

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 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:

- RIGHT OF WAY FOR FERGUSON AVENUE IN FEE TO THE CITY OF VISALIA AS SHOWN HEREON.
- RECIPROCAL ACCESS, FIRE ACCESS AND UTILITY EASEMENT FOR THE MUTUAL BENEFIT OF PARCELS 1 THROUGH 4 AS SHOWN HEREON.
- RECIPROCAL ACCESS EASEMENT FOR TREE MAINTENANCE PURPOSES FOR THE MUTUAL BENEFIT OF PARCELS 1 THROUGH 4 AS SHOWN HEREON.

FOR: THE OLDFIELD FAMILY REVOCABLE TRUST OF SEPTEMBER 7, 2021

CORWYN D. OLDFIELD, TRUSTEE

DATE

LOIS L. OLDFIELD, TRUSTEE

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 _____, 20____, BEFORE ME: _____, NOTARY PUBLIC,

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

DATE COMMISSION EXPIRES: _____ COMMISSION NO. _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

NO NOTARY SEAL REQUIRED PURSUANT TO SEC. 66436 (C) OF THE SUBDIVISION MAP ACT.

FLOOD HAZARD ZONE X (SHADED, FULLY)

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NUMBER 06107C0930E) FOR COMMUNITY NO. 060409, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA, EFFECTIVE JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES FULLY WITHIN FLOOD ZONE AREA DESIGNATED ZONE X, (SHADED), WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOODING, AREAS OF 1% ANNUAL CHANCE FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES.

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 IMPROVEMENT, THE PUBLIC STREET,

ALL INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION 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

CHIEF DEPUTY CITY CLERK

DATE

NOTE:

IMPROVEMENTS AND IMPACT FEES SHALL BE DEFERRED UNTIL SUCH A TIME THAT A BUILDING PERMIT IS ISSUED, OR UNLESS OTHER ARRANGEMENTS ARE MADE WITH THE LOCAL AGENCY.

PARCEL MAP NO.

THE WEST 12 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 24 EAST, M.D.B.M., IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AT THE DATE OF THE ISSUANCE OF THE PATENT THEREOF.

OWNERS: STEVEN W. KING & HOLLIE A. KING
CORWYN D. OLDFIELD & LOIS L. OLDFIELD
4324 W. FERGUSON AVE.
VISALIA, CA. 93291
559-730-6910

ENGINEER: LANE ENGINEERS, INC.
979 N. BLACKSTONE ST.
TULARE, CA 93274
PH. (559) 688-5263

JUNE 2025

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 CORWYN OLDFIELD ON JULY 29, 2024, 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.

BENJAMIN R. MULLINS, PLS 9227

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, CITY SURVEYOR

DATE

CITY PLANNERS' STATEMENT

I HEREBY STATE THAT THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON AUGUST 12, 2024.

BY: PAUL BERNAL,
PLANNING AND COMMUNITY PRESERVATION DIRECTOR / CITY PLANNER

DATE

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 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 _____ DAY OF _____, 20____.

JASON T. BRITT, 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.

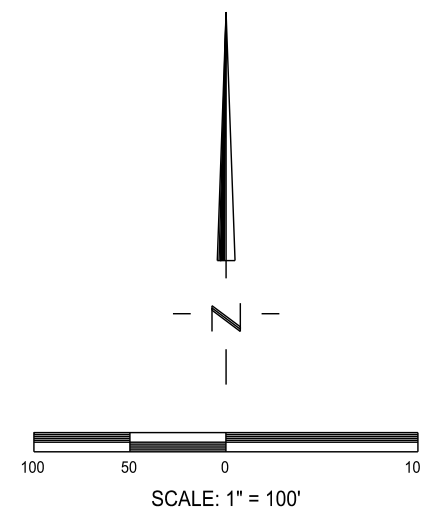
IN BOOK _____ OF PARCEL MAPS, AT PAGE _____, TULARE COUNTY RECORDS, AT THE REQUEST OF LANE ENGINEERS, INC.

TARA K. FREITAS, CPA,
TULARE COUNTY ASSESSOR/CLERK-RECORDER

BY: _____
DEPUTY

PARCEL MAP NO.

THE WEST 12 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 24 EAST, M.D.B.M., IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AT THE DATE OF THE ISSUANCE OF THE PATENT THEREOF.



BASIS OF BEARINGS

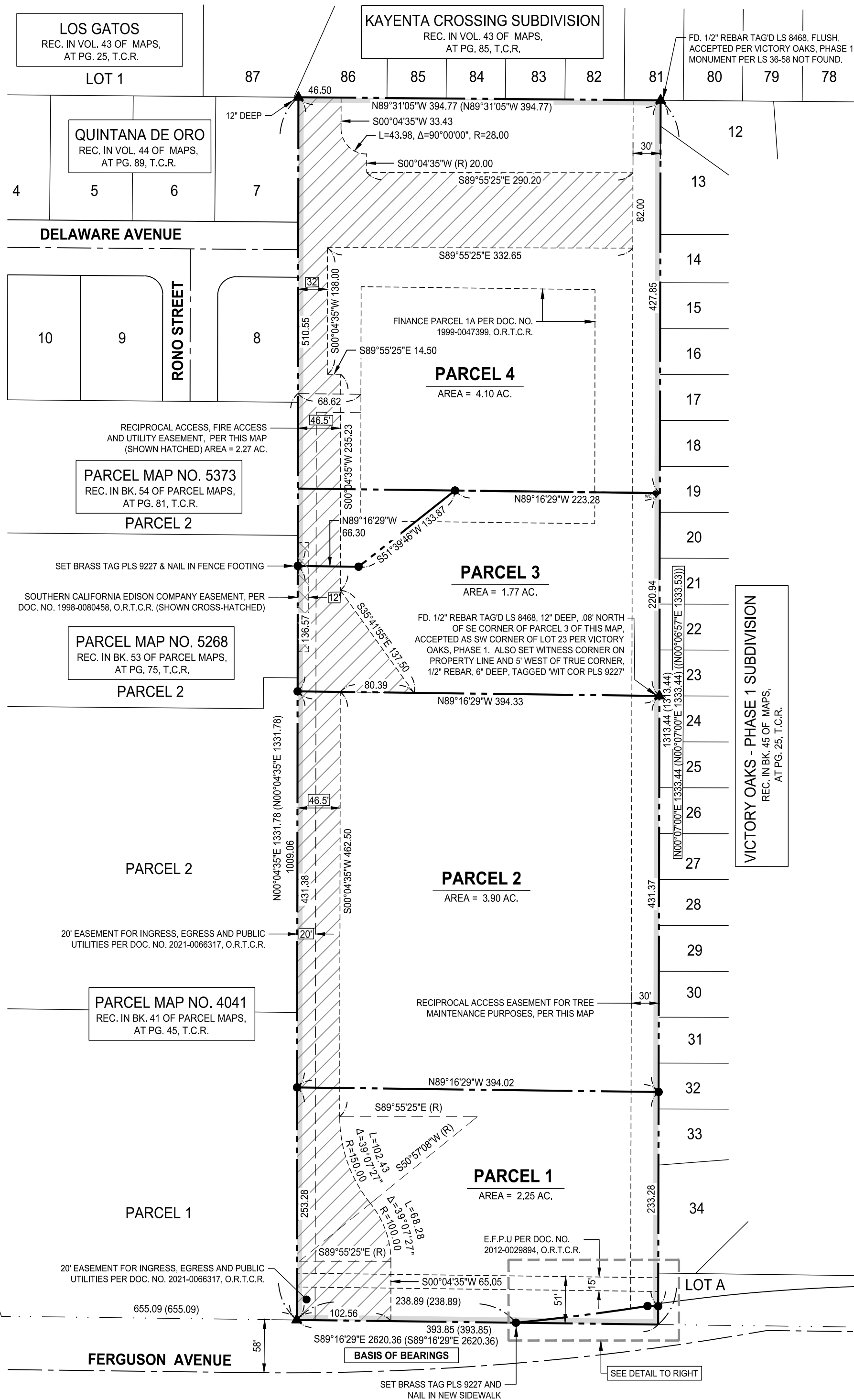
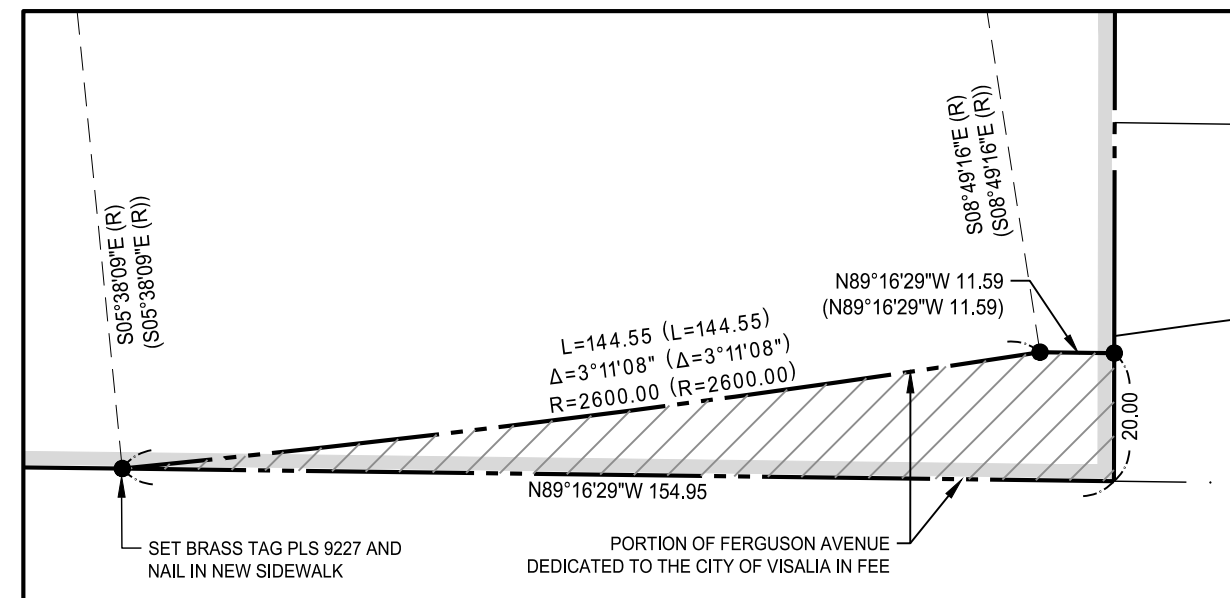
THE SOUTH LINE OF THE NE1/4 OF SEC. 23-18-24 BEARS S89°16'29"E PER RECORD OF SURVEY, REC. IN BK. 36 OF LICENSE SURVEYS, AT PG. 58, T.C.R.

LEGEND

- ▲ FOUND AND ACCEPTED 1/2" REBAR WITH YELLOW PLASTIC TAG PLS 9227, 6" DEEP, PER RECORD OF SURVEY, REC. IN BK. 36 OF LICENSE SURVEYS, AT PG. 58, T.C.R. (UNLESS NOTED OTHERWISE).
- SET 1/2" REBAR WITH YELLOW PLASTIC TAG PLS 9227, 6" DEEP (UNLESS NOTED OTHERWISE).
- WC SET 5.00 FT. WITNESS CORNER (1/2" REBAR 6" DEEP TAGGED "WIT COR PLS 9227").
- () RECORD DATA PER SURVEY MAP RECORDED IN BOOK 36 OF LICENSE SURVEYS, AT PAGE 58, T.C.R.
- (()) RECORD DATA PER VICTORY OAKS, PHASE 1 SUBDIVISION, RECORDED IN BOOK 45 OF MAPS, AT PAGE 25, T.C.R.
- E.F.P.U. EASEMENT FOR PUBLIC UTILITIES
- O.R.T.C.R. OFFICIAL RECORDS TULARE COUNTY RECORDER
- (R) RADIAL BEARING.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- BOLD LINE INDICATES SUBDIVISION LIMITS.

DETAIL

SCALE: 1" = 30'



CENTER SEC. 23-18-24
FD. 1 1/2" IRON BAR, NO TAG, 6" DEEP,
COUNTY TIE POINTS GONE, ACCEPTED
PER PARCEL MAP 5268, REC. IN BK. 63
OF PARCEL MAPS, AT PG. 75, T.C.R.

E1/4 COR. SEC. 23-18-24
FD. NAIL IN PATCH & 2 O/S'S. CHECKED 1 COUNTY
TIE PER CORNER RECORD DATED 11/16/1992. PER
RECORD OF SURVEY RECORDED IN BOOK 36 OF
LICENSE SURVEYS, AT PAGE 58, T.C.R.