

PROPERTY OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSON(S) HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP...

- 1. LOTS A THROUGH D IN FEE TO THE CITY OF VISALIA FOR LANDSCAPING...
2. RIGHT OF WAY FOR TULARE AVENUE, VISTA STREET, VELIE STREET AND PALM STREET...
3. PUBLIC UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF GAS LINES AND CONDUITS...
4. BLOCK WALL EASEMENT TO THE CITY OF VISALIA FOR INSTALLATION AND MAINTENANCE OF BLOCK WALLS...

LENNAR HOMES OF CALIFORNIA, LLC
BY: MIKE MILLER
DATE: 2-10-22

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...

STATE OF CALIFORNIA } S.S.
COUNTY OF FRESNO
ON FEB 10 2022 BEFORE ME, CHRISTINE COLLINS, Notary Public, PERSONALLY APPEARED MIKE MILLER

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)...

WITNESS MY HAND.
NAME: CHRISTINE COLLINS COMMISSION EXPIRES: Nov 7 2023
SIGNATURE: [Signature] COMMISSION NUMBER 2308378
COUNTY: FRESNO

LIGHTING AND LANDSCAPE DISTRICT

ALL THE REAL PROPERTY INCLUDED IN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP IS INCLUDED IN "ASSESSMENT DISTRICT NO. 12-02 CITY OF VISALIA, TULARE COUNTY, CALIFORNIA"...

ADDITIONAL INFORMATION STATEMENT

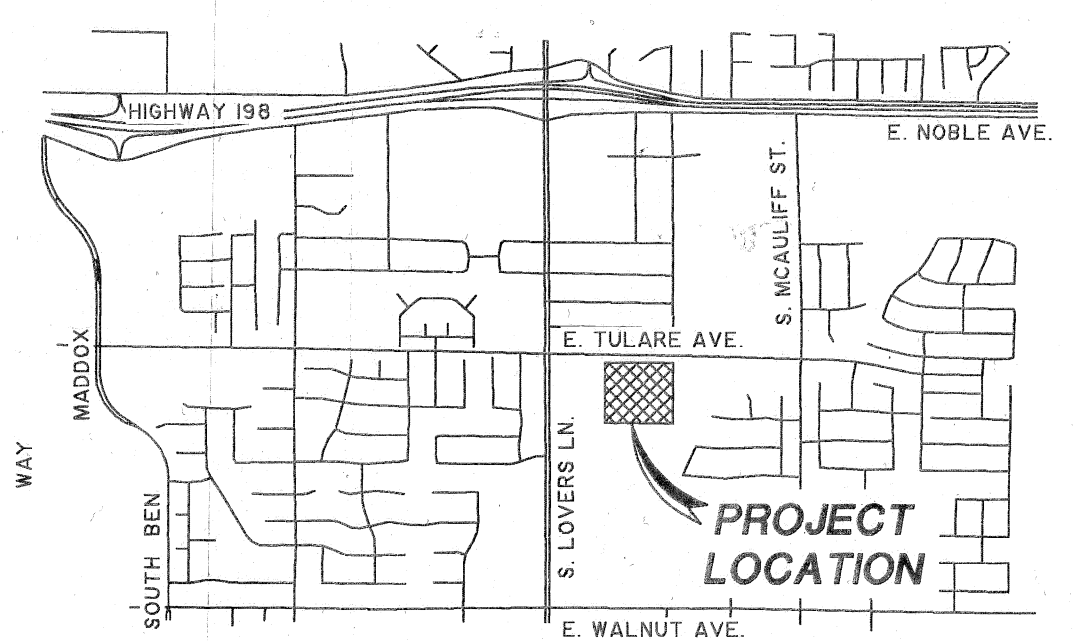
THE FOLLOWING ADDITIONAL INFORMATION IS FOR INFORMATIONAL PURPOSES AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

FLOOD HAZARD INFORMATIONAL NOTE: AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NO. 06107C0934E) FOR COMMUNITY NO. 060409...

RIGHT TO FARM NOTICE: IT IS THE DECLARED POLICY OF TULARE COUNTY TO CONSERVE, ENHANCE AND ENCOURAGE AGRICULTURAL OPERATIONS WITHIN THE COUNTY. RESIDENTS OF PROPERTY ON OR NEAR AGRICULTURAL LAND SHOULD BE PREPARED TO ACCEPT THE INCONVENIENCES AND DISCOMFORT ASSOCIATED WITH AGRICULTURAL OPERATIONS...

CANDELAS II

SHEET ONE OF THREE SHEETS
IN
CITY OF VISALIA, TULARE COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN JULY, 2021
FOR
Lennar Homes of California, LLC



Vicinity Map
NOT TO SCALE

CITY PLANNER

I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO THE CANDELAS II TENTATIVE SUBDIVISION MAP APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON JULY 12, 2021.

Paul Bernal
PAUL BERNAL
DATE: 2/14/22

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: A PORTION OF PARCEL 1 OF PARCEL MAP NO. 3691, FILED IN BOOK 37 OF PARCEL MAPS AT PAGE 94, TULARE COUNTY RECORDS...

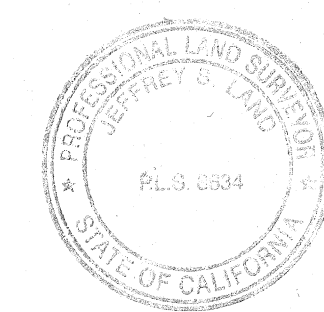
ALL OF SAID PARCEL 1.
EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE CITY OF VISALIA AS DESCRIBED IN GRANT DEED NO. 2014-0059596 RECORDED NOVEMBER 5, 2014, OFFICIAL RECORDS OF TULARE COUNTY.
ALSO EXCEPTING THEREFROM ALL THAT PORTION OF SAID PARCEL 1 LYING WEST OF THE SOUTHERLY PROJECTION OF THE EAST LINE OF PARCEL 2 OF SAID PARCEL MAP NO. 3691.



SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS FINAL 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 LENNAR ENTERPRISES OF CALIFORNIA ON JULY 1, 2021...

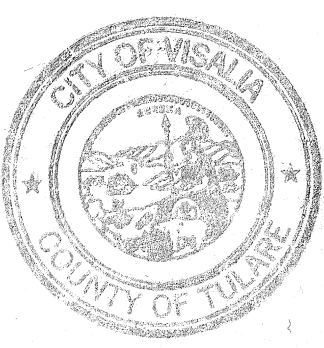
Richard C. Shepard
RICHARD C. SHEPARD, PLS 6218
BEDROCK ENGINEERING, INC.
10878 HIGHWAY 41
MADERA, CA 93636
(559) 645-4849
DATE: 10 FEB 22



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...

Jeffrey S. Land
JEFFREY S. LAND, P.L.S. 8634
DATE: 2/14/22



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 22 DAY OF February, 2022 AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED INTO APPROVING THIS MAP AND SUBDIVISION AND, ACCEPTING ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, LOTS A THROUGH D, STREETS, PUBLIC UTILITY EASEMENTS, AND WALL EASEMENTS AS SHOWN 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 March, 2022.
LESLIE B. CAVIGLIA,
CITY MANAGER/CITY CLERK
BY: Michelle Nicholson, 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 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 10th DAY OF March, 2022.
BY: Jason Britt, DEPUTY



RECORDER'S CERTIFICATE

DOCUMENT NO. 2022-0018054 FEE PAID: \$87.00
FILED THIS 21st DAY OF March, 2022 AT 3:12 P.M.
IN VOLUME 44 OF MAPS, AT PAGE 82, TULARE COUNTY RECORDS, AT THE REQUEST OF RICHARD C. SHEPARD

TARA FREITAS, CPA, TULARE COUNTY ASSESSOR / CLERK-RECORDER
BY: Nora C. Barbra, DEPUTY

PREPARED BY:



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

MONUMENT DATA

MONUMENT FOUND AND ACCEPTED, OR AS NOTED.

- 1 2" (BRASS CAP FLUSH IN CONCRETE)R4, STAMPED AS CITY OF VISALIA SURVEYOR, MARKING LOCATION OF SOUTHWEST CORNER SECTION 34, T.18.S., R.25. E., M.D.B.M.
2 BRASS CAP TAGGED LS 8634, MARKING LOCATION OF WEST QUARTER CORNER SECTION 34, T.18.S., R.25. E., M.D.B.M. NO TIES REMAIN THAT ARE SHOWN ON CORNER RECORD NO. 335.
3 BRASS CAP IN WELL, MARKING LOCATION OF NORTH QUARTER CORNER SECTION 34, T.18.S., R.25. E., M.D.B.M. LOCATION FITS () R1 RECORD DISTANCE TO BRASS CAP AT NORTHWEST CORNER SECTION 34.
4 2" BRASS CAP IN WELL, MARKING LOCATION OF POINT IN NOBLE AVENUE ALONG THE N-S QUARTER SECTION LINE OF SECTION 34. LOCATION FITS RECORD () R1 RECORD DISTANCE TO MONUMENT 3, AND MATCHES ESTABLISHMENT OF N-S QUARTER SECTION LINE.
5 2" (BRASS CAP)R4 STAMPED LS 4714, MARKING LOCATION OF SOUTH QUARTER CORNER SECTION 34, T.18.S., R.25. E., M.D.B.M.
6 3/4" IRON PIPE, DOWN 5", (TAGGED LS 5531)R4, MARKING SOUTHEAST CORNER OF (PARCEL 1)R2
7 (3/4" IRON PIPE)R4, DOWN 5", TAG ILLEGIBLE, MARKING SOUTHWEST CORNER OF (PARCEL 1)R2
8 (3/4" IRON PIPE)R2, DOWN 12", TAG ILLEGIBLE, ACCEPTED FOR NORTHING OF (PARCEL 2)R2, LIES 0.06' WEST OF CALCULATED POSITION OF SOUTHEAST CORNER OF (PARCEL 2)R2.

BOUNDARY SOLUTION DATA

- A LINE FROM MONUMENT 6 TO MONUMENT 7 INTERSECTED WITH SECTION LINE.
B LOCATION OF CENTER QUARTER CORNER OF SECTION 34 ESTABLISHED BY PRORATION ALONG CENTER SECTION LINE BETWEEN MONUMENTS 3 AND 5, PER () R1.
C LOCATION ESTABLISHED AT MIDPOINT OF LINE FROM MONUMENT 2 TO BOUNDARY SOLUTION POINT B.
D LOCATION ESTABLISHED BY PRORATION ALONG LINE FROM MONUMENT 2 TO BOUNDARY SOLUTION POINT B.
E LOCATION ESTABLISHED AT INTERSECTION OF SOUTHERLY PROJECTION OF EAST LINE OF (PARCEL 2)R2 AND THE SOUTH LINE OF (PARCEL 1)R2, AND DOCUMENTED BY LOT LINE ADJUSTMENT NO. 2021-18, AND MADE RECORD BY THE DEED RECORDED AS INSTRUMENT NO. 2021-0094589, OFFICIAL TULARE COUNTY RECORDS.

REFERENCES

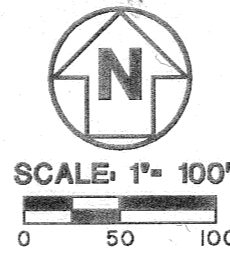
- () R1 RECORD OR CALCULATED DATA FROM PARCEL MAP NO. 3067, FILED IN BOOK 31 OF PARCEL MAPS AT PAGE 68, TULARE COUNTY RECORDS.
() R2 RECORD OR CALCULATED DATA FROM PARCEL MAP NO. 3691, FILED IN BOOK 37 OF PARCEL MAPS AT PAGE 94, TULARE COUNTY RECORDS.
() R3 RECORD OR CALCULATED DATA FROM RECORD OF SURVEY FILED IN BOOK 20 OF LICENSED SURVEYS AT PAGE 17, TULARE COUNTY RECORDS.
() R4 RECORD OR CALCULATED DATA FROM RECORD OF SURVEY FILED IN BOOK 32 OF LICENSED SURVEYS AT PAGE 13, TULARE COUNTY RECORDS.
() R5 RECORD OR CALCULATED DATA FROM DEED RECORDED AS INSTRUMENT NO. 2014-0059596, OFFICIAL TULARE COUNTY RECORDS.
() R6 RECORD OR CALCULATED DATA FROM RECORD OF SURVEY FILED IN BOOK 31 OF LICENSED SURVEYS AT PAGE 50, TULARE COUNTY RECORDS.
() R7 RECORD OR CALCULATED DATA FROM RESOLUTION NO. 2020-04 RECORDED AS INSTRUMENT NO. 2020-0036248, OFFICIAL TULARE COUNTY RECORDS.
() R8 RECORD OR CALCULATED DATA FROM DEED RECORDED AS INSTRUMENT NO. 2021-0094589, OFFICIAL TULARE COUNTY RECORDS.

LEGEND AND ABBREVIATIONS

- LIMITS OF SUBDIVISION PROPERTY
DIVISION LINE IN PROPERTY
CENTER LINE
MONUMENT FOUND. SEE MONUMENT DATA TABLE.
SET 3/4" X 30" IRON PIPE, DOWN 4", TAGGED PLS 6218, OR AS NOTED
SET BRASS DISC IN CONCRETE STAMPED PLS 6218
RIGHT OF WAY OFFERED IN FEE
RIGHT OF WAY PREVIOUSLY CONVEYED IN FEE
PUE PUBLIC UTILITY EASEMENT
BWE BLOCK WALL EASEMENT TO THE CITY OF VISALIA
2"WC WITNESS CORNER SET ALONG REAR LOT LINE, 2.00' FROM LOT CORNER. DISTANCES ARE TO LOT CORNER

LOT AREAS NOT SHOWN ON SHEET 3

- LOT A = 1116 SQUARE FEET
LOT B = 2195 SQUARE FEET
LOT C = 2230 SQUARE FEET
LOT D = 1050 SQUARE FEET



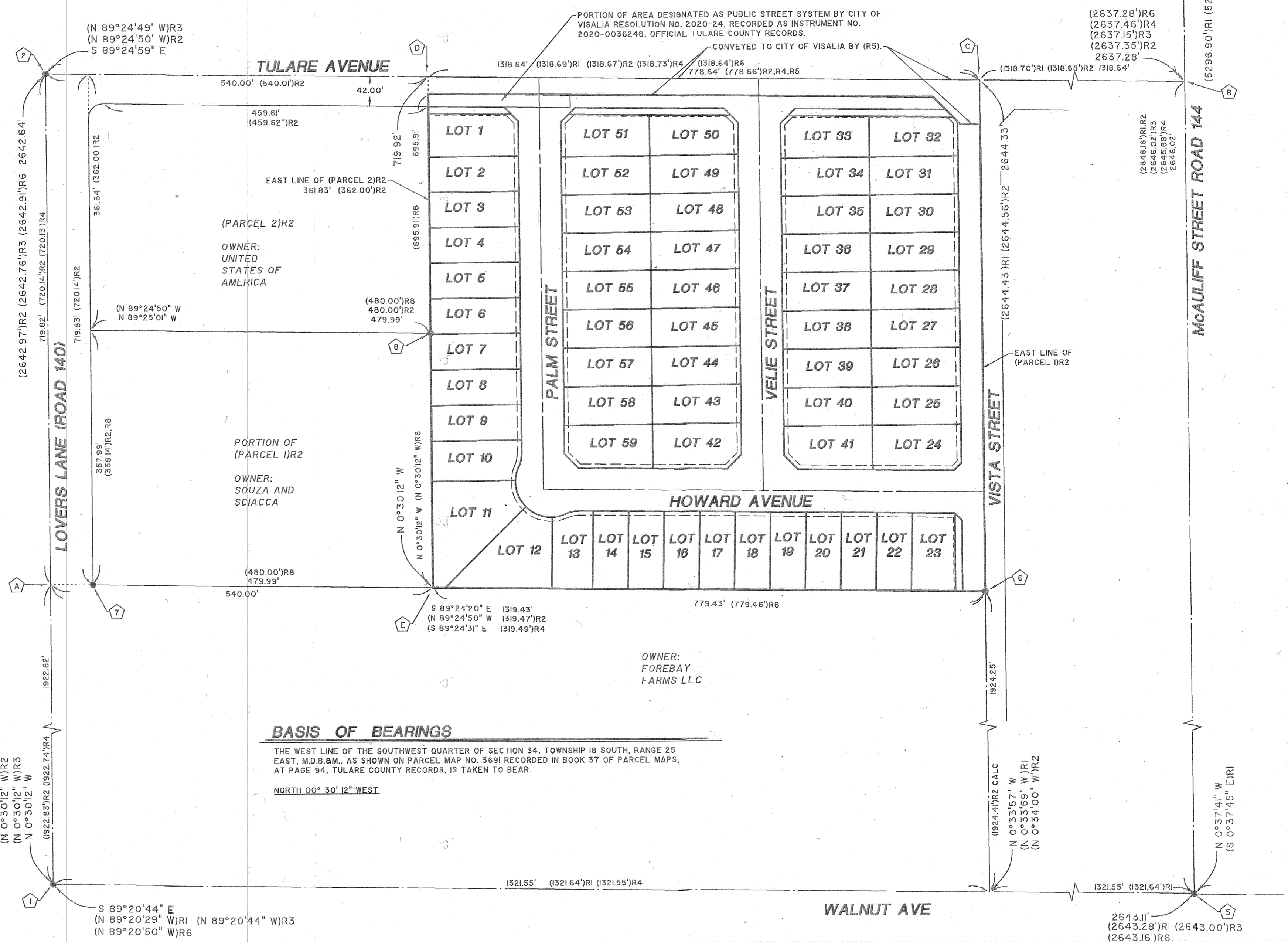
CANDELAS II

SHEET TWO OF THREE SHEETS

PREPARED BY:



324 S. SANTA FE ST., STE. A
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TULARE AVENUE

HOWARD AVENUE

WALNUT AVE

BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 25 EAST, M.D.B.M., AS SHOWN ON PARCEL MAP NO. 3691 RECORDED IN BOOK 37 OF PARCEL MAPS, AT PAGE 94, TULARE COUNTY RECORDS, IS TAKEN TO BEAR:

NORTH 00° 30' 12" WEST

BEDROCK 21-5956 T.M.D.W.B. PLOTTED 2022-2-10

3-18-2022

CANDELAS II

SHEET THREE OF THREE SHEETS

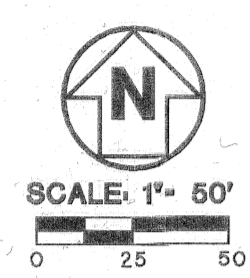
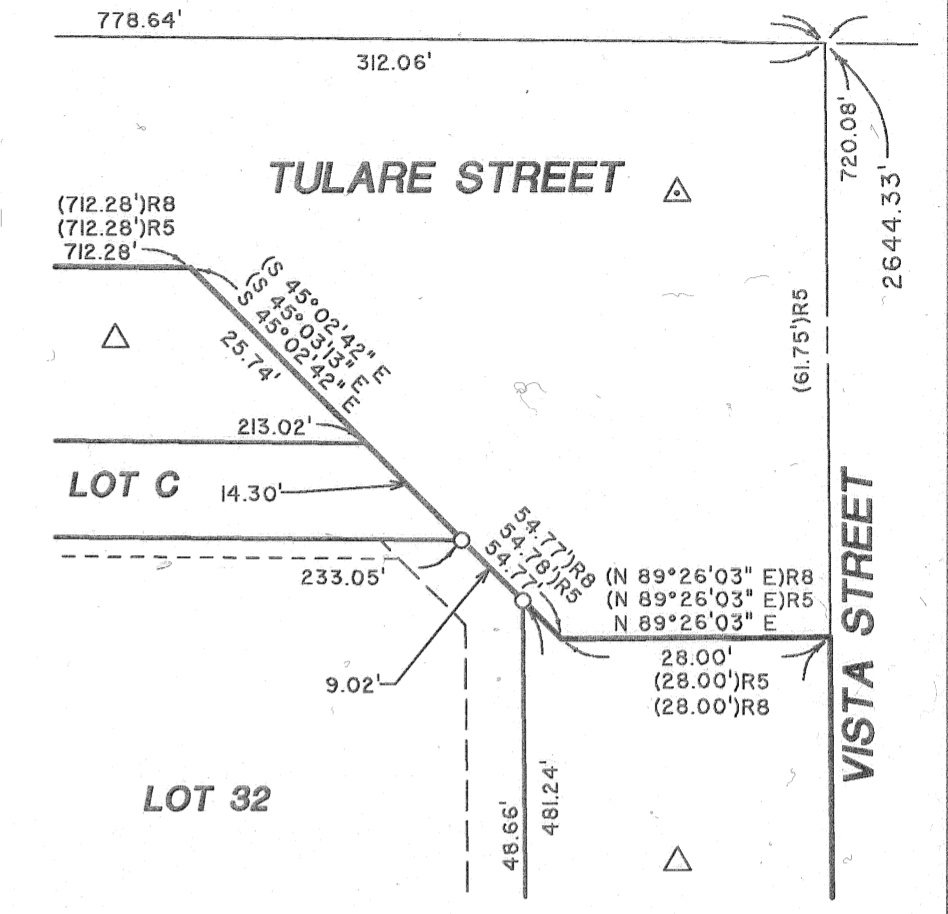
THIS 18' X 200' STRIP DESIGNATED A PUBLIC STREET PER CITY RESOLUTION NO. 2020-24, RECORDED AS DOCUMENT NO. 2020-0036248, OFFICIAL RECORDS TULARE COUNTY.

TULARE AVENUE

SEE DETAIL #1

DETAIL #1

1"=20'



LEGEND AND ABBREVIATIONS

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- DIVISION LINE IN PROPERTY
- CENTER LINE
- MONUMENT FOUND. SEE MONUMENT DATA TABLE.
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- ◆ SET BRASS DISC IN CONCRETE STAMPED PLS 6218
- △ RIGHT OF WAY OFFERED IN FEE
- △ RIGHT OF WAY PREVIOUSLY CONVEYED IN FEE
- PUE PUBLIC UTILITY EASEMENT
- BWE BLOCK WALL EASEMENT TO THE CITY OF VISALIA
- 2'WC WITNESS CORNER SET ALONG REAR LOT LINE, 2.00' FROM LOT CORNER. DISTANCES ARE TO LOT CORNER

RADIAL	DIRECTION
RI1	S87°49'45"E
RI2	N45°00'52"E
RI3	N02°08'31"W

LINE	BEARING	LENGTH
L1	S44°59'28"E	28.58'
L2	N45°00'32"E	28.96'
L3	S44°59'28"E	28.41'
L4	N45°00'32"E	28.96'

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD LENGTH
C1	50.00'	24°53'16"	21.72'	21.55'
C2	50.00'	22°09'04"	19.33'	19.21'
C3	50.00'	47°09'23"	41.15'	40.00'
C4	50.00'	47°09'23"	41.15'	40.00'
C5	50.00'	22°09'04"	19.33'	19.21'
C6	50.00'	138°36'55"	120.96'	93.55'
C7	50.00'	24°53'16"	21.72'	21.55'

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

BEDROCK 21-5956 TMDWG PLOTTED 2022-2-10

3-18-2022