

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 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:

AN IRREVOCABLE OFFER OF DEDICATION IN FEE FOR RIGHT OF WAY FOR ROOSEVELT AVENUE TO THE CITY OF VISALIA AS SHOWN HEREON AND DESIGNATED AS "IRREVOCABLE OFFER OF DEDICATION IN FEE".

LARRY D. OWSLEY – JOINT TENANT

PENNY M. OWSLEY – JOINT TENANT

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 \_\_\_\_\_ BEFORE ME, \_\_\_\_\_  
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 \_\_\_\_\_  
NAME \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_

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 CERTIFY THAT SAID BOARD OF SUPERVISORS HAS APPROVED THE PROVISIONS MADE FOR PAYMENT OF TAXES AS PROVIDED IN, DIVISION 2, TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

BY: \_\_\_\_\_  
DEPUTY CLERK

FLOOD HAZARD NOTE:

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 06107C0934E FOR COMMUNITY No. 060409, CITY OF VISALIA, AND No. 065066, TULARE UNINCORPORATED AREAS, TULARE COUNTY, CALIFORNIA WITH AN EFFECTIVE DATE JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES FULLY WITHIN A FLOOD ZONE AREA DESIGNATED AS 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 OF FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES.

LEGAL DESCRIPTION:

LOTS 8 AND 9 OF THE OAKS, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 50 OF MAPS IN THE COUNTY RECORDED OF SAID COUNTY.

EXCEPTING FROM SAID LOT 8 THE EAST 3 ACRES.

EXCEPTING FROM SAID LOT 9 THE WEST 242 FEET AND THE NORTH 210 FEET THEREOF.

CITY PLANNER'S STATEMENT:

I HEREBY STATE THAT THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP TPM 2022-04 APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON, SEPTEMBER 12, 2022 \_\_\_\_\_.

PAUL BERNAL, \_\_\_\_\_ DATE \_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR/CITY PLANNER

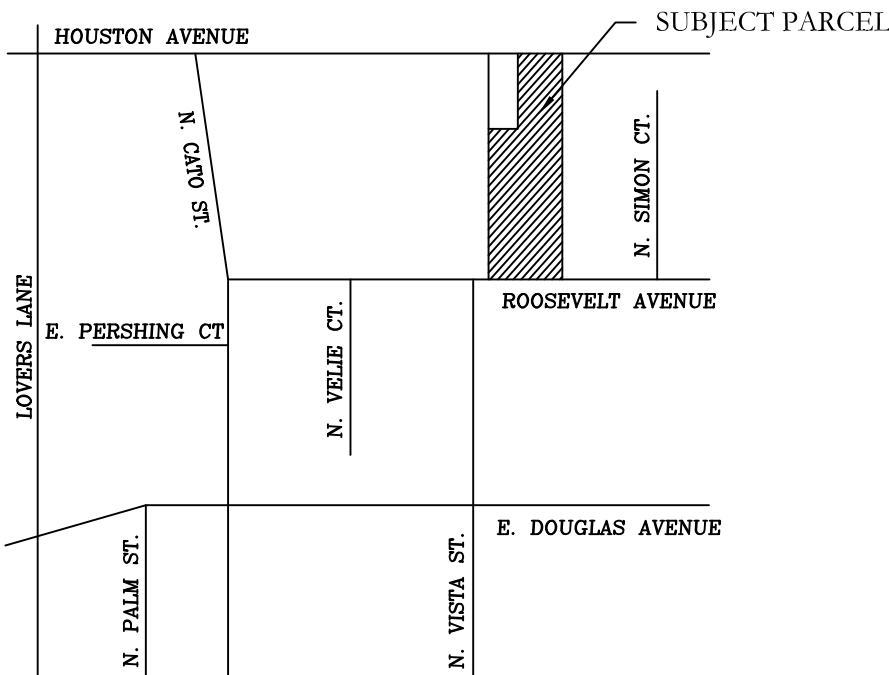
CITY CLERK'S STATEMENT:

THIS IS TO STATE THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF VISALIA HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED INTO APPROVING THIS MAP AND SUBDIVISION, AND ON BEHALF OF THE PUBLIC; REJECTING THE IRREVOCABLE OFFER OF DEDICATION IN FEE FOR ROOSEVELT AVENUE TO THE CITY OF VISALIA AS SHOWN HEREON AND DESIGNATED AS "IRREVOCABLE OFFER OF DEDICATION IN FEE" TO HEREAFTER REMAIN AN IRREVOCABLE OFFER OF DEDICATION IN FEE UNTIL ACCEPTED OR TERMINATED BY SEPARATE RESOLUTION OF THE CITY COUNCIL. ALL INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION AS SHOWN UPON THIS MAP.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF VISALIA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

LESLIE B. CAVIGLIA \_\_\_\_\_ DATE \_\_\_\_\_  
CITY MANAGER/CITY CLERK

VICINTY MAP



NOTE:

FUTURE DEVELOPMENT OF PARCEL 2 AND 3 WILL BE REQUIRED TO PAY DEFERRED IMPACT FEES AND TO INSTALL ALL REMAINING PUBLIC IMPROVEMENTS ALONG ROOSEVELT AVENUE AFFRONTING PARCEL 2 AND PARCEL 3 OF THE PARCEL MAP, RESPECTIVELY.

PARCEL MAP No.

CITY OF VISALIA -COUNTY OF TULARE  
STATE OF CALIFORNIA

A PORTION OF LOTS 8 & 9 OF THE OAKS, RECORDED IN VOLUME 7 AT  
PAGE 50 OF MAPS, T.C.R. BEING LOCATED IN THE NORTHWEST  
QUARTER OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 25 EAST,  
MOUNT DIABLO BASE AND MERIDIAN  
(CONSISTING OF TWO SHEETS)  
(SHEET 1 OF 2)



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 LARRY OWSLEY ON APRIL 16, 2022 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.

MAURO R. WEYANT \_\_\_\_\_ PLS 7773 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.

JON CRAWFORD, RCE 32935 DATE: \_\_\_\_\_  
CITY SURVEYOR

RECORDER'S STATEMENT:

DOCUMENT NO: \_\_\_\_\_ FEE PAID: \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ .M.  
IN BOOK \_\_\_\_\_ OF PARCEL MAPS, AT PAGE \_\_\_\_\_ ,  
TULARE COUNTY RECORDS, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

TARA FREITAS, CPA  
TULARE COUNTY ASSESSOR/CLERK-RECORDER

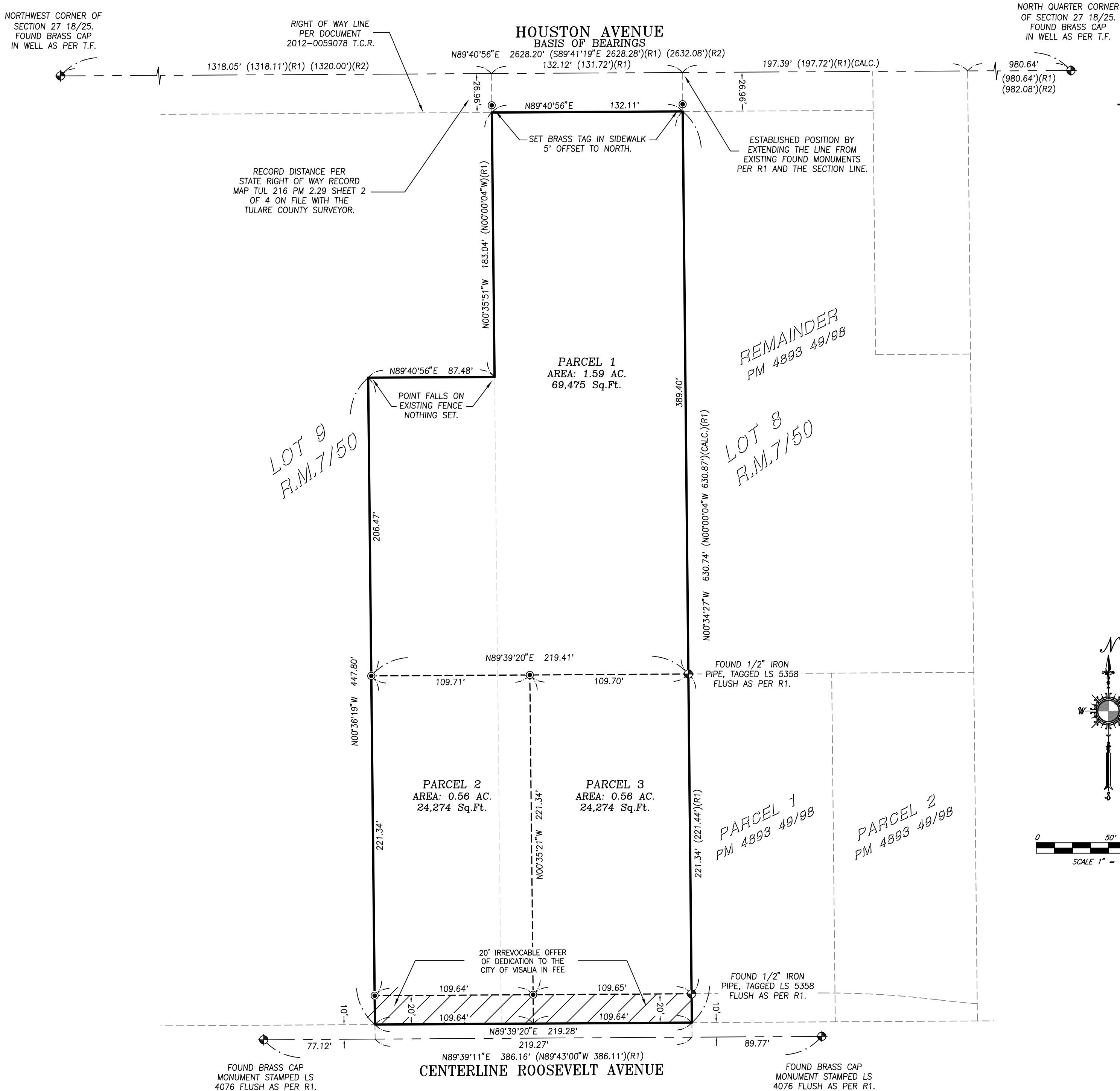
BY \_\_\_\_\_  
DEPUTY

LAND  
M & L  
SURVEYING

3949 N. CONDOR CT.  
SANGER, CA 93657

Tel. (559) 531-9673  
Email:  
MLWEYANT@ICLOUD.COM

DATE OF SURVEY	4/16/2022
JOB No.	2210_OWSLEY_PM
DRAWN BY	M.R. WEYANT
DRAWING NAME	2210_OWSLEY_PM
REVISION DATE	



# PARCEL MAP No.

CITY OF VISALIA -COUNTY OF TULARE  
STATE OF CALIFORNIA

A PORTION OF LOTS 8 & 9 OF THE OAKS, RECORDED IN VOLUME 7 AT  
PAGE 50 OF MAPS, T.C.R. BEING LOCATED IN THE NORTHWEST  
QUARTER OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 25 EAST,  
MOUNT DIABLO BASE AND MERIDIAN  
(CONSISTING OF TWO SHEETS)  
(SHEET 2 OF 2)

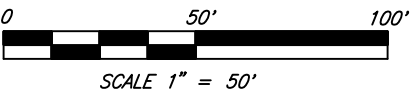
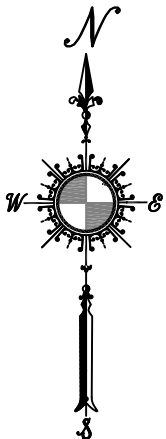
### BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE & MERIDIAN, TAKEN TO BE N89°40'56"E AS PER GNSS OBSERVATION.

### LEGEND:

- SET 3/4" X 30" IRON PIPE TAGGED "L.S. 7773", DOWN 6" UNLESS OTHERWISE NOTED.
- MONUMENTS FOUND AND ACCEPTED UNLESS OTHERWISE NOTED.
- (R1) RECORD DATA PER PARCEL MAP No. 4893 RECORDED IN BOOK 49 AT PAGE 98 OF PARCEL MAPS, TULARE COUNTY RECORDS.
- (R2) RECORD DATA PER THE PLAT OF THE OAKS RECORDED IN VOLUME 7 AT PAGE 50 OF MAPS, TULARE COUNTY RECORDS.
- T.F. TIES ON FILE WITH THE TULARE COUNTY SURVEYOR.
- INDICATES SUBJECT PARCEL BOUNDARY.
- DISTANCES NOT MONUMENTED ARE CALCULATED.

AREA OF AN IRREVOCABLE OFFER TO THE CITY OF VISALIA IN FEE.



SCALE 1" = 50'



**M & L**  
**LAND SURVEYING**  
3949 N. CONDOR CT.  
SANGER, CA 93657  
Tel. (559) 531-9673  
Email: MLWEYANT@ICLOUD.COM

DATE OF SURVEY	04/16/22
JOB No.	2110 OWSLEY PM
DRAWN BY	M.R. WEYANT
DRAWING NAME	2110 OWSLEY PM
REVISION DATE	