

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 THE STREETS, AVENUES, AND COURTS, IN FEE TO THE CITY OF VISALIA.
2. RIGHT OF WAY ADJACENT TO NORTH AKERS STREET AND WEST FERGUSON AVENUE.
3. OUTLOTS A, B, C, & D, IN FEE TO THE CITY OF VISALIA FOR LANDSCAPING, PUBLIC SIDEWALKS, BLOCK WALLS, AND OTHER PUBLIC PURPOSES.
4. PUBLIC EASEMENTS 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 UTILITIES EASEMENT).
5. BLOCK WALL EASEMENT TO THE CITY OF VISALIA FOR THE INSTALLATION AND MAINTENANCE OF BLOCK WALLS AS SHOWN HEREON AND DESIGNATED AS "BWE" (BLOCK WALL EASEMENT).
6. SANITARY SEWER EASEMENT TO THE CITY OF VISALIA FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER PIPELINES AS SHOWN HEREON AND DESIGNATED AS "SSE" (SANITARY SEWER EASEMENT).
7. A 1 FOOT RESERVE STRIP FOR FUTURE STREET PURPOSES, IN FEE TO THE CITY OF VISALIA.

PRESIDIO JRR MORGAN SYCAMORE RANCH 92, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: JRR MANAGEMENT SERVICES, INC., A CALIFORNIA CORPORATION, ITS OPERATING MANAGER

BY: JOSEPH A. LEAL, ITS PRESIDENT

NOTARY ACKNOWLEDGMENT:

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 20 BEFORE ME 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 CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITIES 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.

PRINT NAME SIGNATURE

MY COMMISSION EXPIRES

COMMISSION NUMBER

PRINCIPAL PLACE OF BUSINESS COUNTY

NOTARY ACKNOWLEDGMENT:

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 20 BEFORE ME NOTARY PUBLIC, PERSONALLY APPEARED BILLY M. MORGAN AND DEE LYNNA MORGAN, 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 ENTITIES 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.

PRINT NAME SIGNATURE

MY COMMISSION EXPIRES

COMMISSION NUMBER

PRINCIPAL PLACE OF BUSINESS COUNTY

TRACT NO. 5577
SYCAMORE HEIGHTS

PARCEL NO. 4 OF PARCEL MAP NO. 995, PER MAP RECORDED IN BOOK 10 OF PARCEL MAPS, AT PAGE 96, TULARE COUNTY RECORDS BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST 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 SURVEYED AND PLATTED IN MAY 2024 BY YAMABE & HORN ENGINEERING, INC. CONSISTING OF FOUR SHEETS, SHEET ONE OF FOUR.

BENEFICIARY STATEMENT:

THE UNDERSIGNED, AS BENEFICIARY UNDER DEED OF TRUST RECORDED JANUARY 19, 2024 AS INSTRUMENT NO. 2024-0002992, OF OFFICIAL RECORDS, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS MAP AND ALL DEEDING AND DEDICATIONS THEREON.

BILLY M. MORGAN AND DEE LYNNA MORGAN, TRUSTEES OF THE BILLY M. MORGAN AND DEE LYNNA MORGAN REVOCABLE TRUST, DATED FEBRUARY 20, 2004

BY: BILLY M. MORGAN, BENEFICIARY

BY: DEE LYNNA MORGAN, BENEFICIARY

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. 24-03, 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 FLOOD INSURANCE RATE MAP NO. 06107C0930E FOR COMMUNITY NO. 060409, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA, EFFECTIVE JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES PARTIALLY WITHIN ZONE AE, WHICH ARE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE ANNUAL 1% CHANCE FLOOD WITH BASE ELEVATIONS DETERMINED AND PARTIALLY WITHIN ZONE X (SHADED), WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOODING. THE 1% ANNUAL CHANCE FLOOD PLAIN BOUNDARY, BASE FLOOD ELEVATION LINES AND VALUE AND OF CALCULATED MINIMUM FINISHED FLOOD ELEVATIONS ARE SHOWN FOR THE PORTIONS OF THIS MAP THAT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA.

VERTICAL DATUM NOTE:

BASE FLOOD ELEVATION VALUES SHOWN ON THIS MAP ARE CONVERTED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO THE CITY OF VISALIA DATUM BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) USING THE CONVERSION FACTOR OF 2.73 ESTABLISHED IN FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE STUDY DATED JUNE 16, 2009. THE CONVERSION FACTOR OF 2.73 IS SUBTRACTED FROM THE NAVD 88 VALUE TO OBTAIN THE EQUIVALENT NGVD 29 VALUE.

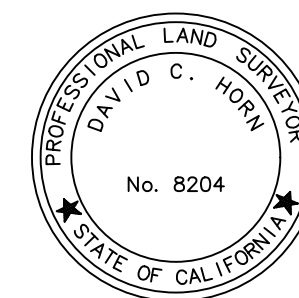
VICINITY MAP:



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 ON OCTOBER 31, 2023 AND SAID FIELD SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY. ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN THOSE POSITIONS WITHIN A YEAR OF RECORDING THIS MAP AND THAT SET MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

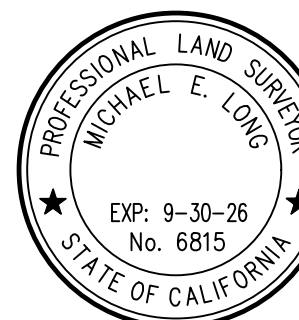
DAVID C. HORN, LS 8204 DATE



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.

MICHAEL E. LONG, PLS 6815 DATE
CITY SURVEYOR



CITY PLANNER'S STATEMENT:

I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO THE TENTATIVE SUBDIVISION MAP APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT A REGULAR MEETING HELD ON APRIL 27, 2021.

PAUL BERNAL DATE
PLANNING AND COMMUNITY PRESERVATION
DIRECTOR/CITY PLANNER

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 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

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 STREETS, AVENUES, AND COURTS, OUTLOTS, EASEMENTS, AND RESERVE STRIPS 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

BY: CHIEF DEPUTY CITY CLERK

RECORDER'S STATEMENT:

DOCUMENT NO. FEE PAID: \$

FILED THIS DAY OF 20, AT .M.
IN BOOK OF MAPS, AT PAGE, TULARE COUNTY RECORDS,
AT THE REQUEST OF CHICAGO TITLE COMPANY.

TARA FREITAS, CPA
TULARE COUNTY ASSESSOR/CLERK-RECORDER

BY: DEPUTY



Yamabe & Horn
Engineering, Inc.
CIVIL ENGINEERS • LAND SURVEYORS
2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727
TEL: (559) 244-3123 WEBSITE: YANDHENG.COM

TRACT NO. 5577 SYCAMORE HEIGHTS

PARCEL NO. 4 OF PARCEL MAP NO. 995, PER MAP RECORDED IN BOOK 10 OF PARCEL MAPS, AT PAGE 96, TULARE COUNTY RECORDS BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST 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 SURVEYED AND PLATTED IN MAY 2024 BY YAMABE & HORN ENGINEERING, INC. CONSISTING OF FOUR SHEETS, SHEET TWO OF FOUR.

BASIS OF BEARINGS:

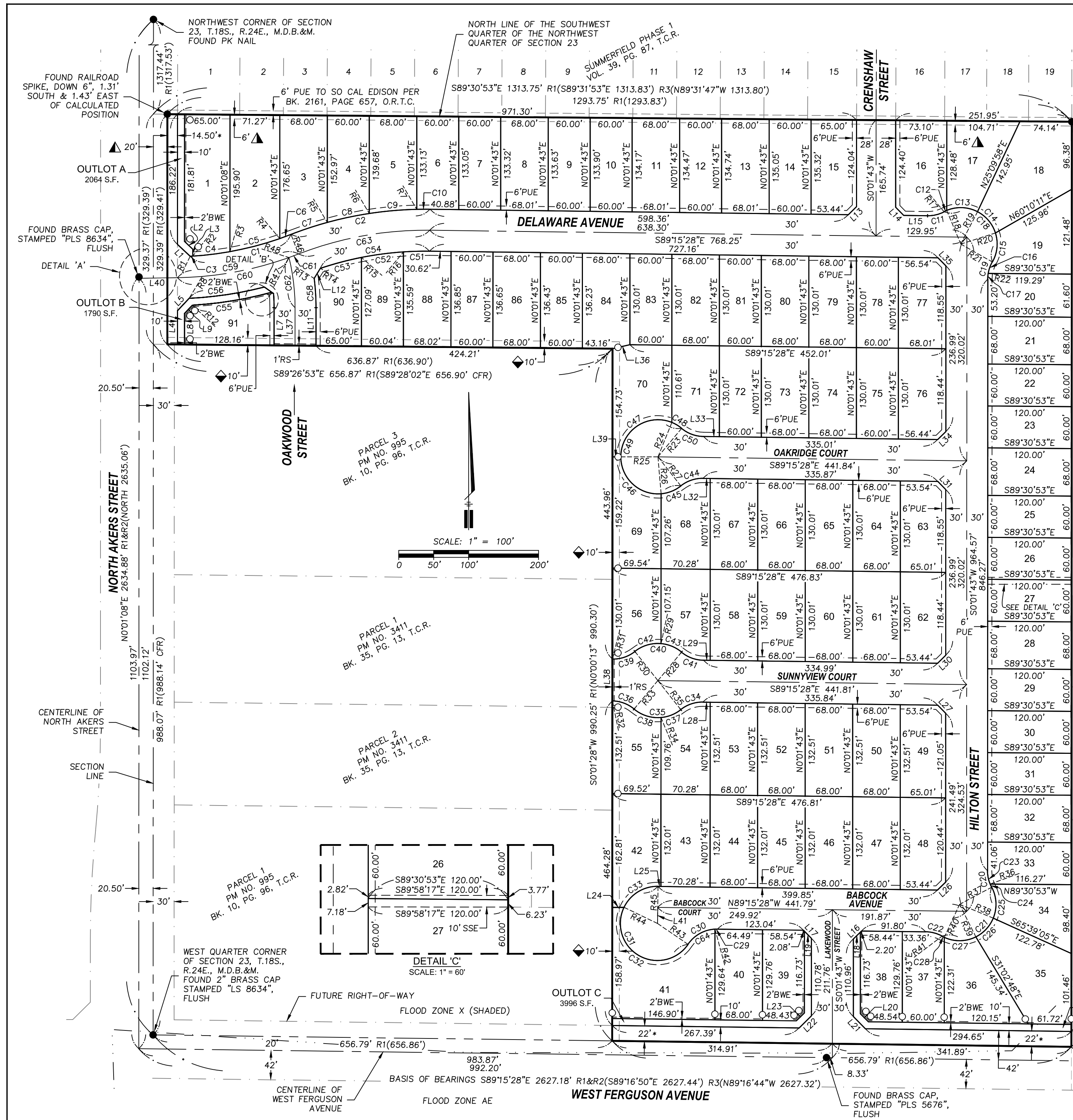
THE GEODETIC OBSERVATION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN. TAKEN TO BE SOUTH 89°15'28" EAST

MONUMENTATION NOTE:

- CITY OF VISALIA TYPE "C" MONUMENTS SET AT ALL ANGLE AND CURVE POINTS ON STREET CENTERLINES.
- SET 3/4" X 30" LONG IRON PIPE DOWN 9" TAGGED "LS 8204" AT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE, UNLESS OTHERWISE NOTED.

LEGEND:

- MONUMENTS FOUND AND ACCEPTED, UNLESS OTHERWISE NOTED
- SET 3/4" X 30" LONG IRON PIPE DOWN 9" TAGGED "LS 8204" AS WITNESS CORNER ON LOT LINE 4.00' FROM PROPERTY CORNER ON LINE OR 4.00' X 4.00' OFFSET FROM PROPERTY LINE AS INDICATED
- LIMITS OF SUBDIVISION
- PROPOSED PROPERTY LINE
- EXISTING & PROPOSED ROAD CENTERLINE
- EXISTING SECTION LINE
- EXISTING RIGHT-OF-WAY/PROPERTY LINE
- EXISTING & PROPOSED EASEMENT LINE
- EXISTING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY LINE
- R1 () RECORD DATA FROM PARCEL MAP NO. 995 RECORDED DECEMBER 9, 1975 IN BOOK 10 OF PARCEL MAPS AT PAGE 96, T.C.R.
- R2 () RECORD DATA FROM PARCEL MAP NO. 3411 RECORDED AUGUST 4, 1986 IN BOOK 35 OF PARCEL MAPS AT PAGE 13, T.C.R.
- R3 () RECORD DATA FROM SUMMERFIELD PHASE 1 RECORDED JANUARY 31, 2003 IN VOLUME 39 OF MAPS, AT PAGE 87, T.C.R.
- CR CORNER RECORD ON FILE WITH THE TULARE COUNTY SURVEYOR'S OFFICE TULARE COUNTY RECORDS
- O.R.T.C. OFFICIAL RECORDS TULARE COUNTY
- P PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION PER THIS MAP
- BWE RIGHT-OF-WAY NOW OFFERED FOR DEDICATION PER THIS MAP
- SSE BLOCK WALL EASEMENT NOW OFFERED FOR DEDICATION PER THIS MAP
- RS SANITARY SEWER EASEMENT NOW OFFERED FOR DEDICATION PER THIS MAP
- CFR RESERVE STRIP NOW OFFERED FOR DEDICATION FOR FUTURE STREET PURPOSES PER THIS MAP (NOT TO SCALE)
- R CALCULATED FROM RECORD
- ▲ EASEMENT GRANTED TO THE COUNTY OF TULARE FOR ROAD RIGHT OF WAY PURPOSES PER VOLUME 3 OF RIGHT OF WAY, PAGE 77, T.C.R.
- ▲ EASEMENT GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY PURPOSES PER VOLUME 2161, PAGE 658, O.R.T.C.
- ◆ EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR PUBLIC UTILITY PURPOSES PER VOLUME 3625, PAGE 720, O.R.T.C.

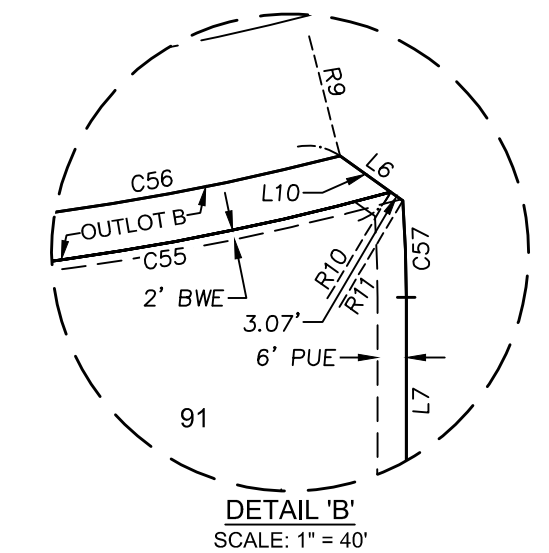
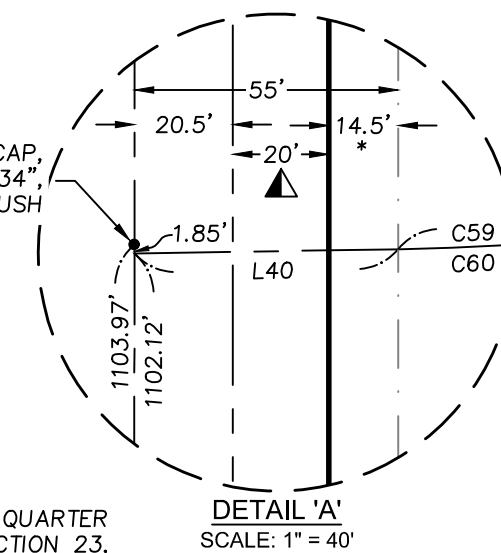


FOUND 1/2" REBAR TAGGED "PLS 4076", DOWN 6", ACCEPTED PER R3 ALSO FOUND 1/2" REBAR, NO TAG, DOWN 6", 0.62" SOUTH AND 0.13" WEST

PEPITA REAL ESTATE LP
DOC. NO. 2016-0052059,
O.R.T.C.

NORTHGATE ESTATES
VOL. 40, PG. 82, T.C.R.

PARCEL 1
PM NO. 4702
BK. 48, PG. 7, T.C.R.



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TRACT NO. 5577 SYCAMORE HEIGHTS

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S46°46'44"E	24.81'
L2	S46°46'44"E	16.17'
L3	N0°01'08"E	10.02'
L4	N0°01'08"E	48.30'
L5	N43°20'00"E	24.40'
L6	S54°27'01"E	16.04'
L7	S0°01'43"W	54.10'
L8	S0°01'08"W	44.42'
L9	N43°20'00"E	16.41'
L10	S54°27'01"E	12.97'
L11	S0°01'43"W	54.65'
L12	N31°39'39"E	16.91'
L13	N45°23'07"E	16.26'
L14	S44°36'53"E	16.31'
L15	N89°15'28"W	34.24'
L16	N45°23'07"E	16.26'
L17	S44°36'51"E	16.31'
L18	N45°23'07"E	14.05'
L19	N44°36'51"W	14.23'
L20	N44°36'53"W	16.31'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N44°36'53"W	24.52'
L22	N45°23'09"E	24.62'
L23	N45°23'09"E	16.26'
L24	N89°58'32"W	16.97'
L25	S89°15'28"E	4.13'
L26	S45°23'07"W	16.26'
L27	N44°36'53"W	16.31'
L28	N89°15'28"W	10.30'
L29	S89°15'28"E	9.56'
L30	N45°23'07"E	16.26'
L31	N44°36'53"W	16.31'
L32	N89°15'28"W	10.32'
L33	S89°15'28"E	22.58'
L34	S45°23'07"W	16.26'
L35	N44°36'53"W	16.31'
L36	S76°57'38"W	25.50'
L37	S0°01'43"W	54.37'
L38	N0°01'28"E	60.01'
L39	N89°58'32"W	12.00'
L40	S89°04'36"W	55.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N0°44'32"E	23.00'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	470.00'	18°04'11"	148.23'
C2	530.00'	22°00'06"	203.52'
C3	470.00'	0°27'07"	3.71'
C4	470.00'	6°32'19"	53.64'
C5	470.00'	8°59'13"	73.72'
C6	470.00'	2°05'32"	17.16'
C7	530.00'	5°54'47"	54.70'
C8	530.00'	6°38'11"	61.39'
C9	530.00'	7°23'06"	68.31'
C10	530.00'	2°04'02"	19.12'
C11	50.00'	28°04'21"	24.50'
C12	52.00'	4°37'22"	4.20'
C13	52.00'	50°04'41"	45.45'
C14	52.00'	44°49'34"	40.68'
C15	52.00'	47°22'08"	42.99'
C16	50.00'	19°52'18"	17.34'
C17	50.00'	9°39'55"	8.43'
C18	52.00'	146°53'45"	133.32'
C19	50.00'	29°32'14"	25.78'
C20	50.00'	28°04'21"	24.50'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C21	52.00'	146°51'31"	133.28'
C22	50.00'	28°04'21"	24.50'
C23	50.00'	22°17'35"	19.45'
C24	50.00'	5°46'46"	5.04'
C25	52.00'	50°22'10"	45.71'
C26	52.00'	41°07'35"	37.33'
C27	52.00'	51°26'02"	46.68'
C28	52.00'	3°55'44"	3.57'
C29	50.00'	4°01'14"	3.51'
C30	50.00'	56°23'58"	49.22'
C31	53.00'	236°23'58"	218.68'
C32	53.00'	171°25'17"	158.57'
C33	53.00'	64°58'41"	60.11'
C34	50.00'	39°02'27"	34.07'
C35	53.00'	78°04'53"	72.23'
C36	50.00'	38°45'25"	33.82'
C37	53.00'	33°25'57"	30.93'
C38	53.00'	44°38'56"	41.30'
C39	50.00'	39°37'06"	34.57'
C40	53.00'	78°04'52"	72.23'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C41	50.00'	39°02'26"	34.07'
C42	53.00'	43°13'17"	39.98'
C43	53.00'	34°51'35"	32.25'
C44	50.00'	39°02'27"	34.07'
C45	53.00'	33°24'31"	30.90'
C46	53.00'	94°56'05"	87.82'
C47	53.00'	111°57'03"	103.56'
C48	53.00'	17°47'14"	16.45'
C49	53.00'	258°04'53"	238.73'
C50	50.00'	39°02'26"	34.07'
C51	470.00'	4°33'43"	37.42'
C52	470.00'	7°23'16"	60.60'
C53	470.00'	7°25'21"	60.89'
C54	470.00'	19°22'19"	158.91'
C55	540.00'	12°14'27"	115.37'
C56	530.00'	11°47'13"	109.03'
C57	270.00'	4°17'13"	20.20'
C58	330.00'	7°16'13"	41.87'
C59	500.00'	20°20'09"	177.46'
C60	500.00'	18°39'25"	162.81'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C61	500.00'	1°40'44"	14.65'
C62	300.00'	13°48'46"	72.32'
C63	500.00'	22°00'06"	192.00'
C64	50.00'	52°22'44"	45.71'

RADIAL TABLE	
RADIAL LINE	DIRECTION
R1	S3°11'23"E
R2	S3°38'30"E
R3	S10°10'49"E
R4	S19°10'02"E
R5	N15°20'47"W
R6	N8°42'36"W
R7	N1°19'30"W
R8	S2°40'50"E
R9	S14°28'03"E
R10	S15°21'06"E
R11	N85°44'29"E
R12	S3°06'39"E
R13	N82°45'30"E
R14	N18°37'47"W
R15	N11°12'26"W
R16	N3°49'10"W
R17	S27°19'49"E
R18	N22°42'27"W
R19	N27°22'14"E
R20	N72°11'48"E

RADIAL TABLE	
RADIAL LINE	DIRECTION
R21	N60°26'04"W
R22	N80°18'22"W
R23	N39°46'58"E
R24	N21°59'45"E
R25	N89°57'18"W
R26	S4°53'24"E
R27	N38°17'54"W
R28	S39°46'58"W
R29	N4°55'23"E
R30	S38°17'54"E
R31	S1°19'12"W
R32	N1°01'34"E
R33	S39°46'59"W
R34	S4°51'58"E
R35	N38°17'54"W
R36	S67°44'08"W
R37	N61°57'22"E
R38	S67°40'28"E
R39	S26°32'53"E
R40	S24°53'09"W

RADIAL TABLE	
RADIAL LINE	DIRECTION
R41	N28°48'53"E
R42	S3°16'42"E
R43	N55°39'26"W
R44	N64°14'09"W
R45	N0°44'32"E
R46	S21°15'33"E
R47	N76°12'56"E
R48	S19°34'49"E

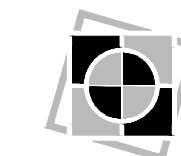
LOT AREA TABLE	
LOT #	AREA (SQ. FT.)
1	12843
2	13343
3	11166
4	8743
5	9225
6	7977
7	7991
8	9076
9	8026
10	8042
11	9134
12	8076
13	9173
14	8111
15	8738
16	9806
17	9481
18	13666
19	9888
20	7390

LOT AREA TABLE	
LOT #	AREA (SQ. FT.)
21	8160
22	7200
23	7200
24	8160
25	7200
26	7200
27	7200
28	8160
29	7200
30	7200
31	7200
32	8160
33	7177
34	8148
35	12794
36	10024
37	7719
38	7719
39	7718
40	8823

LOT AREA TABLE	
LOT #	AREA (SQ. FT.)
41	15612
42	10117
43	9277
44	8976
45	8976
46	8976
47	8976
48	8514
49	8547
50	9010
51	9010
52	9010
53	9010
54	8674
55	8342
56	8193
57	8475
58	8840
59	8840
60	8840

LOT AREA TABLE	
LOT #	AREA (SQ. FT.)
61	8840
62	8384
63	8385
64	8840
65	8840
66	8840
67	8840
68	8499
69	8654
70	10290
71	8507
72	7800
73	8840
74	8840
75	7800
76	8774
77	8775
78	7800
79	8840
80	8840

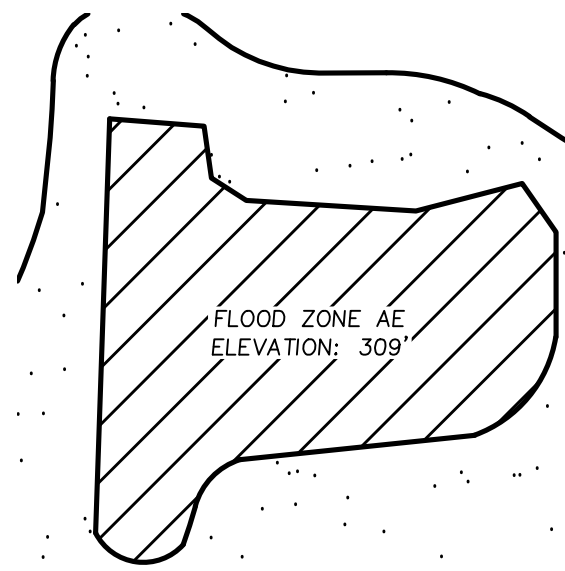
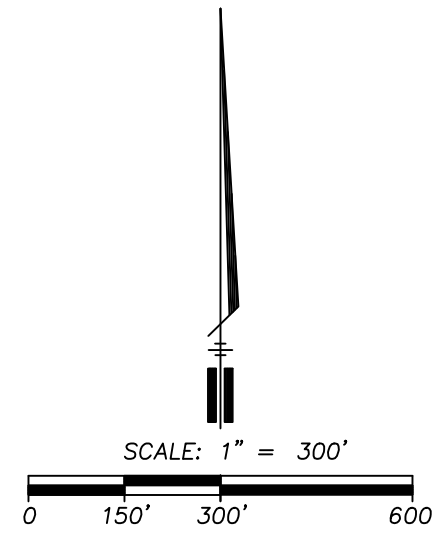
LOT AREA TABLE	
LOT #	AREA (SQ. FT.)
81	7800
82	8840
83	7800
84	9181
85	8179
86	9284
87	8205
88	9297
89	7925
90	7734
91	8100



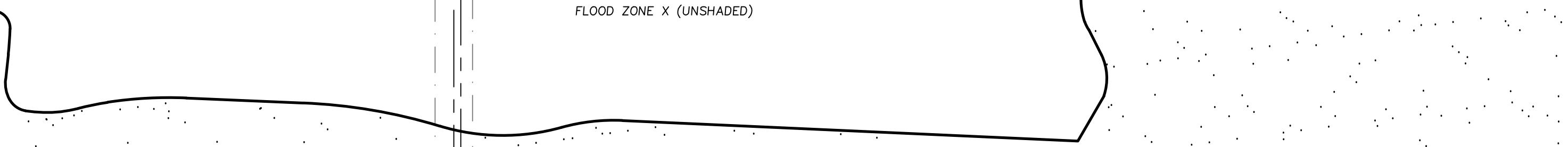
**Yamabe & Horn
Engineering, Inc.**
CIVIL ENGINEERS • LAND SURVEYORS
2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727
TEL: (559) 244-3123 WEBSITE: YANDHENG.COM

TRACT NO. 5577
SYCAMORE HEIGHTS

PARCEL NO. 4 OF PARCEL MAP NO. 995, PER MAP RECORDED IN BOOK 10 OF PARCEL MAPS,
AT PAGE 96, TULARE COUNTY RECORDS BEING A PORTION OF THE SOUTH HALF OF THE
NORTHWEST 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
SURVEYED AND PLATTED IN MAY 2024 BY YAMABE & HORN ENGINEERING, INC.
CONSISTING OF FOUR SHEETS, SHEET FOUR OF FOUR.



FLOOD ZONE AE
ELEVATION: 309'



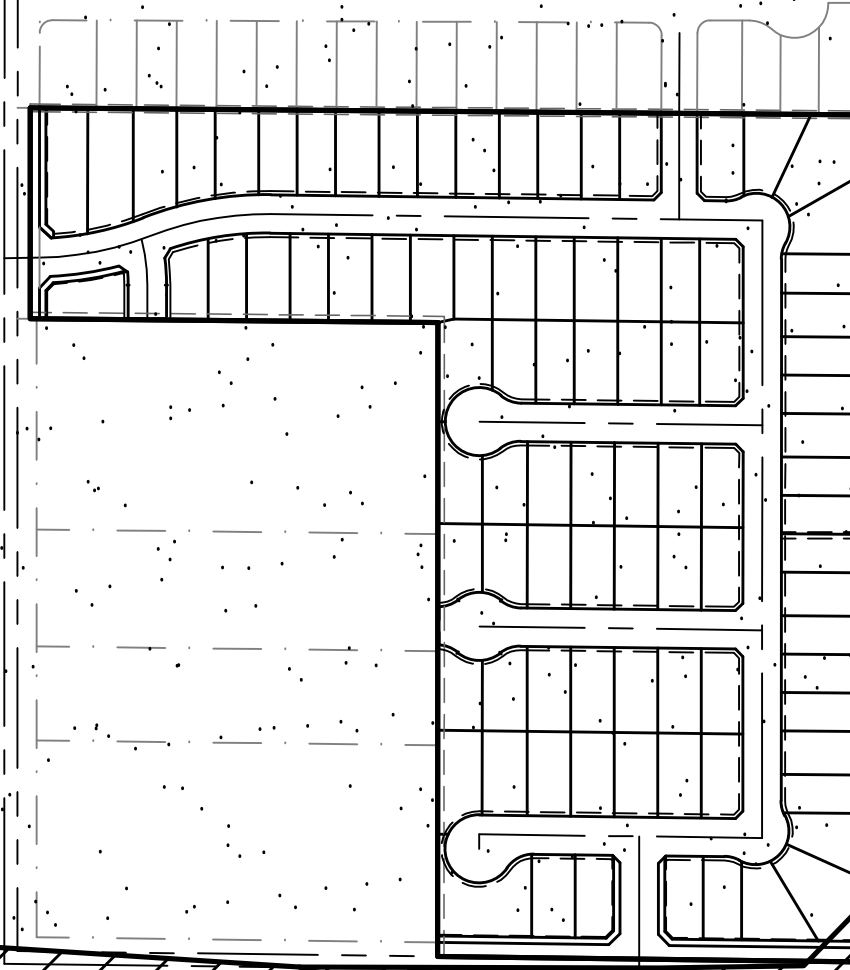
FLOOD ZONE X (UNSHADED)



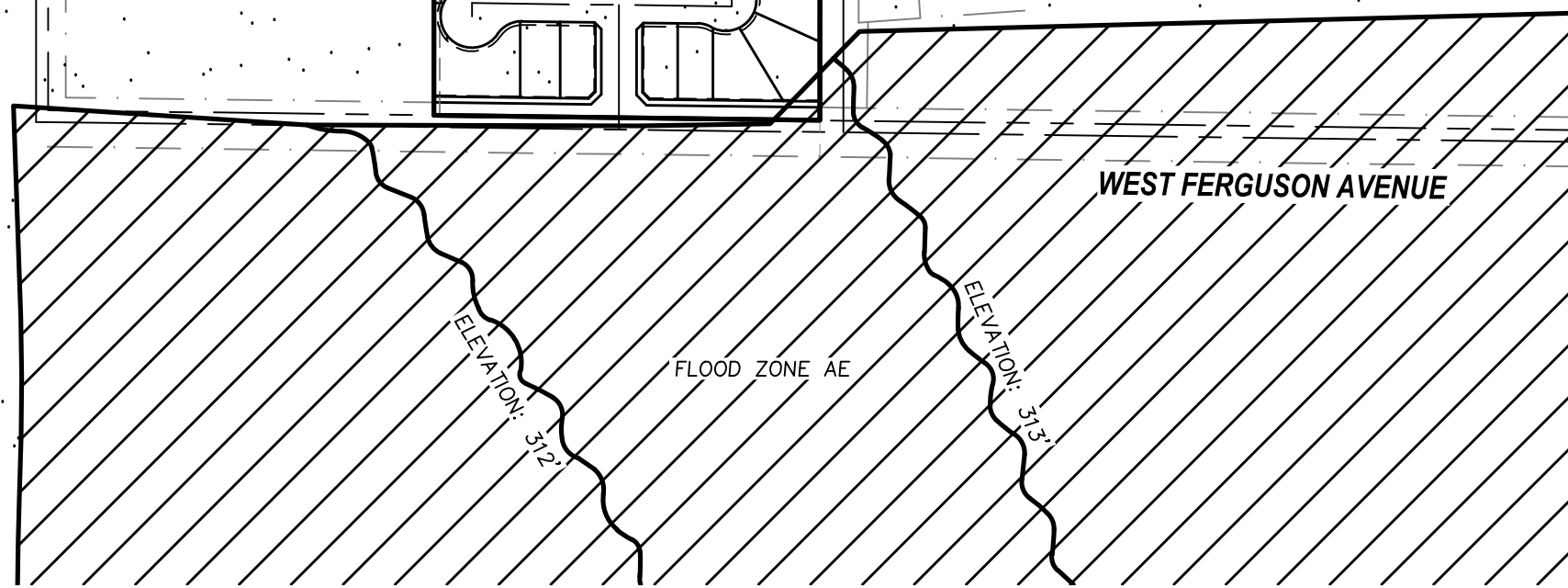
FLOOD ZONE AE
ELEVATION: 308'

FLOOD ZONE X (SHADED)

NORTH AKERS STREET



FLOOD ZONE X (SHADED)

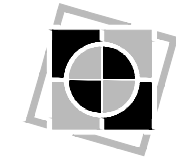


WEST FERGUSON AVENUE

ELEVATION: 312'

FLOOD ZONE AE

ELEVATION: 313'



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