

TULARE DUPLEX

ALL OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING SOUTH OF THE SOUTHERLY LINE OF TRACT NO. 241, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 21 PAGE 77 OF MAPS, TULARE COUNTY RECORDS.

EXCEPTING THEREFROM ALL THAT PORTION AS CONVEYED TO THE COUNTY OF TULARE AND DESCRIBED IN GRANT DEED RECORDED OCTOBER 7, 1969 AS DOCUMENT NO. 32546, BOOK 2861, PAGE 130 OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AS CONVEYED TO THE CITY OF VISALIA, A MUNICIPAL CORPORATION AND DESCRIBED IN GRANT DEED RECORDED OCTOBER 31, 2013 AS DOCUMENT NO. 2013-0071312 OF OFFICIAL RECORDS

JANUARY 2026

OWNER:
DINUBA ONE, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
810 W MAIN ST, APT D
VISALIA, CA 93291

SURVEYOR:
BORUM LAND SURVEYING INC.
1445 W. GRAND AVE. STE C
GROVER BEACH, CA. 93433



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 DINUBA ONE, LLC. FEBRUARY, 2026 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 AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE MONUMENTS NOT YET SET, WILL BE SET WITHIN ONE YEAR OF RECORDATION OF THIS MAP.

BRIAN S. BORUM, PLS 8006

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
CITY SURVEYOR

DATE

CITY PLANNER'S STATEMENT

I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO THE TENTATIVE SUBDIVISION MAP APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON _____.

PAUL BERNAL
PLANNING & COMMUNITY PRESERVATION
DIRECTOR/CITY PLANNER

DATE

RECORDER'S STATEMENT

DOCUMENT NO. _____ FEE PAID: _____
FILED THIS _____ DAY OF _____, 20____, AT _____ M., IN VOLUME _____ OF MAPS AT
PAGE _____ TULARE COUNTY RECORDS, AT THE REQUEST OF BORUM LAND SURVEYING INC.

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

BY: _____
DEPUTY

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:

- PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF GAS LINES, AND CONDUITS FOR ELECTRIC, CABLE AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, AS SHOWN HEREON AND DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT).
- PRIVATE EASEMENT FOR INGRESS, EGRESS, PARKING, AND ANY OTHER PERTINENT INFRASTRUCTURE OR SERVICES PERTAINING THERETO AS SHOWN HEREON AND DESIGNATED AS "PRIVATE DRIVE".

DINUBA ONE, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY _____
KEN TURNER, MANAGING MEMBER DATE _____

TRUSTEE'S STATEMENT

COMMUNITY WEST BANK, A CALIFORNIA BANKING CORPORATION AS TRUSTEE UNDER DEED OF TRUST RECORDED JUNE 12, 2025 AS DOCUMENT NUMBER 2025-0027285 OF OFFICIAL RECORDS, TULARE COUNTY, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS MAP AND ALL DEDICATIONS THEREON.

NAME _____ DATE _____

TITLE _____

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 _____, 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 PRINT NAME

PRINCIPAL PLACE OF BUSINESS COUNTY MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____

(NO NOTARY SEAL REQUIRED PURSUANT TO SEC. 66436 (C) OF THE SUBDIVISION MAP ACT.)

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 _____, 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.

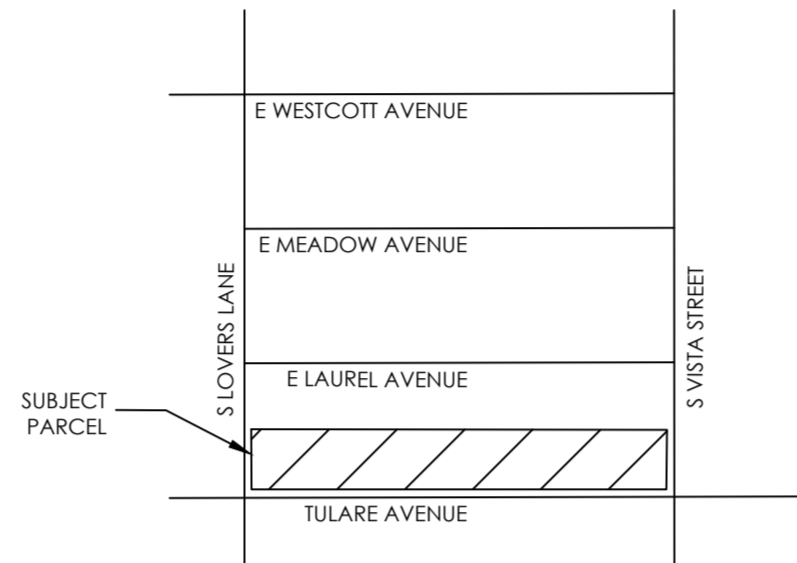
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE PRINT NAME

PRINCIPAL PLACE OF BUSINESS COUNTY MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____

(NO NOTARY SEAL REQUIRED PURSUANT TO SEC. 66436 (C) OF THE SUBDIVISION MAP ACT.)



Vicinity Map
NO SCALE



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.

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

BY: _____
DEPUTY DATE _____

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

FLOOD HAZARD ZONE

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NUMBER 06107C0934E) 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% ANNUAL CHANCE FLOODING, AREAS OF 1% ANNUAL CHANCE FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, AND AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES.

CITY CLERK'S STATEMENT

THIS IS TO STATE THAT AT A REGULAR MEETING OF THE COUNCIL OF THE CITY OF VISALIA HELD ON THE _____ DAY OF _____, 20____, 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 EASEMENT AS NOTED; ALL INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION AND AS SHOWN AND/OR STATED UPON THIS MAP.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF VISALIA THIS _____ DAY OF _____, 20____.

LESLIE B. CAVIGLIA
CITY MANAGER/CITY CLERK

BY: _____
CHIEF DEPUTY CITY CLERK

TULARE DUPLEX

ALL OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING SOUTH OF THE SOUTHERLY LINE OF TRACT NO. 241, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 21 PAGE 77 OF MAPS, TULARE COUNTY RECORDS.

EXCEPTING THEREFROM ALL THAT PORTION AS CONVEYED TO THE COUNTY OF TULARE AND DESCRIBED IN GRANT DEED RECORDED OCTOBER 7, 1969 AS DOCUMENT NO. 32546, BOOK 2861, PAGE 130 OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AS CONVEYED TO THE CITY OF VISALIA, A MUNICIPAL CORPORATION AND DESCRIBED IN GRANT DEED RECORDED OCTOBER 31, 2013 AS DOCUMENT NO. 2013-0071312 OF OFFICIAL RECORDS

JANUARY 2026

OWNER:
DINUBA ONE, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
810 W MAIN ST, APT D
VISALIA, CA 93291

SURVEYOR:
BORUM LAND SURVEYING INC.
1445 W. GRAND AVE. STE C
GROVER BEACH, CA. 93433

EASEMENT OF RECORD THAT CANNOT BE PLOTTED

CHICAGO TITLE COMPANY - TITLE NUMBER: FWVI-4272500432-LM DATED: OCTOBER 15, 2025

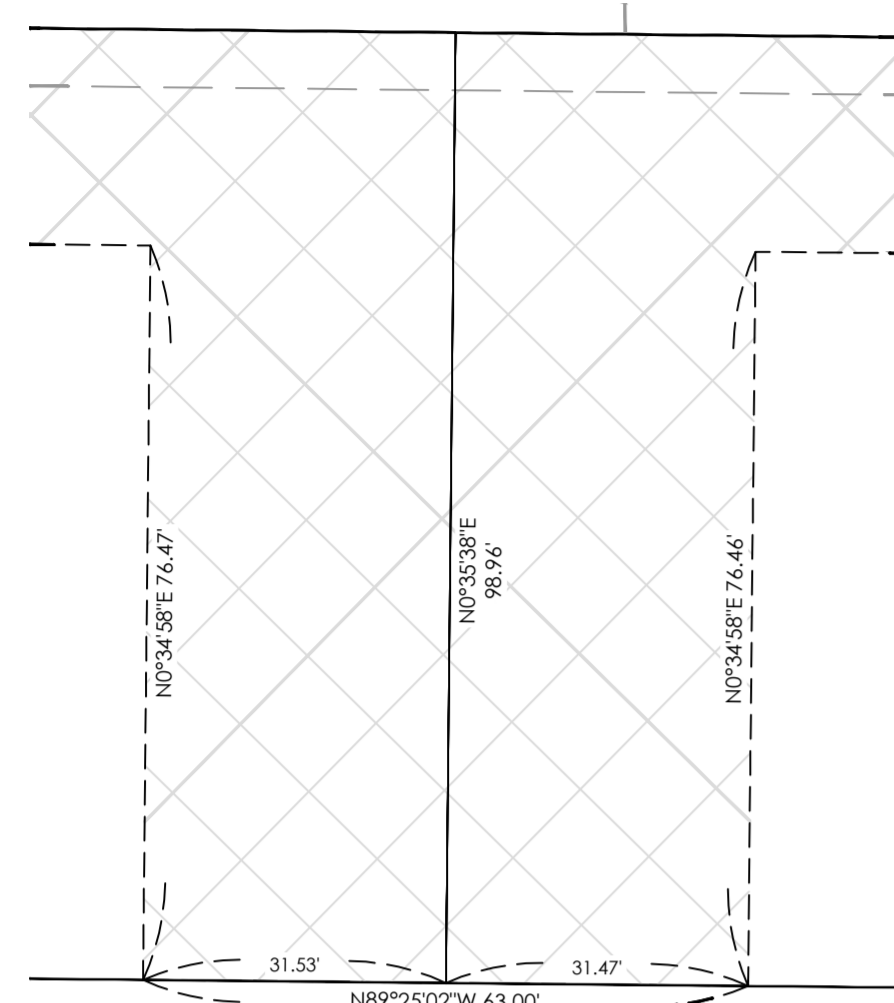
- ITEM NO.
- EASEMENT(S) FOR THE PURPOSE(S) OF WATER DITCH SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT TO CHARLES P. ARTH RECORDED: FEBRUARY 28, 1896, RECORDED IN BOOK 74, PAGE 328, OF DEEDS
 - EASEMENT(S) FOR THE PURPOSE(S) OF PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDING DATE: MARCH 6, 2023 RECORDING NO.: 2023-0010415, OF OFFICIAL RECORDS
 - EASEMENT(S) FOR THE PURPOSE(S) OF ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION ITS SUCCESSORS AND ASSIGNS RECORDING DATE: JULY 12, 2023 RECORDING NO.: 2023-0031448, OF OFFICIAL RECORDS
 - EASEMENT(S) FOR THE PURPOSE(S) OF PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDING DATE: JULY 31, 2023 RECORDING NO.: 2023-0034676, OF OFFICIAL RECORDS

LEGEND

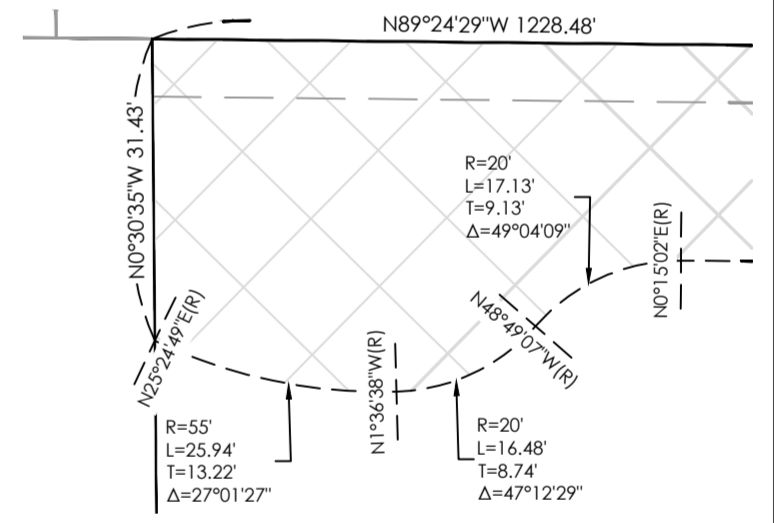
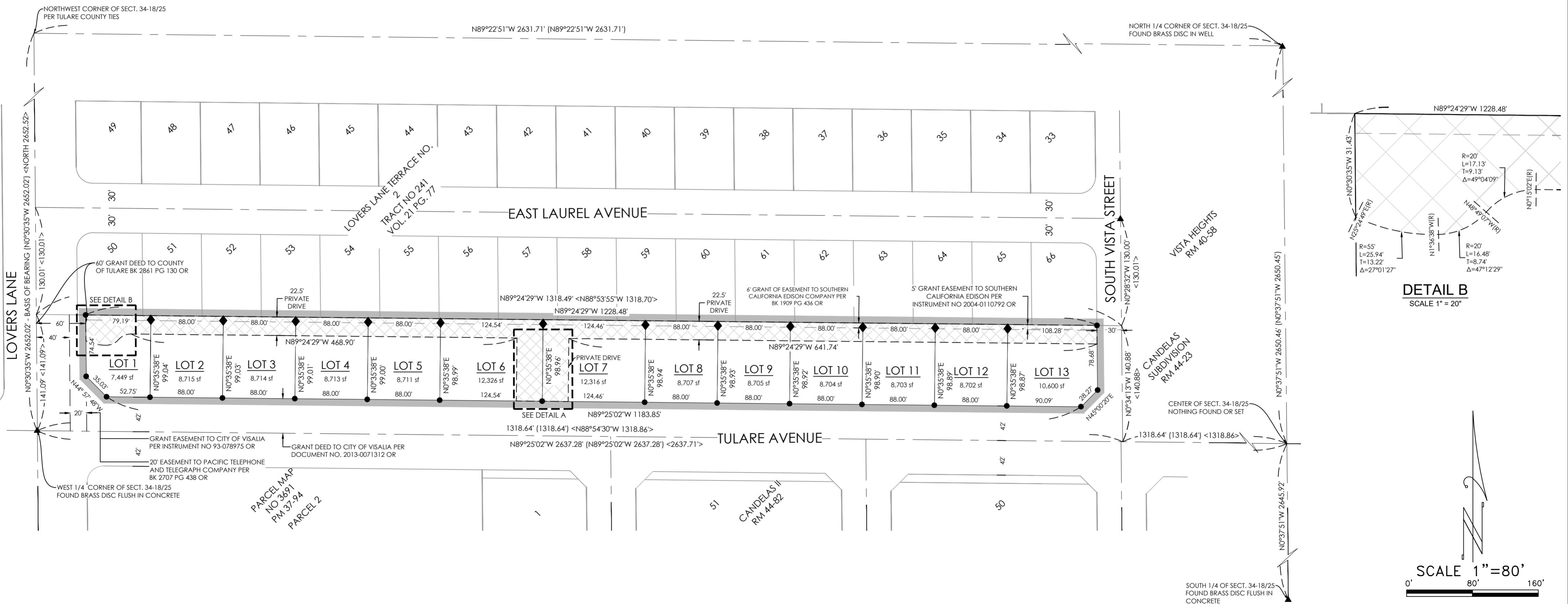
- ▲ FOUND AND ACCEPTED MONUMENT AS DESCRIBED
- SET 1/2" REBAR TAGGED PLS 8006
- ◆ SET 1/2" REBAR TAGGED PLS 8006 AS WITNESS CORNER 5'S OF TRUE COR.
- () RECORD DATA OR CALCULATED THEREFROM PER PARCEL MAP NO. 5133 REC. IN BK. 52 OF PARCEL MAPS AT PG. 40 T.C.R.
- < > RECORD DATA OR CALCULATED THEREFROM PER LOVERS LANE TERRACE NO. 2 REC. IN VOL. 21 OF MAPS AT PG. 77 T.C.R.
- T.C.R. TULARE COUNTY RECORDS
- OR OFFICIAL RECORDS
- LINE INDICATES SUBDIVISION BOUNDARY
- ▨ PRIVATE DRIVE

BASIS OF BEARINGS

THE WEST SECTION LINE OF SECTION 34-18/25 TAKEN AS N00°30'35"W PER PARCEL MAP NO. 5133



DETAIL A
SCALE 1" = 20"



DETAIL B
SCALE 1" = 20"

SCALE 1" = 80'
0' 80' 160'