

Exhibit "A"

ANNEXATION NO. 2023-03 TO THE CITY OF VISALIA GEOGRAPHIC DESCRIPTION

All that certain real property, situate in the Southeast quarter of the Northwest quarter of Section 23 of Township 18 South, Range 24 East, Mount Diablo Base & Meridian, in the County of Tulare, State of California, described as follows:

BEGINNING at a point on the North line of the Southeast quarter of the Northwest quarter of said Section 23, said point lying 55.00 feet West of the East line of said Northwest quarter, and being a point on the West right-of-way line of Linwood Street, and an angle point in the existing City Limit line of the City of Visalia; thence along said City Limit line the following four (7) courses:

- 1) South 00°00'52" West, along a line parallel with and 55.00 feet West of the East line of said Northwest quarter, 1076.79 feet, more or less, to the easterly extension of the North line of Parcel 1 of Parcel Map No. 4598, recorded in Book 47 of Parcel Maps at Page 3, Tulare County Records; thence
- 2) South 87°33'40" West, along said easterly extension and continuing along the North line of Parcels 1 and 2 of said Parcel Map No. 4598, a distance of 266.29 feet, more or less, to an angle point in the North line of said Parcel 2; thence
- 3) North 89°07'05" West, continuing along the North line of said Parcel 2, a distance of 21.49 feet, more or less, to the Southeast corner of Northgate Estates, according to the map thereof recorded in Volume 40 of Maps at Page 82, Tulare County Records; thence
- 4) North 00°00'52" East, along the East line of said Northgate Estates, 426.40 feet, more or less, to the Northeast corner of said Northgate Estates; thence
- 5) North 89°24'13" West, along the North line of said Northgate Estates, 971.21 feet, more or less, to the Northwest corner of said Northgate Estates, being a point on the West line of the Southeast quarter of the Northwest quarter of said Section 23; thence
- 6) North 00°00'26" East, along said West line, 661.58 feet, more or less, to the Northwest corner of the Southeast quarter of the Northwest quarter of said Section 23; thence
- 7) South 89°31'53" East, along the North line of the Southeast quarter of the Northwest quarter of said Section 23, a distance of 1258.82 feet, more or less, to the POINT OF BEGINNING.

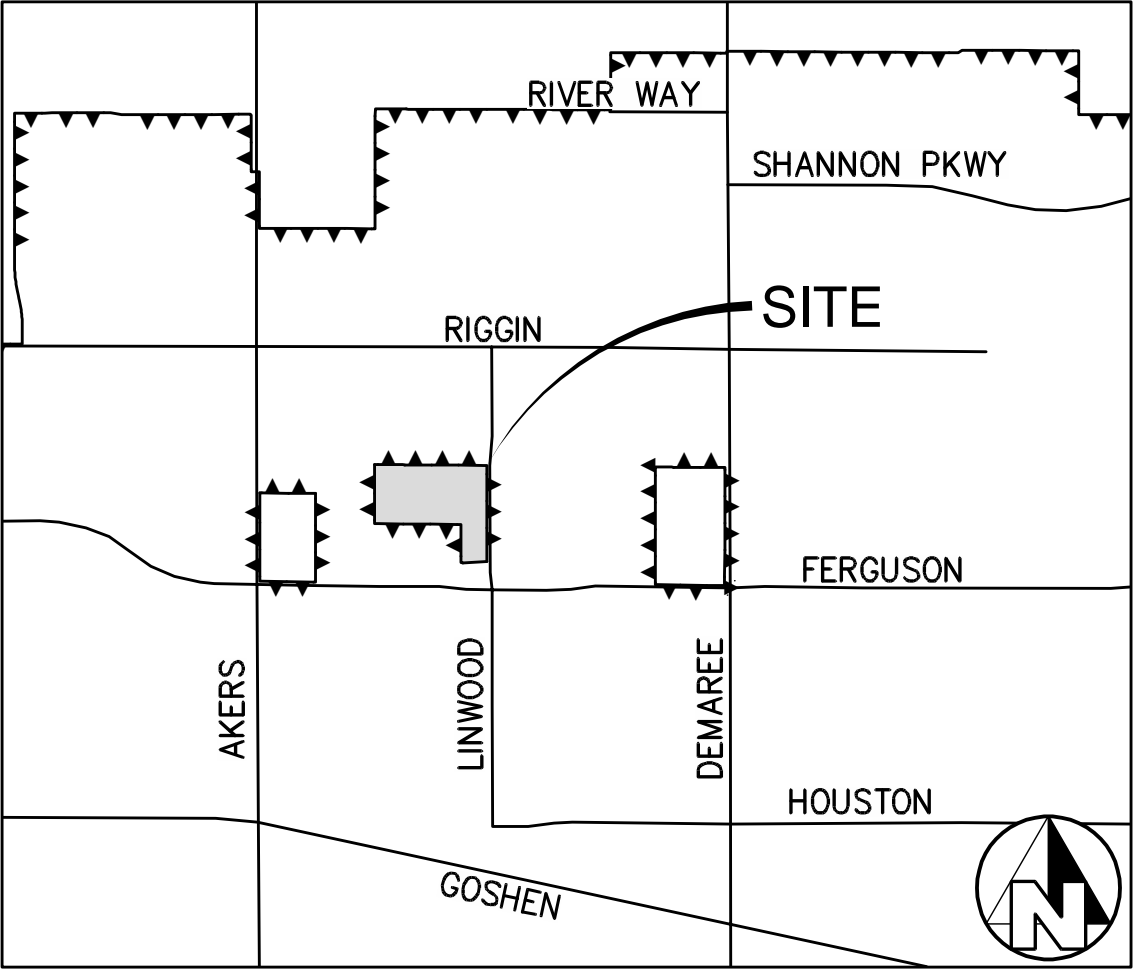
Containing approximately 21.93 acres.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.



ANNEXATION NO. 2023-03 TO THE CITY OF VISALIA

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 23
OF TOWNSHIP 18 SOUTH, RANGE 24 EAST,
MOUNT DIABLO BASE & MERIDIAN, IN THE COUNTY OF TULARE,
STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE



11/1/23

LEGEND

- (X) COURSE NUMBER
- EXISTING CITY LIMITS LINE
- PROPOSED ANNEXATION AREA

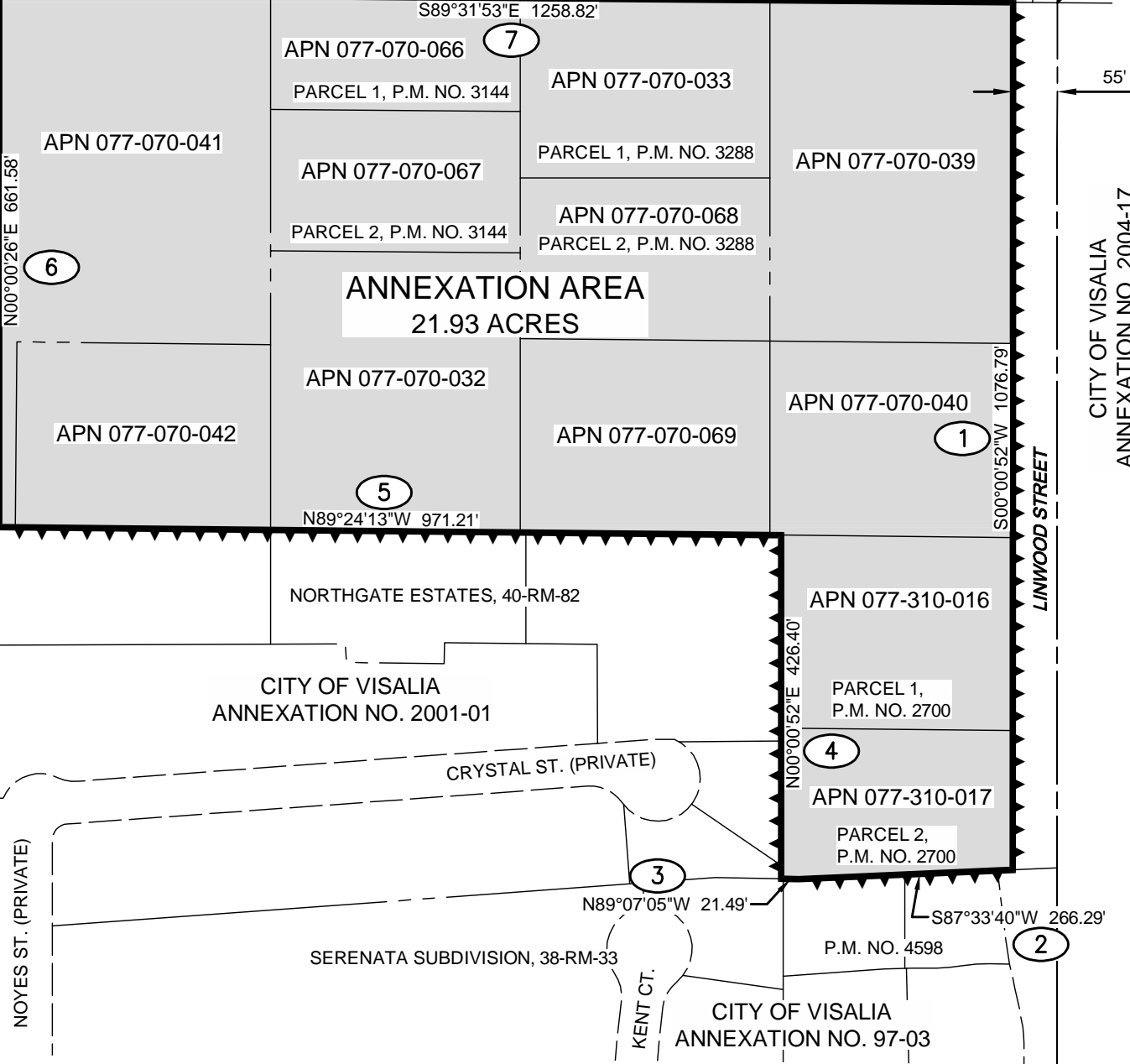
Exhibit "A"

NORTHWEST CORNER,
SOUTHEAST 1/4 OF NORTHWEST 1/4, SEC. 23

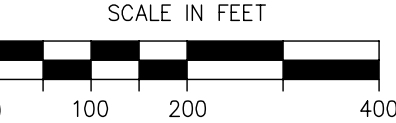
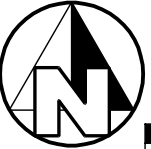
NORTHEAST CORNER,
SOUTHEAST 1/4 OF NORTHWEST 1/4, SEC. 23

POINT OF BEGINNING
WEST R/W LINE OF LINWOOD ST. & NORTH LINE OF
SOUTHEAST 1/4 OF NORTHWEST 1/4, SEC. 23

CITY OF VISALIA
ANNEXATION NO. 2003-02
LA VALENCIA, 40-RM-29



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EST. 1968
PROVOST & PRITCHARD
CONSULTING GROUP
An Employee Owned Company

ANNEXATION NO. _____
TO THE CITY OF VISALIA
TULARE COUNTY, CALIFORNIA
GRAPHICAL EXHIBIT

LAND SURVEYOR:
TIMOTHY M. ODOM
DATE: 11/1/23
JOB NO: 139123002
SHEET 1 OF 1

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All that certain real property, situate in the Northwest quarter of Section 23 of Township 18 South, Range 24 East, Mount Diablo Base & Meridian, in the County of Tulare, State of California, described as follows:

BEGINNING at a point on the South line of the Northwest quarter of said Section 23, said point lying 30.00 feet East of the West quarter corner of said Section 23 and being the intersection of the East right-of-way line of Akers Street and the North right-of-way line of Ferguson Avenue, and an angle point in the existing City Limit line of the City of Visalia; thence along said City Limit line the following four (4) courses:

- 1) North 00°00'00" East, along a line parallel with and 30.00 feet East of the West line of said Northwest quarter, 988.24 feet, more or less, to the North line of Parcel 3 of Parcel Map No. 995, recorded in Book 10 of Parcel Maps at Page 96, Tulare County Records; thence
- 2) South 89°28'08" East, along said North line, 626.90 feet, more or less, to the Northeast corner of said Parcel 3; thence
- 3) South 00°00'13" West, along the East line of said Parcel 3 and continuing along the East lines of Parcels 2 and 1 of said Parcel Map No. 995, a distance of 990.30 feet, more or less, to the Southeast corner of said Parcel 1, being a point on the South line of the Northwest quarter of said Section 23; thence
- 4) North 89°16'50" West, along said South line, 626.86 feet, more or less, to the POINT OF BEGINNING.

Containing approximately 14.24 acres.

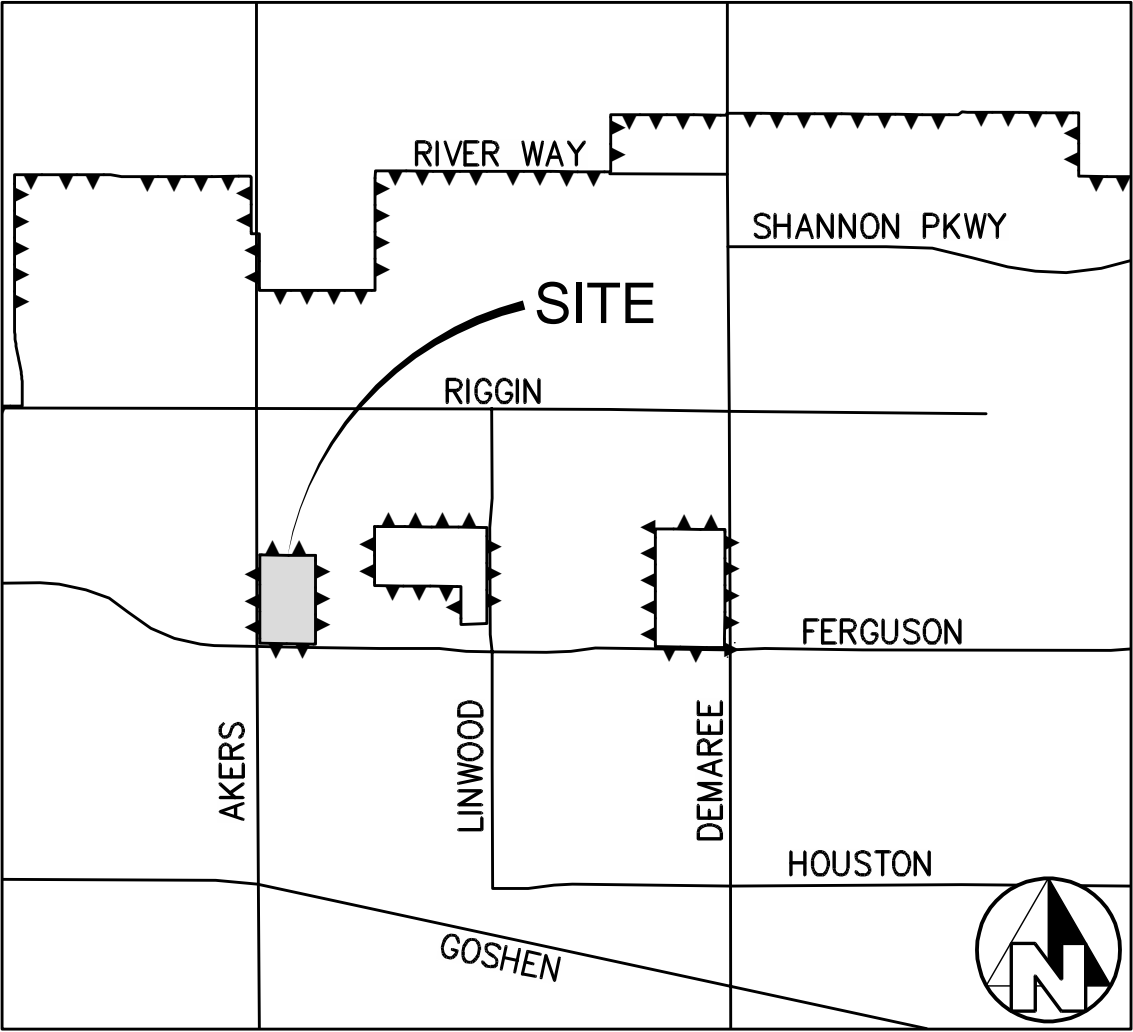
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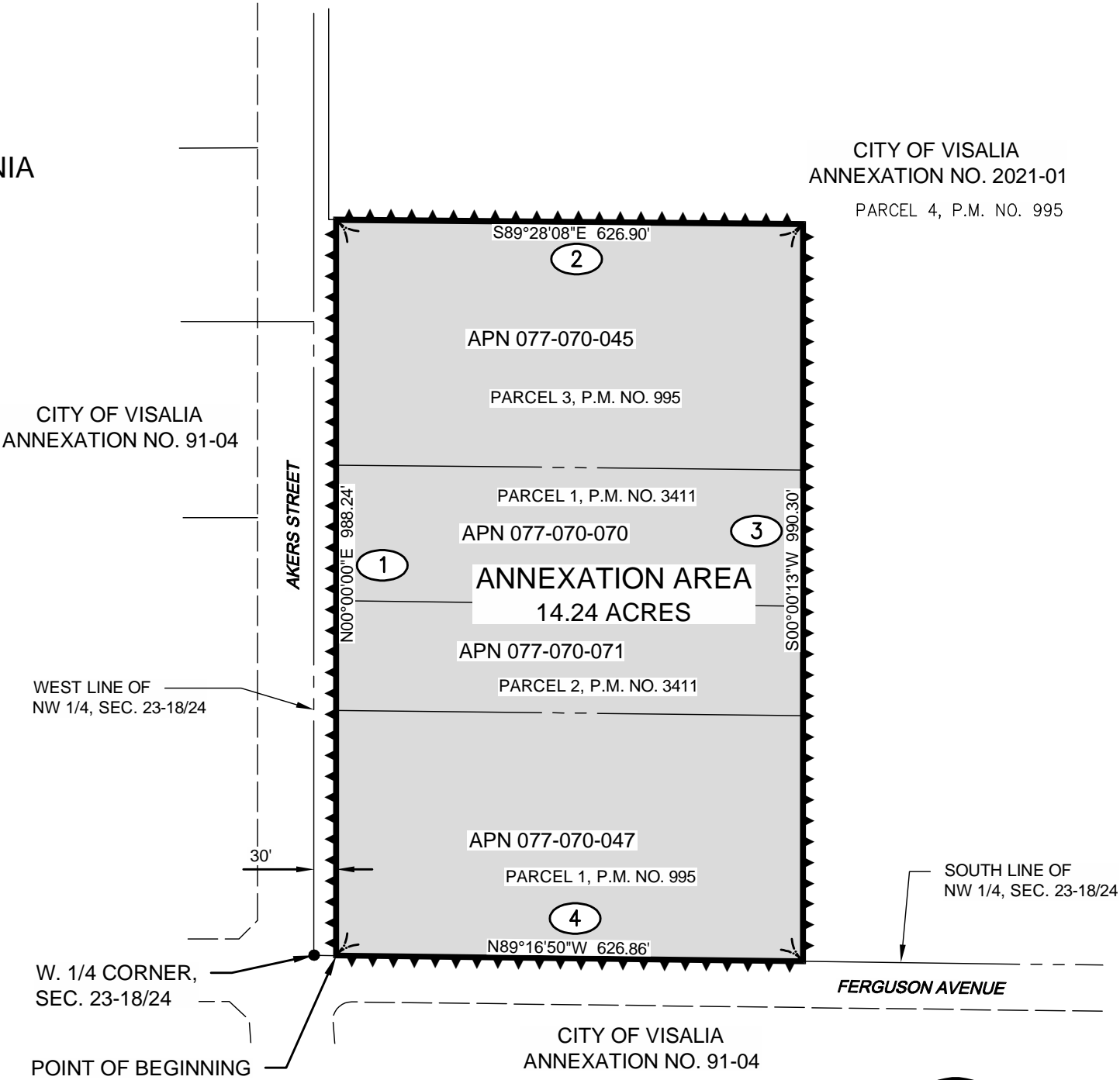
VICINITY MAP
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