

# VICTORY OAKS – PHASE 1

## 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 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:

- RIGHTS OF WAY FOR WEST FERGUSON AVENUE, NORTH CHINOWTH STREET, BABCOCK AVENUE, JULIEANN STREET, NORTH FONTANA STREET, SUNNYVIEW AVENUE, AND DELAWARE AVENUE IN FEE TO THE CITY OF VISALIA.
- LOTS A AND B IN FEE TO THE CITY OF VISALIA FOR LANDSCAPING, PUBLIC UTILITIES, SIDEWALKS, BLOCK WALLS, AND OTHER PUBLIC PURPOSES.
- LOT C IN FEE TO THE CITY FOR PUBLIC PARK PURPOSES.
- 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).
- BLOCK WALL EASEMENTS, TO THE CITY OF VISALIA FOR THE INSTALLATION AND MAINTENANCE OF BLOCK WALLS AS SHOWN HEREON AND DESIGNATED AS "BWE" (BLOCK WALL EASEMENT).

FOR: VOV CAPITAL LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: AHA DEVELOPMENT GROUP, INC., A CALIFORNIA CORPORATION  
ITS: GENERAL PARTNER

BY: MATTHEW S. WATSON, PRESIDENT 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 \_\_\_\_\_

ON \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR

SAID STATE AND COUNTY 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 \_\_\_\_\_

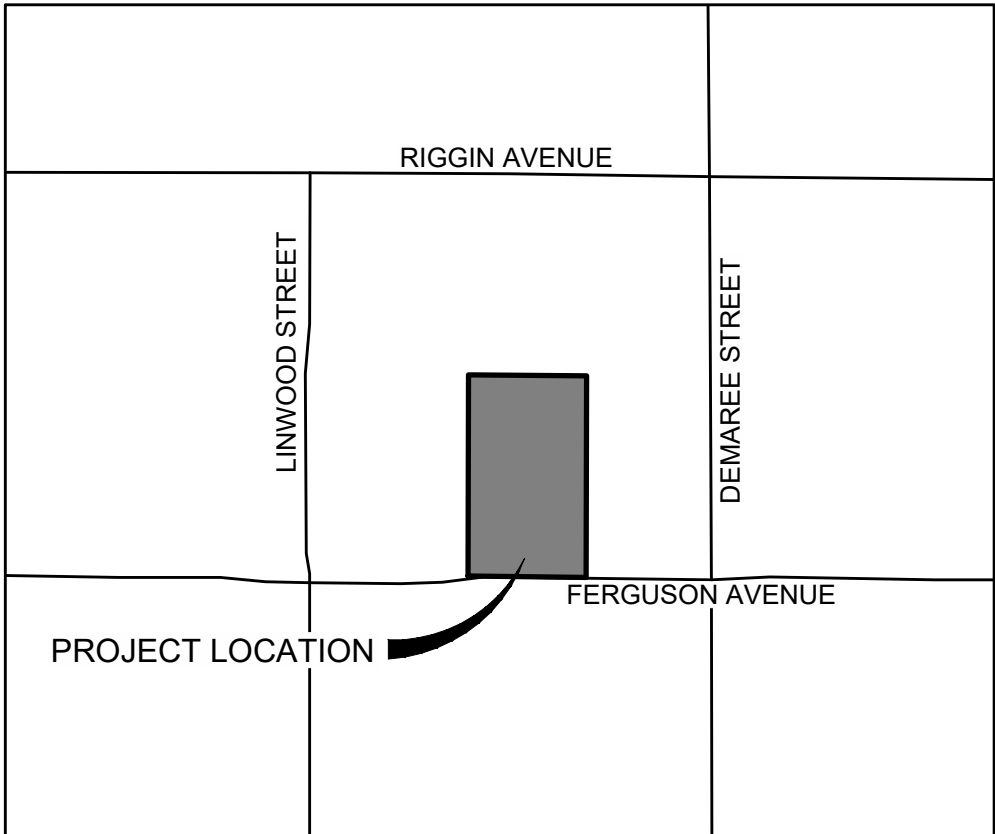
PRINT NAME \_\_\_\_\_

PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NO. \_\_\_\_\_

CONSISTING OF 4 SHEETS SHEET 1 OF 4  
JUNE 2024



VICINITY MAP  
N. T. S.



## RECORDER'S STATEMENT

DOCUMENT NO. \_\_\_\_\_

FEE PAID: \_\_\_\_\_

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS, AT

PAGE \_\_\_\_\_ TULARE COUNTY RECORDS, AT THE REQUEST OF PROVOST & PRITCHARD INC.

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

BY \_\_\_\_\_  
DEPUTY

## FLOOD HAZARD NOTE

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 A FLOOD ZONE AREA DESIGNATED ZONE X (SHADED), WHICH ARE AREAS OF 0.2-PERCENT ANNUAL CHANCE FLOODING, AREAS OF 1-PERCENT ANNUAL CHANCE FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1-PERCENT ANNUAL CHANCE FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE FLOOD BY LEVEES.

## LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT

ALL THE REAL PROPERTY INCLUDED IN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP IS INCLUDED IN "ASSESSMENT DISTRICT NO. \_\_\_\_\_, 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 D.R. HORTON ON SEPTEMBER 28, 2021 AND SAID FIELD SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR OF THE RECORDING OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

TIMOTHY M. ODOM, P.L.S. 8468 DATE



## CITY SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND FIND IT TO BE 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 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 \_\_\_\_\_, 202\_\_\_\_, 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 STREETS, AND LETTERED LOTS A, B, AND C, AND ACCEPTING THE PUBLIC UTILITY EASEMENTS AND THE BLOCK WALL EASEMENTS, ALL 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

LESLIE B. CAVIGLIA  
CITY MANAGER/CITY CLERK

CHIEF DEPUTY CITY CLERK

## CITY PLANNER'S STATEMENT

I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO THE TENTATIVE SUBDIVISION MAP 5586 VICTORY OAKS, APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON SEPTEMBER 26, 2022.

PAUL BERNAL DATE  
PLANNING AND COMMUNITY PRESERVATION DIRECTOR/CITY PLANNER

## 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 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

PREPARED BY

EST. 1988

**PROVOST & PRITCHARD**

CONSULTING GROUP

An Employee Owned Company  
400 E MAIN STREET, STE. 300  
VISALIA, CALIFORNIA 93291-6337  
559/636-1166 FAX 559/636-1177  
www.ppeng.com

DATE: 5/22/24  
JOB NO.: 159421002  
DRAWING NO.: FM

# VICTORY OAKS - PHASE 1

BEING A DIVISION OF THE WEST 16 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST 8 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, EXCEPTING THEREFROM ANY PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LYING WEST OF THE EAST 8 ACRES OF SAID SECTION 23.

CONSISTING OF 4 SHEETS SHEET 2 OF 4  
JUNE 2024

## LEGEND

- MONUMENT, FOUND & ACCEPTED AS DESCRIBED, UNLESS OTHERWISE NOTED
- FOUND & ACCEPTED 3/4" IRON PIPE, "PLS 8163", PER R1
- SET 3/4"x30" IRON PIPE WITH TAG MARKED "LS 8468", DN 6" UNLESS OTHERWISE NOTED
- WITNESS CORNER: SET 3/4"x30" IRON PIPE WITH TAG MARKED "LS 8468", DN 6", ON PROPERTY LINE AND 4' DISTANT FROM THE INTERSECTING LINE, AT RIGHT-ANGLES
- △ SET BRASS DISK, STAMPED "PLS 8468", FLUSH IN CONCRETE
- ( ) INDICATES RECORD DATA PER REFERENCE TABLE BELOW

SUBDIVISION BOUNDARY LINE

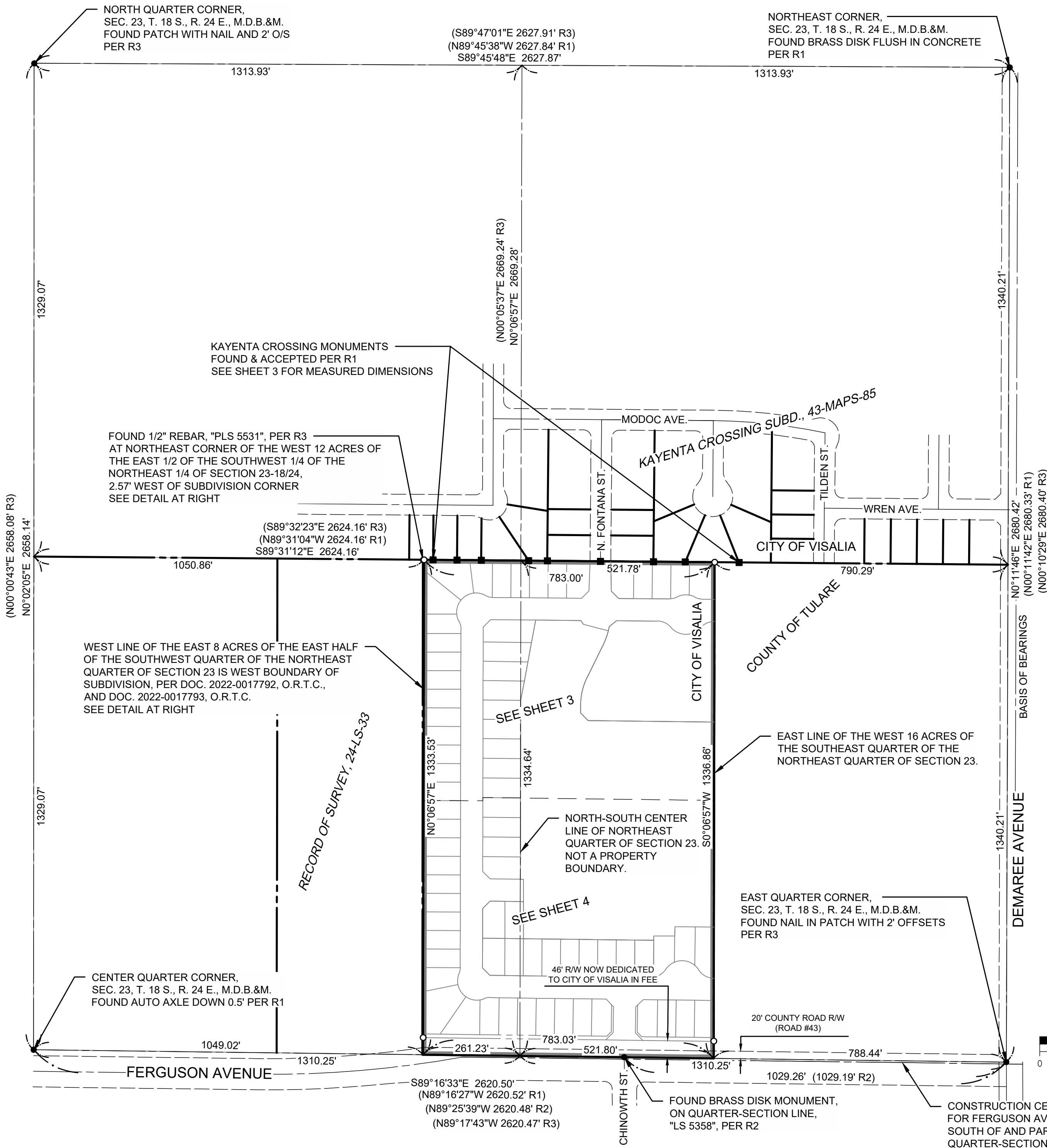
T.C.R. TULARE COUNTY RECORDS  
O.R.T.C. OFFICIAL RECORDS OF TULARE COUNTY

## NOTES

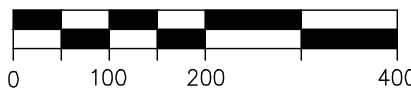
- ALL DISTANCES ARE US SURVEY FEET, GROUND, IN FEET AND DECIMAL PARTS THEREOF.
- DISTANCES NOT MONUMENTED ARE CALCULATED.
- ALL CURVES ARE DIMENSIONED WITH RADIUS, ARC LENGTH AND DELTA.
- DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.

## REFERENCES

- (R1) RECORD DATA PER KAYENTA CROSSING SUBDIVISION, RECORDED IN BOOK 43 OF MAPS AT PAGE 85, TULARE COUNTY RECORDS, OR CALCULATED THEREFROM
- (R2) RECORD DATA PER SILVER OAKS, UNIT NO. 1, RECORDED IN BOOK 41 OF MAPS AT PAGE 44, TULARE COUNTY RECORDS, OR CALCULATED THEREFROM
- (R3) RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 24 OF LICENSED SURVEYS AT PAGE 33, TULARE COUNTY RECORDS, OR CALCULATED THEREFROM



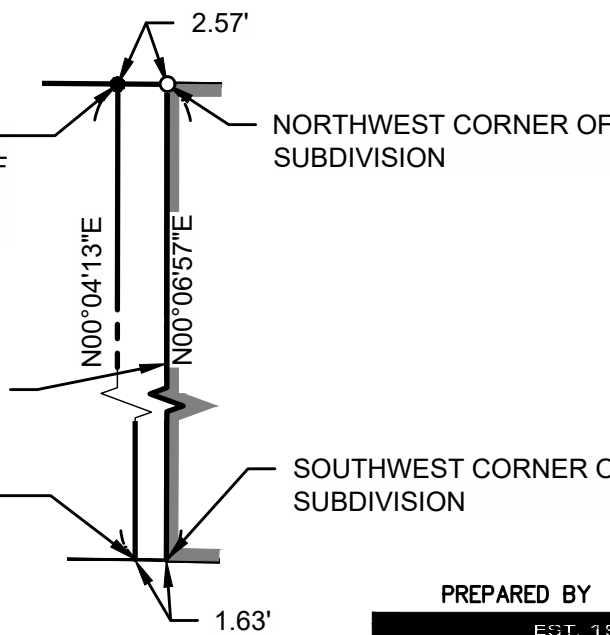
SCALE IN FEET



## BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23 - 18/24, M.D.B.&M., TAKEN AS NORTH 00°11'46\"/>

FOUND REBAR, PER RECORD OF SURVEY 24-LS-33 AT NORTHEAST CORNER OF THE WEST 12 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23-18/24,



DETAIL  
SCALE 1\"/>

PREPARED BY

EST. 1960

**PROVOST & PRITCHARD**  
CONSULTING GROUP

An Employee Owned Company  
400 E MAIN STREET, STE 300  
VISALIA, CALIFORNIA 93291-6337  
559/636-1166 FAX 559/636-1177  
www.ppeng.com

DATE: 5/22/24  
JOB NO.: 159421002  
DRAWING NO.: PM

# TSM 5586 VICTORY OAKS - PHASE 1

BEING A DIVISION OF THE WEST 16 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST 8 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, EXCEPTING THEREFROM ANY PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LYING WEST OF THE EAST 8 ACRES OF SAID SECTION 23.

CONSISTING OF 4 SHEETS SHEET 3 OF 4

JUNE 2024

## LEGEND

- MONUMENT, FOUND & ACCEPTED AS DESCRIBED, UNLESS OTHERWISE NOTED
- FOUND & ACCEPTED 3/4" IRON PIPE, "PLS 8163", PER R1
- SET 3/4"x30" IRON PIPE WITH TAG MARKED "LS 8468", DN 6" UNLESS OTHERWISE NOTED
- WITNESS CORNER: SET 3/4"x30" IRON PIPE WITH TAG MARKED "LS 8468", DN 6", ON PROPERTY LINE AND 4' DISTANT FROM THE INTERSECTING LINE, AT RIGHT-ANGLES
- △ SET BRASS DISK, STAMPED "PLS 8468", FLUSH IN CONCRETE
- ( ) INDICATES RECORD DATA PER REFERENCE TABLE ON SHEET 2

SUBDIVISION BOUNDARY LINE

(R) RADIAL BEARING

T.C.R. TULARE COUNTY RECORDS  
O.R.T.C. OFFICIAL RECORDS OF TULARE COUNTY  
PUE PUBLIC UTILITY EASEMENT  
BWE BLOCK WALL EASEMENT

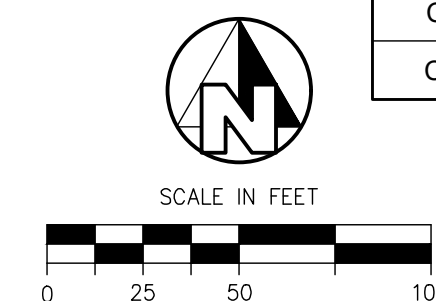
ALL DISTANCES ARE US SURVEY FEET, GROUND  
DISTANCES NOT MONUMENTED ARE CALCULATED

CURVE TABLE			
NUMBER	LENGTH	RADIUS	DELTA
C1	50.38'	200.00'	14° 25' 56"
C2	11.48'	230.00'	2° 51' 32"
C3	45.25'	230.00'	11° 16' 24"
C4	23.89'	50.00'	27° 22' 51"
C5	3.00'	50.00'	3° 26' 06"
C6	20.90'	50.00'	23° 56' 46"
C7	131.71'	52.00'	145° 07' 36"
C8	31.59'	52.00'	34° 48' 20"
C9	40.00'	52.00'	44° 04' 25"
C10	40.00'	52.00'	44° 04' 25"
C11	20.12'	52.00'	22° 10' 25"
C12	23.89'	50.00'	27° 22' 51"
C13	34.07'	50.00'	39° 02' 26"
C14	72.23'	53.00'	78° 04' 53"
C15	34.07'	50.00'	39° 02' 26"
C16	34.07'	50.00'	39° 02' 26"
C17	12.12'	50.00'	13° 52' 59"
C18	21.95'	50.00'	25° 09' 28"
C19	72.23'	53.00'	78° 04' 53"
C20	44.39'	53.00'	47° 59' 06"
C21	27.84'	53.00'	30° 05' 47"
C22	34.07'	50.00'	39° 02' 26"

MONUMENTATION NOTES  
SET 3/4" I.P., 2.5' LONG, DOWN 0.5',  
TAGGED "LS 8468" AT ALL LOT  
CORNERS, ANGLE POINTS, AND  
CURVES, UNLESS SHOWN OTHERWISE

PREPARED BY  
EST. 1968  
**PROVOST & PRITCHARD**  
CONSULTING GROUP  
An Employee Owned Company  
400 E MAIN STREET, STE 300  
VISALIA, CALIFORNIA 93291-6337  
559/636-1166 FAX 559/636-1177  
www.ppeng.com  
DATE: 5/22/24  
JOB NO.: 159421002  
DRAWING NO.: PM

SEE SHEET 4



SEE SHEET 3

# VICTORY OAKS - PHASE 1

TSM 5586

BEING A DIVISION OF THE WEST 16 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST 8 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, EXCEPTING THEREFROM ANY PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LYING WEST OF THE EAST 8 ACRES OF SAID SECTION 23.

REMAINDER  
348,149 SF

CONSISTING OF 4 SHEETS SHEET 4 OF 4  
JUNE 2024

## LEGEND

- MONUMENT, FOUND & ACCEPTED AS DESCRIBED, UNLESS OTHERWISE NOTED
- FOUND & ACCEPTED 3/4" IRON PIPE, "PLS 8163", PER R1
- SET 3/4"x30" IRON PIPE WITH TAG MARKED "LS 8468", DN 6" UNLESS OTHERWISE NOTED
- WITNESS CORNER: SET 3/4"x30" IRON PIPE WITH TAG MARKED "LS 8468", DN 6", ON PROPERTY LINE AND 4' DISTANT FROM THE INTERSECTING LINE, AT RIGHT-ANGLES
- SET BRASS DISK, STAMPED "PLS 8468", FLUSH IN CONCRETE
- ( ) INDICATES RECORD DATA PER REFERENCE TABLE ON SHEET 2

SUBDIVISION BOUNDARY LINE

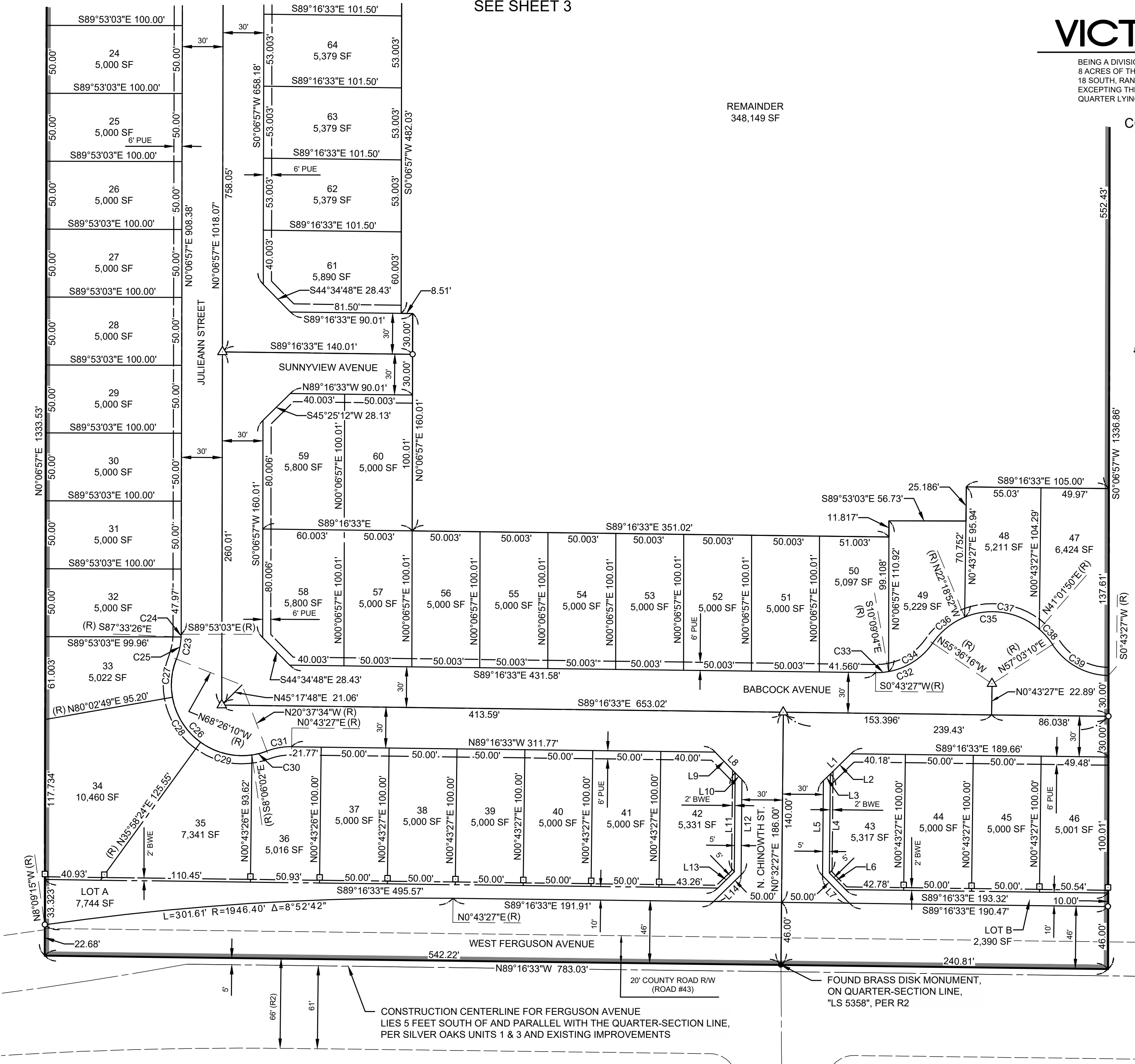
(R) RADIAL BEARING

T.C.R. TULARE COUNTY RECORDS  
O.R.T.C. OFFICIAL RECORDS OF TULARE COUNTY  
PUE PUBLIC UTILITY EASEMENT  
BWE BLOCK WALL EASEMENT

ALL DISTANCES ARE US SURVEY FEET, GROUND  
DISTANCES NOT MONUMENTED ARE CALCULATED

CURVE TABLE			
NUMBER	LENGTH	RADIUS	DELTA
C23	18.72'	50.00'	21° 26' 54"
C24	2.03'	50.00'	2° 19' 38"
C25	16.69'	50.00'	19° 07' 16"
C26	119.97'	52.00'	132° 11' 25"
C27	28.60'	52.00'	31° 31' 02"
C28	40.00'	52.00'	44° 04' 25"
C29	40.00'	52.00'	44° 04' 25"
C30	11.37'	52.00'	12° 31' 33"
C31	18.63'	50.00'	21° 21' 01"
C32	49.16'	50.00'	56° 19' 43"
C33	9.49'	50.00'	10° 52' 30"
C34	39.67'	50.00'	45° 27' 13"
C35	104.21'	53.00'	112° 39' 26"
C36	30.79'	53.00'	33° 17' 24"
C37	58.60'	53.00'	63° 20' 42"
C38	14.82'	53.00'	16° 01' 20"
C39	49.16'	50.00'	56° 19' 43"

LINE TABLE		
NUMBER	BEARING	LENGTH
L1	N45°37'57"E	28.24'
L2	N45°37'57"E	21.18'
L3	N45°37'57"E	7.06'
L4	N0°32'27"E	72.92'
L5	N0°32'27"E	70.00'
L6	N44°22'03"W	17.11'
L7	N44°22'03"W	28.33'
L8	S44°22'03"E	28.33'
L9	N44°22'03"W	21.25'
L10	N44°22'03"W	7.08'
L11	N0°32'41"E	72.95'
L12	N0°32'27"E	70.00'
L13	N45°37'57"E	17.02'
L14	N45°37'57"E	28.24'



CONSTRUCTION CENTERLINE FOR FERGUSON AVENUE  
LIES 5 FEET SOUTH OF AND PARALLEL WITH THE QUARTER-SECTION LINE,  
PER SILVER OAKS UNITS 1 & 3 AND EXISTING IMPROVEMENTS

FOUND BRASS DISK MONUMENT,  
ON QUARTER-SECTION LINE,  
"LS 5358", PER R2



SCALE IN FEET  
0 25 50 100

PREPARED BY  
EST. 1960  
**PROVOST & PRITCHARD**  
CONSULTING GROUP  
An Employee Owned Company  
400 E MAIN STREET, STE 300  
VISALIA, CALIFORNIA 93291-6337  
559/636-1166 FAX 559/636-1177  
www.ppeng.com  
DATE: 5/22/24  
JOB NO.: 159421002  
DRAWING NO.: PM