

## 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. RIGHTS OF WAY FOR ROEBEN STREET, ROAD 92 (SHIRK ROAD), HOWARD AVENUE, JACQUES STREET, FEEMSTER AVENUE, BLUEGRASS STREET, SAVANNAH STREET, MARCIN STREET, DARTMOUTH AVENUE, IRIS AVENUE, AND WEST TULARE AVENUE
2. LOT A IN FEE TO THE CITY OF VISALIA FOR PARK AND OTHER PUBLIC PURPOSES
3. LOTS B, C, AND D IN FEE TO THE CITY OF VISALIA FOR LANDSCAPING, PUBLIC UTILITIES, BLOCKWALLS, AND OTHER PUBLIC PURPOSES
4. PUBLIC UTILITY EASEMENTS TO THE CITY OF VISALIA FOR THE INSTALLATION AND MAINTENANCE OF GAS LINES AND CONDUITS FOR ELECTRIC, WATER SERVICES, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, AS SHOWN HEREON AND DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT)
5. BLOCK WALL EASEMENTS TO THE CITY OF VISALIA FOR THE INSTALLATION AND MAINTENANCE OF BLOCK WALLS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, AS SHOWN HEREON AND DESIGNATED AS "BWE" (BLOCK WALL EASEMENT)
6. TEMPORARY STORM DRAINAGE BASIN EASEMENT OVER AND ACROSS LOTS 77, 78, 79, 80, 81, 82, AND 83 TO THE CITY OF VISALIA FOR STORM DRAIN PURPOSES

WE ALSO HEREBY RELINQUISH VEHICULAR INGRESS AND EGRESS RIGHTS TO THE PUBLIC STREETS AS SHOWN HEREON.

SJV HORIZONTAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: SJV HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

*Joseph A. Leal* 05/13/2025

NAME: JOSEPH A. LEAL TITLE: AUTHORIZED REPRESENTATIVE 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 MAY 13, 2025, 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/ 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 *Amber R* AMANDA RAMOS PRINT NAME 23910938 COMMISSION NO.

MY COMMISSION EXPIRES: 04/10/2026

PRINCIPAL PLACE OF BUSINESS: TULARE COUNTY

## FLOOD HAZARD ZONE

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NUMBER 06107C0928E) FOR COMMUNITY NO. 060409, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA, EFFECTIVE JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES PARTIALLY WITH ZONE AE, WHICH ARE SPECIAL FLOOD HAZARDS AREAS SUBJECT TO INUNDATION NLY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED AND PARTIALLY WITH ZONE X (SHADE), 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 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.

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. 25 - 07'

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

## EASEMENTS AND AGREEMENTS THAT AFFECT SUBJECT PROPERTY

- ① PERSIAN DITCH COMPANY EASEMENT FOR DITCH PURPOSES IN FAVOR OF PERSIAN DITCH COMPANY, RECORDED 11/16/1895, BK 73, OF DEEDS, PG 357, OFFICIAL RECORDS (EXACT LOCATION AND EXTENT IS NOT DISCLOSED OF RECORDS)
- ② WATSON DITCH COMPANY EASEMENT FOR DITCH PURPOSES IN FAVOR OF WATSON DITCH COMPANY, REC. BK. 116, OF DEEDS, PG 311, OFFICIAL RECORDS (BLANKET EASEMENT OVER W1/2 SE4 & E1/2 SW4 SEC. 34-18/24)
- ③ WATSON DITCH COMPANY EASEMENT FOR DITCH PURPOSE REC. IN 10/04/1911 BK180, OF DEEDS, PG 168, OFFICIAL RECORDS (AMBIGUOUS WRITING UNABLE TO DRAFT ACCURATELY)
- ④ SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES REC. 07/17/1970 BK 2904, PG 111, OF OFFICIAL RECORDS (EASEMENT AFFECTING PHASE 2 OF PROPERTY)

ELLIOTT SUBDIVISION  
PHASE 1

THE LAND BEING SUBDIVIDED BY THIS MAP IS SITUATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING THE OFFICIAL GOVERNMENT TOWNSHIP PLATS THEREOF.  
PARCEL 1 OF LOT LINE ADJUSTMENT NO. PLA 24-010. RECORDED 11/26/2024, GRANT DEED DOC. NO.2024-0059887, OF OFFICIAL TULARE COUNTY RECORDS



## SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMITY WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SAN JOAQUIN VALLEY HOMES 2/21/24 AND 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 RETRACED.

*Clinton J. Caudle*  
CLINTON J. CAUDLE P.L.S. 9849

5-9-2025

## 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.

*Michael E. Long*  
MICHAEL E. LONG  
CITY SURVEYOR

4/13/25  
DATE

## CITY PLANNER'S STATEMENT

I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO THE TENTATIVE SUBDIVISION MAP #5597 APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON 07/22/2024.

*Paul Bernal*  
PAUL BERNAL  
PLANNING AND COMMUNITY PRESERVATION DIRECTOR/CITY PLANNER

6/26/2025  
DATE

## CITY CLERK'S STATEMENT

THIS IS TO STATE THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF VISALIA HELD ON THIS 21<sup>st</sup> DAY OF July 2025, 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, TEMPORARY STORM DRAINAGE BASIN EASEMENT, AND LOTS A, B, C, AND D; AND ACCEPTING THE PUBLIC UTILITY EASEMENTS, BLOCK WALL EASEMENTS, 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 29<sup>th</sup> DAY OF July, 2025

LESLIE B. CAVIGLIA  
CITY MANAGER/CITY CLERK

*Reyna Rivera*  
REYNA RIVERA  
BY: CHIEF DEPUTY CITY CLERK Reyna Rivera

## 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 12<sup>th</sup> DAY OF August, 2025

JASON T. BRITT  
COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS

*Jason Britt*  
JASON T. BRITT  
DEPUTY CLERK

RECODER'S STATEMENT  
DOCUMENT NO. 2025-003966, FEE PAID \$89.00

FILED THIS 19<sup>th</sup> DAY OF August, 2025, AT 8:21 A.M.

IN VOLUME 45 OF MAPS, AT PAGE 53 TULARE COUNTY RECORDS, AT THE REQUEST OF 4 CREEKS, INC.

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

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

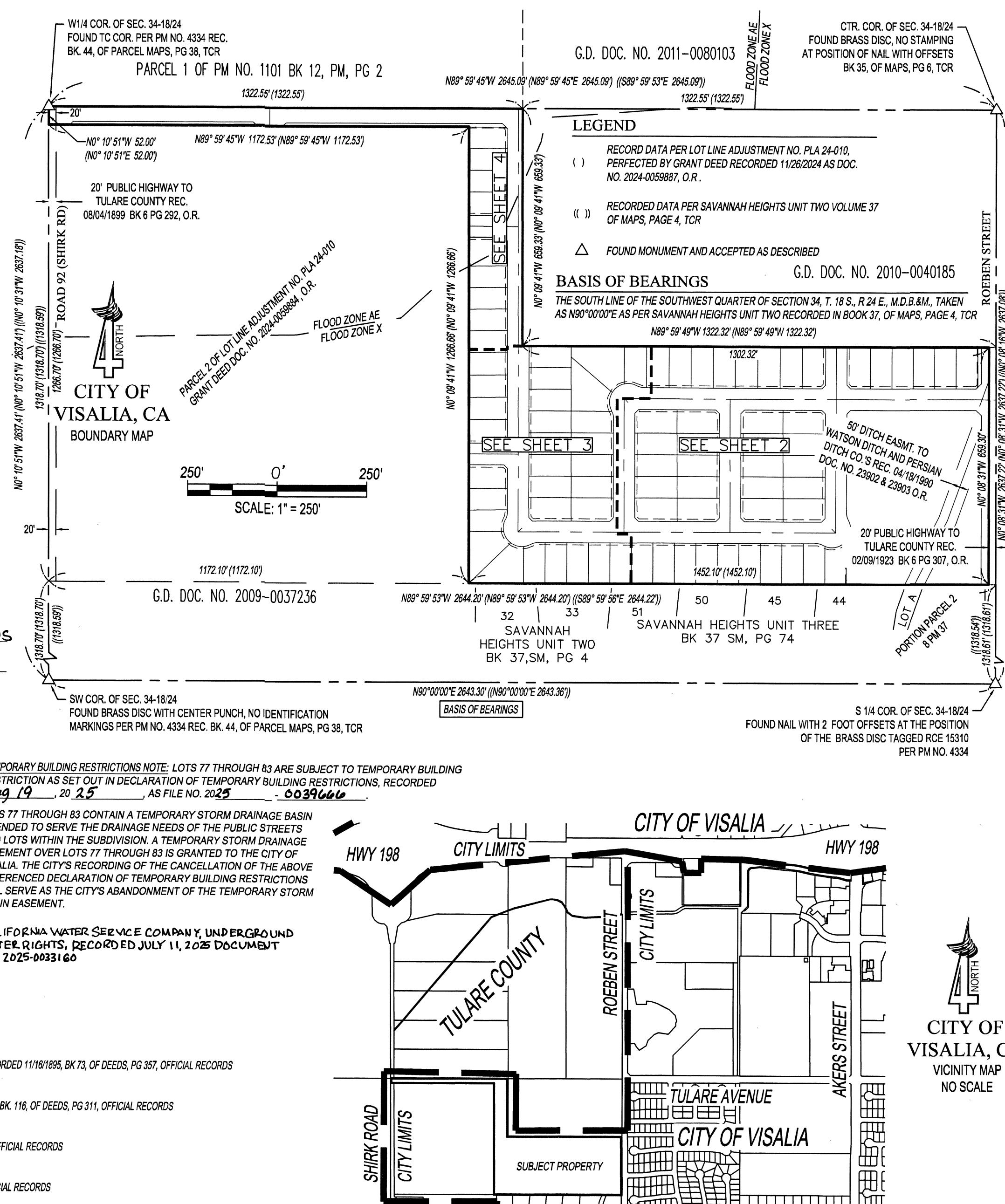
PREPARED BY:



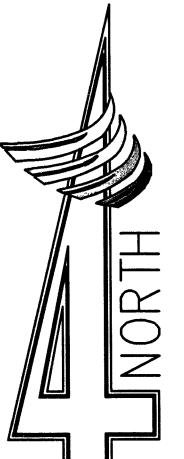
4CREEKS

324 S. SANTA FE ST., STE. A  
P.O. BOX 7593  
VISALIA, CA 93292  
TEL: 559.802.3052  
FAX: 559.802.3215

2025  
SHEET 1 OF 4



# ELLIOTT SUBDIVISION PHASE 1



SCALE: 1" = 60'

THE LAND BEING SUBDIVIDED BY THIS MAP IS SITUATED IN THE CITY OF VISALIA,  
COUNTY OF TULARE, STATE OF CALIFORNIA  
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 18  
SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING THE  
OFFICIAL GOVERNMENT TOWNSHIP PLATS THEREOF.

## BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, T. 18 S., R 24 E., M.D.B.&M., TAKEN  
AS N90°00'00"E AS PER SAVANNAH HEIGHTS UNIT TWO RECORDED IN BOOK 37, OF MAPS, PAGE 4,  
TCR

G.D. DOC. NO. 2010-0040185

← N89° 59' 49" W 1,322.32' (N89° 59' 49" W 1,322.32')

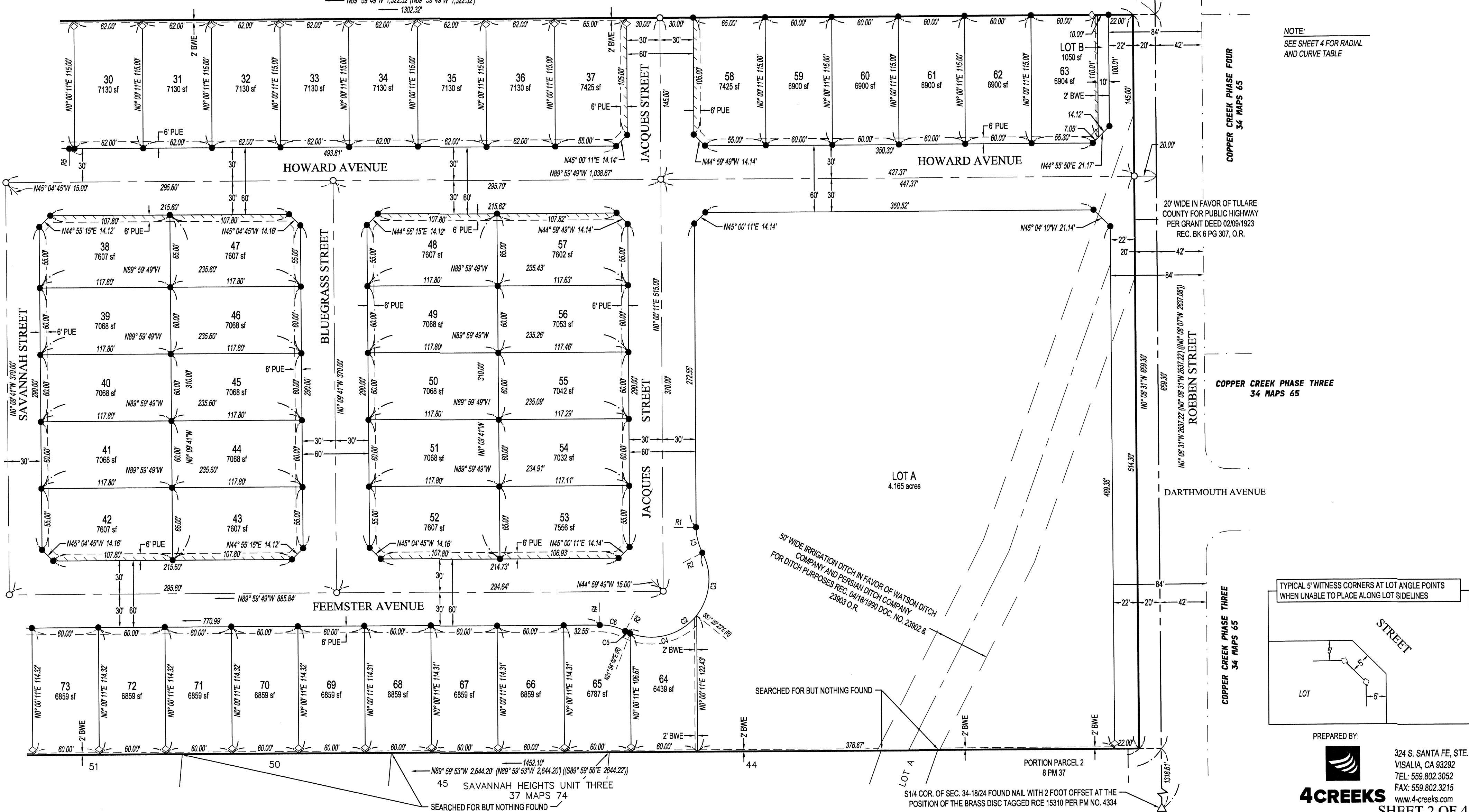
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## LEGEND

△	FOUND MONUMENT AND ACCEPTED AS DESCRIBED	—	SHADE LINE INDICATES SUBDIVISION BOUNDARY
●	SET 3/4" IRON PIPE WITH PLASTIC CAP TAGGED "PLS 9849" (FRONT LOTS DOWN 12", BACK LOTS DOWN 9")	PUE	PUBLIC UTILITY EASEMENT
○	SET BRASS DISC FLUSH IN CONC. STAMPED "PLS 9849"	BWE	BLOCK WALL EASEMENT
◇	SET 3/4" IRON PIPE 9 IN DOWN DEEP WITH PLASTIC TAGGED "PLS 9849" 5.00 FEET FROM TRUE CORNER ALONG PROPERTY LINE	( )	RECORD DATA PER LOT LINE ADJUSTMENT NO. PLA 24-010, PERFECTED BY GRANT DEED RECORDED 11/26/2024 AS DOC. NO. 2024-0059887, O.R.
TCR	TULARE COUNTY RECORDS	(( ))	RECORDED DATA PER SAVANNAH HEIGHTS UNIT TWO VOLUME 37 OF MAPS, PAGE 4, TCR
O.R.	OFFICIAL RECORDS	—	VEHICULAR ACCESS RIGHTS RELINQUISHED PER THIS MAP
(R)	RADIAL BEARING	△	CTR. COR. OF SEC. 34-18/24 FOUND BRASS DISC AT POSITION OF NAIL WITH OFFSETS BK 35, OF MAPS, PG 6, TCR
G.D.	GRANT DEED	559.30'	
BFE	BASE FLOOD ELEVATION	—	

NOTE:  
SEE SHEET 4 FOR RADIAL  
AND CURVE TABLE

SEE SHEET 3



324 S. SANTA FE, STE. A  
VISALIA, CA 93292  
TEL: 559.802.3052  
FAX: 559.802.3215  
[www.4-creeks.com](http://www.4-creeks.com)

# 4 CREEKS

REARED BY:

E. A

# ELLIOTT SUBDIVISION

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SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING  
THE OFFICIAL GOVERNMENT TOWNSHIP PLATS THEREOF.

### LEGEND

- △ FOUND MONUMENT AND ACCEPTED AS DESCRIBED
- SHADED LINE INDICATES SUBDIVISION BOUNDARY
- SET 3/4" IRON PIPE WITH PLASTIC CAP TAGGED "PLS 9849"  
(FRONT LOTS DOWN 12', BACK LOTS DOWN 9')
- PUE PUBLIC UTILITY EASEMENT
- SET BRASS DISC FLUSH IN CONC. STAMPED "PLS 9849"
- BWE BLOCK WALL EASEMENT
- ◊ SET 3/4" IRON PIPE 9 IN DOWN DEEP WITH PLASTIC TAGGED "PLS 9849"  
5.00 FEET FROM TRUE CORNER ALONG PROPERTY LINE
- ( ) RECORD DATA PER LOT LINE ADJUSTMENT NO. PLA 24-010,  
PERFECTED BY GRANT DEED RECORDED 11/26/2024 AS DOC. NO.  
2024-0059887, O.R.
- TCR TULARE COUNTY RECORDS
- ( )) RECORDED DATA PER SAVANNAH HEIGHTS UNIT TWO VOLUME 37 OF  
MAPS, PAGE 4, TCR
- O.R. OFFICIAL RECORDS
- VEHICULAR ACCESS RIGHTS RELINQUISHED PER THIS MAP
- (R) RADIAL BEARING
- G.D. GRANT DEED
- BFE BASE FLOOD ELEVATION
- TEMPORARY STORM DRAIN BASIN EASEMENT IN FAVOR OF CITY OF  
VISALIA, PER THIS MAP  
(SEE "TEMPORARY BUILDING RESTRICTIONS" NOTE ON SHEET 1)

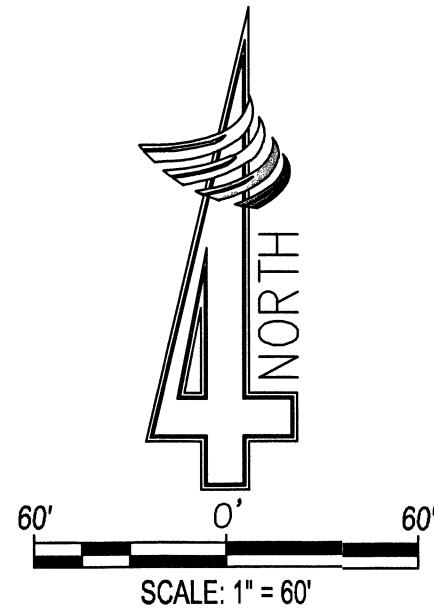
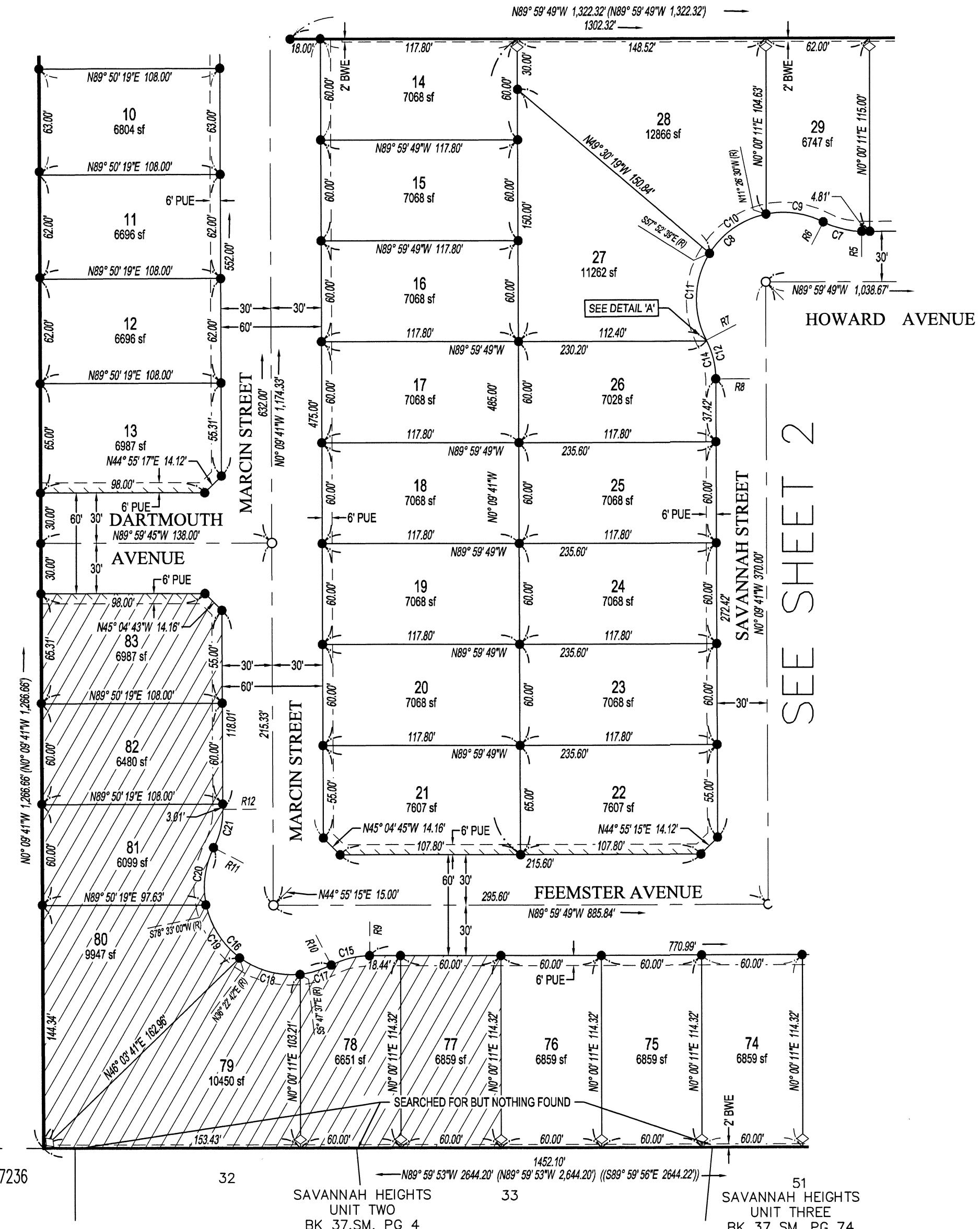
PARCEL 2 OF LOT LINE ADJUSTMENT NO. PLA 24-010, GRANT DEED DOC. NO. 2024-0059884, O.R.

### BASIS OF BEARINGS

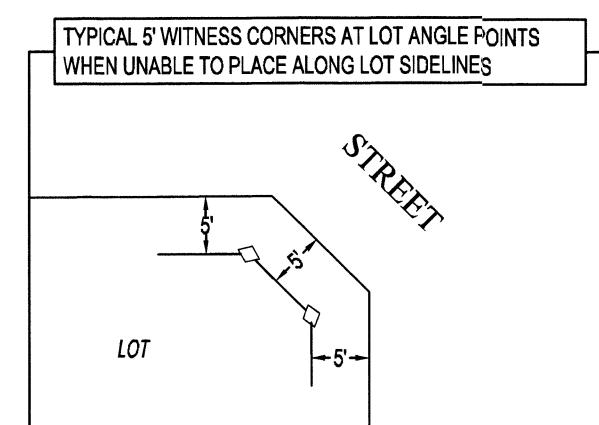
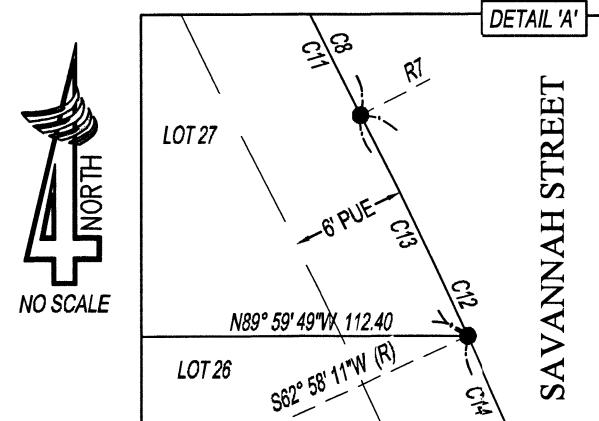
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AS N90°00'00"E AS PER SAVANNAH HEIGHTS UNIT TWO RECORDED IN BOOK 37, OF MAPS, PAGE 4, TCR

SEE SHEET 4

G.D. DOC. NO. 2010-0040185



NOTE:  
SEE SHEET 4 FOR RADIAL  
AND CURVE TABLE



# ELLIOTT SUBDIVISION

## PHASE 1

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COUNTY OF TULARE, STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 18  
SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING THE  
OFFICIAL GOVERNMENT TOWNSHIP PLATS THEREOF.

W1/4 COR. OF SEC. 34-18/24  
FOUND TC COR. PER PM NO. 4334 REC.  
BK. 44, OF PARCEL MAPS, PG 38, TCR

20' EASE. FOR PUBLIC HIGHWAY PURPOSE IN FAVOR OF COUNTY OF  
TULARE REC. BK 6 OF RIGHTS OF WAY PG 292 OFFICIAL RECORDS

616.85' N89° 59' 45" W 1,322.55' (N89° 59' 45" W 1,322.55')

PARCEL 1 OF PM NO. 1101 BK 12, PM, PG 2

FLOOD ZONE X  
FLOOD ZONE AE

62.00' 42'

LOT D

5137 sf

502.00'

10'

42'

WEST TULARE AVENUE

33.63'

1172.53'

N89° 59' 45" W 1275.60'

N53° 09' 48" W 16.68'

N53° 53' 08" E 16.96'

NPW/051W 2537.41' (N89° 51' W 2537.41') (N89° 51' W 2537.41')

255.41'

20' RIGHT OF WAY PER  
VOL 6, OF RIGHTS OF  
WAY, PG 292, TCR

ROAD 92

SHIRK ROAD

58.00' 42'

295.41' 42'

N89° 51' W 2537.41' (N89° 51' W 2537.41') (N89° 51' W 2537.41')

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