



**RESOURCE
MANAGEMENT AGENCY
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

KUYLER CROCKER
District One
PETE VANDER POEL
District Two
AMY SHUKLIAN
District Three
EDDIE VALERO
District Four
DENNIS TOWNSEND
District Five

AGENDA DATE: February 26, 2019

Public Hearing Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Published Notice Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Advertised Published Notice	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
CONTACT PERSON: Celeste Perez PHONE: (559) 624-7010				

SUBJECT: Final Map for Phase 1 of Subdivision Tract No. 789

REQUEST(S):

That the Board of Supervisors:

1. Approve the Final Map for Phase 1 of Subdivision Tract No. 789, located between Avenue 308 and Avenue 310 east of Road 72, in the community of Goshen; and
2. Approve the Agreement to complete all required public improvements for Phase 1 of Subdivision Tract No. 789 and authorize the Chairman to sign Agreement; and
3. Accept the road right of way dedications for Phase 1 of Subdivision Tract No. 789 as shown on the Final Map.

SUMMARY:

The subdivider of Subdivision Tract No. 789 is TRD 2 – Goshen Village, LLC, a Delaware limited liability company. The tentative map for Subdivision Tract No. 789 was conditionally approved by the Planning Commission on August 16, 2005. Subdivision Tract No. 789 is a division of 17.06 acres into 76 residential lots to be constructed in three phases, with Phase 1 consisting of 25 lots and one ponding lot, located between Avenue 308 and Avenue 310 east of Road 72, in the community of Goshen.

The required public improvements for the subdivision are subject to plan approval and construction inspection by the Resource Management Agency (RMA) Public Works Branch, California Water Service Company and Goshen Public Utilities District. The improvements include construction of public roads and connection to the Goshen

SUBJECT: Final Map for Phase 1 of Subdivision Tract No. 789

DATE: February 26, 2019

Public Utilities District sewer system and the California Water Service Company water system. These improvements will be completed in accordance with the terms of an improvement agreement between the Subdivider and County. The improvement agreement between the County and the Subdivider will be in effect for a period of one year from the Board approval date.

The County Surveyor has determined that the Final Map for Phase 1 of Subdivision Tract No. 789 is in conformance with the Subdivision Map Act, local ordinances and conditions of Tentative Map approval applicable at the time of filing. State law requires the local legislative body to approve a final map if it conforms to the requirements of the Subdivision Map Act and local ordinance. Therefore, in the absence of evidence of noncompliance, the County is obligated to approve the Final Map for this subdivision.

Ten percent of the security provided by the subdivider guaranteeing faithful performance will be retained by the county for a period of one year following acceptance of the improvements by your Board, as a guarantee and warranty against defective work or materials furnished pursuant to Section 7-01-2045 of the ordinance code. In addition, the security provided by the subdivider securing payment to the contractor, subcontractors and to persons furnishing labor, materials or equipment for construction of the improvements will be retained by the county for a period of ninety (90) days after acceptance of the improvements by your Board pursuant to requirements of the Subdivision Map Act and California Civil Code.

Assessment District Nos. 18-789-GOSHEN and 18-789R-GOSHEN will be formed concurrently with this final map to pay for the continuing cost of maintaining the storm drainage system improvements and road and street maintenance located within this Subdivision.

FISCAL IMPACT/FINANCING:

No net County cost.

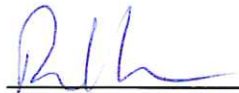
The subdivider has borne the cost of constructing the required public improvements. The County will be responsible for future costs of road maintenance and associated general liability upon acceptance of the public improvements. The two assessment districts formed for this subdivision will pay for the continuing costs of maintaining the storm drain system and maintaining the public roads located in the subdivision.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's five-year strategic plan includes the economic well-being initiative to promote economic development opportunities and effective growth management. The acceptance of the public improvements for Tract 789 encourages growth consistent with the County's General Plan.

SUBJECT: Final Map for Phase 1 of Subdivision Tract No. 789
DATE: February 26, 2019

ADMINISTRATIVE SIGN-OFF:



Reed Schenke, P.E.
Director

cc:
County Administrative Office

Attachment(s) Attachment A – Vicinity Map
Attachment B – Final Map
Attachment C – Agreement for improvements

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF FINAL MAP FOR _____) Resolution No. _____
PHASE 1 OF SUBDIVISION TRACT NO. 789) Agreement No. _____

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE BOARD OF
SUPERVISORS, AT AN OFFICIAL MEETING HELD FEBRUARY 26, 2019, BY THE
FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

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

BY: _____
Deputy Clerk

* * * * *

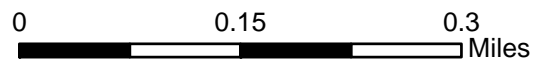
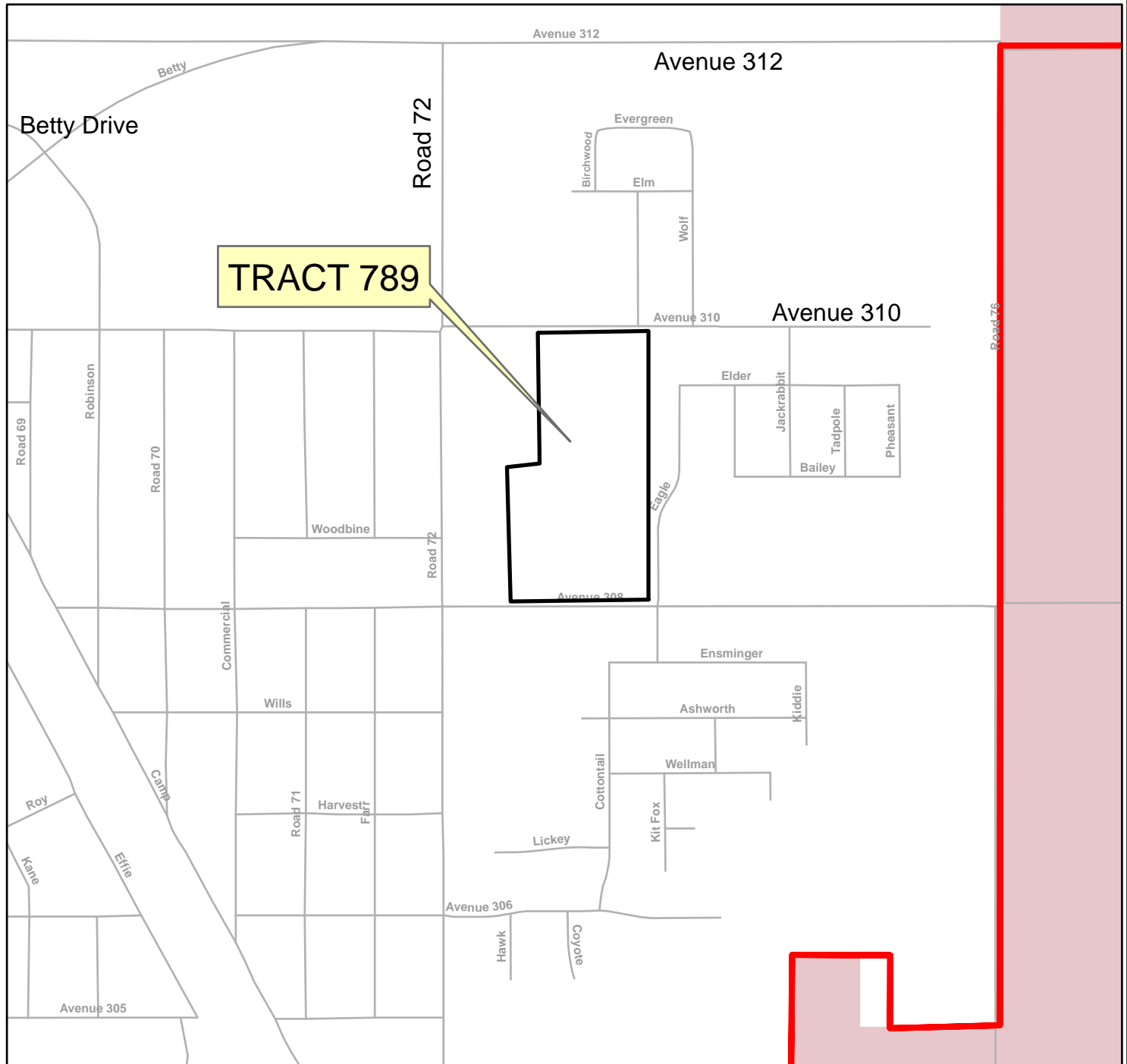
1. Approved the Final Map for Phase 1 of Subdivision Tract No. 789, located between Avenue 308 and Avenue 310 east of Road 72, in the community of Goshen; and
2. Approved the Agreement to complete all required public improvements for Phase 1 of Subdivision Tract No. 789 and authorized the Chairman to sign Agreement; and
3. Accepted the road right of way dedications for Phase 1 of Subdivision Tract No. 789 as shown on the Final Map.

Attachment A



Vicinity Map



Vicinity Map For Tract 789



Supervisorial District: 3

-  Site
-  Supervisorial Districts



Attachment B

Final Map

NOTARIAL STATEMENT

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 IN AND FOR SAID COUNTY AND STATE, 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 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 _____

MY COMMISSION NO _____

PRINCIPAL PLACE OF BUSINESS _____ COUNTY _____

NOTARIAL STATEMENT

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 IN AND FOR SAID COUNTY AND STATE, 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 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 _____

MY COMMISSION NO _____

PRINCIPAL PLACE OF BUSINESS _____ COUNTY _____

BOARD OF SUPERVISOR'S STATEMENT

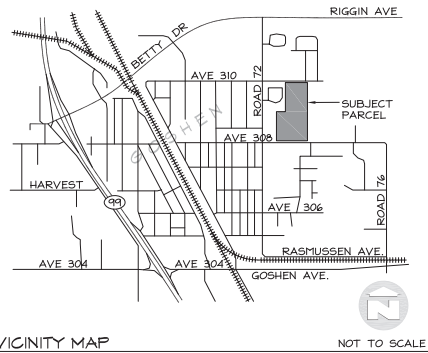
STATE OF CALIFORNIA
COUNTY OF TULARE

THIS IS TO STATE THAT AT A REGULAR MEETING OF THE TULARE COUNTY BOARD OF SUPERVISORS HELD ON THE _____ DAY OF _____, 20____ AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED APPROVING THIS MAP AND SUBDIVISION, AND ACCEPTING, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, THE STREETS AND THE SUBDIVISION SHOWN UPON THIS MAP.

WITNESS MY HAND AND OFFICIAL SEAL OF THE COUNTY OF TULARE THIS _____ DAY OF _____, 20____

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

BY _____
DEPUTY



VICINITY MAP

NOT TO SCALE

RECORDER'S STATEMENT

DOCUMENT NO. _____
FEE PAID _____

FILED THIS _____ DAY OF _____, 20____, AT _____M., IN BOOK _____

OF MAPS, AT PAGE _____, AT THE REQUEST OF GREG NUNLEY.

ROLAND P. HILL
TULARE COUNTY ASSESSOR/CLERK-RECORDER

BY _____
DEPUTY

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, HEREBY CERTIFY TO THE COUNTY RECORDER AND TO WHOMEVER IT MAY CONCERN, THAT ALL OF THE PROVISIONS OF CHAPTER 2, DIVISION 2, TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND ANY LOCAL ORDINANCE PERTAINING TO DEPOSITS REQUIRED AT THE TIME OF APPROVAL BY THE BOARD OF SUPERVISORS OF THIS MAP, HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 20____

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

BY _____
DEPUTY

TENTATIVE MAP APPROVAL

TENTATIVE MAP APPROVED NOVEMBER 29, 2006 BY TULARE COUNTY PLANNING COMMISSION RESOLUTION NO. 8191

DATED _____ BY MICHAEL WASHAM, PLANNING DIRECTOR

TRACT NO. 789
GOSHEN VILLAGE - PHASE 1

BEING A DIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA.

AUGUST 2016

PREPARED FOR: GREG NUNLEY
1949 HILLMAN STREET • TULARE • CA 93274 • (559) 799-6993

PREPARED BY: NEIL ZERLANG - LAND SURVEYOR, INC.
2408-B WEST MAIN STREET • VISALIA, CA 93291 • (559) 739-1616

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS COMPILED FROM RECORD DATA AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GREG NUNLEY IN AUGUST 2016. 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 THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE _____ NEIL ZERLANG - LAND SURVEYOR LS 5356

TULARE COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THIS MAP AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT, AND THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL OF THE PROVISIONS OF CHAPTER 2, DIVISION 2, TITLE 7 OF THE GOVERNMENT CODE AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 20____

MICHAEL BOND - COUNTY SURVEYOR, PLS 5852

OWNER'S STATEMENT

WE HEREBY STATE WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE REAL PROPERTY SHOWN ON THIS PARCEL MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY FOR THE PREPARATION AND RECORDATION OF SAID PARCEL MAP AS SHOWN WITHIN THE BLUE BORDER LINES HEREON. WE CONSENT TO THE RECORDING OF SAID MAP AND DEDICATE TO PUBLIC USE THE ROAD RIGHT OF WAY AS SHOWN HEREON FOR DEDICATION TO THE COUNTY OF TULARE.

FOR TRD 2 GOSHEN VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NAME _____ TITLE _____

FOR CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE PER DOCUMENTS RECORDED AS DOC. NO. 2017-0040351 AND 2017-0040352 OF OFFICIAL RECORDS DATED JULY 17, 2017.

NAME _____ TITLE _____

RIGHT TO FARM NOTICE

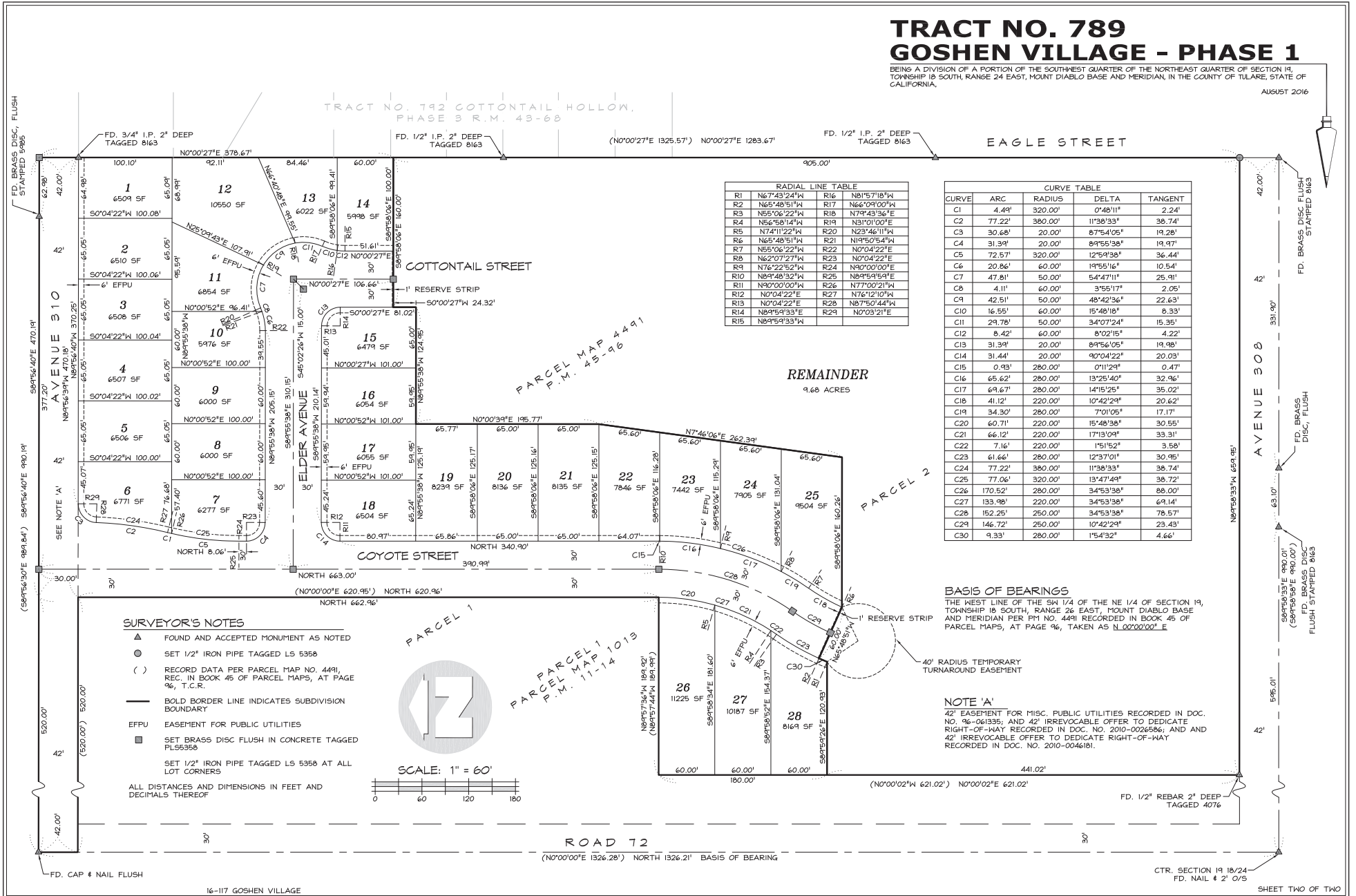
IN ACCORDANCE WITH SECTION 7-29-1070(A) OF THE TULARE COUNTY ORDINANCE CODE, AND AS A CONDITION OF APPROVAL OF THE ABOVE-REFERENCED USE PERMIT, PARCEL MAP, SUBDIVISION MAP OR MINING AND RECLAMATION PLAN, THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT: IT IS THE DECLARED POLICY OF TULARE COUNTY TO CONSERVE, ENHANCE AND ENCOURAGE AGRICULTURAL OPERATIONS WITHIN THE COUNTY. RESIDENTS OF PROPERTY ON OR NEAR AGRICULTURAL LAND SHOULD BE PREPARED TO ACCEPT THE INCONVENIENCES AND DISCOMFORT ASSOCIATED WITH AGRICULTURAL OPERATIONS, INCLUDING, BUT NOT NECESSARILY LIMITED TO: NOISE, ODORS, FUMES, DUST, SMOKE, INSECTS, OPERATION OF MACHINERY (INCLUDING AIRCRAFT) DURING ANY 24 HOUR PERIOD, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. CONSISTENT WITH THIS POLICY, CALIFORNIA CIVIL CODE SECTION 3482.5 PROVIDES THAT NO AGRICULTURAL OPERATION, AS DEFINED AND LIMITED BY THAT SECTION, CONDUCTED AND MAINTAINED FOR COMMERCIAL PURPOSES, AND IN A MANNER CONSISTENT WITH PROPER AND ACCEPTED CUSTOMS AND STANDARDS, AS ESTABLISHED AND FOLLOWED BY SIMILAR AGRICULTURAL OPERATIONS IN THE SAME LOCALITY, SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, DUE TO ANY CHANGED CONDITION IN OR ABOUT THE LOCALITY, AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN THREE YEARS IF IT WAS NOT A NUISANCE AT THE TIME IT BEGAN.



TRACT NO. 789 GOSHEN VILLAGE - PHASE 1

BEING A DIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF
CALIFORNIA.

AUGUST 2016



RADIAL LINE TABLE

R1	N67°43'24"W	R16	N81°57'18"W
R2	N65°48'51"W	R17	N66°09'00"W
R3	N55°06'22"W	R18	N79°43'36"E
R4	N56°58'14"W	R19	N31°01'00"E
R5	N74°11'22"W	R20	N23°46'11"W
R6	N65°48'51"W	R21	N41°50'54"W
R7	N55°06'22"W	R22	N0°04'22"E
R8	N62°07'27"W	R23	N0°04'22"E
R9	N76°22'52"W	R24	N40°00'00"E
R10	N84°48'32"W	R25	N89°54'54"E
R11	N30°00'00"W	R26	N77°00'21"W
R12	N0°04'22"E	R27	N76°12'10"W
R13	N0°04'22"E	R28	N87°50'44"W
R14	N84°54'33"W	R29	N0°03'21"E
R15	N84°54'33"W		

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	TANGENT
C1	4.49'	320.00'	0°48'11"	2.24'
C2	77.22'	380.00'	11°38'33"	38.74'
C3	30.68'	20.00'	87°54'05"	19.28'
C4	31.39'	20.00'	84°55'38"	19.97'
C5	72.57'	320.00'	12°54'38"	36.44'
C6	20.86'	60.00'	19°55'16"	10.54'
C7	47.81'	50.00'	54°47'11"	25.91'
C8	4.11'	60.00'	3°55'17"	2.05'
C9	42.51'	50.00'	48°42'36"	22.63'
C10	16.55'	60.00'	15°48'18"	8.33'
C11	29.78'	50.00'	34°07'24"	15.35'
C12	8.42'	60.00'	8°02'15"	4.22'
C13	31.39'	20.00'	84°56'05"	19.98'
C14	31.44'	20.00'	90°04'22"	20.03'
C15	0.93'	280.00'	0°11'29"	0.47'
C16	65.62'	280.00'	13°25'40"	32.96'
C17	69.67'	280.00'	14°15'25"	35.02'
C18	41.12'	220.00'	10°42'29"	20.62'
C19	34.30'	280.00'	7°01'05"	17.17'
C20	60.71'	220.00'	15°48'38"	30.55'
C21	66.12'	220.00'	17°13'09"	33.31'
C22	7.16'	220.00'	1°51'52"	3.58'
C23	61.66'	280.00'	12°37'01"	30.95'
C24	77.22'	380.00'	11°38'33"	38.74'
C25	77.06'	320.00'	13°47'49"	38.72'
C26	170.52'	280.00'	34°53'38"	88.00'
C27	133.98'	220.00'	34°53'38"	69.14'
C28	152.25'	250.00'	34°53'38"	78.57'
C29	146.72'	250.00'	10°42'29"	23.43'
C30	9.33'	280.00'	1°54'32"	4.66'

BASIS OF BEARINGS
THE WEST LINE OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19,
TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE
AND MERIDIAN PER PM NO. 4491 RECORDED IN BOOK 45 OF
PARCEL MAPS, AT PAGE 96, TAKEN AS N 0°00'00" E

NOTE 'A'
42' EASEMENT FOR MISC. PUBLIC UTILITIES RECORDED IN DOC.
NO. 96-061335; AND 42' IRREVOCABLE OFFER TO DEDICATE
RIGHT-OF-WAY RECORDED IN DOC. NO. 2010-0026586; AND AND
42' IRREVOCABLE OFFER TO DEDICATE RIGHT-OF-WAY
RECORDED IN DOC. NO. 2010-0046181.

- SURVEYOR'S NOTES**
- ▲ FOUND AND ACCEPTED MONUMENT AS NOTED
 - SET 1/2" IRON PIPE TAGGED LS 5358
 - () RECORD DATA PER PARCEL MAP NO. 4491, REC. IN BOOK 45 OF PARCEL MAPS, AT PAGE 96, T.C.R.
 - BOLD BORDER LINE INDICATES SUBDIVISION BOUNDARY
 - EFPU EASEMENT FOR PUBLIC UTILITIES
 - SET BRASS DISC FLUSH IN CONCRETE TAGGED PL55358
 - SET 1/2" IRON PIPE TAGGED LS 5358 AT ALL LOT CORNERS
- ALL DISTANCES AND DIMENSIONS IN FEET AND DECIMALS THEREOF



Attachment C
Improvement Agreement

1 4. The Subdivider agrees to hold harmless, defend and indemnify the County and its
2 officers and employees from any injuries or damages alleged to have been caused by or arisen out
3 of the work performed by the Subdivider pursuant to this Agreement.
4

5 5. The Subdivider or his Contractor(s) shall obtain an encroachment permit from the
6 County or State for any work that is to be done within any County or State maintained road right of
7 way or easements which are located outside of the boundary of said Subdivision.
8

9 6. The Subdivider agrees to furnish security which complies with Section 66499 et seq. of
10 the Government Code, in such amounts as are fixed by the Board of Supervisors of the County, to
11 guarantee the faithful performance of this Agreement and to guarantee payment to contractors,
12 subcontractors, laborers, materialmen and other persons employed in the performance of the work
13 under this Agreement at the time of execution of this Agreement.
14

15 7. Within thirty (30) days after the Subdivider notifies the Tulare County Public Works
16 Director or his designee that the required work has been completed, the Tulare County Public
17 Works Director or his designee shall inspect such work and, if such has been performed in the
18 required manner, he shall advise the Board of Supervisors that the public improvements are
19 complete and are ready for acceptance by the County.
20

21 8. This Agreement is binding on all heirs, assigns and successors in interest. No
22 assignment of this Agreement may be made without the express written consent of the County.
23

24 IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day
25 and year first above written.
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TRD 2 – GOSHEN VILLAGE, LLC,
a Delaware limited liability company a California Corporation



James G. Nunley, General Partner

MANAGING MEMBERS



Kent J. McNiece, General Partner

managing member

“Subdivider”

COUNTY OF TULARE,


By _____
Chairman, Board of Supervisors

“County”

ATTEST: JASON T. BRITT,
County Administrative Officer/Clerk
of the Board of Supervisors

By _____
Deputy

APPROVED AS TO FORM
COUNTY COUNSEL

By  _____
Deputy *2019205*
1/29/19