

OWNER'S STATEMENT

I/WE HEREBY STATE THAT WE AM/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 AND THAT THEY DO HEREBY DEDICATE TO THE COUNTY OF TULARE THE RIGHT OF WAY AS SHOWN HEREON.

FRANK LEYENDEKKER AND ADRIANNA LEYENDEKKER, TRUSTEES OF THE FRANK LEYENDEKKER AND ADRIANNA LEYENDEKKER 1993 REVOCABLE FAMILY TRUST

SIGNATURE _____	SIGNATURE _____
(PRINT NAME) _____	(PRINT NAME) _____

NOTARY ACKNOWLEDGMENT

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 _____

COUNTY OF _____

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

SIGNATURE _____ NAME _____

COUNTY OF _____ MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____

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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 _____ NAME _____

COUNTY OF _____ MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____

PARCEL MAP NO. _____

SHEET 1 OF 3

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST, MOUNT DIABLO BASE AND MERIDIAN, STATE OF CALIFORNIA, COUNTY OF TULARE.

VICINITY MAP



LEGAL DESCRIPTION

THAT PORTION OF PARCEL 2 OF LOT LINE ADJUSTMENT MAP NO. PLA 02-027 RECORDED AUGUST 21, 2002, INSTRUMENT NO. 2002-0063163, OFFICIAL RECORDS AND RE-RECORDED JANUARY 29, 2003, INSTRUMENT NO. 2003-0008086, OFFICIAL RECORDS, LYING SOUTH OF THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN A GRANT DEED TO THE STATE OF CALIFORNIA, RECORDED NOVEMBER 2, 2015, INSTRUMENT NO. 2015-0065968, OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION IN THE GRANT DEED TO THE STATE OF CALIFORNIA, RECORDED NOVEMBER 2, 2015, INSTRUMENT NO. 2015-0065967, OFFICIAL RECORDS.

FLOOD HAZARD INFORMATIONAL NOTE

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD RATE MAP FOR COMMUNITY 065066 DATED JUNE 16, 2009, PANEL NO. 910, THE PROPERTY ON THIS MAP LIES WITHIN FLOOD ZONE X.

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.

OWNER/SUBDIVIDER:

FRANK LEYENDEKKER AND ADRIANNA LEYENDEKKER, TRUSTEES OF THE FRANK LEYENDEKKER AND ADRIANNA LEYENDEKKER 1993 REVOCABLE FAMILY TRUST

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 EMBREE ASSET GROUP, INC., IN JULY 2019. 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 IN THE LOCATIONS SHOWN HEREON AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NEIL E. THONSEN, PLS 8656 _____ DATE _____

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

FOR: MICHAEL R. BOND LS 5852 _____ DATE _____
COUNTY SURVEYOR

PUBLIC WORKS 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, AND THAT ALL OF THE PROVISIONS OF CHAPTER 2 OF DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL HAVE BEEN COMPLIED WITH.

REED SCHENKE, DIRECTOR _____ DATE _____

BOARD OF SUPERVISOR'S STATEMENT

I, JASON T. BRITT, COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE, DO HEREBY STATE THAT 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 _____ DATE _____

RECORDER'S STATEMENT

DOCUMENT NO. _____ FEE PAID: _____

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

OF PARCEL MAPS, AT PAGE _____ AT THE REQUEST OF

BASE CONSULTING GROUP, INC.

ROLAND P. HILL,
TULARE COUNTY ASSESSOR/CLERK -- RECORDER

SIGNATURE DATE JOB NO. 19086
REV. DATE 08-06-2020

PARCEL MAP NO. _____

SHEET 2 OF 3

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST, MOUNT DIABLO BASE AND MERIDIAN, STATE OF CALIFORNIA, COUNTY OF TULARE.

PPM 19-026

LEGEND

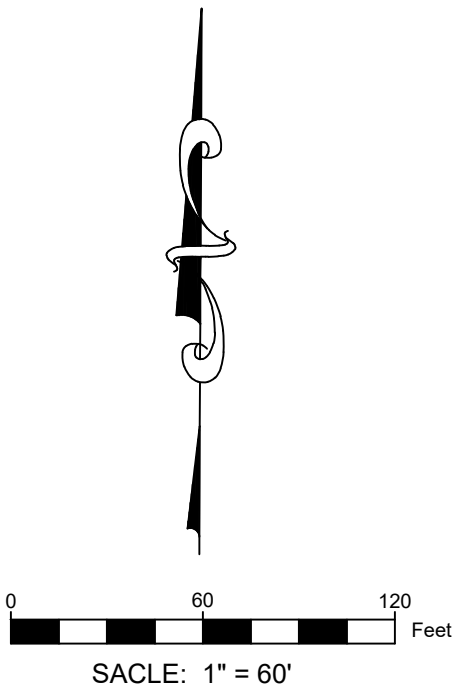
- FOUND AND ACCEPTED MONUMENT AS NOTED
- ⊙ SET 3/4" IRON PIPE, 30" LONG, DOWN 6" CAPPED "PLS 8656"
- (M) MEASURED
- S.N.F. SEARCHED NOTHING FOUND
- ~~~~~ ACCESS RIGHTS REMOVED PER DOC. NO. 2015-0065967, OFFICIAL RECORDS OF TULARE COUNTY.
- O.R.T.C. OFFICIAL RECORDS OF TULARE COUNTY
- DOC. NO. DOCUMENT NUMBER

EASEMENT TABLE

- | | |
|---|---|
| 1 | CALIFORNIA WATER SERVICE, HOLDER OF AN EASEMENT AND RIGHT-OF-WAY FOR WATER LINE PURPOSES RECORDED JANUARY 5, 1993, AS DOC. NO. 93-000720, O.R.T.C. |
| 2 | STATE OF CALIFORNIA, HOLDER OF A TEMPORARY EASEMENT FOR THE CONSTRUCTION OF STATE FREEWAY FACILITIES AND APPURTENANCES, RECORDED NOVEMBER 2, 2015, AS DOC. NO. 2015-0065970, O.R.T.C. |
| 3 | CALIFORNIA WATER SERVICE COMPANY, HOLDER OF A NON-EXCLUSIVE EASEMENT FOR THE RIGHT FROM TIME TO TIME TO CONSTRUCT, RECONSTRUCT, INSTALL, INSPECT, MAINTAIN, REPAIR, REPLACE, REMOVE, OPERATE AND USE FACILITIES OF THE TYPE SPECIFIED, TOGETHER WITH A RIGHT OF WAY FOR SUCH FACILITIES AND INGRESS TO AND EGRESS FROM SUCH FACILITIES, RECORDED NOVEMBER 2, 2015, AS DOC. NO. 2015-0065971, O.R.T.C. |
| 4 | SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES, RECORDED NOVEMBER 2, 2015, AS DOC. NO. 2015-0065972, O.R.T.C. |
| 5 | GOSHEN COMMUNITY SERVICES DISTRICT, HOLDER OF A NON-EXCLUSIVE EASEMENT, FOR SEWER LINE PURPOSES TOGETHER WITH INGRESS AND EGRESS PURPOSES, RECORDED NOVEMBER 2, 2015, AS DOC. NO. 2015-0065973, O.R.T.C. |

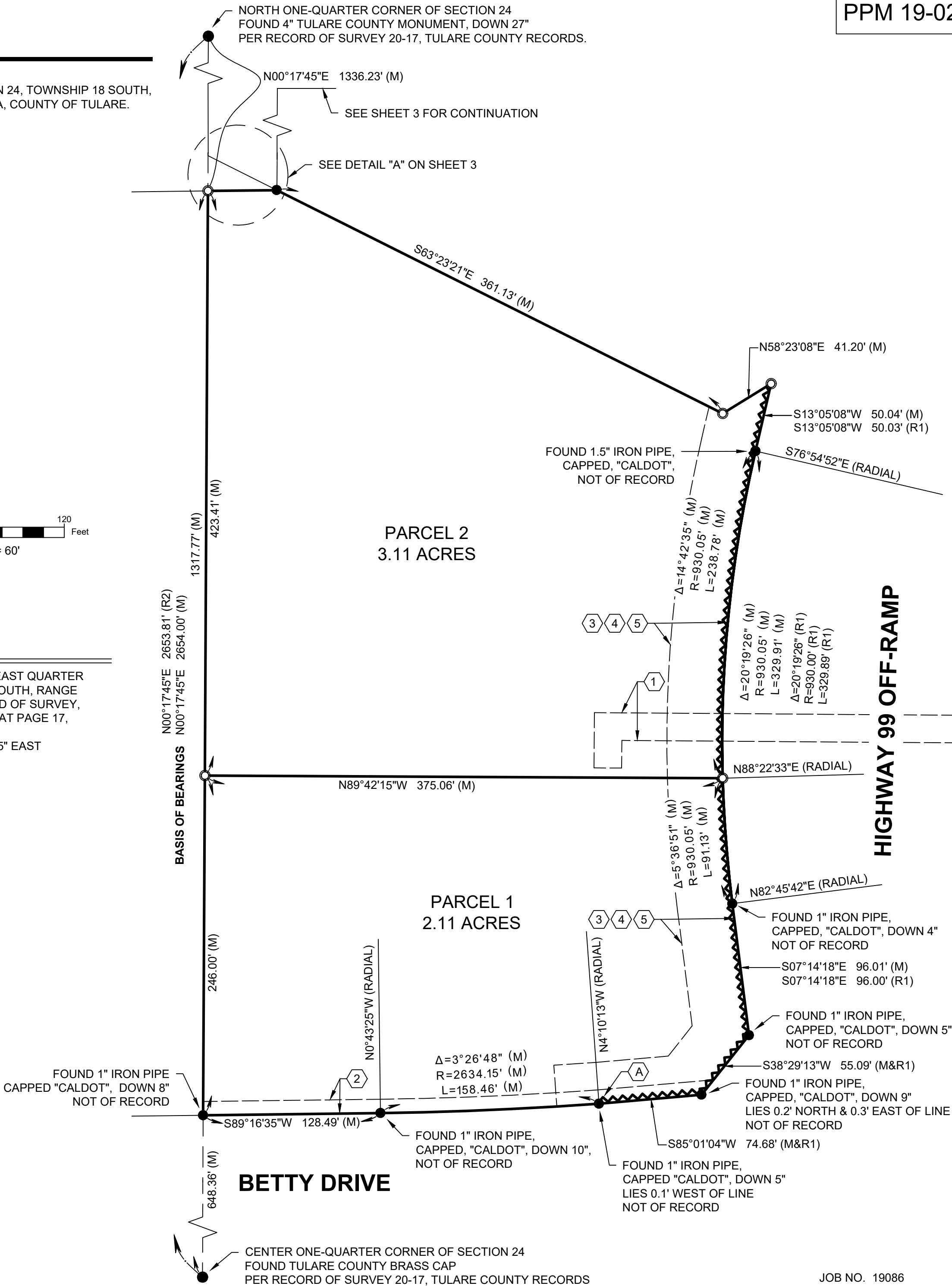
REFERENCE DOCUMENTS

- (R1) GRANT DEED TO THE STATE OF CALIFORNIA, RECORDED NOVEMBER 2, 2015, INSTRUMENT NO. 2015-0065967, O.R.T.C. (DISTANCES IN DOCUMENT ARE AT GRID)
- (R2) RECORD OF SURVEY, FILED IN BOOK 20 OF SURVEYS, AT PAGE 17, TULARE COUNTY RECORDS. (DISTANCES IN DOCUMENT ARE AT GRID)



BASIS OF BEARINGS

THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST, M.D.B. & M. PER RECORD OF SURVEY, FILED IN BOOK 20 OF SURVEYS, AT PAGE 17, TULARE COUNTY RECORDS. TAKEN TO BEAR: NORTH 00°17'45" EAST



PARCEL MAP NO. _____

SHEET 2 OF 3
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 SOUTH,
RANGE 23 EAST, MOUNT DIABLO BASE AND MERIDIAN, STATE OF CALIFORNIA, COUNTY OF TULARE.

LEGEND

- FOUND AND ACCEPTED MONUMENT AS NOTED
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| (R2) | RECORD OF SURVEY, FILED IN BOOK 20 OF SURVEYS, AT PAGE 17, TULARE COUNTY RECORDS. (DISTANCES IN DOCUMENT ARE AT GRID) |
| (R3) | LOT LINE ADJUSTMENT NO. PLA-02-027, RECORDED JANUARY 29, 2003, AS INSTRUMENT NO. 2003-0008086, O.R.T.C. |
| (R4) | GRANT DEED TO THE STATE OF CALIFORNIA, RECORDED NOVEMBER 2, 2015, INSTRUMENT NO. 2015-0065968, O.R.T.C. (DISTANCES IN DOCUMENT ARE AT GRID) |

BASIS OF BEARINGS

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