

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. PUBLIC SIDEWALK EASEMENT IN FAVOR OF THE CITY OF VISALIA, AS SHOWN HEREON.
2. RECIPROCAL EASEMENT FOR INGRESS, EGRESS, PARKING, STORM WATER, SOLID WASTE, AND PUBLIC UTILITIES FOR THE BENEFIT OF LOTS 1 THRU 6 AS INDICATED ON THIS MAP, TO BE RETAINED BY THE OWNERS, FOR FUTURE DEDICATION TO THE HOMEOWNERS ASSOCIATION.
3. PUBLIC UTILITY EASEMENT TO THE CITY OF VISALIA FOR INSTALLATION AND MAINTENANCE OF GAS LINES AND CONDUITS FOR ELECTRIC, WATERLINE, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, AS SHOWN HEREON AND DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT)

FOR: NAJAFI ENTERPRISES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: ALI NAJAFI, MEMBER

BENEFICIARY'S STATEMENT:

THE UNDERSIGNED, AS BENEFICIARY UNDER DEED OF TRUST RECORDED JUNE 18, 2025 AS DOCUMENT NO. 2025-0028632, 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 DEEDING AND DEDICATIONS THEREON.

UNITED SECURITY BANK, AS BENEFICIARY UNDER DEED OF TRUST RECORDED ON JUNE 18, 2025 AS DOCUMENT NO. 2025-0028632, O.R.T.C.

BY: DENNIS R. WOODS, CEO/PRESIDENT
2126 INYO STREET
FRESNO, CA 93721
PHONE 559-248-4930

NOTARY'S ACKNOWLEDGEMENTS:

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 } SS
ON BEFORE ME, NOTARY PUBLIC
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.
NAME: SIGNATURE
MY COMMISSION EXPIRES COMMISSION NUMBER
PRINCIPAL OFFICE LOCATED IN THE COUNTY OF
(DO NOT SEAL)

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 } SS
ON BEFORE ME, NOTARY PUBLIC
PERSONALLY APPEARED

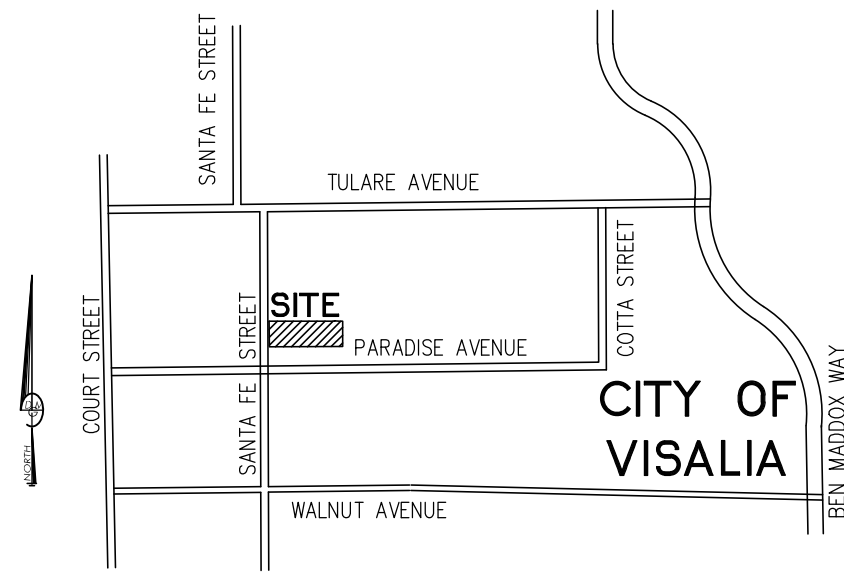
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), 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.
NAME: SIGNATURE
MY COMMISSION EXPIRES COMMISSION NUMBER
PRINCIPAL OFFICE LOCATED IN THE COUNTY OF
(DO NOT SEAL)

SANTA FE TRACT

BEING A DIVISION OF LOT 70 OF THE EVANSDALE TRACT AS FILED IN VOLUME 13 OF MAPS AT PAGE 13, TULARE COUNTY RECORDS AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE & MERIDIAN IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, FEBRUARY 2026



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 ALI NAJAFI IN NOVEMBER 2024. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE FEBRUARY 2026, 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.

DALE G. MELL PLS 4823 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 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 2026, 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 SIDEWALK EASEMENT; AND PUBLIC UTILITY EASEMENTS; AND CONSENTING TO THE ABANDONMENT OF THOSE PUBLIC EASEMENTS NOT SHOWN ON THE MAP, 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 DAY OF 2026.

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 TSM NO. 5582, APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON JANUARY 10, 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.

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

BY: DEPUTY

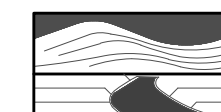
RECORDER'S STATEMENT

DOCUMENT NO. FEE PAID: \$
FILED THIS DAY OF 2026, AT M.
IN VOLUME OF MAPS, AT PAGE, TULARE COUNTY RECORDS, AT THE REQUEST OF DALE G. MELL & ASSOCIATES.

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

BY: DEPUTY COUNTY RECORDER

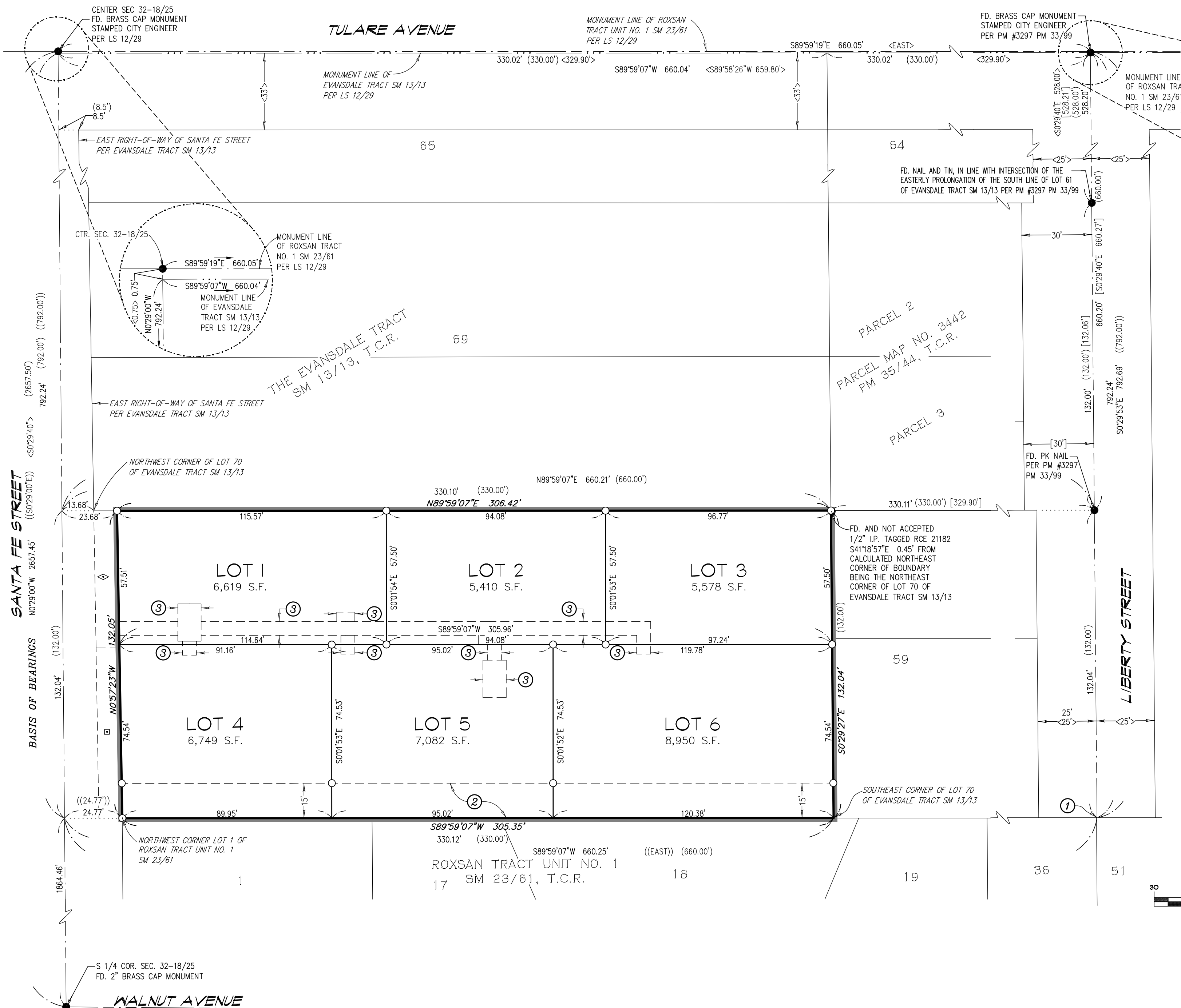
PREPARED BY:



DALE G. MELL & ASSOCIATES
ENGINEERING & SURVEYING SERVICES
2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703
(559) 292-4046 * FAX 251-9220 * EMAIL: DMSUBMITTALS@DALEMELL.COM
24-804FM 04.17.2026

SANTA FE TRACT

BEING A DIVISION OF LOT 70 OF THE EVANSDALE TRACT AS FILED IN VOLUME 13 OF MAPS AT PAGE 13, TULARE COUNTY RECORDS AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE & MERIDIAN IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA. FEBRUARY 2026

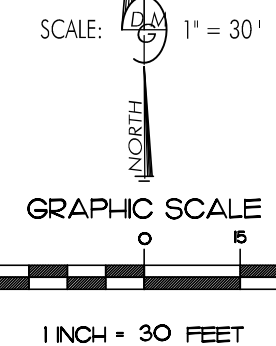


BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 25 EAST M.D.B.&M. WAS TAKEN TO BE $S00^{\circ}29'00''E$ PER ROXSAN TRACT UNIT NO. 1 AS FILED IN VOLUME 23 OF MAPS AT PAGE 61, TULARE COUNTY RECORDS

LEGEND

- MONUMENTS FOUND AND ACCEPTED OR AS NOTED
- SET 3/4" X 30" IRON PIPE, TAGGED PLS 4823, DOWN 6" AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND WHERE INDICATED
- () RECORD DATA PER THE EVANSDALE TRACT FILED IN VOLUME 13 OF MAPS AT PAGE 13 T.C.R. OR CALCULATED THEREFROM
- (()) RECORD DATA PER THE ROXSAN TRACT UNIT NO. 1 FILED IN VOLUME 23 OF MAPS AT PAGE 61 T.C.R. OR CALCULATED THEREFROM
- [] RECORD DATA PER PARCEL MAP NO. 3297 FILED IN BOOK 33 OF PARCEL MAPS AT PAGE 99 T.C.R. OR CALCULATED THEREFROM
- < > RECORD DATA PER RECORD OF SURVEY FILED IN BOOK 12 OF LICENSED SURVEYS AT PAGE 29 T.C.R. OR CALCULATED THEREFROM
- ◇ PORTION PREVIOUSLY GRANTED IN FEE TO THE CITY OF VISALIA PER GRANT DEED RECORDED ON 11/13/2008 AS DOCUMENT NO. 2008-0075656, O.R.T.C.
- ▣ PORTION PREVIOUSLY GRANTED IN FEE TO THE CITY OF VISALIA PER GRANT DEED RECORDED ON 11/13/2008 AS DOCUMENT NO. 2008-0075659, O.R.T.C.
- INDICATES LIMITS OF THIS SUBDIVISION
- NOT A DIVISION LINE
- ① ESTABLISHED BY ACCEPTED CENTERLINE OF LIBERTY AVENUE, EXTENDED AND PRO-RATED SOUTH TO ESTABLISH THE SOUTH LINE OF LOT 70. NORTH AND SOUTH LINES OF LOT 70 HELD PARALLEL WITH THE MONUMENT LINE FOR EVANSDALE TRACT PER REFERENCES HEREON.
- ② EASEMENT FOR IRRIGATION CANAL PURPOSES IN FAVOR OF EVANS DITCH COMPANY RECORDED ON _____ AS DOCUMENT NO. _____, O.R.T.C.
- ③ EASEMENT FOR ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED ON _____ AS DOCUMENT NO. _____, O.R.T.C.
- FD FOUND
- MON MONUMENT
- T.C.R. TULARE COUNTY RECORDS
- O.R.T.C. OFFICIAL RECORDS TULARE COUNTY
- ALL DISTANCES IN FEET OR DECIMALS THEREOF



PREPARED BY:
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 & ASSOCIATES
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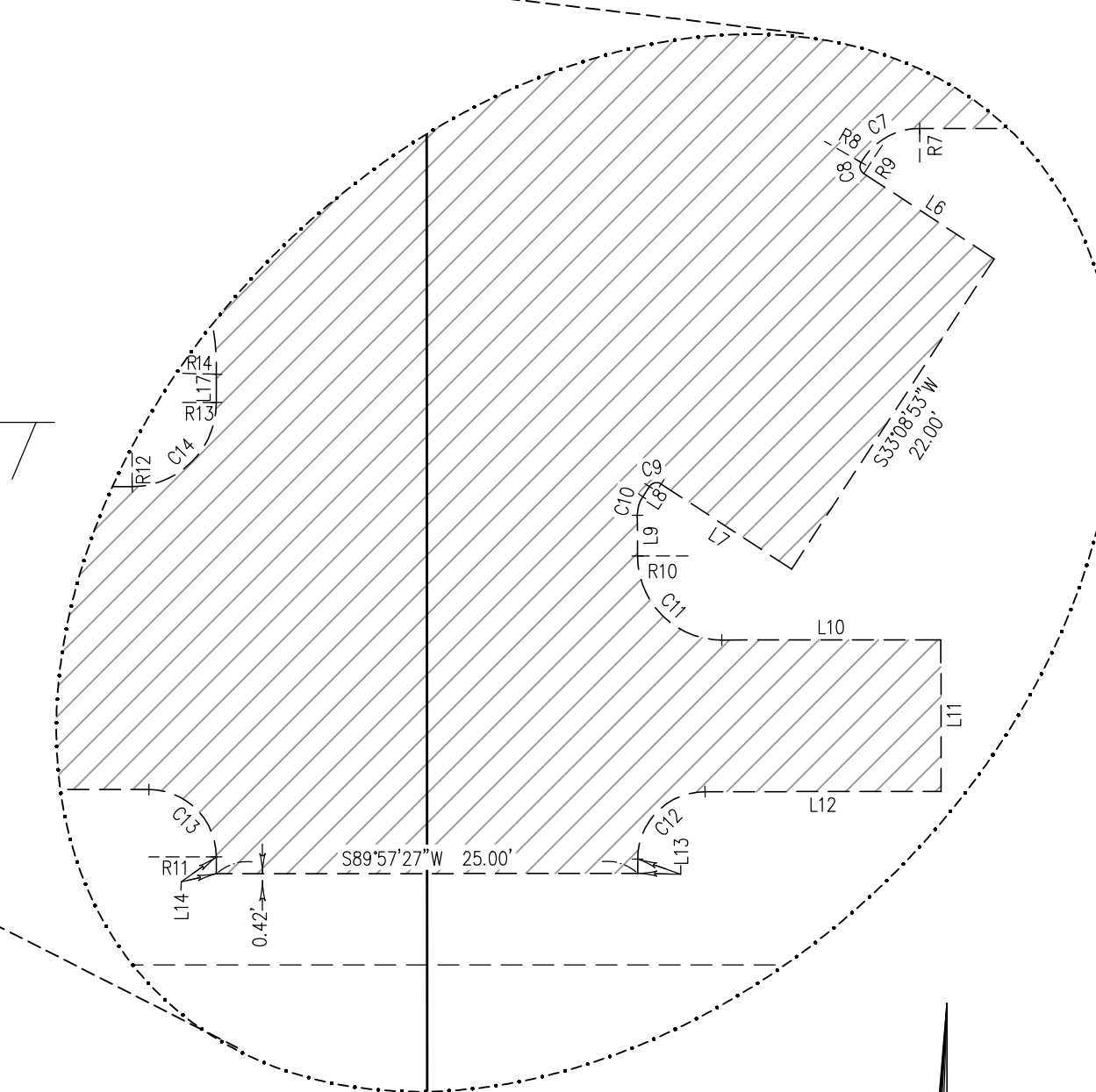
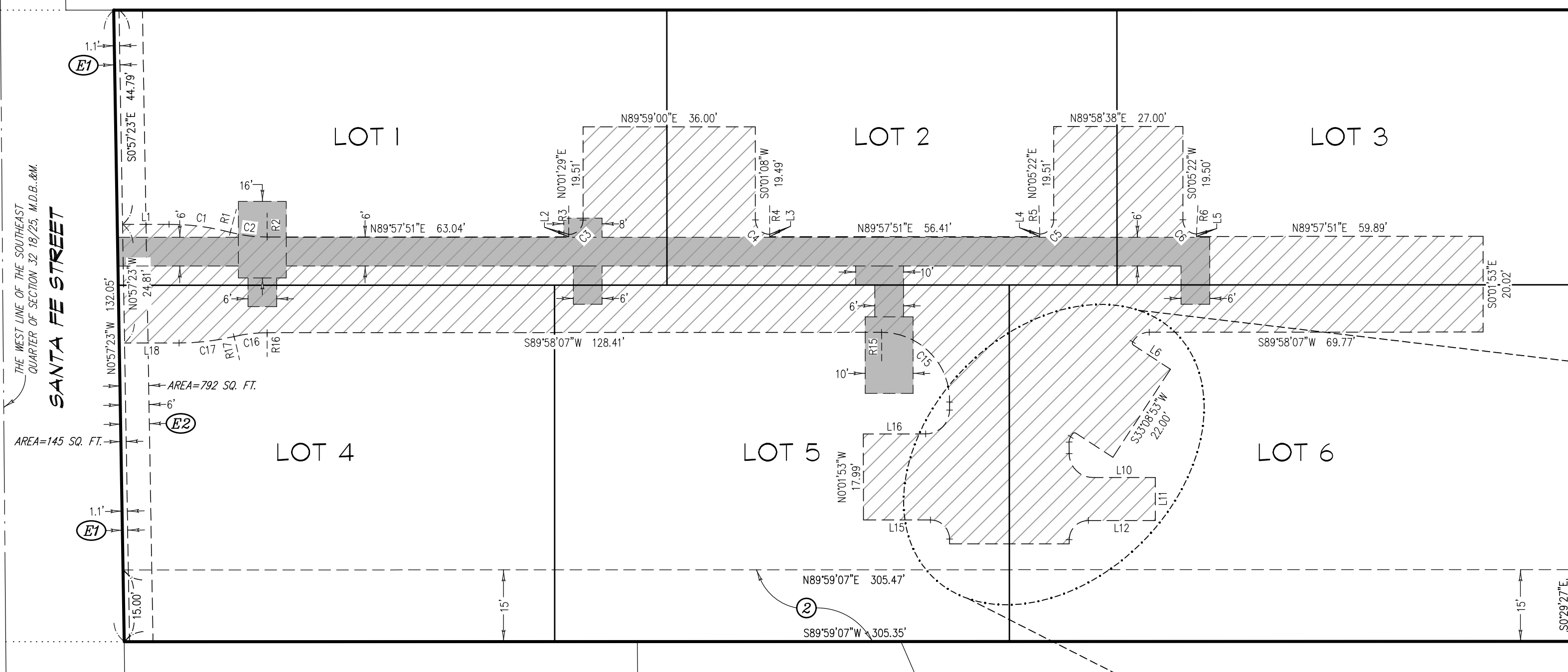
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**SEE SHEET # 8
FOR LEGEND, LIMITS OF THIS SUBDIVISION,
MONUMENTS, BOUNDARY & LOTS DIMENSIONS,
ADJACENT LOTS/PARCELS INFORMATION**

BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 25 EAST M.D.B.&M. WAS TAKEN TO BE S00°29'00"E PER ROXSAN TRACT UNIT NO. 1 AS FILED IN VOLUME 23 OF MAPS AT PAGE 61, TULARE COUNTY RECORDS



PROPOSED EASEMENTS DIAGRAM

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES

- E1** 1.1' WIDE PUBLIC SIDEWALK EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- E2** 6' WIDE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION

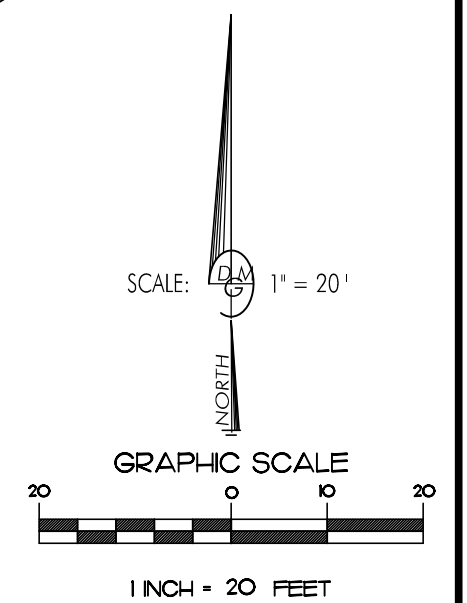
LINE #	BEARING	LENGTH
L1	N89°58'07"E	9.71'
L2	N0°02'09"W	0.50'
L3	S0°02'09"E	0.50'
L4	N0°02'09"W	0.50'
L5	S0°02'09"E	0.50'
L6	S56°47'15"E	9.25'
L7	N56°50'57"W	9.24'
L8	S33°09'03"W	0.73'
L9	S0°15'04"E	2.41'
L10	N89°57'27"E	13.00'
L11	S0°01'53"E	9.00'
L12	S89°57'27"W	14.00'
L13	S0°01'53"E	0.85'
L14	N0°05'22"E	1.00'
L15	S89°57'27"W	14.00'
L16	N89°57'58"E	13.02'
L17	N0°01'35"E	1.68'
L18	S89°58'07"W	11.41'

CURVE #	RADIUS	LENGTH	DELTA
C1	50.00'	12.95'	14°50'07"
C2	30.00'	7.77'	14°50'28"
C3	3.00'	4.71'	89°56'22"
C4	3.00'	4.72'	90°03'17"
C5	3.00'	4.63'	88°24'09"
C6	3.00'	4.56'	87°03'46"
C7	4.00'	4.20'	60°11'03"
C8	0.50'	0.76'	86°36'15"
C9	0.50'	0.79'	90°00'00"
C10	2.00'	1.17'	33°24'07"
C11	5.00'	7.85'	90°00'39"
C12	4.00'	6.28'	89°59'21"
C13	4.00'	6.28'	90°00'39"
C14	5.00'	7.84'	89°52'05"
C15	14.21'	22.68'	91°26'56"
C16	30.00'	6.95'	13°16'59"
C17	50.00'	11.59'	13°16'35"

LINE #	DIRECTION
R1	S14°48'13"W
R2	S0°02'15"E
R3	S0°02'09"E
R4	S0°02'09"E
R5	S1°30'29"E
R6	S3°01'36"W
R7	N0°01'53"W
R8	N6°01'25"W
R9	N33°10'48"E
R10	S89°58'07"W
R11	N89°58'07"E
R12	S0°02'33"E
R13	S89°54'38"E
R14	S88°34'46"E
R15	N0°01'42"W
R16	N0°01'30"W
R17	S13°18'28"E

HATCH EASEMENT LEGEND

- RECIPROCAL EASEMENT FOR INGRESS, EGRESS, PARKING, STORM WATER, SOLID WASTE, AND PUBLIC UTILITIES FOR THE BENEFIT OF LOTS 1 THRU 6 PER THIS MAP. AREA=9,278 SQ. FT.
- EASEMENT FOR ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED ON _____ AS DOCUMENT NO. _____, O.R.T.C.



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