

PROPERTY 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. LOTS A THROUGH E IN FEE TO THE CITY OF VISALIA FOR LANDSCAPING, PUBLIC UTILITIES, PEDESTRIAN ACCESS, SIDEWALKS, BLOCK WALLS AND OTHER PUBLIC PURPOSES.
2. RIGHT OF WAY FOR ROBINWOOD AVENUE, DENTON STREET, PRESTON STREET, HILLSDALE AVENUE, AND BURREL COURT IN FEE TO THE CITY OF VISALIA FOR ROAD PURPOSES.
3. PUBLIC UTILITY 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 UTILITY EASEMENT).

PRESIDIO, JIR TIFFANY RANCH 78, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: JIR MANAGEMENT SERVICES INC. A CALIFORNIA CORPORATION, ITS OPERATING MANAGER

JOSEPH A. LEAL, PRESIDENT

SAM A. SCIACCA AND MARLENE E. SCIACCA, AS TRUSTEES OF THE SCIACCA FAMILY REVOCABLE TRUST OF OCTOBER 22, 2001

SAM A. SCIACCA

MARLENE E. SCIACCA

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 08/10/2020, 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/IT/HEY 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 AMANDA RAMOS PRINT NAME AMANDA RAMOS
MY COMMISSION EXPIRES: 04/10/2022 2234275 COMMISSION NO.

PRINCIPAL PLACE OF BUSINESS: TULARE COUNTY

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 8/10/20, BEFORE ME, AMANDA RAMOS, A NOTARY PUBLIC

PERSONALLY APPEARED, SAM A. SCIACCA AND MARLENE E. SCIACCA, 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/IT/HEY 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.

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STATE OF CALIFORNIA/COUNTY OF TULARE

ON _____, BEFORE ME, _____, A NOTARY PUBLIC

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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 _____
MY COMMISSION EXPIRES: _____ COMMISSION NO. _____

PRINCIPAL PLACE OF BUSINESS: _____ COUNTY

WALNUT PARK ESTATES

LEGAL DESCRIPTION

THE PROPERTY HEREIN DESCRIBED BEING LOCATED IN SECTION 27, TOWNSHIP 16 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

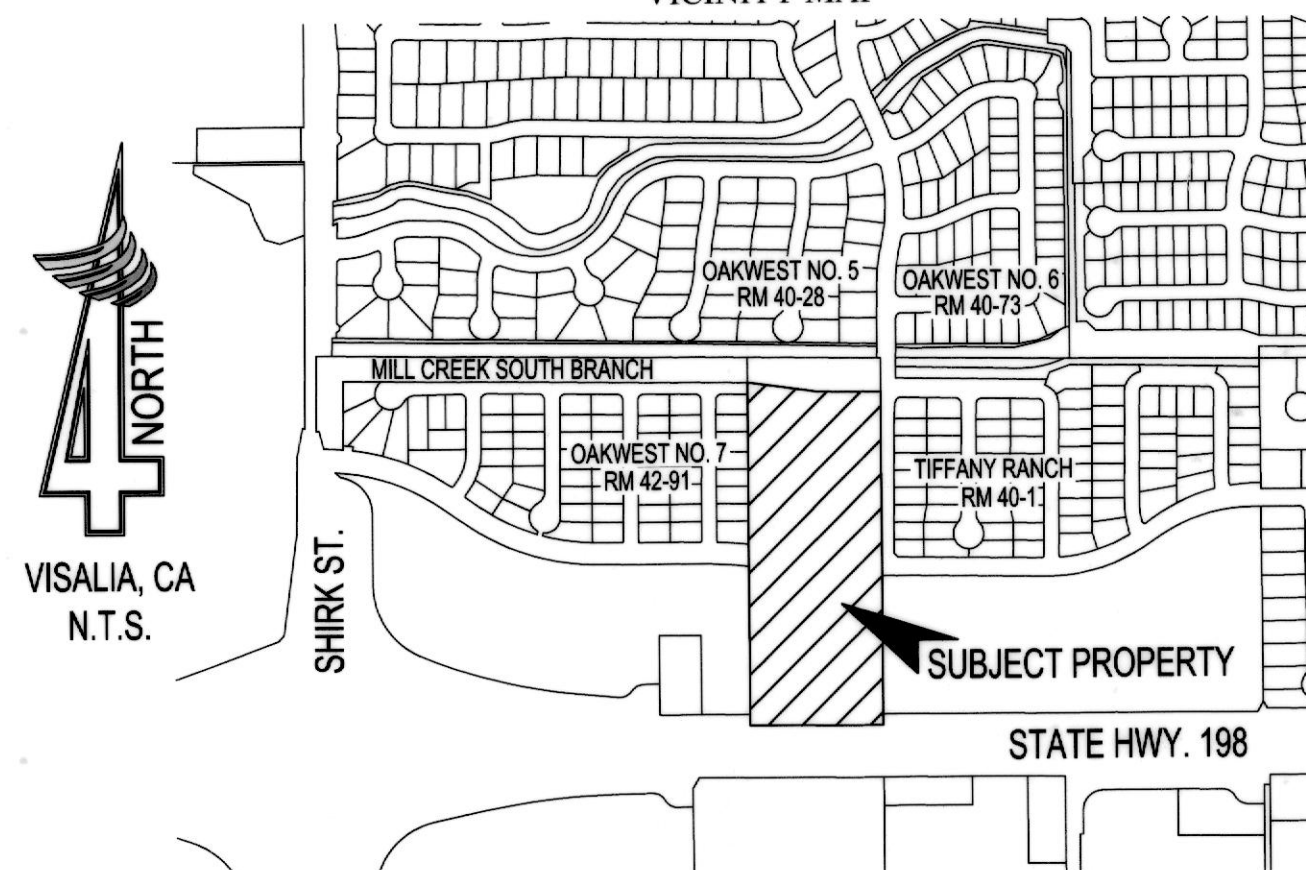
THAT PORTION OF LOT 6 OF THE KELSEY TRACT SUBDIVISION NO. 1, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 16, PAGE 6 OF MAPS, TULARE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS PARCEL NO. 3 OF PARCEL MAP NO. 1984 AS PER MAP RECORDED IN BOOK 20, PAGE 85 OF PARCEL MAPS, TULARE COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 12, 1997, DOCUMENT NO. 97-054016, OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF VISALIA BY DEED RECORDED MARCH 20, 2013, DOCUMENT NO. 2013-0017510, OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF VISALIA BY DEED RECORDED MARCH 28, 2014, DOCUMENT NO. 2014-0015183, OFFICIAL RECORDS.

VICINITY MAP



FLOOD HAZARD ZONE

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NO. 06107C028E) 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 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED AND PARTIALLY WITHIN ZONE X (SHADED), WHICH ARE AREAS OF 0.2-PERCENT ANNUAL CHANCE FLOODING. THE 1% ANNUAL CHANCE FLOODPLAIN BOUNDARY, BASE FLOOD ELEVATION LINES AND VALUES AND THE CALCULATED MINIMUM FINISHED FLOOR 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 SHOWN ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). 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.

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. 20-01, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA," ESTABLISHED PURSUANT TO THE LANDSCAPE AND LIGHTING ACT OF 1972.



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. IN JUNE OF 2020, 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 RETRACTED.

Randy D. Wasnick 8/7/2020
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.

Jeffrey S. Land 8/14/2020
JEFFREY S. LAND P.L.S. 8634 DATE

CITY PLANNER

I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO THE WALNUT PARK ESTATES TENTATIVE SUBDIVISION MAP NO. 5572 APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON AUGUST 12, 2019.

Paul Bernal 8/14/2020
PAUL BERNAL DATE

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 _____ 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 20th DAY OF July, 2020, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED INTO APPROVING THIS MAP AND SUBDIVISION AND, ON BEHALF OF THE PUBLIC ACCEPTING THE PUBLIC UTILITY EASEMENTS, BLOCK WALL EASEMENTS, AND STREETS OFFERED FOR DEDICATION AND 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 17th DAY OF August, 2020

RANDY GROOM FEE PAID _____
CITY MANAGER/CITY CLERK

BY: Michelle Richardson
CHIEF DEPUTY CITY CLERK

RECORDER'S STATEMENT

DOCUMENT NO. _____ FEE PAID: _____

FILED THIS _____ DAY OF _____, 2020, AT _____ M.

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

ROLAND P. HILL
TULARE COUNTY ASSESSOR/CLERK-RECORDER

BY: _____
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

WALNUT PARK ESTATES

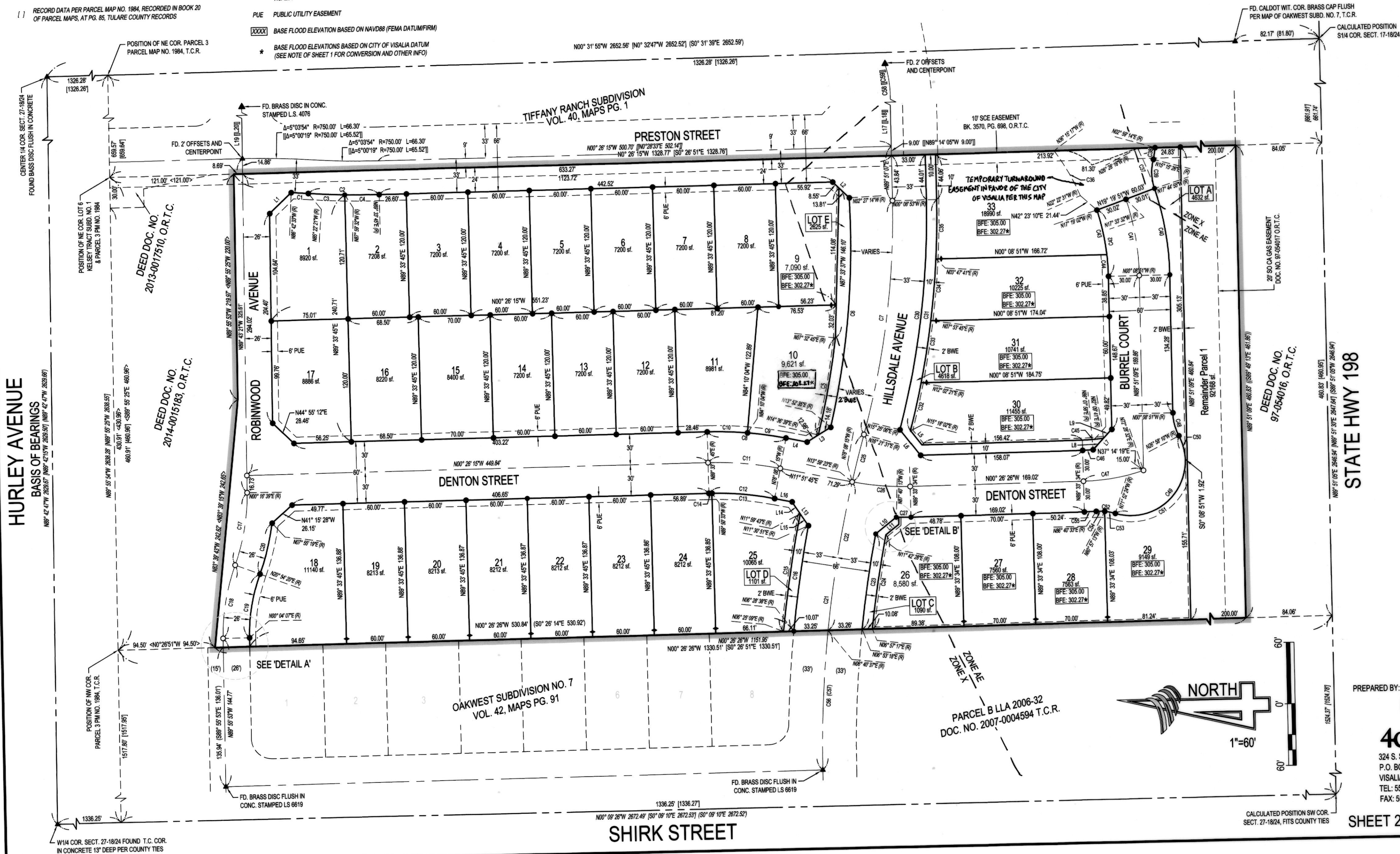
CURVE AND LINE TABLES AND
DETAILS ON SHEET 3

LEGEND

- ▲ MONUMENT FOUND AND ACCEPTED AS DESCRIBED
- SET 3/4" IRON PIPE TAGGED PLS 8163, ALSO AT ALL LOT CORNERS AND POINTS OF CURVATURE
- SET BRASS DISC IN CONCRETE STAMPED PLS 8163
- ◆ SET 3/4" IRON PIPE TAGGED PLS 8163 AS 5' WITNESS CORNER (DISTANCE IS TO TRUE CORNER)
- () RECORD DATA PER OAKWEST NO. 7, RECORDED IN VOLUME 42 OF MAPS, AT PAGE 91, TULARE COUNTY RECORDS
- [] RECORD DATA PER PARCEL MAP NO. 1984, RECORDED IN BOOK 20 OF PARCEL MAPS, AT PG. 85, TULARE COUNTY RECORDS
- < > RECORD DATA PER DEED RECORDED MARCH 28, 2014, AS DOCUMENT NO. 2014-0015183, TULARE COUNTY OFFICIAL RECORDS.
- (//) RECORD DATA PER DEED RECORDED AUGUST 12, 1997, DOCUMENT NO. 97-054016, TULARE COUNTY OFFICIAL RECORDS.
- ||| RECORD DATA PER MAP OF TIFFANY RANCH SUBDIVISION, RECORDED IN VOLUME 40 OF MAPS, AT PAGE 1, TULARE COUNTY RECORDS
- LIMITS OF SUBDIVISION MAP
- BWE BLOCKWALL AND CONCRETE FOOTING EASEMENT TO THE CITY OF VISALIA
- PUE PUBLIC UTILITY EASEMENT
- XXXXX BASE FLOOD ELEVATION BASED ON NAVD83 (FEMA DATUM/FIRM)
- * BASE FLOOD ELEVATIONS BASED ON CITY OF VISALIA DATUM (SEE NOTE OF SHEET 1 FOR CONVERSION AND OTHER INFO)

BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27-18/24 PER MAP OF OAKWEST NO. 7, AS RECORDED IN VOL. 42 OF MAPS, AT PG. 91, TULARE COUNTY RECORDS



PREPARED BY:



4CREEKS
324 S. SANTA FE ST., STE. A
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VISALIA, CA 93292
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FAX: 559.802.3215

SHEET 2 OF 3

WALNUT PARK ESTATES

Curve Table			
Curve #	Length	Radius	Delta
C1	16.73	717.00	1°20'12"
C2	69.22	783.00	5°03'54"
C3	35.80	783.00	2°37'12"
C4	33.41	783.00	2°26'42"
C5	96.18	780.00	7°03'54"
C6	225.17	790.00	16°19'50"
C7	230.48	800.00	16°30'24"
C8	77.28	360.00	12°18'00"
C9	37.89	360.00	6°01'49"
C10	39.39	363.00	6°16'10"
C11	70.84	330.00	12°18'00"
C12	64.40	300.00	12°18'00"
C13	61.29	300.00	11°42'18"
C14	3.11	300.00	0°35'41"
C15	116.11	1193.00	5°34'34"
C16	104.00	1183.00	5°02'12"
C17	72.01	200.00	20°37'41"
C18	72.73	200.00	20°50'13"
C19	63.28	174.00	20°50'13"
C20	51.21	226.00	12°59'01"

Curve Table			
Curve #	Length	Radius	Delta
C21	330.66	1150.00	16°28'27"
C22	146.78	1150.00	7°18'46"
C23	93.96	1117.00	4°49'10"
C24	92.80	1107.00	4°48'11"
C25	47.55	1150.00	2°22'09"
C26	56.96	265.26	12°18'11"
C27	14.27	295.26	2°46'12"
C28	2.59	295.26	0°30'07"
C29	11.69	285.26	2°16'06"
C30	226.31	833.00	15°33'59"
C31	227.30	843.00	15°26'55"
C32	47.98	843.00	3°15'41"
C33	60.96	843.00	4°08'36"
C34	60.34	843.00	4°06'05"
C35	58.01	843.00	3°56'34"
C36	50.87	210.00	13°52'46"
C37	42.63	280.00	8°43'21"
C38	11.35	53.00	12°16'12"
C39	28.80	50.00	33°00'21"
C40	86.02	280.00	17°36'05"

Curve Table			
Curve #	Length	Radius	Delta
C41	75.97	250.00	17°24'41"
C42	65.93	220.00	17°10'11"
C43	44.74	220.00	11°39'11"
C44	21.18	220.00	5°31'00"
C45	20.66	160.00	7°23'53"
C46	10.17	170.00	3°25'36"
C47	59.63	200.00	17°05'02"
C48	23.41	50.00	26°49'19"
C49	124.97	53.00	135°05'46"
C50	24.81	53.00	26°49'19"
C51	100.16	53.00	108°16'27"
C52	18.72	50.00	21°27'03"
C53	10.51	50.00	12°02'57"
C54	8.20	50.00	9°24'05"
C55	11.58	230.00	2°53'01"
C56	136.33	1150.00	6°47'32"
C57	136.45	1150.00	6°47'54"
C58	15.71	600.00	1°29'59"
C59	15.71	600.00	1°29'59"

Line Table		
Line #	Length	Direction
L1	29.02	N43°12'57"W
L2	22.36	N44°43'33"E
L3	27.16	S30°55'41"E
L4	21.08	N11°51'45"E
L5	18.02	N52°44'00"E
L6	31.92	S52°29'20"W
L7	27.35	N47°00'26"W
L8	15.19	S47°00'26"E
L9	12.17	S47°00'26"E
L10	25.88	N37°58'53"W

Line Table		
Line #	Length	Direction
L11	16.20	N37°58'53"W
L12	6.95	N88°10'20"W
L13	28.20	S56°41'18"W
L14	14.07	N56°41'18"E
L15	14.13	N56°41'18"E
L16	17.52	N11°51'45"E
L17	565.30	S89°51'07"W
L18	565.30	S89°51'07"W
L19	288.30	N89°43'21"W
L20	288.30	N89°43'21"W

LEGEND

- ▲

MONUMENT FOUND AND ACCEPTED AS DESCRIBED
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RECORD DATA PER MAP OF TIFFANY RANCH SUBDIVISION, RECORDED IN VOLUME 40 OF MAPS, AT PAGE 1, TULARE COUNTY RECORDS

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LIMITS OF SUBDIVISION MAP

—

BLOCKWALL AND CONCRETE FOOTING EASEMENT IN FAVOR OF THE CITY OF VISALIA

—

PUE PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27-18/24 PER MAP OF OAKWEST NO. 7, AS RECORDED IN VOL. 42 OF MAPS, AT PG. 91, TULARE COUNTY RECORDS

