

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY SHOWN ON THIS PARCEL MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY FOR THE MAKING AND FILING OF THIS MAP AS SHOWN WITHIN THE BORDER LINES HEREON. WE HEREBY DEDICATE TO PUBLIC USE SUNNYSIDE AVENUE. WE ALSO DEDICATE TO THE CITY OF VISALIA THE EASEMENTS, THE ONE FOOT RESERVE STRIP, AND THE IRREVOCABLE OFFERS OF DEDICATION OVER PARCEL 4 AND THE REMAINDER AS SHOWN UPON THIS MAP.

FOR C. J. RITCHIE FARMS, A PARTNERSHIP

BY [Signature]
BY CLARENCE J. RITCHIE, PARTNER

OWNER: C.J. RITCHIE FARMS
11878 AVENUE 328
VISALIA, CA 93291
559-625-1114

SURVEYOR:



5110 W. CYPRESS AVE
P.O. BOX 3098
VISALIA, CA 93278
TEL: (559) 733-0440
FAX: (559) 733-7821

FOR FIRST BANCORP, A/C/C AS TRUSTEE OF A DEED OF TRUST
RECORDED JULY 7, 1999 AS INSTRUMENT NO. 99-51430

BY [Signature]
BY Suzanne M. Vilas

NOTARY STATEMENT

COUNTY OF TULARE/STATE OF CALIFORNIA

ON Feb 6, 2002, BEFORE ME, ROXANNE PEDRO
PERSONALLY APPEARED CLARENCE J. RITCHIE, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

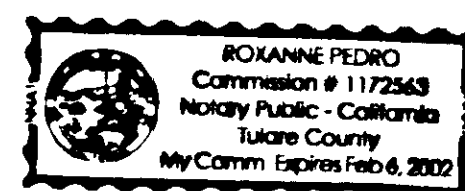
[Signature]
NOTARY PUBLIC - SIGNATURE

ROXANNE PEDRO
PRINT NAME

1172563
COMMISSION NUMBER

Feb. 6, 2002
NOTARY EXPIRATION DATE

Tulare
PRINCIPLE PLACE OF BUSINESS(COUNTY)



NOTARY STATEMENT

COUNTY OF TULARE/STATE OF CALIFORNIA

ON 5/25/00, BEFORE ME, SONYA GALVAN
PERSONALLY APPEARED SUZANNE M. VILAS, PERSONALLY KNOWN TO ME (OR 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.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC - SIGNATURE

SONYA GALVAN
PRINT NAME

1208993
COMMISSION NUMBER

Jan 23, 2003
NOTARY EXPIRATION DATE

Los Angeles
PRINCIPLE PLACE OF BUSINESS(COUNTY)



NOTARY STATEMENT

COUNTY OF TULARE/STATE OF CALIFORNIA

ON _____, BEFORE ME, _____

PERSONALLY APPEARED _____, PERSONALLY KNOWN TO ME (OR 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.

WITNESS MY HAND AND OFFICIAL SEAL.

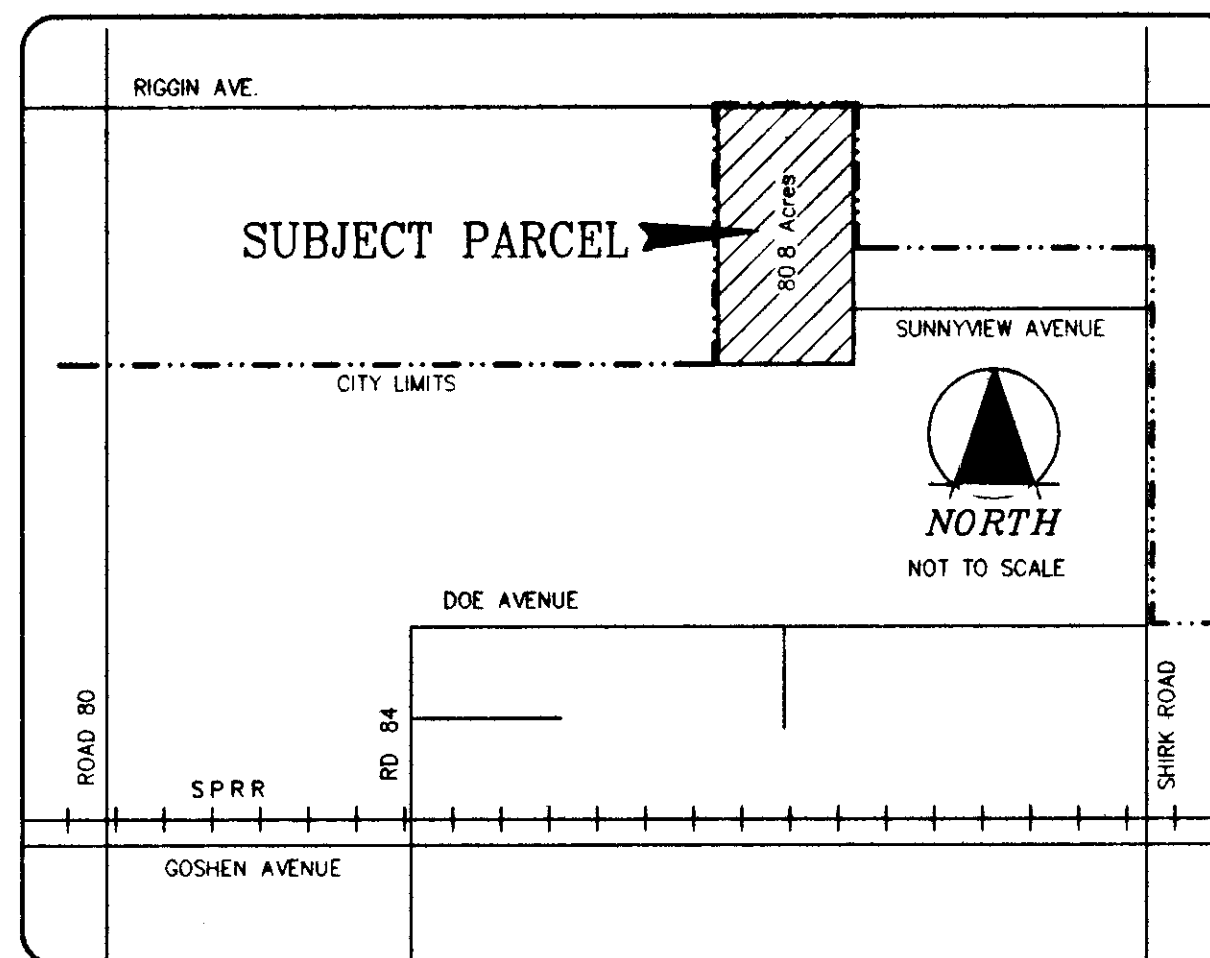
NOTARY PUBLIC - SIGNATURE

PRINT NAME

COMMISSION NUMBER

NOTARY EXPIRATION DATE

PRINCIPLE PLACE OF BUSINESS(COUNTY)



KEY MAP

FLOOD HAZARD ZONE

AS DELINEATED ON THE FEDERAL INSURANCE ADMINISTRATION'S INSURANCE RATE MAPS, EFFECTIVE OCTOBER 6, 1998, FOR VISALIA, CALIFORNIA, (COMMUNITY #060409 PANEL NUMBER 0005 D), THE PROPERTY SHOWN HEREON LIES WITHIN A FLOOD HAZARD AREA DESIGNED AS ZONE X (SHADED). ZONE X (SHADED) IS DEFINED BY THE NATIONAL FLOOD INSURANCE ADMINISTRATION AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OF WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

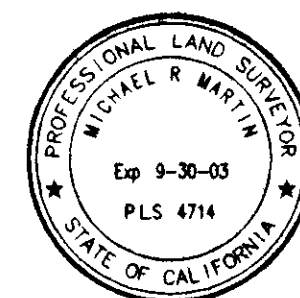
CITY CLERK'S STATEMENT

THIS IS TO CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF VISALIA HELD ON THIS 5TH DAY OF June, 2000, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED APPROVING THIS MAP, AND ACCEPTING SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, THE STREETS, THE CITY ALSO ACCEPTS THE EASEMENTS, THE ONE FOOT RESERVE STRIP AND THE IRREVOCABLE OFFER OF DEDICATION INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION AS SHOWN UPON THIS MAP. THE OFFER OF DEDICATION SHOWN AS "IRREVOCABLE OFFER OF DEDICATION" WAS REJECTED AND WILL HEREAFTER REMAIN AN IRREVOCABLE OFFER OF DEDICATION UNTIL ACCEPTED OR REJECTED BY SEPARATE RESOLUTION BY THE CITY COUNCIL.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF VISALIA, THIS 16TH DAY OF June, 2000.

STEVEN M. SALOMON
CITY MANAGER/CITY CLERK

[Signature]
DEPUTY



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 C. J. RITCHIE FARMS, IN JANUARY, 2000. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP 99-17, AND I STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature]
MICHAEL R. MARTIN, P.L.S. 4714

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THE ANNEXED MAP, THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT THE PARCEL MAP AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL OF THE PROVISIONS OF DIVISION 2, TITLE 7, OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

[Signature] 5/31/00
JOHN S. DUTTON, CITY ENGINEER R.C.E. #24673 DATE

CITY PLANNER

I HEREBY CERTIFY THAT THIS FINAL PARCEL MAP CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE PARCEL MAP NO. 99-17 ON THIS 1st DAY OF JUNE, 2000.

[Signature]
CITY PLANNER - PHYLLIS A. CORING

BOARD OF SUPERVISOR'S STATEMENT

I, THOMAS W. SHERRY, ACTING COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE, DO HEREBY CERTIFY 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.

DATE THIS 21st DAY OF June, 2000.

THOMAS W. SHERRY
ACTING COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS

BY [Signature]
DEPUTY

RECORDER'S STATEMENT

DOCUMENT NO. 2000-0038766
FEE PAID \$10.00

FILED THIS 22nd DAY OF June, 2000, IN BOOK 45 OF PARCEL MAPS, AT PAGE 57, AT THE REQUEST OF QUAD KNOFF, INC.

GREGORY B. HARDCASTLE
TULARE COUNTY ASSESSOR/CLERK-RECORDER

BY [Signature]
DEPUTY



6-21-2000

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 21, T 18
S, R, 24 E, MDB&M BEING N 00°07'02" E PER PARCEL MAP
NO 3857, AS RECORDED IN BOOK 39 OF PARCEL MAPS, AT PAGE 60,
TCR

LEGEND

- SET BRASS DISK FLUSH IN CONC, STAMPED PLS 4714
- SET 3/4" IP, TAGGED PLS 4714
- SET 3/4" IP IN CONC, TAGGED PLS 4714
- ▲ FOUND MONUMENT AS NOTED
- () RECORD PER PM 4400, BK 45 OF PARCEL MAPS, PG. 5, TOR
- (()) RECORD PER PM 3857, BK. 39 OF PARCEL MAPS, PG. 60, TOR
- [] RECORD PER LOT LINE ADJUSTMENT DOC. NO 94-051993
- HEAVY LINE INDICATES PARCEL MAP BOUNDARY
- * ACREAGE EXCLUDES 95' RAILROAD EASEMENT
- (R) RADIAL BEARING

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	125.83	930.00	63.01	7°45'0"
C2	125.83	930.00	63.01	7°45'0"
C3	31.42	20.00	20.00	89°59'0"
C4	42.37	43.00	23.08	56°27'0"
C5	42.37	43.00	23.08	56°27'0"

NOTES

1. ALL ONSITE STORM RUNOFF SHALL BE RETAINED ONSITE
2. THERE ARE NO TREES ON PARCEL NO 1 THRU 8
3. PUBLIC IMPROVEMENTS INCLUDING (BUT NOT LIMITED TO)
THE FOLLOWING SHALL BE PHASED AS FOLLOWS

PHASE 1
TO BE COMPLETED WITH THE PARCEL MAP, SUNNYVIEW IMPROVEMENTS

PHASE 2

PHASE 2
IN CONJUNCTION WITH ISSUING A BUILDING PERMIT ON THE SIXTH
PARCEL, CONSTRUCT 30' PAVED PORTION OF CLANCY FROM
SUNNYVIEW TO RIGGIN

PHASE 3

PHASE 3
IN CONJUNCTION WITH ISSUING A BUILDING PERMIT FOR PARCEL 4,
ALL OF THE REMAINING IMPROVEMENTS ON CLANCY STREET, ADJACENT
TO PARCEL 4.

PHASE 4

PHASE 4
WITH THE INSTALLATION OF CURB AND GUTTER ON THE REMAINDER PARCEL. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A 1" A/C CAP ON CLANCY STREET FROM SUNNYVIEW AVENUE TO RIGGIN AVENUE OR WITH THE INSTALLATION OF CURB AND GUTTER ON THE EAST SIDE OF CLANCY STREET, THE DEVELOPER OF THE PROPERTY ON THE EAST SIDE OF CLANCY STREET SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE 1" A/C CAP, WHICHEVER IS FIRST.

SHIRK STREET



Quad Knopf

SHEET 2 OF 2