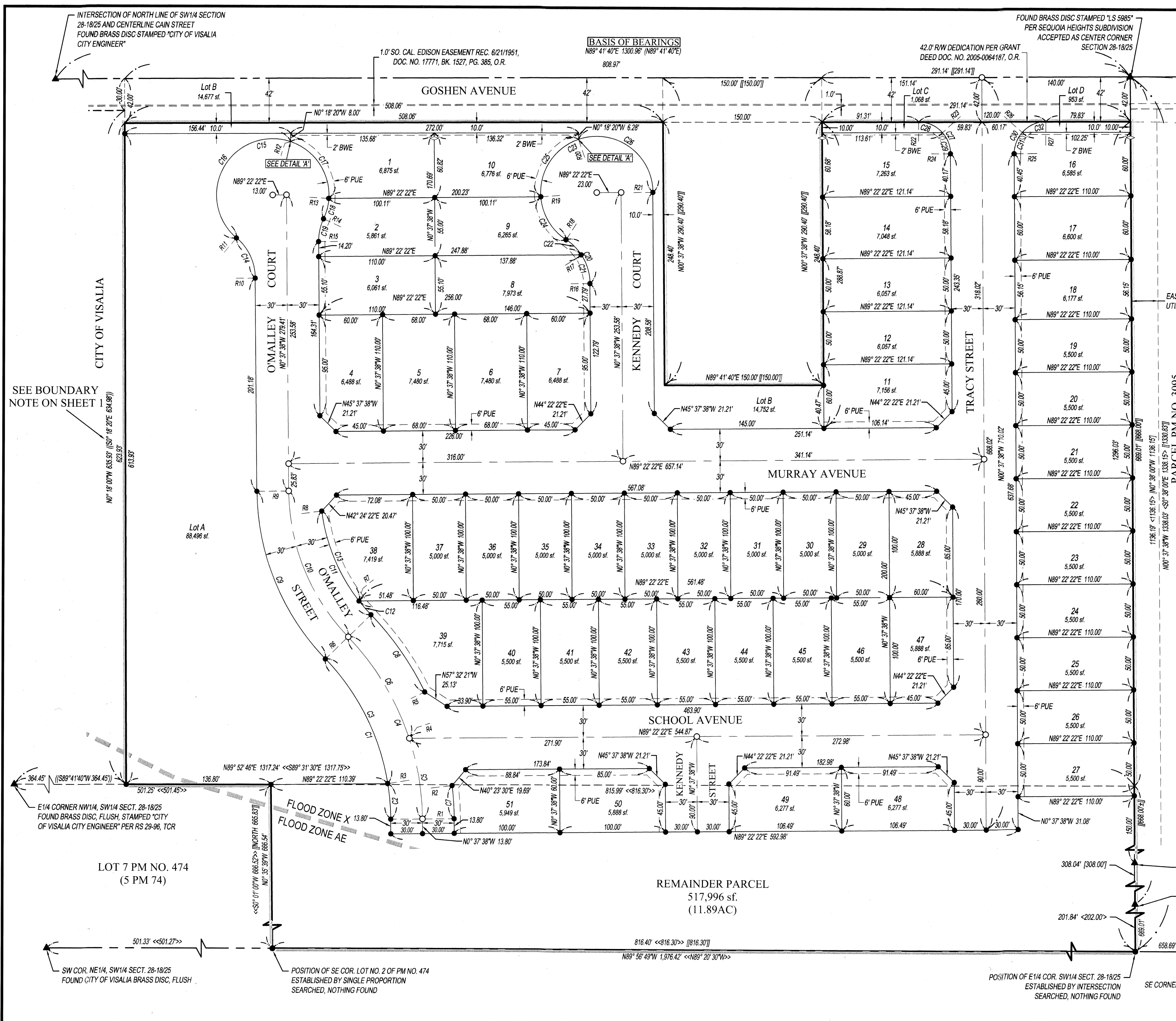
TYPICAL WITNESS CORNER
OFFSET WHERE BLOCK
WALL MEETS LOT CURVE



PREPARED BY:



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



SEE BOUNDARY
NOTE ON SHEET 1

E1/4 CORNER NW1/4, SW1/4 SECT. 28-18/25
FOUND BRASS DISC, FLUSH, STAMPED "CITY
OF VISALIA CITY ENGINEER" PER RS 29-96, TCR

LOT 7 PM NO. 474
(5 PM 74)

REMAINDER PARCEL
517,996 sf.
(11.89AC)

POSITION OF E1/4 COR. SW1/4 SECT. 28-18/25
ESTABLISHED BY INTERSECTION
SEARCHED, NOTHING FOUND

SE CORNER W1/2, NW1/4, SE1/4 SECT. 28-18/25
FOUND 1/2IN I.P. PER PM 21-6, TCR

POSITION OF SE COR. LOT NO. 2 OF PM NO. 474
ESTABLISHED BY SINGLE PROPORTION
SEARCHED, NOTHING FOUND