



PARCEL MAP NO.

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 SHIRK STREET, RIGGIN AVENUE, AND DENTON STREET IN FEE TO THE CITY OF VISALIA
- RECIPROCAL ACCESS AND UTILITY EASEMENT IN FAVOR OF ALL PARCELS, SHOWN HEREON AND DESIGNATED AS "RAUE" (RECIPROCAL ACCESS AND UTILITY EASEMENT)
- PUBLIC STORM DRAIN EASEMENT TO THE CITY OF VISALIA AS SHOWN HEREON
- PEDESTRIAN ACCESS EASEMENT TO THE PUBLIC, AS SHOWN HEREON AND DESIGNATED AS "PAE" (PEDESTRIAN ACCESS EASEMENT)
- PUBLIC 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 UTILITIES EASEMENT).

FOR: HAYES RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ERIC M. SHANNON, MANAGER _____ DATE _____

JERRID P. SHANNON, MANAGER _____ 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 TULARE

ON _____, BEFORE ME, _____, A 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.

SIGNATURE _____ PRINT NAME _____

MY COMMISSION EXPIRES: _____ COMMISSION NO. _____

PRINCIPAL PLACE OF BUSINESS: _____ COUNTY _____

NOTARY ACKNOWLEDGEMENT

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STATE OF CALIFORNIA/COUNTY OF TULARE

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SIGNATURE _____ PRINT NAME _____

MY COMMISSION EXPIRES: _____ COMMISSION NO. _____

PRINCIPAL PLACE OF BUSINESS: _____ COUNTY _____

FLOOD HAZARD ZONE

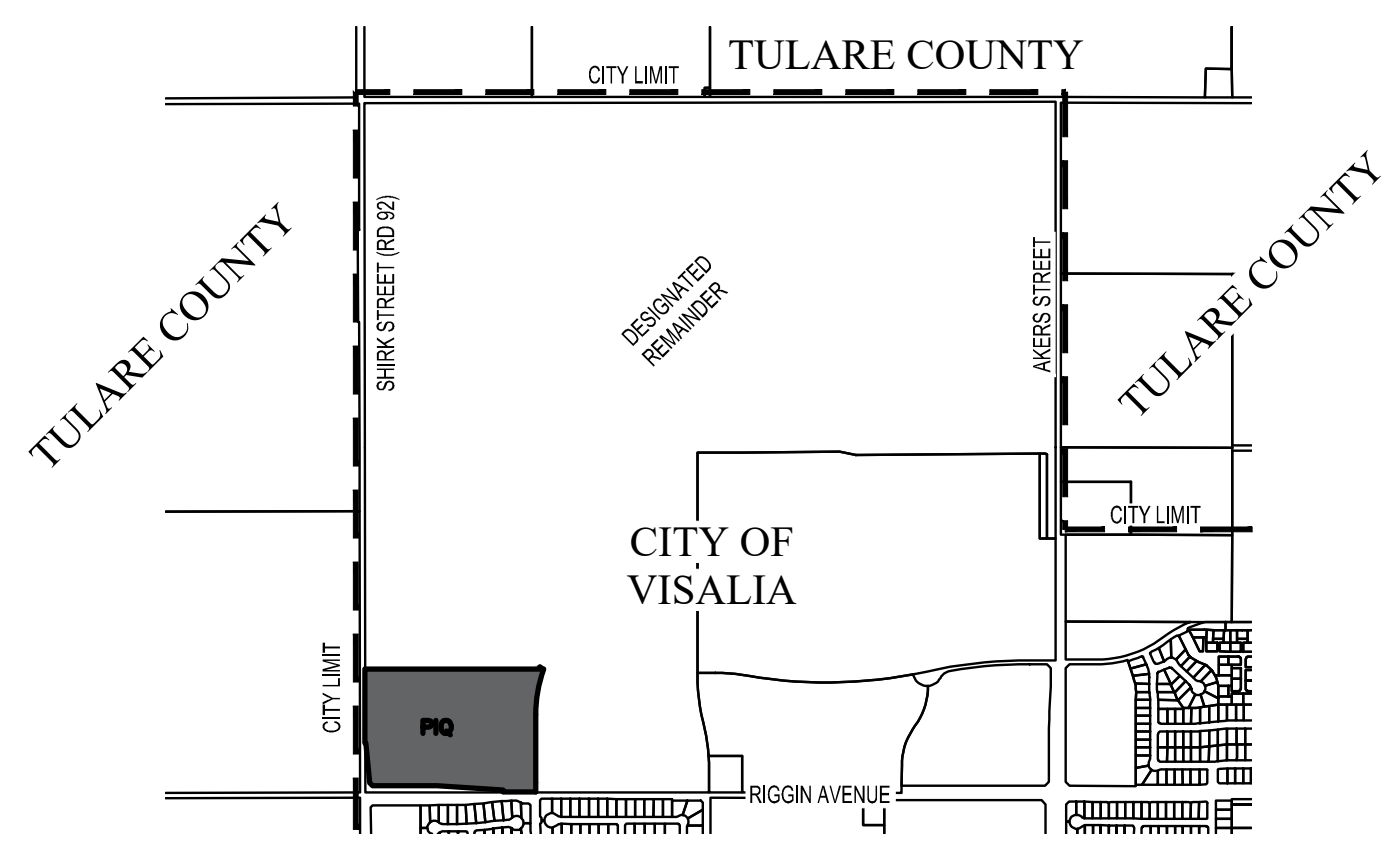
AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NUMBER 06107C0330E) FOR COMMUNITY NO. 060409, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA, EFFECTIVE JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES FULLY WITH A FLOOD ZONE AREA DESIGNATED ZONE X (SHADED), WHICH ARE AREAS OF 0.2-PERCENT ANNUAL CHANCE FLOODING, AREAS OF 1-PERCENT ANNUAL CHANCE FLOODING WHERE THE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1-PERCENT ANNUAL CHANCE FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THEN 1 SQUARE MILE, AND AREAS PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE FLOOD BY LEVEES.

LEGAL DESCRIPTION:

SECTION 15, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF;

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE, SOUTH 89°53'57" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 2632.80 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE, NORTH 0°11'18" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 202.33 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1500.00 FEET; THENCE, NORTHERLY, ALONG SAID 1500.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 13°55'01", AN ARC DISTANCE OF 364.34 FEET, TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1500.00 FEET; THENCE, CONTINUING NORTHERLY, ALONG LAST SAID 1500.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 13°55'01", AN ARC DISTANCE OF 364.34 FEET, TO A POINT DISTANT 88.06 FEET WEST, MEASURED AT RIGHT ANGLES FROM, SAID WEST LINE OF THE SOUTHEAST QUARTER; THENCE, NORTH 0°11'18" WEST, PARALLEL WITH SAID WEST LINE, 1681.25, TO A POINT DISTANT 28.11 FEET SOUTH, MEASURED AT RIGHT ANGLES FROM, THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 89°49'37" EAST PARALLEL WITH SAID NORTH LINE AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, 341.52 FEET; THENCE, NORTH 89°28'43" EAST, 734.48; THENCE, SOUTH 78°34'03" EAST, 125.47 FEET; THENCE, NORTH 89°38'20" EAST, 1437.50 FEET; THENCE, SOUTH 53°25'38" EAST, 13.27 FEET, TO A POINT DISTANT 75.00 FEET WEST, MEASURED AT RIGHT ANGLES FROM, THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE, SOUTH 0°08'56" EAST, PARALLEL WITH SAID EAST LINE, 635.50 FEET; THENCE, NORTH 89°51'27" EAST, 75.00 FEET, TO A POINT ON SAID EAST LINE OF THE SOUTHEAST QUARTER; THENCE, SOUTH 0°08'56" EAST, ALONG SAID EAST LINE, 1948.56 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE CITY OF VISALIA, A MUNICIPAL CORPORATION IN DEED RECORDED DECEMBER 29, 2021, AS INSTRUMENT NUMBER 2021-0094165, TULARE COUNTY RECORDS



EASEMENTS AFFECTING PROPERTY

- RIGHTS OF THE PUBLIC, COUNTY AND/OR CITY, IN AND TO THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF ROAD 93 AKA SHIRK ROAD, AVENUE 312 AKA RIGGIN AVENUE
- A STRIP OF LAND 20 FEET WIDE OFF THE EAST SIDE OF THE NORTHEAST QUARTER AND 20 FEET OFF THE NORTH SIDE OF ALL OF SECTION 15 REC. IN 11-06/1906 IN BK. 9 OF RIGHTS OF WAY, PG 27
- ANY AND ALL WATER DITCHES OVER AND ACROSS SECTION 15 REC. 07/20/1909 IN BK 166 OF DEEDS, PG 111
- SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES OF ALL OF THE SOUTH ONE-HALF OF SECTION 15 REC. BK. 1303, OF OFFICIAL RECORDS, PG 104
- SOUTHERN CALIFORNIA EDISON COMPANY PUBLIC UTILITY EASEMENT IN THE NORTHEAST QUARTER OF SECTION 15 REC. IN BK. 2938, OF OFFICIAL RECORDS, PG 873 (NOT LYING WITHIN SUBDIVIDED PORTION OF SUBJECT PARCEL)
- SOUTHERN CALIFORNIA EDISON COMPANY PUBLIC UTILITY EASEMENT IN THE NORTHWEST QUARTER OF SECTION 15 REC. IN BK. 3191, OF OFFICIAL RECORDS, PG 479 (NOT LYING WITHIN SUBDIVIDED PORTION OF SUBJECT PARCEL)
- 20 FOOT WIDE PIPELINE EASEMENT IN FAVOR OF MODOC DITCH COMPANY REC. 11/23/1999 IN OFFICIAL RECORDS UNDER INSTRUMENT NO. 1999-88872
- SOUTHERN CALIFORNIA EDISON PUBLIC UTILITY EASEMENT RECORDED 1/31/1962 IN BOOK 2316, PAGE 224, OF OFFICIAL RECORDS (NOT LYING WITHIN SUBDIVIDED PORTION OF SUBJECT PARCEL)



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 HAYES RANCH, LLC ON 10/21/2023 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.

RANDY D. WASNICK P.L.S. 8163 _____ 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 OF THE 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 P.L.S. 6815 _____ DATE _____ CITY SURVEYOR

CITY PLANNER'S STATEMENT

I HEREBY STATE THAT THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON 9/11/2023.

BY: 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 _____, 20____, 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, STORM DRAIN EASEMENT, PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT AND THE PUBLIC STREETS, 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 _____, 20____

LESLIE B. CAVIGLIA _____ CITY MANAGER/CITY CLERK

BY: CHIEF DEPUTY CITY CLERK

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 THAT 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

RECORDER'S STATEMENT

DOCUMENT NO. _____ FEE PAID _____

FILED THIS _____ DAY OF _____, 20____, AT _____ M.

IN BOOK _____ OF MAPS, AT PAGE _____ TULARE COUNTY RECORDS, AT THE REQUEST OF 4 CREEKS, INC.

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

BY: _____ DEPUTY

PREPARED BY:



324 S. SANTA FE ST., STE. A P.O. BOX 7593 VISALIA, CA 93292 TEL: 559.802.3052 FAX: 559.802.3215

4CREEKS

PARCEL MAP NO.

A PORTION OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF

EASEMENTS AFFECTING PROPERTY

SEE SHEET 1 FOR EASEMENT INFORMATION

BASIS OF BEARINGS

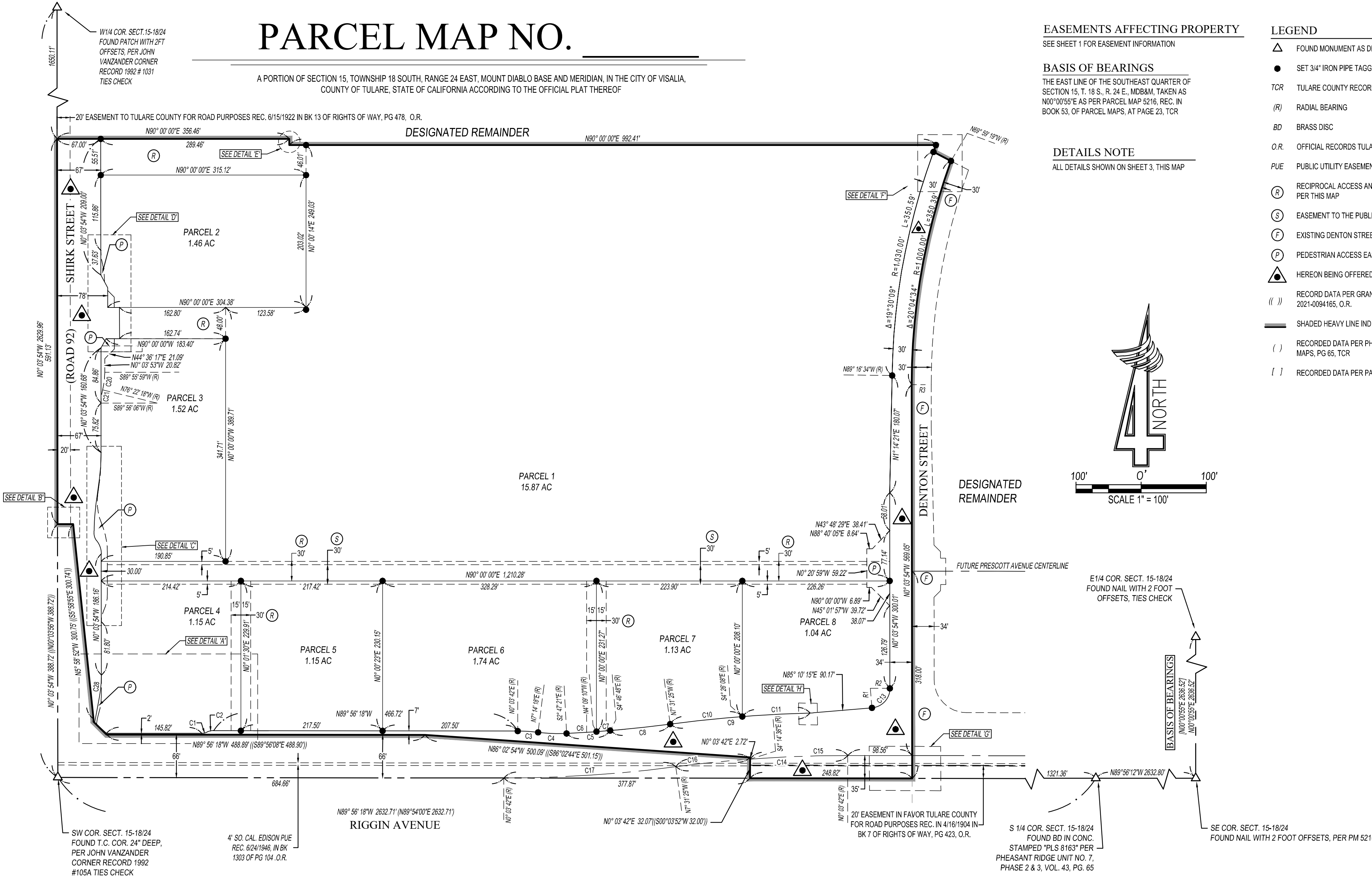
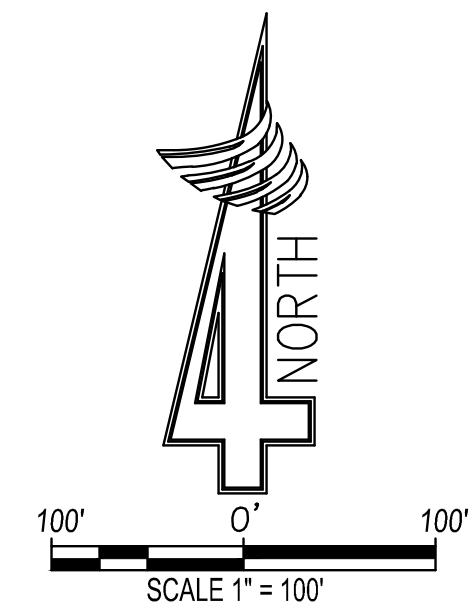
THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15, T. 18 S., R. 24 E., MDB&M, TAKEN AS N00°00'55"E AS PER PARCEL MAP 5216, REC. IN BOOK 53, OF PARCEL MAPS, AT PAGE 23, TCR

DETAILS NOTE

ALL DETAILS SHOWN ON SHEET 3, THIS MAP

LEGEND

- △ FOUND MONUMENT AS DESCRIBED
- SET 3/4" IRON PIPE TAGGED "PLS 8163" DOWN 6IN
- TCR TULARE COUNTY RECORDS
- (R) RADIAL BEARING
- BD BRASS DISC
- O.R. OFFICIAL RECORDS TULARE COUNTY
- PUE PUBLIC UTILITY EASEMENT
- (R) RECIPROCAL ACCESS AND UTILITY EASEMENT IN FAVOR OF ALL PARCELS, PER THIS MAP
- (S) EASEMENT TO THE PUBLIC FOR STORM DRAIN PURPOSES, PER THIS MAP
- (F) EXISTING DENTON STREET RIGHT OF WAY
- (P) PEDESTRIAN ACCESS EASEMENT
- ▲ HEREON BEING OFFERED FOR DEDICATION AS A PUBLIC STREET
- () RECORD DATA PER GRANT DEED RECORDED 12/29/2021 AS DOC. NO. 2021-0094165, O.R.
- SHADED HEAVY LINE INDICATES SUBDIVISION BOUNDARY
- () RECORDED DATA PER PHEASANT RIDGE UNIT NO. 7, PHASE 2 & 3, VOL. 43 OF MAPS, PG 65, TCR
- [] RECORDED DATA PER PARCEL MAP 5216, BK. 53 OF PARCEL MAPS, PG 23, TCR



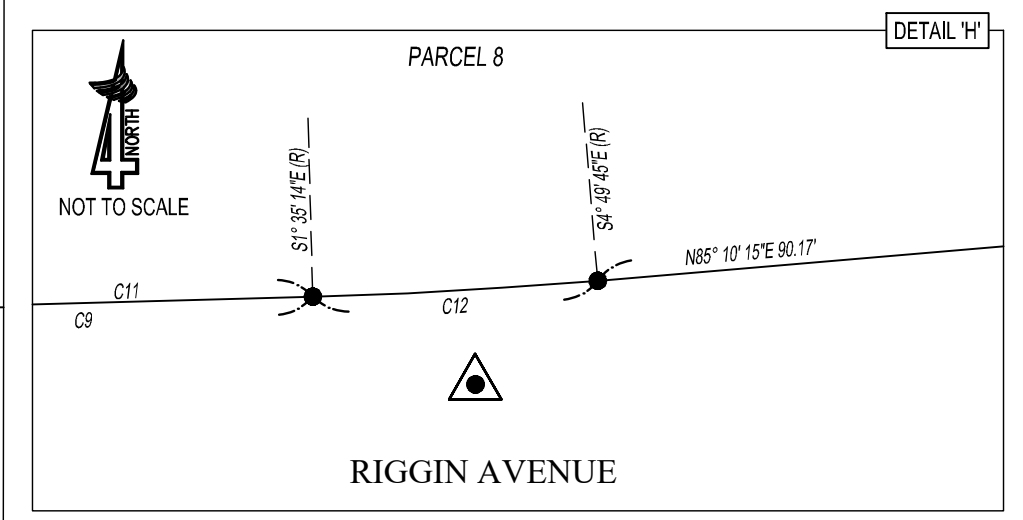
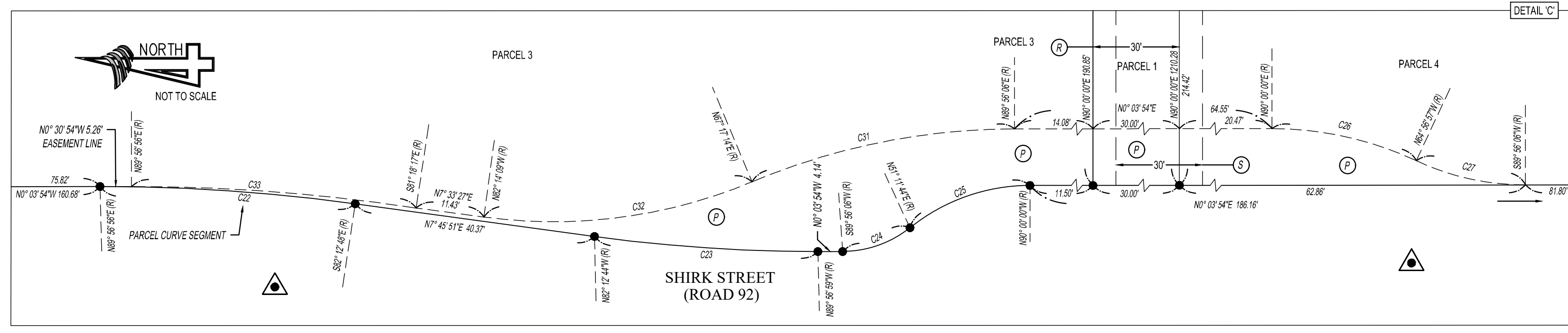
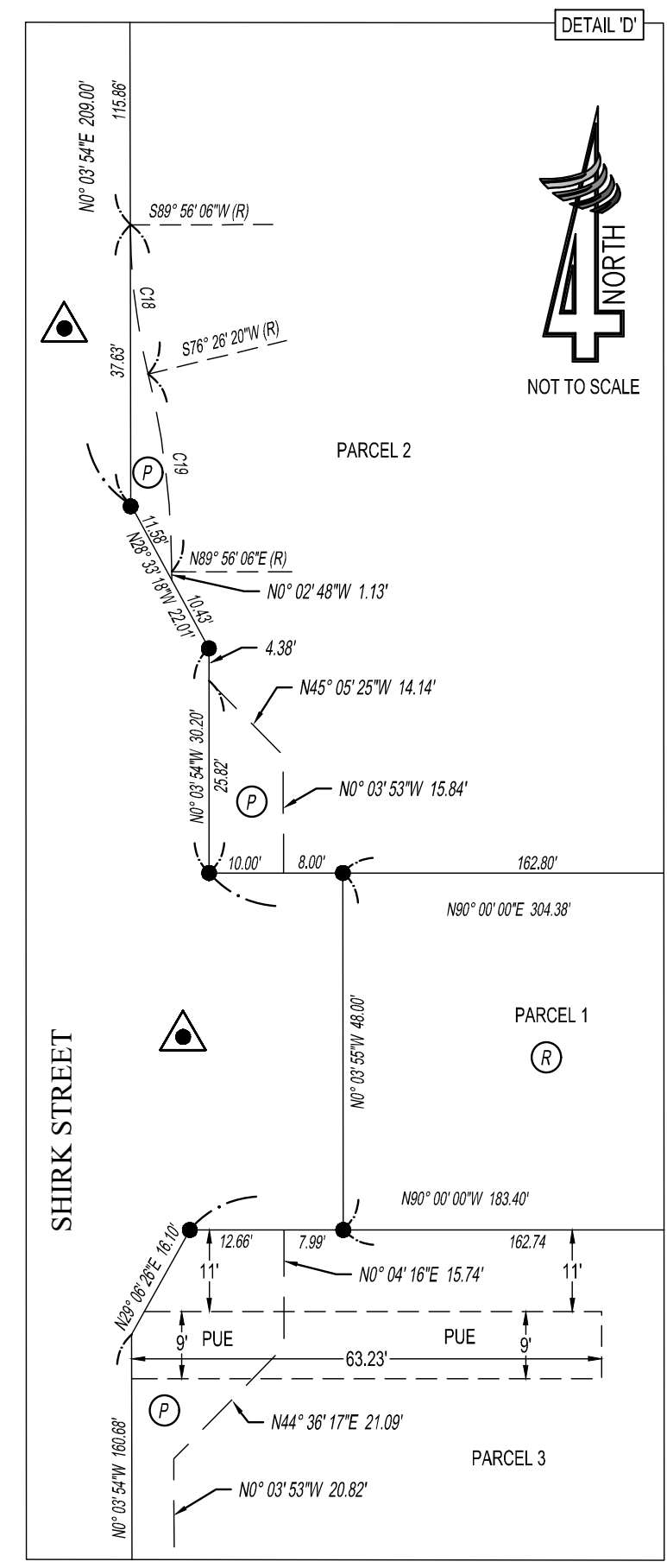
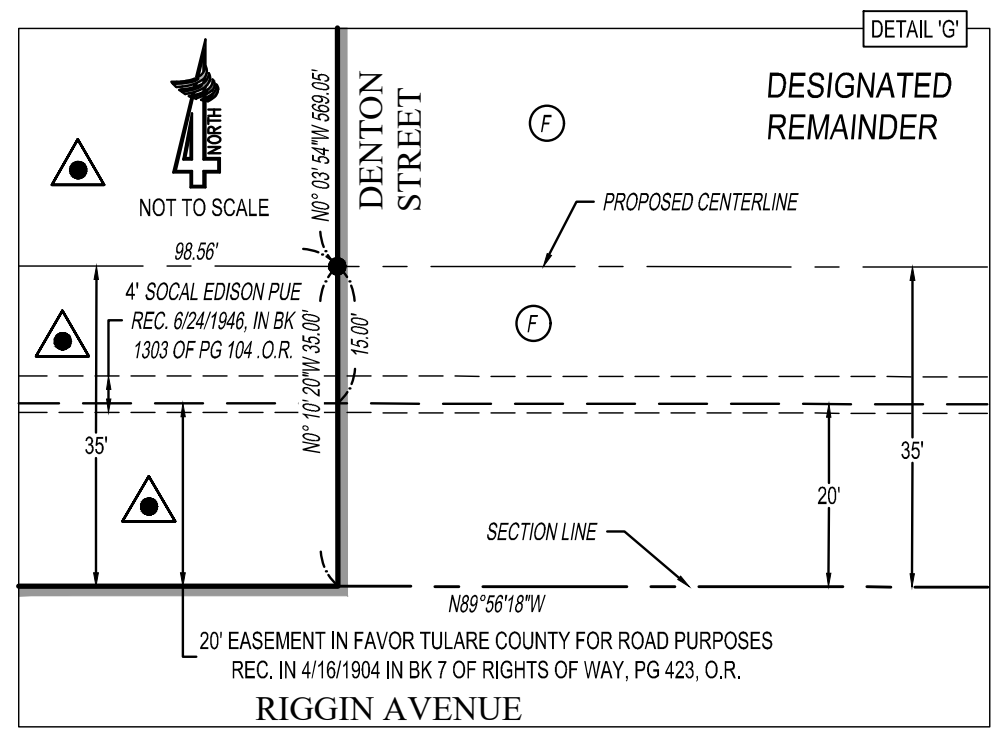
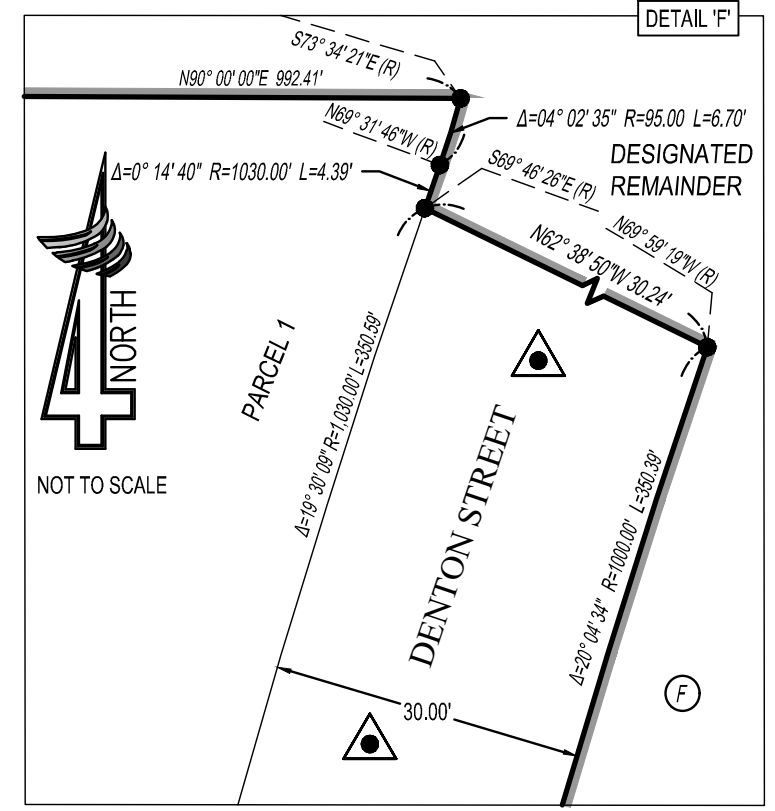
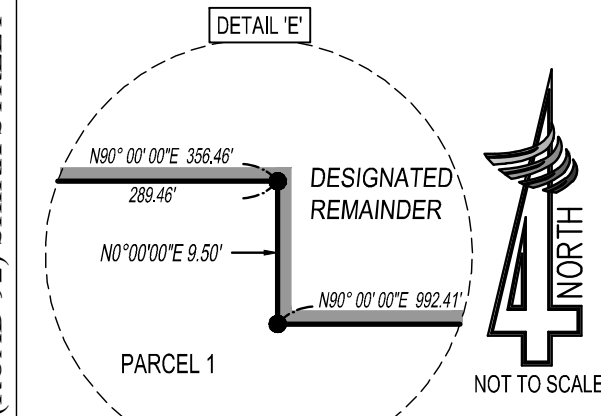
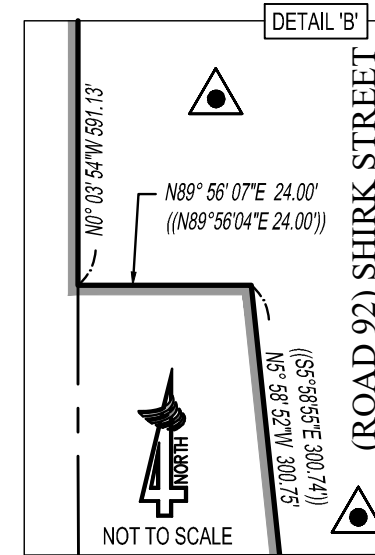
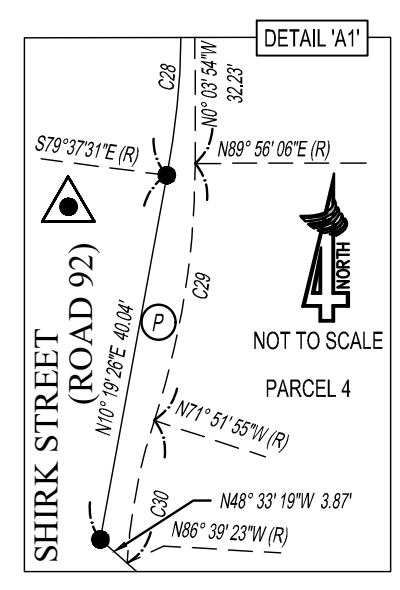
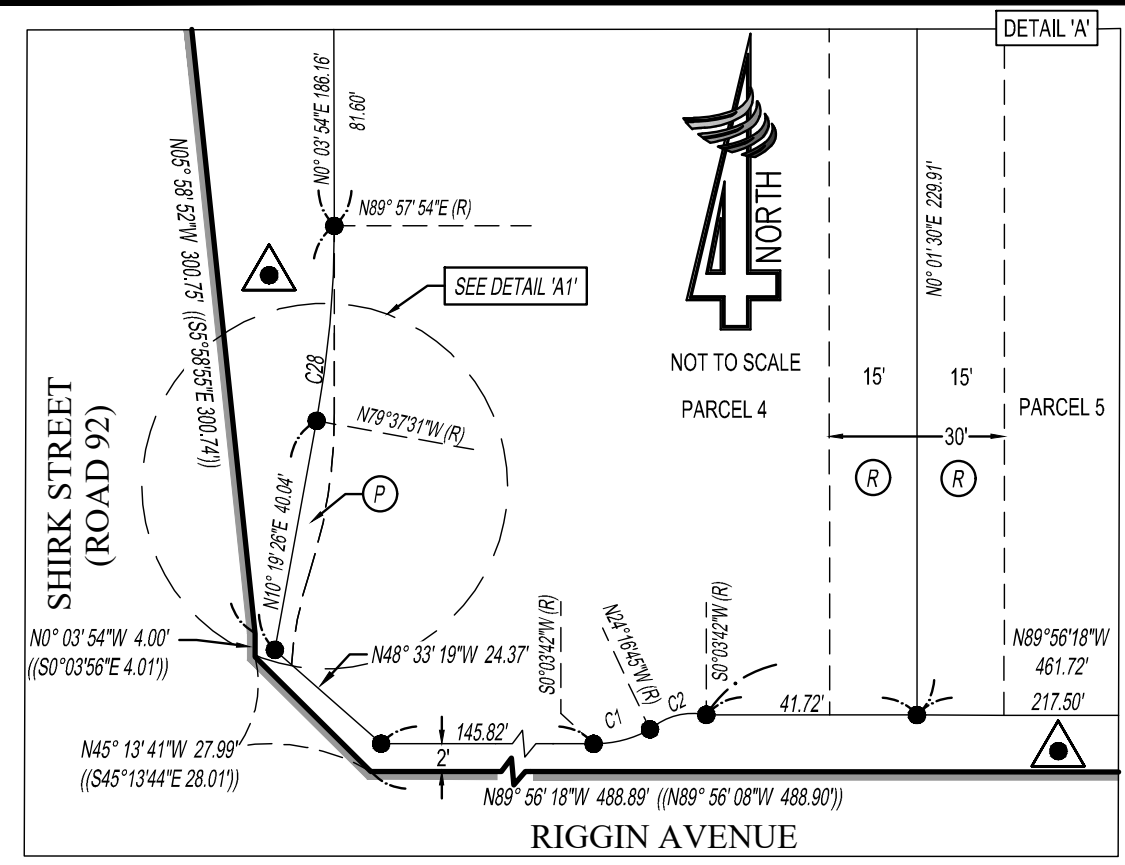
PREPARED BY:



324 S. SANTA FE ST., STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
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A PORTION OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF



CURVE TABLE				CURVE TABLE				RADIALS TABLE	
CURVE #	DELTA	LENGTH	RADIUS	CURVE #	DELTA	LENGTH	RADIUS	#	BEARING
C1	24°20'26"	8.50'	20.00'	C18	13°29'46"	20.26'	86.00'	R1	S4°49'45"E
C2	24°20'26"	10.62'	25.00'	C19	13°29'46"	26.85'	114.00'	R2	N89°56'06"E
C3	7°10'37"	31.32'	250.00'	C20	13°41'43"	27.25'	114.00'	R3	S89°56'06"W
C4	10°01'39"	43.75'	250.00'	C21	13°41'36"	20.55'	86.00'		
C5	1°59'27"	67.17'	1,933.00'	C22	7°50'16"	42.80'	312.85'		
C6	1°21'49"	46.00'	1,933.00'	C23	7°50'17"	37.47'	273.87'		
C7	0°37'38"	21.16'	1,933.00'	C24	38°44'22"	12.17'	18.00'		
C8	2°44'37"	92.56'	1,933.00'	C25	38°48'16"	21.67'	32.00'		
C9	5°58'11"	215.36'	2,067.00'	C26	25°03'03"	24.92'	57.00'		
C10	3°05'17"	111.40'	2,067.00'	C27	25°08'56"	18.85'	43.00'		
C11	2°52'54"	103.96'	2,067.00'	C28	10°24'35"	33.69'	185.44'		
C12	3°16'31"	5.32'	93.00'	C29	18°11'59"	28.27'	89.00'		
C13	85°14'09"	44.63'	30.00'	C30	14°47'28"	15.75'	61.00'		
C14	7°35'06"	264.77'	2,000.00'	C31	22°38'52"	45.06'	114.00'		
C15	4°18'17"	150.27'	2,000.00'	C32	30°28'37"	45.75'	86.00'		
C16	3°16'49"	114.50'	2,000.00'	C33	8°44'47"	47.75'	312.83'		
C17	7°35'06"	264.77'	2,000.00'						

- LEGEND**
- △ FOUND MONUMENT AS DESCRIBED
 - SET 3/4" IRON PIPE TAGGED "PLS 8163" DOWN 6IN
 - (R) RADIAL BEARING
 - O.R. OFFICIAL RECORDS TULARE COUNTY
 - PUE PUBLIC UTILITY EASEMENT
 - (R) RECIPROCAL ACCESS AND UTILITY EASEMENT IN FAVOR OF ALL PARCELS, PER THIS MAP
 - (F) EXISTING DENTON STREET RIGHT OF WAY
 - (P) PEDESTRIAN ACCESS EASEMENT
 - (S) EASEMENT TO THE PUBLIC FOR STORM DRAIN PURPOSES, PER THIS MAP
 - ▲ HEREON BEING OFFERED FOR DEDICATION AS A PUBLIC STREET
 - SHADED HEAVY LINE INDICATES SUBDIVISION BOUNDARY