

VICTORY OAKS - PHASE 2

BEING A DIVISION OF THE REMAINDER PARCEL SHOWN ON THE MAP OF VICTORY OAKS - PHASE 1, RECORDED IN BOOK 45 OF MAPS AT PAGE 25, TULARE COUNTY RECORDS, IN THE SOUTH HALF 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.

CONSISTING OF 2 SHEETS SHEET 1 OF 2
AUGUST 2024

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 NORTH FONTANA STREET, SUNNYVIEW AVENUE, KAYENTA STREET, AND OAKRIDGE AVENUE IN FEE TO THE CITY OF VISALIA.
- 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).

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.

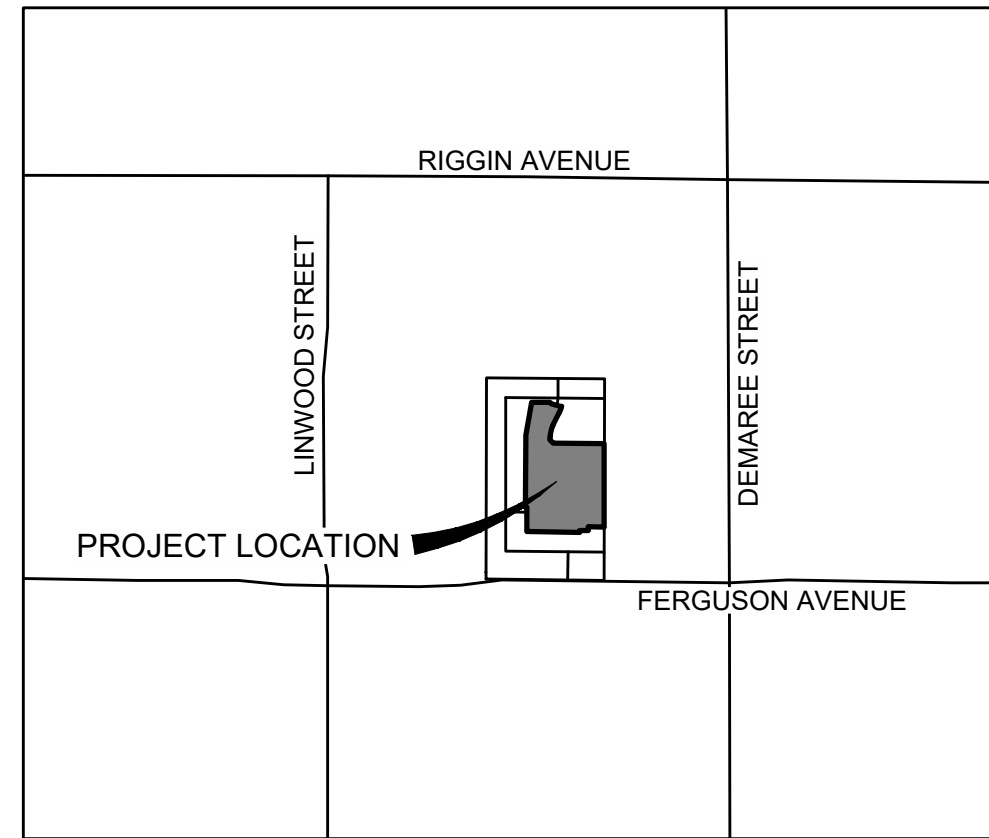
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE _____ PRINT NAME _____

PRINCIPAL PLACE OF BUSINESS _____ MY COMMISSION EXPIRES: _____

COMMISSION NO. _____



VICINITY MAP
N. T.S.



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 VOV CAPITAL LP ON MAY 30, 2024 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 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.

MICHAEL E. LONG, PLS 6815 DATE
CITY SURVEYOR



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

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 ACCEPTING THE PUBLIC UTILITY 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

BENEFICIARY'S STATEMENT / OPTIONEE STATEMENT

THE UNDERSIGNED, BEING THE PRESENT OWNER AND HOLDER OF THAT CERTAIN NOTE AND DEED OF TRUST RECORDED JANUARY 17, 2024 AS DOCUMENT NO. 2024-0002541, OFFICIAL RECORDS OF TULARE COUNTY, ENCUMBERING THE LAND SHOWN ON THIS SUBDIVISION MAP, AND ALSO BEING THE OPTIONEE UNDER THAT DOCUMENT RECORDED JANUARY 17, 2024 AS DOCUMENT NO. 2024-0002540, OFFICIAL RECORDS OF TULARE COUNTY, HEREBY CONSENTS TO AND APPROVES THE RECORDING OF THIS MAP.

FOR: D.R. HORTON CA3, INC., A DELAWARE CORPORATION

BY: _____ SIGNATURE DATE

NAME & TITLE: _____

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. 24-04, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA" ESTABLISHED PURSUANT TO THE LANDSCAPE AND LIGHTING ACT OF 1972.

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

NOTARY ACKNOWLEDGEMENT

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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. _____

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

PREPARED BY

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: 8/29/24
JOB NO.: 159421002
DRAWING NO.: FM

VICTORY OAKS - PHASE 2

BEING A DIVISION OF THE REMAINDER PARCEL SHOWN ON THE MAP OF VICTORY OAKS - PHASE 1, RECORDED IN BOOK 45 OF MAPS AT PAGE 25, TULARE COUNTY RECORDS, IN THE SOUTH HALF 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.

CONSISTING OF 2 SHEETS SHEET 2 OF 2
AUGUST 2024

LEGEND

- FOUND & ACCEPTED 3/4" IRON PIPE, "PLS 8468", PER VICTORY OAKS - PHASE 1
- SET 3/4"x30" IRON PIPE WITH TAG MARKED "LS 8468", DN 6" UNLESS OTHERWISE NOTED
- △ SET BRASS DISK, STAMPED "PLS 8468", FLUSH IN CONCRETE

— SUBDIVISION BOUNDARY LINE

(R) RADIAL BEARING

℄ STREET CENTERLINE

T.C.R. TULARE COUNTY RECORDS
PUE PUBLIC UTILITY EASEMENT

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

MONUMENTATION NOTE

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

RECORD DATA NOTE

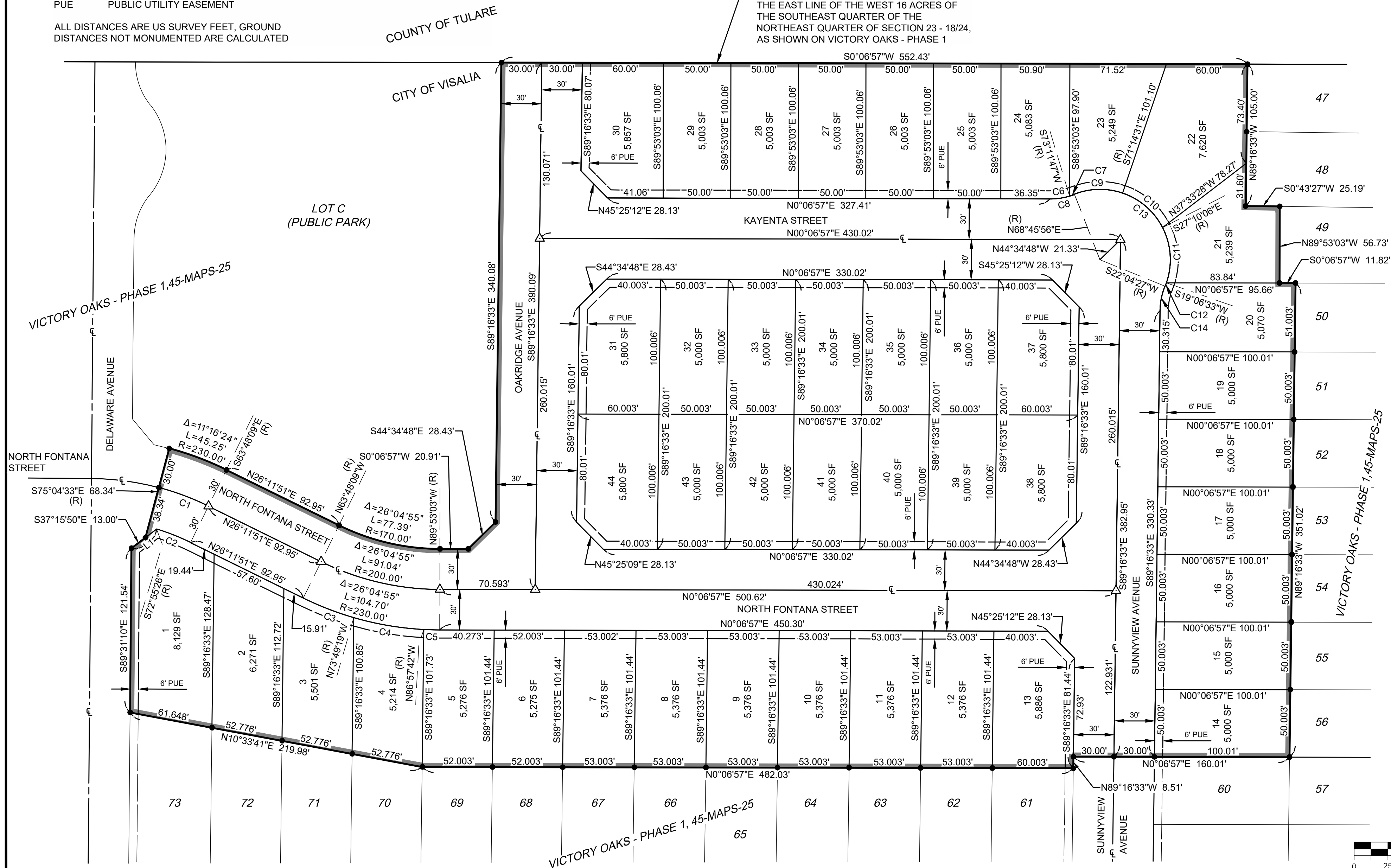
ALL DIMENSIONS BETWEEN FOUND MONUMENTS ARE MEASURED AND RECORD FROM VICTORY OAKS - PHASE 1, PER MAP RECORDED IN BOOK 45 OF MAPS AT PAGE 25, T.C.R.

BASIS OF BEARINGS

THE EAST LINE OF THE WEST 16 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 24 EAST, TAKEN TO BEAR SOUTH 00°06'57" WEST, AS SHOWN ON THE MAP OF VICTORY OAKS - PHASE 1, RECORDED IN BOOK 45 OF MAPS, AT PAGE 25, TULARE COUNTY RECORDS.

BASIS OF BEARINGS

THE EAST LINE OF THE WEST 16 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 - 18/24, AS SHOWN ON VICTORY OAKS - PHASE 1



LINE TABLE		
NUMBER	BEARING	LENGTH
L1	S37°15'50"E	23.41'

CURVE TABLE			
NUMBER	LENGTH	RADIUS	DELTA
C1	39.35'	200.00'	11° 16' 24"
C2	27.06'	170.00'	9° 07' 18"
C3	40.22'	230.00'	10° 01' 10"
C4	52.75'	230.00'	13° 08' 24"
C5	11.73'	230.00'	2° 55' 21"
C6	14.76'	50.00'	16° 55' 10"
C7	3.87'	50.00'	4° 25' 51"
C8	18.63'	50.00'	21° 21' 01"
C9	36.30'	52.00'	39° 59' 33"
C10	40.00'	52.00'	44° 04' 25"
C11	42.00'	52.00'	46° 16' 39"
C12	2.69'	52.00'	2° 57' 55"
C13	120.99'	52.00'	133° 18' 31"
C14	18.63'	50.00'	21° 21' 01"

PREPARED BY
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 CONSULTING GROUP
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SCALE 1" = 50'