



**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: May 5, 2020 - **REVISED**

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 Tract No. TSM 16-002, Andersen Village Phase 2

REQUEST(S):

That the Board of Supervisors:

1. Approve the Final Map for Subdivision Tract No. TSM 16-002, located north of Avenue 396, and west of Road 16, adjacent to the City of Kingsburg (Andersen Village Phase 2); and
2. Approve the Agreement with Presidio JJR Summerlin 123, LLC to complete all required public improvements for Subdivision Tract No. TSM 16-002 effective upon approval by the Board of Supervisors for the term of 12 months; and
3. Authorize the Chair to sign Agreement; and
4. Accept the road right of way dedications for Subdivision Tract No. TSM 16-002 (Andersen Village Phase 2) as shown on the Final Map, subject to road condition and acceptance of public improvements

SUMMARY:

The Subdivider for the Final Map for Andersen Village Phase 2 Tentative Map TSM 16-002 is Presidio JJR Summerlin 123, LLC, a Delaware Limited Liability Company, By: JJR Management Services, Inc., a California corporation. The improvement plans have been approved by all the agencies, including the City of Kingsburg, Selma Kingsburg Fowler Sanitation District and Tulare County, and these improvements are currently being constructed for this project. The Vesting Tentative Tract Map No. TSM 16-002 was recommended for approval by Tulare County Planning Commission Resolution No. 9467, and approved by Board Resolution No. 2018-0480 on June 26,

SUBJECT: Final Map for Tract No. TSM 16-002, Andersen Village Phase 2

DATE: May 5, 2020

2018. The Final Map for Andersen Village Phase 2, is a division of 17.72 acres into 62 lots within Tulare County, with nine lots lying within the City of Kingsburg, in accordance with Andersen Village Specific Plan No. SPA 16-001, which was also approved by Board Resolution No. 2018-0480.

The Public Works Director has determined that the Final Map for Subdivision Tract No. TSM 16-002 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.

The final map requires approval by your Board and the City of Kingsburg. Once approved it will be filed with the Tulare County's Records Office and Fresno County's Records office by the City of Kingsburg. The multiple statements on the final map are to be certified by appropriate officials of each respective jurisdiction.

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.

Once approved, a final map will be filed with the Tulare County Recorder and a final map will be filed by the City of Kingsburg with the Fresno County Recorder's Office.

FISCAL IMPACT/FINANCING:

No Net County Cost.

The Developer has paid for staff's time on a cost recovery basis.

Security in the form of a Performance Bond in the amount of \$1,365,220 and a Labor and Materials Bond in the amount of \$682,610 has been issued by SureTec Insurance Company. These amounts represent one hundred and fifty percent of the total estimated cost of the required public improvements, thus ensuring faithful performance of the improvement agreement between the County and the Subdivider and payment to contractors, subcontractors and persons furnishing labor, materials or equipment for the construction of the required public improvements.

The Community Facilities District (CFD 2019-01) has been approved to create a special tax zone to assist the developer and the County in financing the ongoing services of the project, and to the City of Kingsburg for providing services to the

SUBJECT: Final Map for Tract No. TSM 16-002, Andersen Village Phase 2

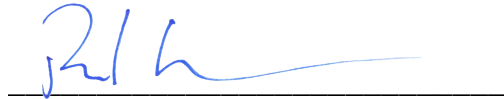
DATE: May 5, 2020

project area.

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 approval of this final map encourages growth consistent with the County's General Plan and the Andersen Village Specific Plan.

ADMINISTRATIVE SIGN-OFF:



Reed Schenke, P.E.
Director

cc: County Administrative Office

Attachment(s): Attachment A- Vicinity Map
Attachment B- Final Map, Tract No. 16-002, Andersen Village Phase 2
Attachment C- Improvement Agreement

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

IN THE MATTER OF FINAL MAP FOR
TRACT NO. TSM 16-002, ANDERSEN
VILLAGE PHASE 2

) Resolution No. _____
) Agreement No. _____
)

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD MAY5, 2020 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 Subdivision Tract No TSM 16-002, located north of Avenue 396 and west of Road 16, adjacent to the City of Kingsburg (Andersen Village Phase 2); and
2. Approved the Agreement with Presidio JJR Summerlin 123, LLC to complete all required public improvements for Subdivision Tract No. TSM 16-002 effective upon approval by the Board of Supervisors for the term of 12 months; and
3. Authorized the Chair to sign Agreement; and
4. Accepted the road right of way dedications for Subdivision Tract No. TSM 16-002 (Andersen Village Phase 2) as shown on the Final Map, subject to road condition and acceptance of public improvements.

Attachment “A”

Vicinity Map



City of
Kingsburg

Dinuba

Tract No. 16-002
Andersen Village
Phase 2

Visalia

Tulare

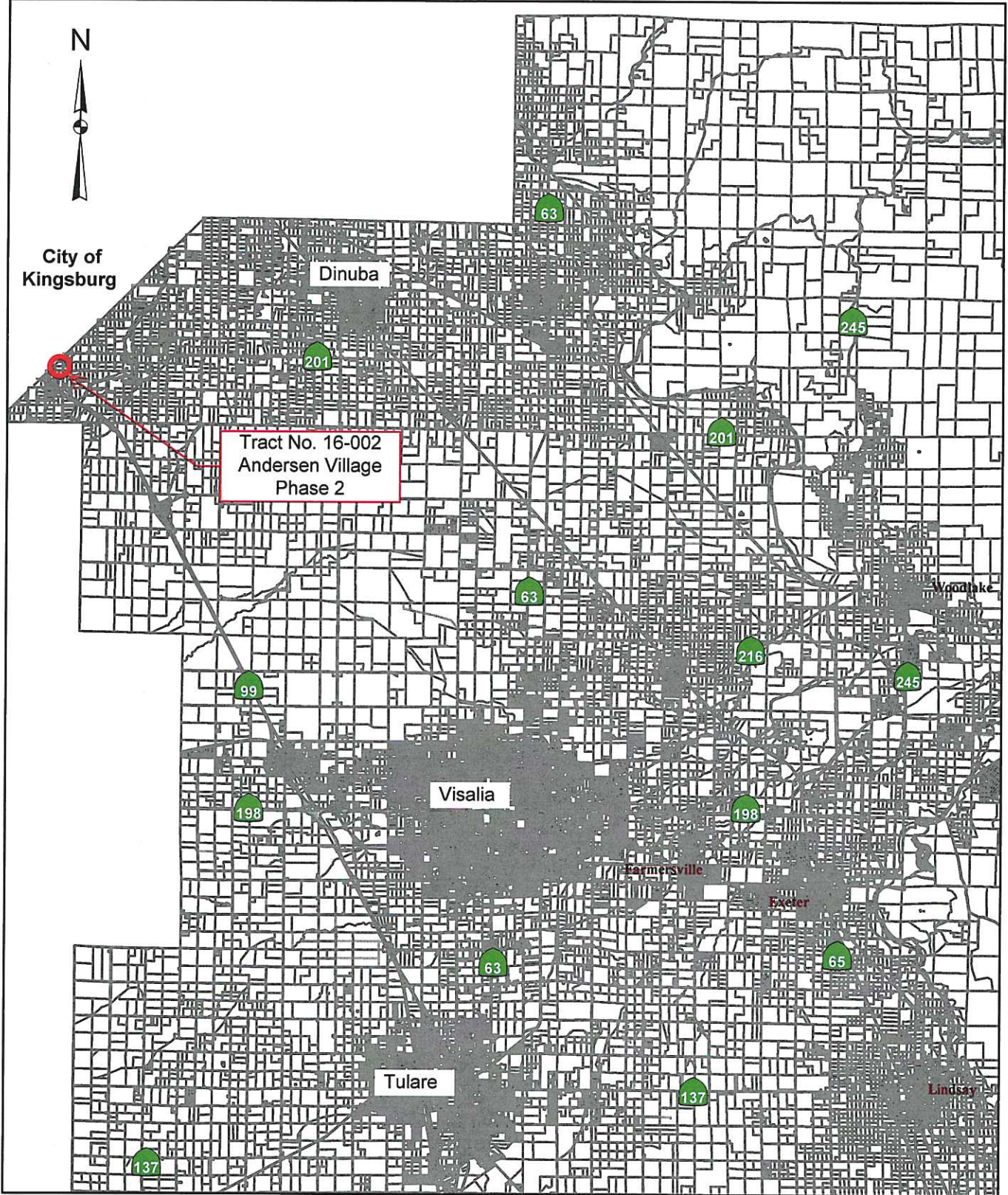
Farmersville

Exeter

Woodlake

Lindsay

0 1 2 4 6 8
Miles





City of Kingsburg

Mariposa St.

Tract No. 16-002
Andersen Village
Phase 2

Road 16

(Kern St.)

Avenue 396

S.R. 99

(E. Clarkson Ave.)

Avenue 392

0 0.125 0.25 Miles

Attachment “B”

**Final Map, Tract No. 16-002, Andersen
Village Phase 2**

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE A RECORD TITLE INTEREST IN, THE REAL PROPERTY PROPOSED TO BE SUBDIVIDED AS SHOWN ON THIS MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY, AND WE HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BOUNDARY LINES, AND HEREBY CONSENT TO THE RECORDATION OF SAID MAP, AND WE HEREBY OFFER FOR DEDICATION THE FOLLOWING, AS SHOWN WITHIN THE BOUNDARIES OF THIS MAP, FOR THE SPECIFIED PURPOSES:

1. IN FEE FOR PUBLIC PURPOSES IN FAVOR OF TULARE COUNTY THOSE PORTIONS OF ROAD 16, AVENUE 396, LOT A1, 22ND AVENUE, 24TH AVENUE, ORANGE COURT, LINDQUIST STREET, MARIPOSA COURT, LAKE STREET, AND ALLEYS WITHIN THE BOUNDARY OF THIS SUBDIVISION, LYING SOUTHEAST OF THE EXISTING COUNTY BOUNDARY LINE
2. IN FEE FOR PUBLIC PURPOSES IN FAVOR OF THE CITY OF KINGSBURG THOSE PORTIONS OF 22ND AVENUE, LINDQUIST STREET, ALLEYS AND LOT A2 WITHIN THE BOUNDARY OF THIS SUBDIVISION, LYING NORTHWEST OF THE EXISTING COUNTY BOUNDARY LINE
3. IN FAVOR OF THE COUNTY OF TULARE FOR PUBLIC PURPOSES, THE 16-FOOT-WIDE BLOCK WALL, LANDSCAPE AND PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON
4. IN FAVOR OF THE CITY OF KINGSBURG, THE PUBLIC UTILITY EASEMENTS LYING NORTHWEST OF THE EXISTING COUNTY LIMIT LINE
5. IN FAVOR OF THE COUNTY OF TULARE, THE PUBLIC UTILITY EASEMENTS LYING SOUTHEAST OF THE EXISTING COUNTY LIMIT LINE
6. IN FAVOR OF THE COUNTY OF TULARE FOR PUBLIC PURPOSES, THE TEMPORARY TURN AROUND EASEMENT, AS SHOWN HEREON

PRESIDIO JRR SUMMERLIN 123, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: JRR MANAGEMENT SERVICES, INC. [CALIFORNIA], ITS OPERATING MANAGER

BY: Joseph A. Leal
JOSEPH A. LEAL, PRESIDENT, SECRETARY

STEVEN CECIL HASH AND ELIZABETH MCNALLEY SHAFER, TRUSTEES OF THE HASH/SHAHER 2016 REVOCABLE TRUST DATED MARCH 1, 2016

BY: Steven Cecil Hash BY: Elizabeth McNalley Shafer
STEVEN CECIL HASH ELIZABETH MCNALLEY SHAHER

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26-16/22 MDB&M, AS RECORDED IN THE MAP OF TRACT NO. 16-002 IN VOLUME 44 OF MAPS, AT PAGE 29, OF TULARE COUNTY RECORDS

TAKEN AS: S89° 29' 55" E

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 El Dorado

ON 4-9-2020 BEFORE ME, T. Martinez Green, A NOTARY PUBLIC

PERSONALLY APPEARED Steven Hash and Elizabeth Shafer 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 T. Martinez Green PRINT NAME T. Martinez Green

MY COMMISSION EXPIRES: 07-12-2023 2296660

PRINCIPAL PLACE OF BUSINESS: El Dorado COUNTY

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 04/10/2022 BEFORE ME, AMANDA RAMOS, A NOTARY PUBLIC

PERSONALLY APPEARED JOSEPH A. LEAL 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 Amanda Ramos PRINT NAME AMANDA RAMOS

MY COMMISSION EXPIRES: 04/10/2022 2234275

PRINCIPAL PLACE OF BUSINESS: Tulare COUNTY

ANDERSEN VILLAGE PHASE 2

TULARE COUNTY TRACT NO. 16-002

FRESNO COUNTY TRACT NO. 6306

LEGAL DESCRIPTION

PARCEL A OF THAT CERTAIN GRANT DEED RECORDED OCTOBER 18, 2019 AS DOCUMENT NO. 2019-0061289 OF TULARE COUNTY RECORDS, AND PARCEL A OF THAT CERTAIN GRANT DEED RECORDED OCTOBER 21, 2019 AS DOCUMENT NO. 2019-0125398 OF FRESNO COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTIES OF TULARE AND FRESNO, STATE OF CALIFORNIA.

TOGETHER WITH REMAINDER 3 OF TRACT NO. 16-002, ANDERSEN VILLAGE PHASE 1, RECORDED IN VOLUME 44 OF MAPS, AT PAGE 29, OF TULARE COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA.

RIGHT TO FARM NOTICE

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

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, _____, 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.

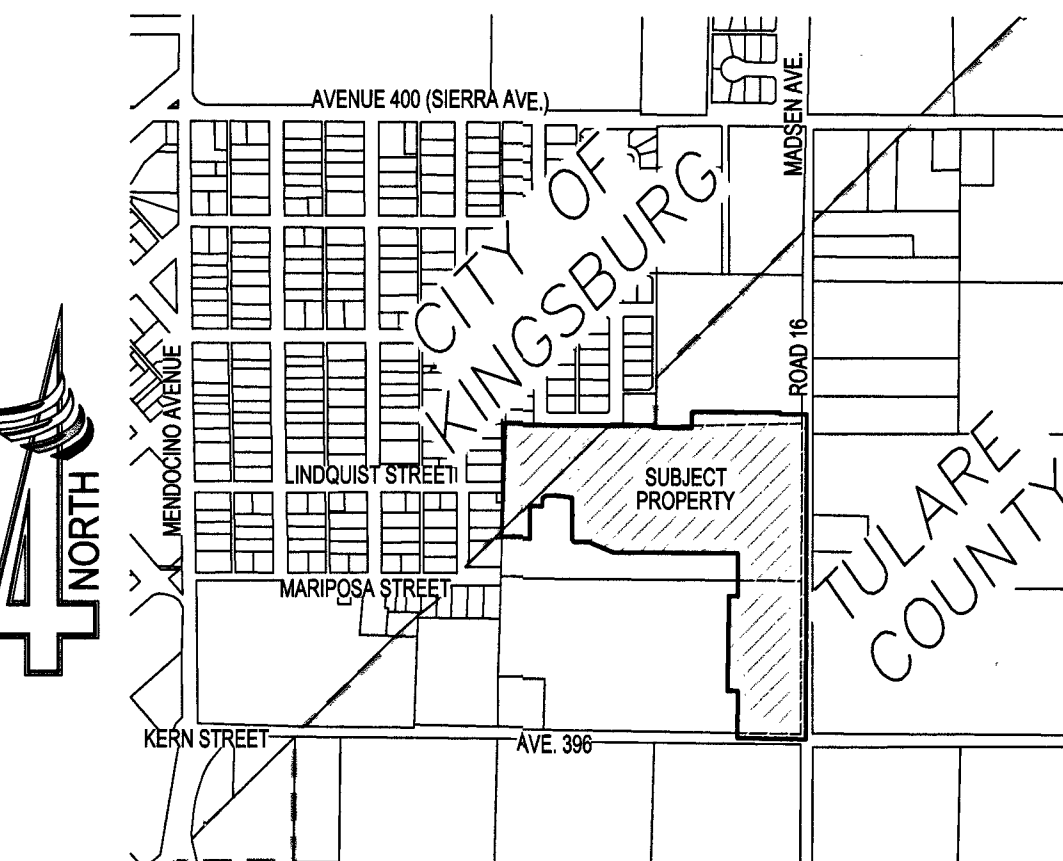
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE _____ PRINT NAME _____

MY COMMISSION EXPIRES: _____ COMMISSION NO. _____

PRINCIPAL PLACE OF BUSINESS: _____ COUNTY



VICINITY MAP
NO SCALE



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISIONS MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SAN JOAQUIN VALLEY HOMES IN SEPTEMBER 2018. 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 WITHIN A YEAR OF RECORDATION OF THIS MAP OR ANY TIME EXTENSION APPROVED BY THE CITY ENGINEER. 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.

RANDY D. WASNICK P.L.S. 8163

DATE

4/7/2020

CITY ENGINEER'S STATEMENT

I, DAVID M. PETERS, CITY ENGINEER OF THE CITY OF KINGSBURG, HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISIONS MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH.

DAVID M. PETERS RCE 52885
CITY ENGINEER

DATE

4/22/2020

CITY SURVEYOR'S STATEMENT

I, KATRINA M. OLSEN, CITY SURVEYOR OF THE CITY OF KINGSBURG, HEREBY STATE THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, PURSUANT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT.

KATRINA M. OLSEN LS 7058
CITY SURVEYOR

DATE

4-22-2020

CITY CLERK'S STATEMENT

THIS IS TO STATE THAT AT A REGULAR MEETING OF THE CITY OF KINGSBURG, BY RESOLUTION NO. _____ ADOPTED _____, 20____, APPROVED THE WITHIN MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

SUSAN BAUCH, CLERK

BY: _____ DATED: _____
DEPUTY

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN CONFORMS TO, AND IS IN COMPLIANCE WITH THE APPROVED TENTATIVE MAP AND REQUIREMENTS IMPOSED BY THE KINGSBURG PLANNING COMMISSION AS A CONDITION TO THE ACCEPTANCE OF THE FINAL MAP.

MARY COLBY
MARY COLBY
SECRETARY OF THE KINGSBURG CITY PLANNING
COMMISSION

DATE

4/23/2020

RECORDER'S CERTIFICATE

DOCUMENT NO. _____ FEE PAID _____

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

IN VOLUME _____ OF PLATS, AT PAGES _____, FRESNO COUNTY RECORDS
AT THE REQUEST OF 4CREEKS, INC.

FRESNO COUNTY RECORDER
PAUL DICTOS, CPA, RECORDER

BY: _____
DEPUTY

PROPERTY IS SUBJECT TO THE FOLLOWING:

1. EXISTING DITCH EASEMENT IN FAVOR OF CONSOLIDATED CANAL COMPANY, RECORDED APRIL 16, 1902 IN BK. 4, PG. 158 OF CONTRACTS, T.C.R., UNPLOTTABLE FROM RECORD
2. EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC COMPANY AS DESCRIBED IN DOCUMENT RECORDED DECEMBER 19, 2019 AS DOC. NO. 2019-0074673, TULARE COUNTY OFFICIAL RECORDS (AS SHOWN ON SHEET 2 OF THIS MAP).
3. EASEMENTS IN FAVOR OF PACIFIC GAS & ELECTRIC COMPANY AS DESCRIBED IN DOCUMENT RECORDED DECEMBER 20, 2019 AS DOC. NO. 2019-0154223, OFFICIAL RECORDS FRESNO COUNTY (AS SHOWN ON SHEET 2 OF THIS MAP)
4. THE RIGHTS AND EASEMENTS INVOLVED IN THE COLE SLOUGH AND CANAL AS SHOWN ON TULARE COUNTY ASSESSOR MAP IN BK. 28, PG. 14 AND FRESNO COUNTY ASSESSOR MAP IN BK. 396 AT PG. 2. (EASEMENT IS PRESCRIPTIVE IN NATURE AND IS NOT PLOTTABLE FROM INFORMATION PROVIDED ON ASSESSORS PARCEL MAP).
5. TULARE COUNTY EASEMENT RECORDED JANUARY 8, 1908 IN VOL. 9 OF RIGHTS OF WAY AT PAGE 99, TCR (AS SHOWN ON SHEET 3 OF THIS MAP)

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISIONS MAP ACT AND ANY LOCAL ORDINANCE AT THE REQUEST OF SAN JOAQUIN VALLEY HOMES IN SEPTEMBER 2018. 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 WITHIN A YEAR OF RECORDATION OF THIS MAP, 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.

RANDY D. WASNICK P.L.S. 8163

DATE

4/7/2020

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT. MICHAEL R. BOND P.L.S. 5852
COUNTY SURVEYOR

BY: DONN W. DWYER
LAND SURVEYOR III

PLS 8837

DATE

4-27-20

PLANNING AND DEVELOPMENT DIRECTOR'S STATEMENT

I HEREBY STATE THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF.

MICHAEL WASHAM, ASSOCIATE DIRECTOR

DATE

4-28-20

PUBLIC WORKS DIRECTOR'S STATEMENT

I HEREBY STATE THAT ALL PROVISIONS OF CHAPTER 2 OF DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

REED SCHENKE, DIRECTOR

DATE

4/28/2020

BOARD OF SUPERVISORS STATEMENT

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 INTO APPROVING THIS MAP AND SUBDIVISION, AND ACCEPTING, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC THE STREETS, THE ACCESS AND PUBLIC UTILITY EASEMENTS, AS SHOWN WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP.

WITNESS MY HAND AND OFFICIAL SEAL OF THE COUNTY OF TULARE,
THIS _____ DAY OF _____, 2020.

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

BY: _____
DEPUTY

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

ROLAND P. HILL
TULARE COUNTY ASSESSOR/CLERK-RECORDER

BY: _____
DEPUTY

PREPARED BY:



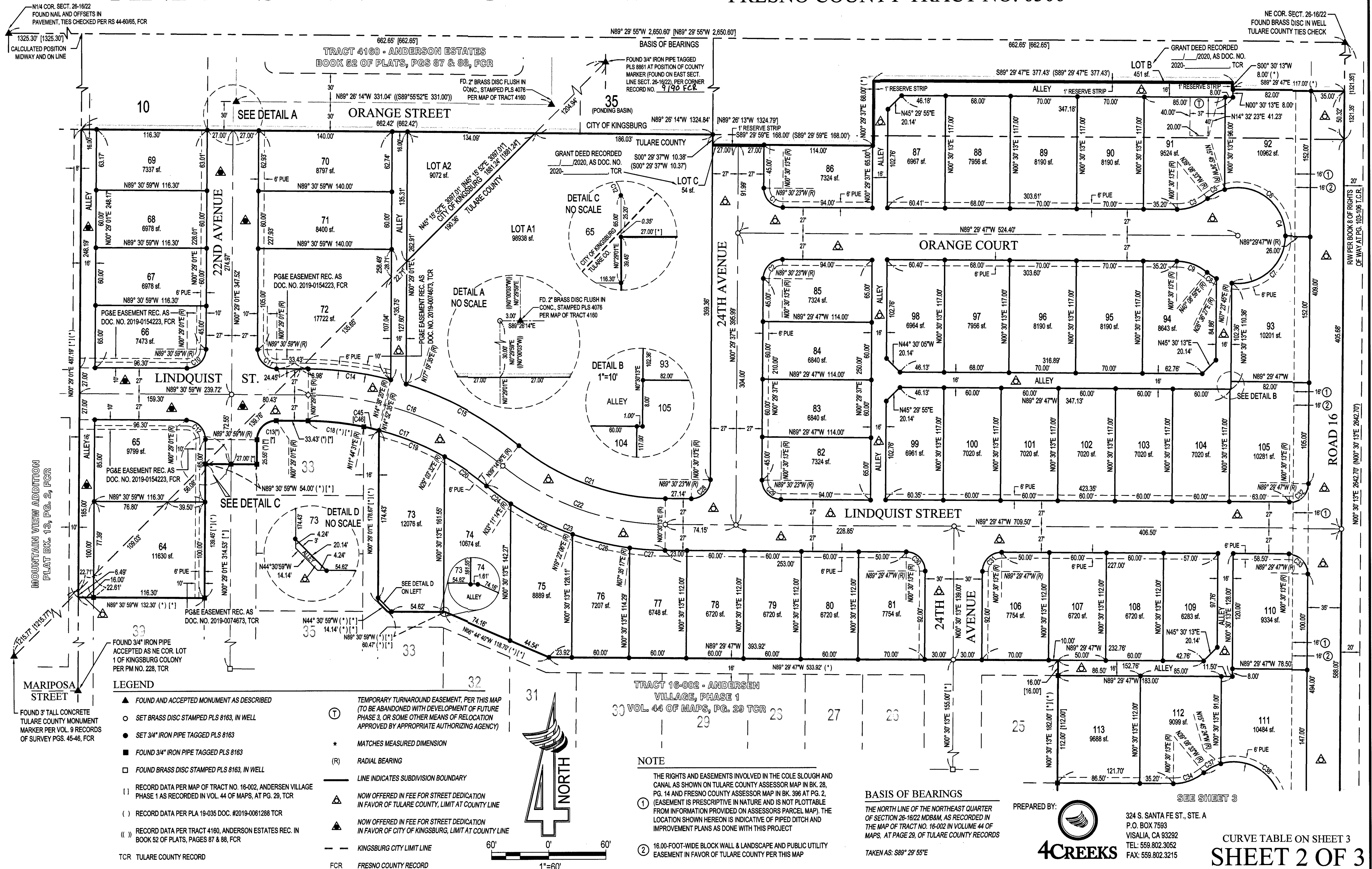
4CREEKS
324 S. SANTA FE, SUITE A
P.O. BOX 7593
VISALIA, CA 93291
TEL: 559.802.3052
FAX: 559.802.3215

SHEET 1 OF 3

ANDERSEN VILLAGE PHASE 2

TULARE COUNTY TRACT NO. 16-002
FRESNO COUNTY TRACT NO. 6306

TSM 16-002



ANDERSEN VILLAGE PHASE 2

TULARE COUNTY TRACT NO. 16-002

FRESNO COUNTY TRACT NO. 6306

LEGEND

- ▲ FOUND AND ACCEPTED MONUMENT AS DESCRIBED
- SET BRASS DISC STAMPED PLS 8163, IN WELL
- SET 3/4" IRON PIPE TAGGED PLS 8163
- FOUND 3/4" IRON PIPE TAGGED PLS 8163
- FOUND BRASS DISC STAMPED PLS 8163, IN WELL
- () RECORD DATA PER MAP OF TRACT NO. 16-002, ANDERSEN VILLAGE PHASE 1 AS RECORDED IN VOL. 44 OF MAPS, AT PG. 29, TCR
- () RECORD DATA PER PLA 19-035, DOC. #2019-0061288, TCR
- () RECORD DATA PER TRACT 4160, ANDERSON ESTATES REC. IN BOOK 52 OF PLATS, PAGES 87 & 88, FCR
- (T) TEMPORARY TURNAROUND EASEMENT, PER THIS MAP (SEE SHEET 2 OF 3)
- * MATCHES MEASURED DIMENSION
- (R) RADIAL BEARING
- LINE INDICATES SUBDIVISION BOUNDARY
- ▲ NOW OFFERED IN FEE FOR STREET DEDICATION IN FAVOR OF TULARE COUNTY, LIMIT AT COUNTY LINE
- ▲ NOW OFFERED IN FEE FOR STREET DEDICATION IN FAVOR OF CITY OF KINGSBURG, LIMIT AT COUNTY LINE
- KINGSBURG CITY LIMIT LINE
- FCR FRESNO COUNTY RECORD
- TCR TULARE COUNTY RECORD

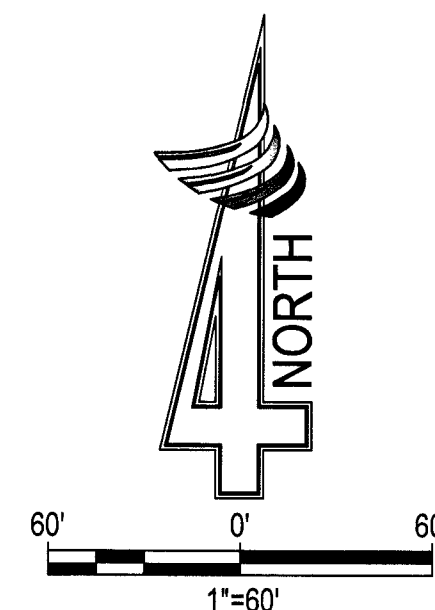
BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26-16/22 MDBM, AS RECORDED IN THE MAP OF TRACT NO. 16-002 IN VOLUME 44 OF MAPS, AT PAGE 29, OF TULARE COUNTY RECORDS

TAKEN AS: S89° 29' 55"E

NOTE

- THE RIGHTS AND EASEMENTS INVOLVED IN THE COLE SLOUGH AND CANAL AS SHOWN ON TULARE COUNTY ASSESSOR MAP IN BK. 28, PG. 14 AND FRESNO COUNTY ASSESSOR MAP IN BK. 396 AT PG. 2, (EASEMENT IS PRESCRIPTIVE IN NATURE AND IS NOT PLOTTABLE FROM INFORMATION PROVIDED ON ASSESSORS PARCEL MAP), THE LOCATION SHOWN HEREON IS INDICATIVE OF PIPED DITCH AND IMPROVEMENT PLANS AS DONE WITH THIS PROJECT
- ① 16.00-FOOT-WIDE BLOCK WALL & LANDSCAPE AND PUBLIC UTILITY EASEMENT IN FAVOR OF TULARE COUNTY PER THIS MAP



Curve Table				Curve Table				Curve Table			
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C1	31.41	20.00	89° 59' 24"	C17	202.90	300.00	38° 45' 05"	C33	31.42	20.00	90° 00' 00"
C2	31.42	20.00	90° 00' 36"	C18	75.36	300.00	14° 23' 34"	C34	34.60	50.00	39° 38' 46"
C3	34.60	50.00	39° 38' 46"	C19	74.26	300.00	14° 10' 57"	C35	226.28	50.00	259° 17' 32"
C4	197.69	50.00	226° 32' 18"	C20	53.28	300.00	10° 10' 34"	C36	34.60	50.00	39° 38' 46"
C5	20.41	50.00	23° 23' 09"	C21	166.29	246.00	38° 43' 53"	C37	20.41	50.00	23° 23' 09"
C6	92.73	50.00	106° 15' 37"	C22	184.55	273.00	38° 43' 53"	C38	92.73	50.00	106° 15' 37"
C7	84.55	50.00	96° 53' 32"	C23	202.80	300.00	38° 43' 53"	C39	113.14	50.00	129° 38' 46"
C8	11.82	50.00	13° 32' 32"	C24	31.67	300.00	6° 02' 52"	C40	4.51	50.00	5° 10' 06"
C9	34.60	50.00	39° 38' 46"	C25	72.36	300.00	13° 49' 08"	C41	30.09	50.00	34° 28' 40"
C10	31.42	20.00	90° 00' 00"	C26	61.68	300.00	11° 46' 48"	C42	31.42	20.00	90° 00' 00"
C11	31.42	20.00	90° 00' 00"	C27	37.09	300.00	7° 05' 04"	C43	31.42	20.00	90° 00' 00"
C12	31.42	20.00	90° 00' 00"	C28	31.42	20.00	90° 00' 36"	C44	31.46	20.00	90° 07' 15"
C13	31.42	20.00	90° 00' 00"	C29	31.41	20.00	89° 59' 24"	C45	16.41	300.00	3° 08' 04"
C14	87.46	354.00	14° 09' 19"	C30	31.42	20.00	90° 00' 00"	C46	16.41	300.00	3° 08' 04"
C15	135.36	354.00	21° 54' 31"	C31	31.42	20.00	90° 00' 00"				
C16	221.16	327.00	38° 45' 05"	C32	31.42	20.00	90° 00' 00"				

PREPARED BY:



4CREEKS
324 S. SANTA FE ST., STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215