

COUNCIL AGENDA: MAY 7, 2013

SUBJECT: ACCEPTANCE OF IRREVOCABLE OFFER TO CONVEY REAL PROPERTY FOR PUBLIC STREET RIGHTS OF WAY RELATED TO PARCEL MAP NO. 5037, JAYE STREET AND VANDALIA AVENUE - TOLLADAY FAMILY TRUST, CZEM PARTNERS, LLC AND JLH PROPERTIES, LLC

SOURCE: Public Works Department - Engineering Division

COMMENT: As a condition of the Public Improvement/Reimbursement Agreement dated November 28, 2009, the developers are to convey rights of way necessary for the previously constructed improvements required along Jaye Street, Kessing Street and Vandalia Avenue, all pertinent to the development of the property at the southeast corner of Jaye Street and Vandalia Avenue. The agreement is on file with the Public Works Department. The irrevocable offer to convey real property for these rights of way was memorialized with the recording of Parcel Map No. 5037. The developers subsequently revised the interior parcels within Parcel Map No. 5037 with the recording of Lot Line Adjustment 2011-3. Both maps are attached for reference.

On April 11, 2013, the City was reimbursed \$130,310.58, the proportional construction costs of the Jaye Street public improvements related to Parcel A of Lot Line Adjustment 2011-3. The City is now obligated, per the above-mentioned agreement, to purchase the right of way adjacent to Parcel A. Staff recommends purchasing all of the right of way related to Parcel Map No. 5037 which amounts to \$17,536 based on the appraisal report quoted in the referenced agreement. These areas are defined in the agreement and are described in the attached legal description.

RECOMMENDATION: That the City Council:

1. Accept the Irrevocable Offer of Conveyance of Real Property for Public Street Rights of Way related to Parcel Map No. 5037;
2. Authorize the City Clerk to record a Resolution accepting the offer with the County Recorder's Office;
3. Approve a reimbursement to the developer's financial advisor, Aztec Mustang, LLC, in the amount of \$17,536 for all public rights of way irrevocably offered for conveyance related to Parcel Map No. 5037; and

Dir 382 Appropriated/Funded JP CM J

Item No. 7

4. Authorize the Mayor to sign all necessary documents and the resolution accepting the Irrevocable Offer of Conveyance of Real Property.

ATTACHMENTS: Resolution of Acceptance
Conveyance of Real Property Legal Description, Exhibit "A"
Plat Map, Exhibit "B"
Parcel Map No. 5037
Lot Line Adjustment 2011-3

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE
ACCEPTING AN IRREVOCABLE OFFER OF CONVEYANCE OF
REAL PROPERTY FOR PUBLIC STREET RIGHTS OF WAY RELATED TO
PARCEL MAP NO. 5037 – JAYE STREET AND VANDALIA AVENUE

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Porterville, that the City of Porterville hereby accepts an Irrevocable Offer of Conveyance of real property, from TOLLADAY FAMILY TRUST, CZEM PARTNERS, LLC AND JLH PROPERTIES, LLC, for public street rights of way, in the City of Porterville, County of Tulare, State of California, to-wit:

See Exhibits "A" and "B" attached hereto and made a part thereof.

BE IT FURTHER RESOLVED that the purchase price of \$17,536 is hereby approved with payment to be made to developer's financial agent, Aztec Mustang, LLC, the Mayor is authorized to sign all necessary documents, and the Resolution accepting said Irrevocable Offer of Conveyance is to be recorded in the office of the Tulare County Recorder. The foregoing has been accepted by the City Council for the City of Porterville.

PASSED, APPROVED AND ADOPTED this 7th day of May, 2013.

Virginia R. Gurrola, Mayor

ATTEST:
John D. Lollis, City Clerk

By: Patrice Hildreth, Chief Deputy City Clerk

Exhibit "A"

LEGAL DESCRIPTION

Jaye Street, Kessing Street and Vandalia Avenue Rights of Way

Those portions of Parcels 1, 2, 3 and 4 of Parcel Map No. 5037, as per map recorded August 31, 2011 in Book 51 of Parcel Maps at Page 43, in the office of the County Recorder of Tulare County, situated in the Southeast quarter of Section 35, Township 21 South, Range 27 East, Mount Diablo Base and Meridian, in the City of Porterville, County of Tulare, State of California, more particularly described as follows:

Parcel 1 - Jaye/Vandalia

BEGINNING AT the intersection of the South right of way line of Vandalia Avenue with the East right of way line of Jaye Street as shown on said Parcel Map No. 5037;

THENCE, along the South right of way line of said Vandalia Avenue and the West right of way line of Kessing Street as shown on said Parcel Map No. 5037 the following courses:

THENCE, South $89^{\circ}49'16''$ East, 222.87 feet to the beginning of a 60.00 foot radius tangent curve, concave to the Southwest;

THENCE, southeasterly, along said curve, through a central angle of $90^{\circ}07'34''$, an arc distance of 94.38 feet;

THENCE, South $00^{\circ}18'18''$ West, along the West right of way line of said Kessing Street, 2.00 feet to the cusp of a 60.00 foot radius tangent curve, concave to the Southwest;

THENCE, northwesterly, along said curve, through a central angle of $90^{\circ}07'34''$, an arc distance of 94.38 feet;

THENCE, North $89^{\circ}49'16''$ West, 207.48 feet;

THENCE, South $45^{\circ}41'55''$ West, 22.00 feet to a point in the East right of way line of Jaye Street;

THENCE, North $01^{\circ}13'07''$ East, along the East right of way line of Jaye Street, 17.42 feet to the **POINT OF BEGINNING**.

Parcel 2 - Jaye Driveway Approach

BEGINNING AT the intersection of the East right of way line of Jaye Street as shown on said Parcel Map No. 5037 with the westerly prolongation of the most northerly North line of said Parcel 4;

THENCE, North $01^{\circ}13'07''$ East, along the East right of way line of Jaye Street, 37.83 feet;

THENCE, South $43^{\circ}46'53''$ East, 20.51 feet;

THENCE, South $88^{\circ}46'53''$ East, 6.00 feet;

THENCE, South $01^{\circ}13'07''$ West, 46.00 feet;

THENCE, North $88^{\circ}46'53''$ West, 6.00 feet;

THENCE, South 46°13'07" West, 20.51 feet to a point in the East right of way line of Jaye Street;

THENCE, North 01°13'07" East, along the East right of way line of Jaye Street, 37.17 feet to the
POINT OF BEGINNING.

Parcel 3 - Jaye/Poplar

COMMENCING AT the most southerly Southwest corner of said Parcel 4;

THENCE, North 40°19'53" West, 4.59 feet to the East right of way line of Jaye Street, said point
being the **POINT OF BEGINNING;**

THENCE, continuing North 40°19'53" West, 30.18 feet;

THENCE, South 89°27'00" East, 20.02 feet to the East right of way line of Jaye Street;

THENCE, South 01°13'07" West, 22.82 feet to the **POINT OF BEGINNING.**

Parcel 4 - Kessing/Poplar

BEGINNING AT the intersection of the West right of way line of Kessing Street with the North right
of way line of Poplar Avenue as shown on said Parcel Map No. 5037;

THENCE, North 00°18'18" East, along the West right of way line of Kessing Street, 34.73 feet to the
cusp of a 50.00 foot radius tangent curve, concave to the Northwest;

THENCE, southwesterly, along said curve through a central angle of 25°50'50", an arc distance of
22.56 feet, to the beginning of a 50.00 foot radius reverse curve, concave to the Southeast;

THENCE, southerly, along said curve through a central angle of 14°03'14", an arc distance of 12.26
feet, to the North right of way line of Poplar Avenue;

THENCE, South 81°04'26" East, along the North right of way line of Poplar Avenue, 9.05 feet to the
POINT OF BEGINNING.

CONTAINING: 2,192 square feet (0.05) acres more or less.

BASIS OF BEARINGS: The East right of way line of Jaye Street, as shown on Parcel Map No. 5037,
recorded in Book 51 of Parcel Maps, at Page 43, Tulare County Records,

TAKEN AS: North 01°13'07" East.

END OF DESCRIPTION

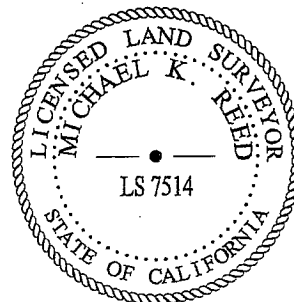
This real property description has been prepared by me, or under my direction, in conformance with the
Professional Land Surveyors Act.

Signature: _____

Michael K. Reed, Licensed Land Surveyor

Date: _____

4/30/2013



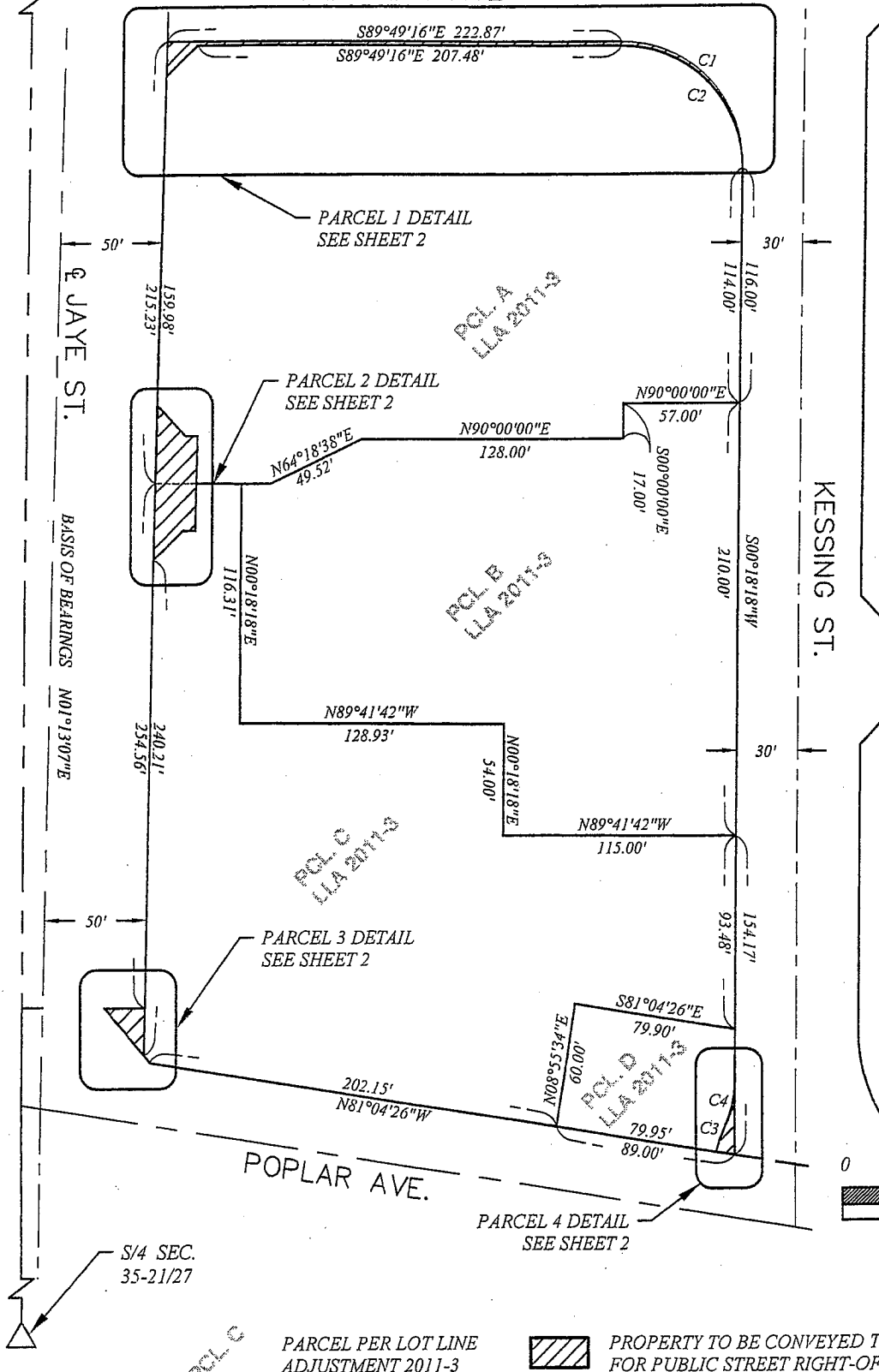
CTR. SEC.
35-21/27

PROPERTY ACQUISITION PLAT

EXHIBIT "B"

SHEET 1

VANDALIA AVE.



HOME DEPOT

KESSING ST.

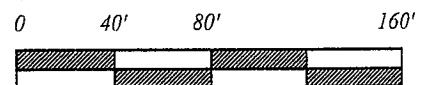
JAYE ST.

BASIS OF BEARINGS N01°13'07"E

POPLAR AVE.



NORTH



SCALE: 1"=80'

CURVE TABLE

No.	LENGTH	RADIUS	DELTA
C1	94.38'	60.00'	90°07'34"
C2	94.38'	60.00'	90°07'34"
C3	12.26'	50.00'	14°03'14"
C4	22.56'	50.00'	25°50'50"

PARCEL PER LOT LINE
ADJUSTMENT 2011-3



PROPERTY TO BE CONVEYED TO CITY OF PORTERVILLE
FOR PUBLIC STREET RIGHT-OF-WAY

City of Porterville

291 N. MAIN ST.
PORTERVILLE, CA. 93257
559 782-7462

PORTIONS OF PARCEL MAP NO. 5037 PER MAP
RECORDED AUG. 31, 2011 IN BK. 51 OF PARCEL
MAPS AT PG. 43 T.C.R., SITUATED IN THE
SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 21 SOUTH, RANGE 27 EAST,
M.D.B.&M., IN THE CITY OF PORTERVILLE,
COUNTY OF TULARE, STATE OF CALIFORNIA.

OWNERS:

TOLLADAY FAMILY TRUST
CZEM PARTNERS, LLC
JLH PROPERTIES, LLC

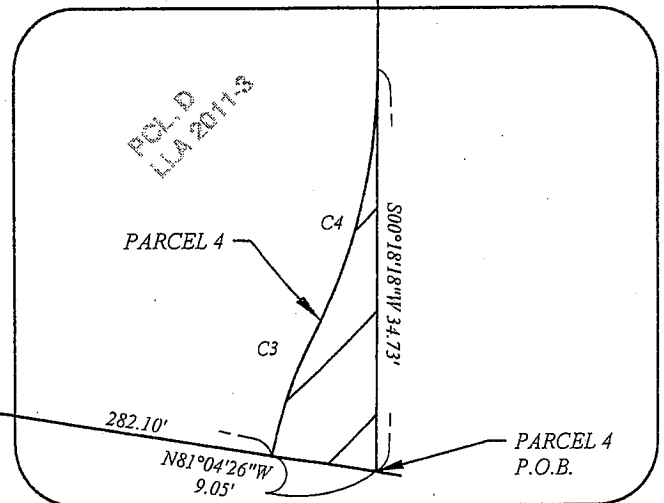
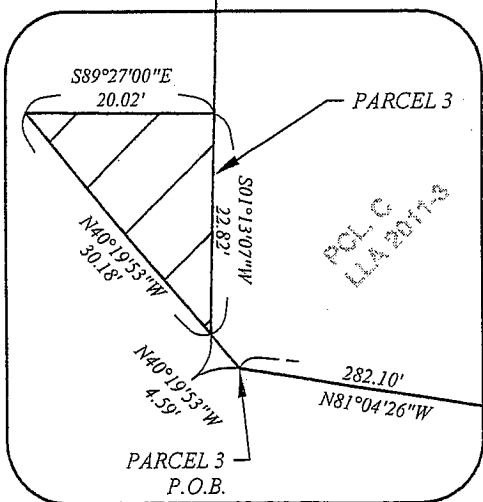
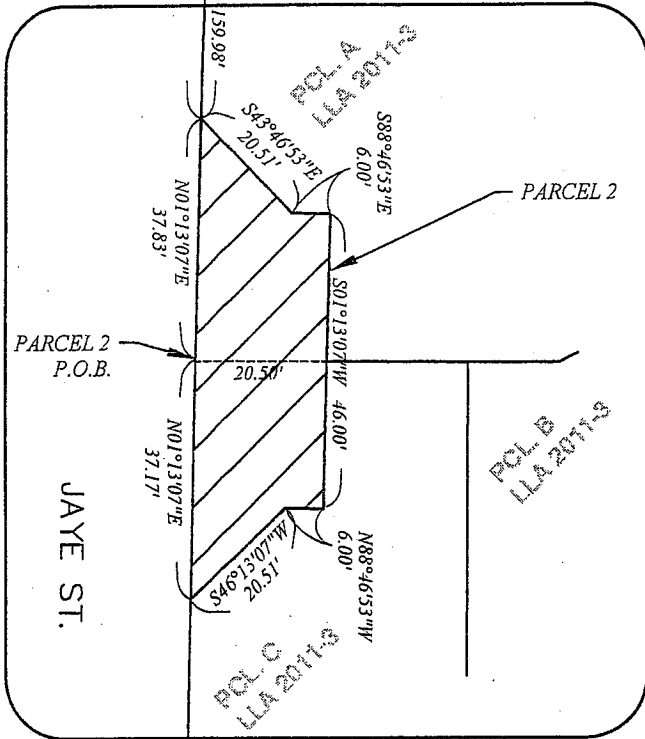
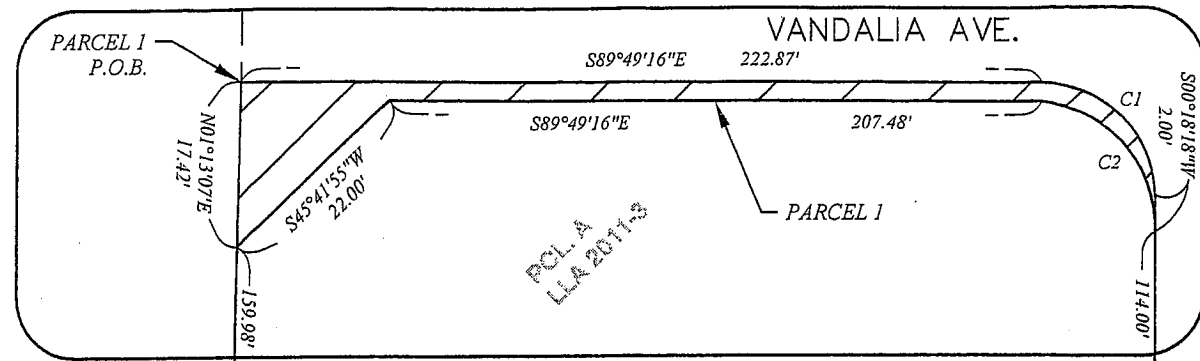
AREA:

2,192 S.F.
0.05 AC.

DRAWN BY
CHCK BY

FM
DB

EXHIBIT "B"
SHEET 2
DETAILS



KESSING ST.



City of Porterville

291 N. MAIN ST.
PORTERVILLE, CA. 93257
559 782-7462

PORTIONS OF PARCEL MAP NO. 5037 PER MAP
RECORDED AUG. 31, 2011 IN BK. 51 OF PARCEL
MAPS AT PG. 43 T.C.R., SITUATED IN THE
SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 21 SOUTH, RANGE 27 EAST,
M.D.B.&M., IN THE CITY OF PORTERVILLE,
COUNTY OF TULARE, STATE OF CALIFORNIA.

OWNERS:

TOLLADAY FAMILY TRUST
CZEM PARTNERS, LLC
JLH PROPERTIES, LLC

AREA:

2,192 S.F.
0.05 AC.

DRAWN BY
CHCK BY

FM
DB

PARCEL MAP NO. 5037

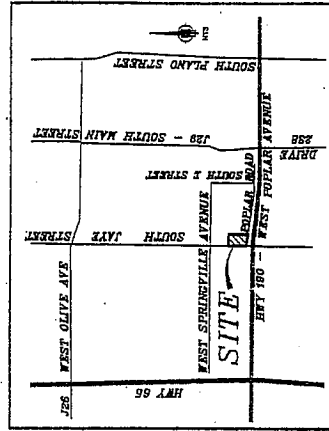
BEING A RE-SUBDIVISION OF PORTIONS OF LOTS 38 AND 39 OF PLEASANT GROVE TRACT FILED IN MAP BOOK 9 AT PAGE 11 AND PARCEL 2 OF PARCEL MAP NO. 1014 FILED IN PARCEL MAP BOOK 11 AT PAGE 15, BOTH IN THE OFFICE OF THE TULARE COUNTY RECORDER, IN THE CITY OF PORTERVILLE, COUNTY OF TULARE, STATE OF CALIFORNIA; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 27 EAST, M.D.B.M.

CONSISTING OF 2 SHEETS

SHEET 1 OF 2

FOR: MICHAEL TOLLADY
7080 N. MARKS AVE.
FRESNO, CA 93711

BY: HARBOUR & ASSOCIATES
398 CLOVIS AVE. #300
CLOVIS, CA 93612



VICINITY MAP

N.T.S.

BOARD OF SUPERVISOR'S STATEMENT

I, JEAN ROUSSEAU, COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE, DO HEREBY STATE THAT THE BOARD OF SUPERVISORS HAS APPROVED THE PROVISIONS MADE FOR THE PAYMENT OF TAXES AS PROVIDED IN SECTION 218 OF THE CITY OF PORTERVILLE ORDINANCE NO. 1590, ADOPTED FEBRUARY 20, 2001.

DATED THIS 24th DAY OF August, 2011.

JEAN ROUSSEAU
COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS
BY: *Michael K. Reed*
MICHAEL K. REED, CITY ENGINEER
DEPUTY

PUBLIC WORKS STATEMENT

PURSUANT TO THE AUTHORITY CONFERRED BY THE CITY OF PORTERVILLE ORDINANCE NO. 1590, ADOPTED FEBRUARY 20, 2001, THE UNDERSIGNED ON BEHALF OF THE PUBLIC AND CITY COUNCIL OF THE CITY OF PORTERVILLE CONSENTS TO THE RECORDATION OF THE IRREVOCABLE OFFER OF CONVEYANCE AS SHOWN ON THIS MAP AND IN CONFORMANCE WITH THAT CERTAIN PUBLIC IMPROVEMENT AGREEMENT DATED NOVEMBER 24, 2004 PERTAINING TO THE DEVELOPMENT OF LAND DEFINED BY THE BOUNDARIES OF THE PARCEL MAP NO. 5037, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 27 EAST, M.D.B.M., COMPLETE THE PROPERTY TRANSFER, BUT HEREBY FOR PURPOSES OF MAKING THE OFFER OF CONVEYANCE SO AS TO RECORDE THE RIGHTS OF WAY SHOWN HEREON ARE TO BECOME RECORDED BY SEPARATE DOCUMENT SUBSEQUENT TO PLING AND RECORDATION OF THIS MAP.

DATED THIS 22nd DAY OF JULY, 2011

Michael K. Reed
MICHAEL K. REED, CITY ENGINEER

IMPROVEMENT STATEMENT

IN ACCORDANCE WITH SECTION 18411.1 OF THE GOVERNMENT CODE THE CONSTRUCTION OF OFF-SITE AND ON-SITE IMPROVEMENTS, INCLUDING UTILITIES, GRADING, PAVING, LOT IMPROVEMENTS, WELL, ADJACEMENT (IF ANY), REMOVAL OF OBSTRUCTIONS, AND THE REMOVAL OF OBSTRUCTIONS, SHALL BE COMPLETED PRIOR TO THE RECORDATION OF THE PARCEL MAP NO. 5037. SUCH CONSTRUCTION MAY BE PHASED WHEN ONLY A PORTION OF THE PARCEL MAP NO. 5037 IS BEING RECORDED. THE PHASED CONSTRUCTION SHALL CONSIST OF ALL IMPROVEMENTS RELATED TO THE SHOWN HEREON RECEIVE SUCH APPROVAL. THE PHASED CONSTRUCTION SHALL CONSIST OF ALL IMPROVEMENTS RELATED TO THE SHOWN HEREON RECEIVE SUCH APPROVAL. THE PHASED CONSTRUCTION SHALL CONSIST OF ALL IMPROVEMENTS RELATED TO THE SHOWN HEREON RECEIVE SUCH APPROVAL.

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN, THE LAND SHOWN ON THIS MAP AND IN CONFORMANCE WITH THAT CERTAIN PUBLIC IMPROVEMENT AGREEMENT DATED NOVEMBER 24, 2004 PERTAINING TO THE DEVELOPMENT OF LAND DEFINED BY THE BOUNDARIES OF THE PARCEL MAP NO. 5037, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 27 EAST, M.D.B.M., COMPLETE THE PROPERTY TRANSFER, BUT HEREBY FOR PURPOSES OF MAKING THE OFFER OF CONVEYANCE SO AS TO RECORDE THE RIGHTS OF WAY SHOWN HEREON ARE TO BECOME RECORDED BY SEPARATE DOCUMENT SUBSEQUENT TO PLING AND RECORDATION OF THIS MAP.

TOLLADY FAMILY TRUST

Michael K. Reed
MICHAEL K. REED, CITY ENGINEER

CZEM PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: MICHAEL TOLLADY, TRUSTEE
ITS MANAGER

Michael K. Reed
MICHAEL K. REED, CITY ENGINEER

JLI PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Michael K. Reed
MICHAEL K. REED, CITY ENGINEER

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA)
COUNTY OF TULARE)

ON July 13th, 2011, BEFORE ME, *Michael K. Reed*, NOTARY PUBLIC, PERSONALLY APPEARED *Michael K. Reed*, TRUSTEE OF TOLLADY FAMILY TRUST, AND *Michael K. Reed*, MANAGER OF CZEM PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, WHOSE NAMES WERE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SOBERLY EXECUTED THE SAME IN HIGH BROTHER AUTHORIZED CAPACITIES, AND THAT BY HEREIN THEIR SIGNATURES ON THE INSTRUMENT THEY PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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.

NAME: *Michael K. Reed*, SIGNATURE: *Michael K. Reed*
MY COMMISSION EXPIRES: *June 14, 2012* COUNTY OF: *TULARE*
COMMISSION NUMBER: *1801933*

STATE OF CALIFORNIA)
COUNTY OF OSAGE)

ON July 13, 2011, BEFORE ME, *Michael K. Reed*, NOTARY PUBLIC, PERSONALLY APPEARED *Michael K. Reed*, TRUSTEE OF TOLLADY FAMILY TRUST, AND *Michael K. Reed*, MANAGER OF CZEM PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, WHOSE NAMES WERE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SOBERLY EXECUTED THE SAME IN HIGH BROTHER AUTHORIZED CAPACITIES, AND THAT BY HEREIN THEIR SIGNATURES ON THE INSTRUMENT THEY PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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.

NAME: *Michael K. Reed*, SIGNATURE: *Michael K. Reed*
MY COMMISSION EXPIRES: *June 14, 2012* COUNTY OF: *TULARE*
COMMISSION NUMBER: *1801933*

STATE OF CALIFORNIA)
COUNTY OF TULARE)

ON July 19, 2011, BEFORE ME, *Michael K. Reed*, NOTARY PUBLIC, PERSONALLY APPEARED *Michael K. Reed*, TRUSTEE OF TOLLADY FAMILY TRUST, AND *Michael K. Reed*, MANAGER OF CZEM PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, WHOSE NAMES WERE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SOBERLY EXECUTED THE SAME IN HIGH BROTHER AUTHORIZED CAPACITIES, AND THAT BY HEREIN THEIR SIGNATURES ON THE INSTRUMENT THEY PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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.

NAME: *Michael K. Reed*, SIGNATURE: *Michael K. Reed*
MY COMMISSION EXPIRES: *June 14, 2012* COUNTY OF: *TULARE*
COMMISSION NUMBER: *1801933*

SURVEYOR'S STATEMENT

A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MICHAEL R. TOLLADY, TRUSTEE OF TOLLADY FAMILY TRUST, AND MICHAEL K. REED, MANAGER OF CZEM PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, WHOSE NAMES WERE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SOBERLY EXECUTED THE SAME IN HIGH BROTHER AUTHORIZED CAPACITIES, AND THAT BY HEREIN THEIR SIGNATURES ON THE INSTRUMENT THEY PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

DATED THIS 12th DAY OF JULY, 2011

Michael K. Reed
MICHAEL K. REED, CITY ENGINEER

GARY J. DIXON, L.S. 5277 DATE: 7-12-2011
EXPIRATION DATE: DECEMBER 31, 2011

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND I AM SATISFIED THAT IT ACCURATELY REPRESENTS THE SUBDIVISION OF THE LAND SHOWN ON THE TENTATIVE PARCEL MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF CHAPTER 2, DIVISION 2, TITLE 7 OF THE GOVERNMENT CODE ARE COMPLIED WITH, AND THAT THE MAP IS IN CONFORMANCE WITH THE TENTATIVE PARCEL MAP HAS BEEN COMPLIED WITH.

DATED THIS 22nd DAY OF JULY, 2011

Michael K. Reed
MICHAEL K. REED, CITY ENGINEER

P.L.S. NO. 7514

EXPIRATION DATE: DECEMBER 31, 2011

PLANNING DIRECTOR'S STATEMENT

I HEREBY STATE THAT ON BEHALF OF THE PARCEL MAP COMMITTEE THIS PARCEL MAP CONFORMS TO THE APPROVED TENTATIVE MAP NO. 2-2009.

DATED THIS 22nd DAY OF JULY, 2011

Michael K. Reed
MICHAEL K. REED, CITY ENGINEER

SOIL ENGINEER'S STATEMENT

I HEREBY STATE THAT A PRELIMINARY SOIL REPORT WAS SUBMITTED BY ME ON FEBRUARY 20, 2008 IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 7, DIVISION 2, CHAPTER 2, DIVISION 2, TITLE 7 OF THE GOVERNMENT CODE OF THE CITY OF PORTERVILLE AND THAT SAID REPORT IS ON FILE IN THE CITY BUILDING INSPECTOR'S OFFICE.

DATED THIS 12th DAY OF JULY, 2011

Michael K. Reed
MICHAEL K. REED, CITY ENGINEER

EXPIRATION DATE: 6/30/2012

RECORDER'S STATEMENT

DOCUMENT NO. 2011-0251123 FEE \$10.00 PMD

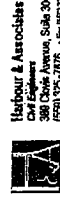
FILED THIS 23rd DAY OF JULY, 2011 AT 2:00 O'CLOCK

A.M. IN BOOK 57 OF PARCEL MAPS, AT PAGE(S) 43

TULARE COUNTY RECORDS, AT THE REQUEST OF CHICAGO TITLE COMPANY.

ROLAND P. HILL, TULARE COUNTY ASSESSOR / CLERK RECORDER

Michael K. Reed
MICHAEL K. REED, CITY ENGINEER



Harbour & Associates
398 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7680

PARCEL MAP NO. 5037

BEING IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 27 EAST, MOUNT Diablo BASE AND MERIDIAN IN THE CITY OF PORTERVILLE, COUNTY OF TULARE, STATE OF CALIFORNIA

SHEET TWO OF TWO SHEETS

AREA	ACRES	FEET	INCHES	FRAC
1	1.00	1.00	1.00	1.00
2	1.00	1.00	1.00	1.00
3	1.00	1.00	1.00	1.00
4	1.00	1.00	1.00	1.00
5	1.00	1.00	1.00	1.00
6	1.00	1.00	1.00	1.00
7	1.00	1.00	1.00	1.00
8	1.00	1.00	1.00	1.00
9	1.00	1.00	1.00	1.00
10	1.00	1.00	1.00	1.00
11	1.00	1.00	1.00	1.00
12	1.00	1.00	1.00	1.00
13	1.00	1.00	1.00	1.00
14	1.00	1.00	1.00	1.00
15	1.00	1.00	1.00	1.00
16	1.00	1.00	1.00	1.00
17	1.00	1.00	1.00	1.00
18	1.00	1.00	1.00	1.00
19	1.00	1.00	1.00	1.00
20	1.00	1.00	1.00	1.00
21	1.00	1.00	1.00	1.00
22	1.00	1.00	1.00	1.00
23	1.00	1.00	1.00	1.00
24	1.00	1.00	1.00	1.00
25	1.00	1.00	1.00	1.00
26	1.00	1.00	1.00	1.00
27	1.00	1.00	1.00	1.00
28	1.00	1.00	1.00	1.00
29	1.00	1.00	1.00	1.00
30	1.00	1.00	1.00	1.00
31	1.00	1.00	1.00	1.00
32	1.00	1.00	1.00	1.00
33	1.00	1.00	1.00	1.00
34	1.00	1.00	1.00	1.00
35	1.00	1.00	1.00	1.00
36	1.00	1.00	1.00	1.00
37	1.00	1.00	1.00	1.00
38	1.00	1.00	1.00	1.00
39	1.00	1.00	1.00	1.00
40	1.00	1.00	1.00	1.00
41	1.00	1.00	1.00	1.00
42	1.00	1.00	1.00	1.00
43	1.00	1.00	1.00	1.00
44	1.00	1.00	1.00	1.00
45	1.00	1.00	1.00	1.00
46	1.00	1.00	1.00	1.00
47	1.00	1.00	1.00	1.00
48	1.00	1.00	1.00	1.00
49	1.00	1.00	1.00	1.00
50	1.00	1.00	1.00	1.00
51	1.00	1.00	1.00	1.00
52	1.00	1.00	1.00	1.00
53	1.00	1.00	1.00	1.00
54	1.00	1.00	1.00	1.00
55	1.00	1.00	1.00	1.00
56	1.00	1.00	1.00	1.00
57	1.00	1.00	1.00	1.00
58	1.00	1.00	1.00	1.00
59	1.00	1.00	1.00	1.00
60	1.00	1.00	1.00	1.00
61	1.00	1.00	1.00	1.00
62	1.00	1.00	1.00	1.00
63	1.00	1.00	1.00	1.00
64	1.00	1.00	1.00	1.00
65	1.00	1.00	1.00	1.00
66	1.00	1.00	1.00	1.00
67	1.00	1.00	1.00	1.00
68	1.00	1.00	1.00	1.00
69	1.00	1.00	1.00	1.00
70	1.00	1.00	1.00	1.00
71	1.00	1.00	1.00	1.00
72	1.00	1.00	1.00	1.00
73	1.00	1.00	1.00	1.00
74	1.00	1.00	1.00	1.00
75	1.00	1.00	1.00	1.00
76	1.00	1.00	1.00	1.00
77	1.00	1.00	1.00	1.00
78	1.00	1.00	1.00	1.00
79	1.00	1.00	1.00	1.00
80	1.00	1.00	1.00	1.00
81	1.00	1.00	1.00	1.00
82	1.00	1.00	1.00	1.00
83	1.00	1.00	1.00	1.00
84	1.00	1.00	1.00	1.00
85	1.00	1.00	1.00	1.00
86	1.00	1.00	1.00	1.00
87	1.00	1.00	1.00	1.00
88	1.00	1.00	1.00	1.00
89	1.00	1.00	1.00	1.00
90	1.00	1.00	1.00	1.00
91	1.00	1.00	1.00	1.00
92	1.00	1.00	1.00	1.00
93	1.00	1.00	1.00	1.00
94	1.00	1.00	1.00	1.00
95	1.00	1.00	1.00	1.00
96	1.00	1.00	1.00	1.00
97	1.00	1.00	1.00	1.00
98	1.00	1.00	1.00	1.00
99	1.00	1.00	1.00	1.00
100	1.00	1.00	1.00	1.00

LEGEND

THESE ARE THE CORNERS OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 27 EAST, MOUNT Diablo BASE AND MERIDIAN IN THE CITY OF PORTERVILLE, COUNTY OF TULARE, STATE OF CALIFORNIA.

PARCEL MAP NO. 4895
RECORDED IN BOOK 12, PAGE 124.

SPRINGVILLE AVENUE

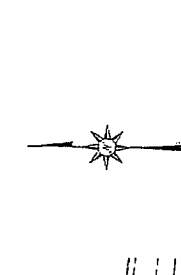
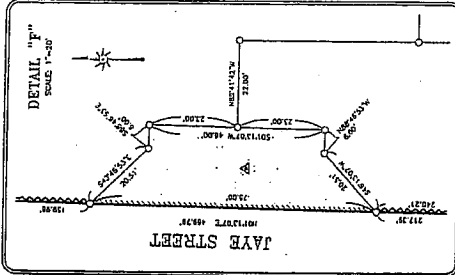
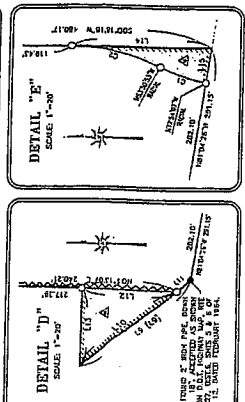
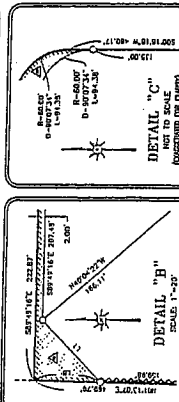
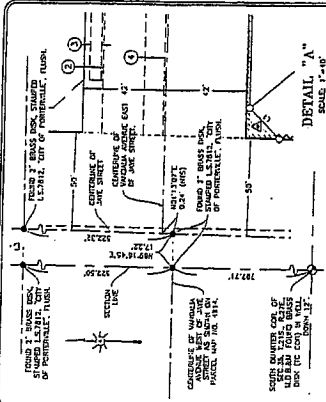
VANDALIA AVENUE

JAYE STREET

KESSING STREET

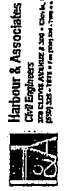
POPLAR AVENUE

STATE ROUTE 190



SCALE 1" = 80'

NOTE: DIMENSIONS NOT INDICATED ARE CALCULATED.



11-9-8

8
RECORDING REQUESTED BY:

CHICAGO TITLE CO.

42121091

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN
TO:

CITY OF PORTERVILLE
291 NORTH MAIN STREET
PORTERVILLE, CA. 93257

NO FEE PURSUANT TO
GOVERNMENT CODE SECTION 27383-



2012-0016591

Recorded
Official Records
County of
Tulare
ROLAND P. HILL
Clerk Recorder

REC FEE 65.00
CONFORMED COPY 2.00

08:00AM 20-Mar-2012 DR
Page 1 of 17

2 conf

17
S

RESOLUTION NO. 585

LOT LINE ADJUSTMENT 2011-3

DECISION OF THE CITY PLANNER AND CITY ENGINEER OF THE CITY OF
PORTERVILLE APPROVING LOT LINE ADJUSTMENT NO. 2011-3
FOR THAT SITE GENERALLY LOCATED ON SOUTHEAST CORNER OF
JAYE STREET AND VANDALIA AVENUE

OWNERS

Tolladay Family Trust
7080 N. Marks Ave, #118
Fresno, Ca 93711

CZEM Partners, LLC
2200 Pine Street
Bakersfield, Ca 93301

JLH Properties, LLC
2200 Pine Street
Bakersfield, Ca 93301

WHEREAS: The City Planner and the City Engineer of the City of Porterville hereby determine that the following findings were relevant to evaluating this lot line adjustment map:

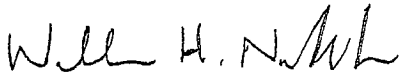
1. A lot line adjustment map has been filed pursuant to the regulations contained in Section 405.03 of the City of Porterville Development Ordinance; and
2. The Planning and Engineering Division staff have jointly reviewed the submitted lot line adjustment map; and
3. Under Section 405.03 of the City of Porterville Development Ordinance, the City Engineer and the City Planner are authorized to approve lot line adjustments without the approval and filing of a parcel map; and
4. The proposed project is consistent with the General Plan; and

5. The proposed Lot Line Adjustment is consistent with the Development Ordinance standards pertaining to the CR (Retail Centers) Zoning; and
6. This lot line adjustment is a ministerial act pursuant to Public Resources Code, Section 15073 and the City of Porterville Code; and


WHEREAS: Resolution No. 585, the legal description (Exhibit "A"), and the lot line adjustment map (Exhibit "B"), shall be filed with the Recorder of the County of Tulare for recordation.

NOW, THEREFORE, BE IT RESOLVED: That Lot Line Adjustment 2011-3 affecting that site generally located on the southeast corner of Jaye Street and Vandalia Avenue is hereby approved by the City Planner and City Engineer of the City of Porterville.

March 16, 2012


William H. Nebeker, City Planner
City of Porterville

March 16, 2012


Michael K. Reed, City Engineer
PLS 7514 exp. 12-31-13
City of Porterville

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Tulare

On 3/19/12 before me, Christina S. Davis, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared William H. Nebeker & Michael
Name(s) of Signer(s)

K Reed

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 and official seal.

Signature: Christina S. Davis
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Resolution No. 585 Lot Line Adjustment 2011-3

Document Date: March 16, 2012 Number of Pages: 2

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer — Title(s): _____ ☐ Corporate Officer — Title(s): _____

☐ Individual ☐ Individual

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact ☐ Attorney in Fact

☐ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

EXHIBIT A
LOT LINE ADJUSTMENT
PROPOSED PARCEL
LEGAL DESCRIPTIONS

PROPOSED PARCEL A

That portion of Parcels 1 and 2 of Parcel Map No. 5037, recorded August 31, 2011 in Book 51 of Parcel Maps at Page 43, Tulare County Records, being in the Southeast quarter of Section 35, Township 21 South, Range 27 East, Mount Diablo Base and Meridian, in the City of Porterville, County of Tulare, State of California, together with those portions of the areas indicated as an irrevocable offer of conveyance to the City of Porterville for public street rights-of-way lying adjacent to said Parcels 1 and 2, described as follows:

BEGINNING at the Northwest corner of said Parcel 1;

Thence South $89^{\circ}49'16''$ East, along the North line of said Parcel 1, a distance of 207.48 feet to the beginning of a 60.00 foot radius tangent curve, concave to the Southwest;

Thence Southeasterly, along said curve, through a central angle of $90^{\circ}07'34''$, an arc distance of 94.38 feet;

Thence South $00^{\circ}18'18''$ West, along the East line of said Parcel 1, a distance of 114.00 feet;

Thence North $90^{\circ}00'00''$ West, a distance of 57.00 feet;

Thence South $00^{\circ}00'00''$ East, a distance of 17.00 feet;

Thence North $90^{\circ}00'00''$ West, a distance of 128.00 feet;

Thence South $64^{\circ}18'38''$ West, a distance of 49.52 feet;

Thence North $89^{\circ}41'42''$ West, a distance of 36.50 feet to the Westerly line of said Parcel 2;

Thence along the Westerly lines of said Parcel 2 the following courses:

North $01^{\circ}13'07''$ East, a distance of 23.00 feet;

Thence North $88^{\circ}46'53''$ West, a distance of 6.00 feet;

Thence North $43^{\circ}46'53''$ West, a distance of 20.51 feet;

Thence North $01^{\circ}13'07''$ East, a distance of 159.98 feet;

Thence North $45^{\circ}41'55''$ East, a distance of 22.00 feet to the POINT OF BEGINNING



EXHIBIT A
LOT LINE ADJUSTMENT
PROPOSED PARCEL
LEGAL DESCRIPTIONS

Containing 53,761 square feet, more or less.

TOGETHER WITH AND SUBJECT TO an irrevocable offer of conveyance to the City of Porterville for public street rights-of-way described as follows:

BEGINNING at the intersection of the South right-of-way line of Vandalia Avenue with the East right-of-way line of Jaye Street as shown on said Parcel Map No. 5037;

Thence along the South right-of-way line of said Vandalia Avenue and the West right-of-way line of Kessing Street as shown on said Parcel Map No. 5037 the following courses:

South $89^{\circ}49'16''$ East, a distance of 222.87 feet to the beginning of a 60.00 foot radius tangent curve, concave to the Southwest;

Thence Southeasterly, along said curve, through a central angle of $90^{\circ}07'34''$, an arc distance of 94.38 feet;

Thence South $00^{\circ}18'18''$ West, along the West line of said Kessing Street, a distance of 2.00 feet to the cusp of a 60.00 foot radius tangent curve, concave to the Southwest;

Thence Northwesterly, along said curve, through a central angle of $90^{\circ}07'34''$, an arc distance of 94.38 feet;

Thence North $89^{\circ}49'16''$ West, a distance of 207.48 feet;

Thence South $45^{\circ}41'55''$ West, a distance of 22.00 feet to the East right-of-way line of said Jaye Street;

Thence North $01^{\circ}13'07''$ East, along the East right-of-way line of said Jaye Street, a distance of 17.42 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH AND SUBJECT TO an irrevocable offer of conveyance to the City of Porterville for public street rights-of-way described as follows:

BEGINNING at the intersection of the East line of Jaye Street as shown on said Parcel Map No. 5037 with the Westerly prolongation of the most Northerly North line of Parcel 4 of said Parcel Map No. 5037;

Thence North $01^{\circ}13'07''$ East, along the East right-of-way line of said Jaye Street, a distance of 37.83 feet;



EXHIBIT A

LOT LINE ADJUSTMENT

PROPOSED PARCEL LEGAL DESCRIPTIONS

Thence along the Southerly and Westerly lines of said Parcel 2, the following courses:

South 43°46'53" East, a distance of 20.51 feet;

Thence South 88°46'53" East, a distance of 6.00 feet;

Thence South 01°13'07" West, a distance of 23.00 feet to the most Northerly Northwest corner of said Parcel 4;

Thence leaving said Southerly and Westerly lines of said Parcel 2, North 89°41'42" West, along the Westerly prolongation of the most Northerly North line of said Parcel 4, a distance of 20.50 feet to the POINT OF BEGINNING.



EXHIBIT A

LOT LINE ADJUSTMENT

PROPOSED PARCEL LEGAL DESCRIPTIONS

PROPOSED PARCEL B

That portion of Parcels 1, 2, and 3 of Parcel Map No. 5037, recorded August 31, 2011 in Book 51 of Parcel Maps at Page 43, Tulare County Records, being in the Southeast quarter of Section 35, Township 21 South, Range 27 East, Mount Diablo Base and Meridian, in the City of Porterville, County of Tulare, State of California, described as follows:

BEGINNING at the Southeast corner of said Parcel 3;

Thence along the Southerly and Westerly lines of said Parcel 3 the following courses:

North 89°41'42" West, a distance of 115.00 feet;

Thence North 00°18'18" East, a distance of 54.00 feet;

Thence North 89°41'42" West, a distance of 128.93 feet to the most Westerly line of said Parcel 3;

Thence North 00°18'18" East, along the most Westerly line of said Parcel 3 and along the Westerly line of said Parcel 2, a distance of 116.31 feet;

Thence South 89°41'42" East, a distance of 14.50 feet;

Thence North 64°18'38" East, a distance of 49.52 feet;

Thence North 90°00'00" East, a distance of 128.00 feet;

Thence North 00°00'00" East, a distance of 17.00 feet;

Thence North 90°00'00" East, a distance of 57.00 feet to the East line of said Parcel 1;

Thence South 00°18'18" West, along the East line of said Parcels 1 and 3, a distance of 210.00 feet to the POINT OF BEGINNING

Containing 40,136 square feet, more or less.

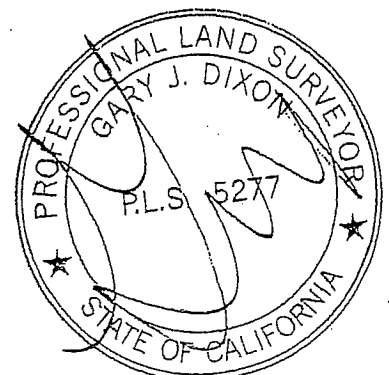


EXHIBIT A

LOT LINE ADJUSTMENT

PROPOSED PARCEL LEGAL DESCRIPTIONS

PROPOSED PARCEL C

Parcel 4 of Parcel Map No. 5037, recorded August 31, 2011 in Book 51 of Parcel Maps at Page 43, Tulare County Records, being in the Southeast quarter of Section 35, Township 21 South, Range 27 East, Mount Diablo Base and Meridian, in the City of Porterville, County of Tulare, State of California, together with portions of the areas indicated as an irrevocable offer of conveyance to the City of Porterville for public street rights-of-way lying adjacent to Jaye Street as shown on said Parcel Map No. 5037.

EXCEPTING THEREFROM that portion of said Parcel 4, described as follows:

BEGINNING at the Southeast corner of said Parcel 4;

Thence North $81^{\circ}04'26''$ West, along the South line of said Parcel 4, a distance of 79.95 feet;

Thence North $08^{\circ}55'34''$ East, a distance of 60.00 feet;

Thence South $81^{\circ}04'26''$ East, parallel with and 60.00 feet Northerly of the Southerly line of said Parcel 4, a distance of 79.90 feet to the East line of said Parcel 4;

Thence along the East line of said Parcel 4 the following courses:

South $00^{\circ}18'18''$ West, a distance of 25.95 feet to the beginning of a 50.00 foot radius tangent curve, concave to the West;

Thence Southerly, along said curve, through a central angle of $25^{\circ}50'50''$, an arc distance of 22.56 feet to the beginning of a 50.00 foot radius reverse curve, concave to the East;

Thence Southerly, along said curve, through a central angle of $14^{\circ}03'14''$, an arc distance of 12.26 feet to the POINT OF BEGINNING.

Containing 47,122 square feet, more or less.

TOGETHER WITH AND SUBJECT TO an irrevocable offer of conveyance to the City of Porterville for public street rights-of-way described as follows:

BEGINNING at the intersection of the East line of Jaye Street as shown on said Parcel Map No. 5037 with the Westerly prolongation of the most Northerly North line of said Parcel 4;



EXHIBIT A

LOT LINE ADJUSTMENT

PROPOSED PARCEL LEGAL DESCRIPTIONS

Thence South $89^{\circ}41'42''$ East, along the Westerly prolongation of the most Northerly North line of said Parcel 4, a distance of 20.50 feet;

Thence along the Northerly and Westerly lines of said Parcel 4 the following courses:

Thence South $01^{\circ}13'07''$ West, a distance of 23.00 feet;

Thence North $88^{\circ}46'53''$ West, a distance of 6.00 feet;

Thence South $46^{\circ}13'07''$ West, a distance of 20.51 feet to the East line of said Jaye Street;

Thence North $01^{\circ}13'07''$ East, along the East line of said Jaye Street, a distance of 37.17 feet to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO an irrevocable offer of conveyance to the City of Porterville for public street rights-of-way described as follows:

COMMENCING at the most Southerly Southwest corner of said Parcel 4;

Thence North $40^{\circ}19'53''$ West, a distance of 4.59 feet to the East line of said Jaye Street, said point being the TRUE POINT OF BEGINNING;

Thence continuing North $40^{\circ}19'53''$ West, a distance of 30.18 feet;

Thence South $89^{\circ}27'00''$ East, a distance of 20.02 feet to the East line of said Jaye Street;

Thence South $01^{\circ}13'07''$ West, a distance of 22.82 feet to the TRUE POINT OF BEGINNING.



EXHIBIT A
LOT LINE ADJUSTMENT
PROPOSED PARCEL
LEGAL DESCRIPTIONS

PROPOSED PARCEL D

That portion of Parcel 4 of Parcel Map No. 5037, recorded August 31, 2011 in Book 51 of Parcel Maps at Page 43, Tulare County Records, being in the Southeast quarter of Section 35, Township 21 South, Range 27 East, Mount Diablo Base and Meridian, in the City of Porterville, County of Tulare, State of California, together with that portion of the area indicated as an irrevocable offer of conveyance to the City of Porterville for public street rights-of-way lying adjacent to the Southeast corner of said Parcel 4, described as follows:

BEGINNING at the Southeast corner of said Parcel 4;

Thence North $81^{\circ}04'26''$ West, along the South line of said Parcel 4, a distance of 79.95 feet;

Thence North $08^{\circ}55'34''$ East, a distance of 60.00 feet;

Thence South $81^{\circ}04'26''$ East, parallel with and 60.00 feet Northerly of the South line of said Parcel 4, a distance of 79.90 feet to the East line of said Parcel 4;

Thence along the East line of said Parcel 4 the following courses:

South $00^{\circ}18'18''$ West, a distance of 25.95 feet to the beginning of a 50.00 foot radius tangent curve, concave to the West;

Thence Southerly, along said curve, through a central angle of $25^{\circ}50'50''$, an arc distance of 22.56 feet to the beginning of a 50.00 foot radius reverse curve, concave to the East;

Thence Southerly, along said curve, through a central angle of $14^{\circ}03'14''$, an arc distance of 12.26 feet to the POINT OF BEGINNING.

Containing 4,942 square feet, more or less.

TOGETHER WITH AND SUBJECT TO an irrevocable offer of conveyance to the City of Porterville for public street rights-of-way described as follows:

BEGINNING at the intersection of the West line of Kessing Street with the North line of Poplar Avenue as shown on said Parcel Map No. 5037;

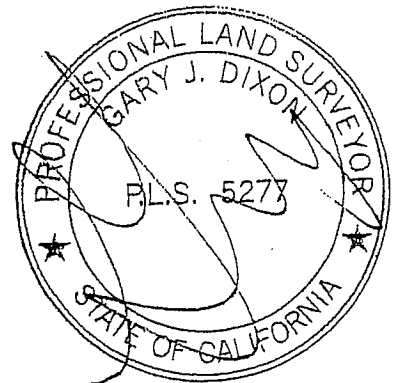


EXHIBIT A

LOT LINE ADJUSTMENT

PROPOSED PARCEL LEGAL DESCRIPTIONS

Thence North $00^{\circ}18'18''$ East, along the West line of said Kessing Street, a distance of 34.73 feet to the cusp of a 50.00 foot radius tangent curve, concave to the Northwest;

Thence Southwesterly, along said curve through a central angle of $20^{\circ}50'50''$, an arc distance of 22.56 feet, to the beginning of a 50.00 foot radius reverse curve, concave to the Southeast;

Thence Southerly, along said curve through a central angle of $14^{\circ}03'14''$, an arc distance of 12.26 feet, to the North line of said Poplar Avenue;

Thence South $81^{\circ}04'26''$ East, along the North line of said Poplar Avenue, a distance of 9.05 feet to the POINT OF BEGINNING.



EXHIBIT B

LOT LINE ADJUSTMENT

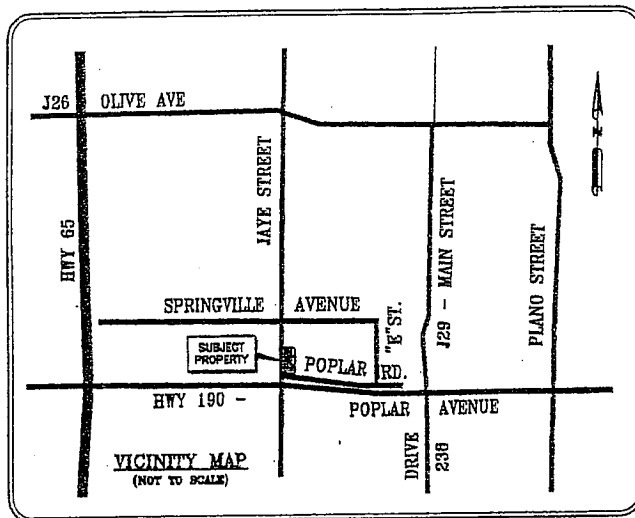
BEING IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 27 EAST,
MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF PORTERVILLE, COUNTY OF TULARE, STATE
OF CALIFORNIA

PREPARED FOR

MICHAEL TOLLADAY
7080 N. MARKS AVE.
FRESNO, CA. 93711

PREPARED BY

DIXON & ASSOCIATES LAND SURVEYING
620 DEWITT, #101
CLOVIS, CA., 93612



NOTES

DATE: NOVEMBER 17, 2011
APN: 260-300-17
SEWER: CITY OF PORTERVILLE
WATER: CITY OF PORTERVILLE

LEGEND

- PROPOSED PARCEL LINE
- - - EXISTING PARCEL LINE TO BE DELETED (PER VTSM 2-2009)
- △ IRREVOCABLE OFFER OF CONVEYANCE TO THE CITY OF PORTERVILLE FOR PUBLIC STREET RIGHTS OF WAY PER PARCEL MAP NO. 5037

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN ON THIS MAP AND WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY FOR THE MAKING AND FILING OF THIS LOT LINE ADJUSTMENT AND STATE THAT THE INFORMATION SHOWN ON THIS MAP IS TRUE AND CORRECT.

TOLLADAY FAMILY TRUST

MICHAEL R. TOLLADAY, TRUSTEE

TERRY ANN TOLLADAY, TRUSTEE

CZEM PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: AZTEC MUSTANG LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
ITS MANAGER

DAVE MOSSMAN, MANAGING MEMBER

JLH PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

JOHN S. HALE, PRESIDENT

EXHIBIT B
LOT LINE ADJUSTMENT
SHEET 1 OF 4

DIXON & ASSOCIATES, INC.
LAND SURVEYING

620 DEWITT, #101
CLOVIS, CALIFORNIA, 93612
PH: (559)297-4200 FAX: (559)297-4272

10-012
Harbour & Associates - Jere & Vandevoort, Porterville

EXHIBIT B

LOT LINE ADJUSTMENT

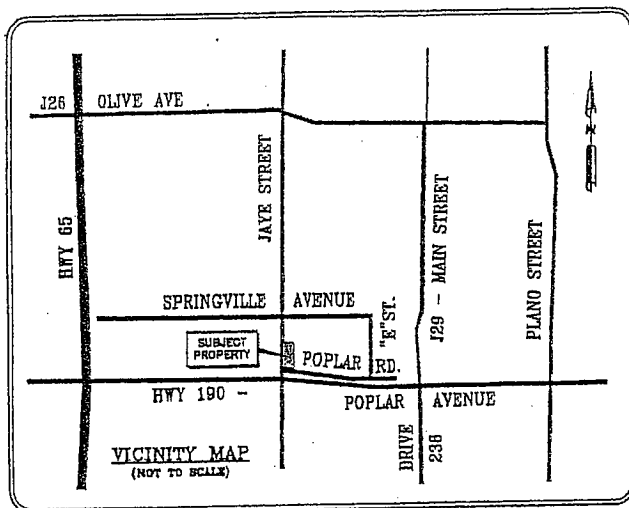
BEING IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 27 EAST,
MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF PORTERVILLE, COUNTY OF TULARE, STATE
OF CALIFORNIA

PREPARED FOR

MICHAEL TOLLADAY
7080 N. MARKS AVE.
FRESNO, CA. 93711

PREPARED BY

DIXON & ASSOCIATES LAND SURVEYING
620 DEWITT, #101
CLOVIS, CA., 93612



NOTES

DATE: NOVEMBER 17, 2011
APN: 260-300-17
SEWER: CITY OF PORTERVILLE
WATER: CITY OF PORTERVILLE

LEGEND

- PROPOSED PARCEL LINE
- - - - EXISTING PARCEL LINE TO BE DELETED (PER VTPM 2-2009)
- △ IRREVOCABLE OFFER OF CONVEYANCE TO THE CITY OF PORTERVILLE FOR PUBLIC STREET RIGHTS OF WAY PER PARCEL MAP NO. 5037

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN ON THIS MAP AND WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY FOR THE MAKING AND FILING OF THIS LOT LINE ADJUSTMENT AND STATE THAT THE INFORMATION SHOWN ON THIS MAP IS TRUE AND CORRECT.

TOLLADAY FAMILY TRUST

MICHAEL R. TOLLADAY, TRUSTEE

TERRY ANN TOLLADAY, TRUSTEE

OZEN PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: AZTEC MUSTANG LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
ITS MANAGER

DAVE MOSSMAN, MANAGING MEMBER

JLH PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

JOHN S. HALE, PRESIDENT

EXHIBIT B
LOT LINE ADJUSTMENT
SHEET 1 OF 4

DIXON & ASSOCIATES, INC.
LAND SURVEYING

620 DEWITT, #101
CLOVIS, CALIFORNIA, 93612

PH: (559)297-4200 FAX: (559)297-4272

EXHIBIT B
LOT LINE ADJUSTMENT

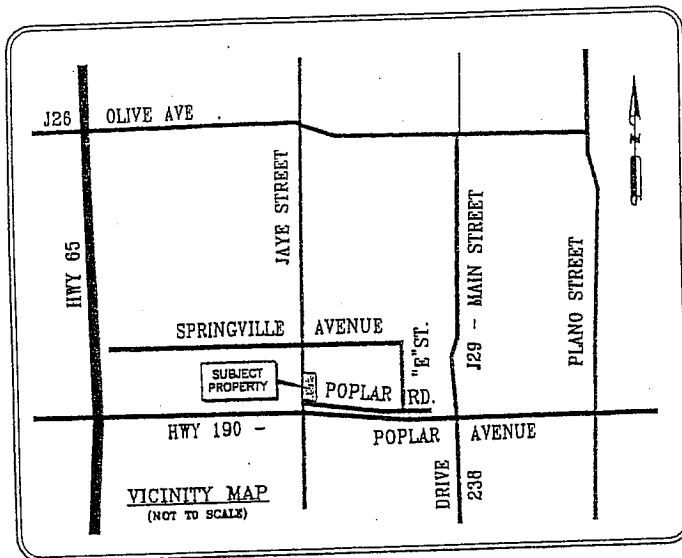
BEING IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 27 EAST,
MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF PORTERVILLE, COUNTY OF TULARE, STATE
OF CALIFORNIA

PREPARED FOR

MICHAEL TOLLADAY
7080 N. MARKS AVE.
FRESNO, CA. 93711

PREPARED BY

DIXON & ASSOCIATES LAND SURVEYING
620 DEWITT, #101
CLOVIS, CA., 93612



NOTES

DATE: NOVEMBER 17, 2011
APN: 260-300-17
SEWER: CITY OF PORTERVILLE
WATER: CITY OF PORTERVILLE

LEGEND

- PROPOSED PARCEL LINE
- - - EXISTING PARCEL LINE TO BE DELETED (PER VTPM 2-2009)
- ▲ IRREVOCABLE OFFER OF CONVEYANCE TO THE CITY OF PORTERVILLE FOR PUBLIC STREET RIGHTS OF WAY PER PARCEL MAP NO. 5037

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN ON THIS MAP AND WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY FOR THE MAKING AND FILING OF THIS LOT LINE ADJUSTMENT AND STATE THAT THE INFORMATION SHOWN ON THIS MAP IS TRUE AND CORRECT.

TOLLADAY FAMILY TRUST

MICHAEL R. TOLLADAY, TRUSTEE

TERRY ANN TOLLADAY, TRUSTEE

CZEM PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: AZTEC MUSTANG LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
ITS MANAGER

DAVE MOSSMAN, MANAGING MEMBER

JLH PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

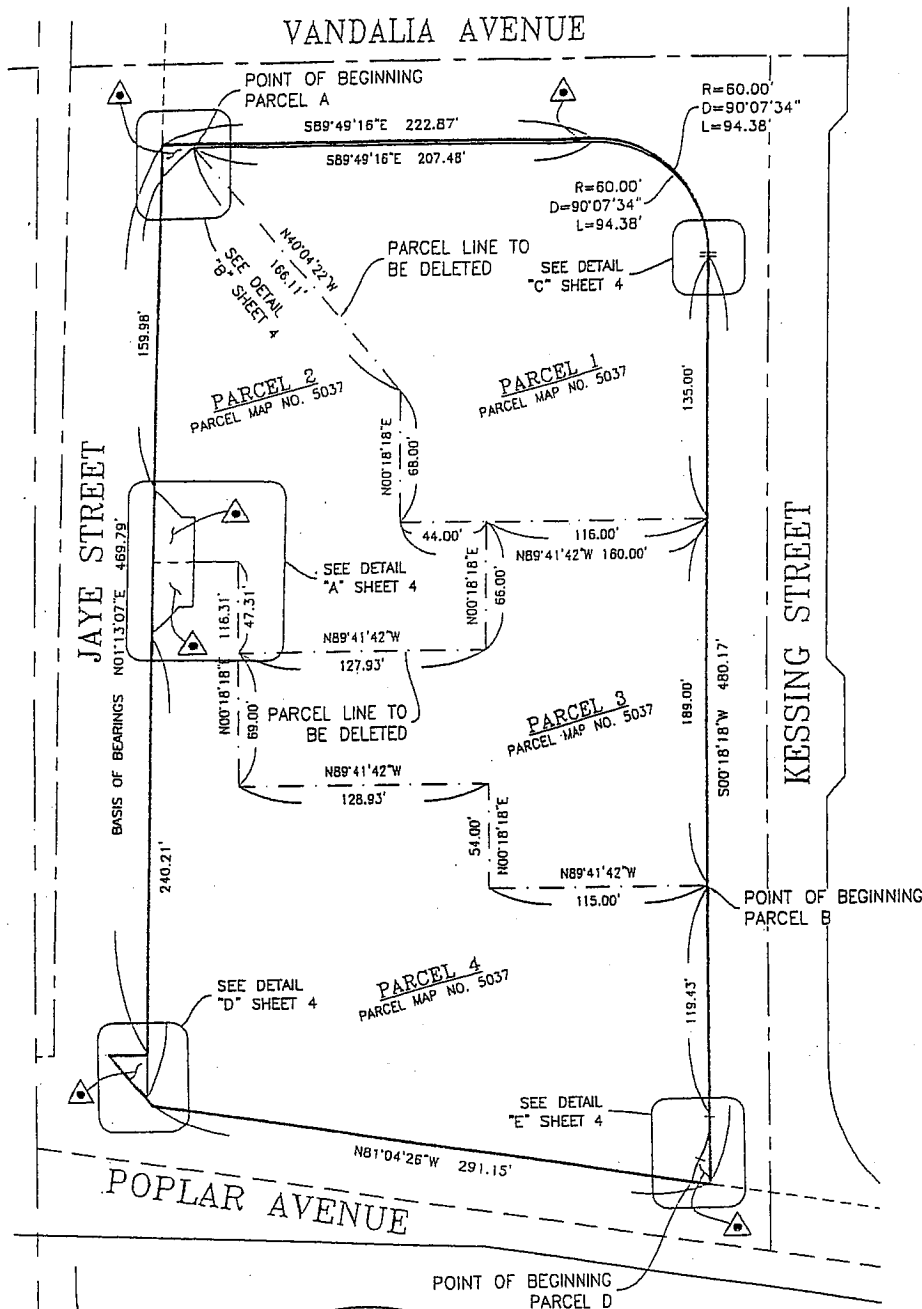
JOHN S. HALE, PRESIDENT

EXHIBIT B
LOT LINE ADJUSTMENT
SHEET 1 OF 4

DIXON & ASSOCIATES, INC.
LAND SURVEYING

620 DEWITT, #101
CLOVIS, CALIFORNIA, 93612
PH: (559)297-4200 FAX: (559)297-4272

10-612
Harbour & Associates - Jans & Vendola, Porterville



BASIS OF BEARINGS

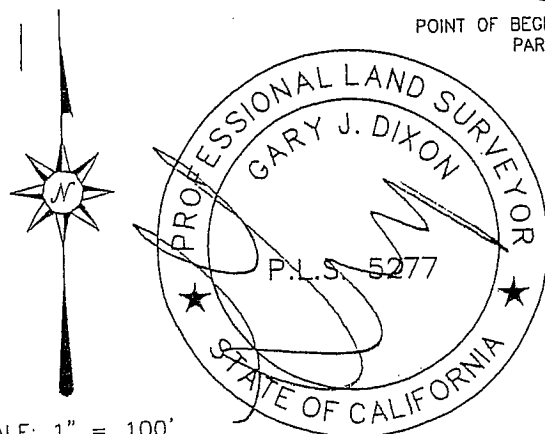
THE EAST LINE OF JAYE STREET WAS TAKEN TO BE NORTH 01°13'07" EAST AS SHOWN ON PARCEL MAP NO. 5037 RECORDED IN BOOK 51 OF PARCEL MAPS, AT PAGES 43, TULARE COUNTY RECORDS.

PARCEL AREAS

PARCEL	S.F.
1	37,238
2	25,963
3	30,696
4	52,064
TOTAL	145,961

LEGEND

- PROPOSED PARCEL LINE
- - - EXISTING PARCEL LINE TO BE DELETED (PER VTPM 2-2009)
- ▲ IRREVOCABLE OFFER OF CONVEYANCE TO THE CITY OF PORTERVILLE FOR PUBLIC STREET RIGHTS OF WAY PER PARCEL MAP NO. 5037



SCALE: 1" = 100'

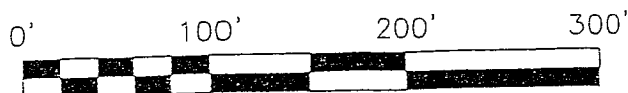
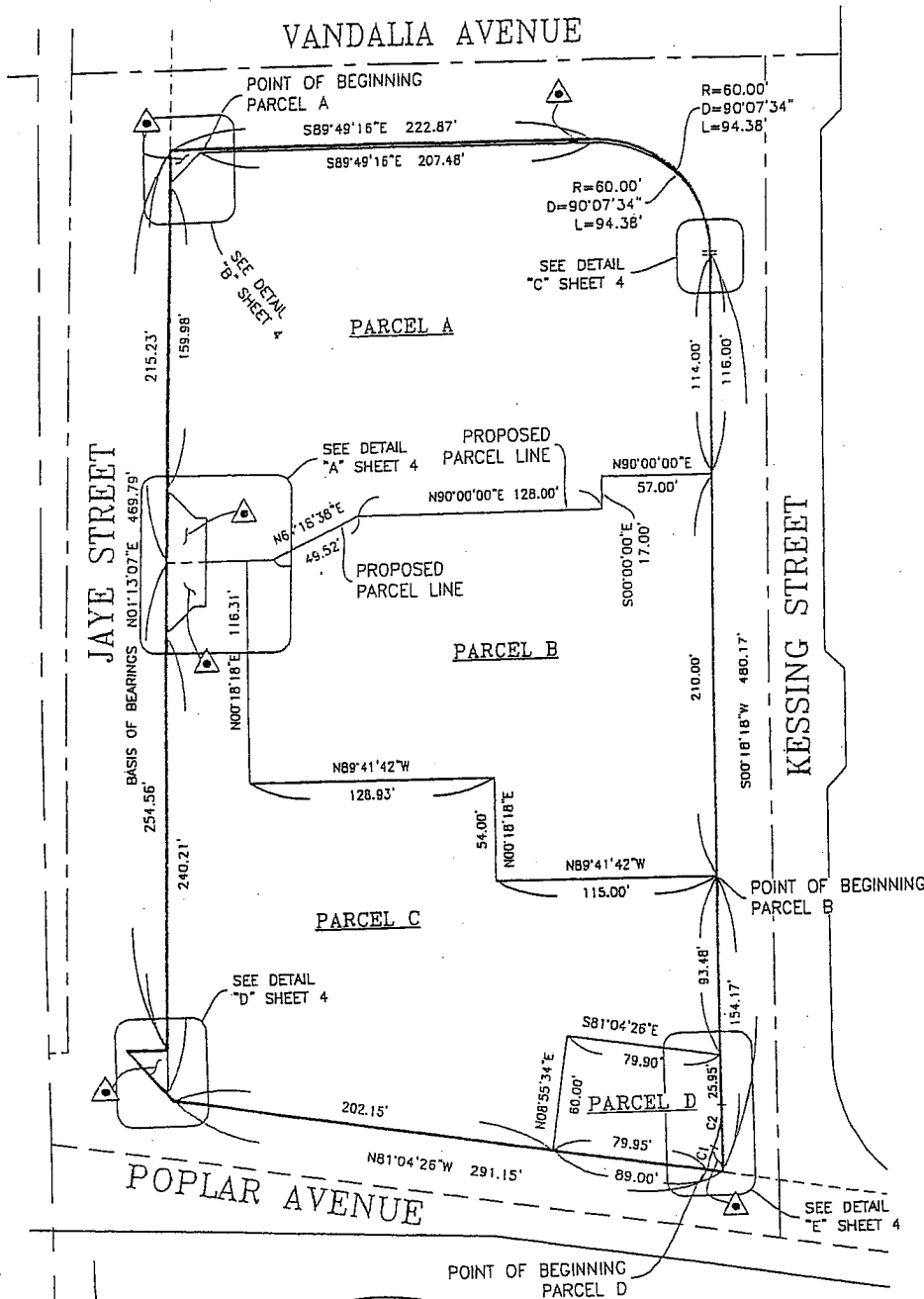


EXHIBIT B LOT LINE ADJUSTMENT EXISTING PARCELS SHEET 2 OF 4

DIXON & ASSOCIATES, INC.
LAND SURVEYING

620 DEWITT, #101
CLOVIS, CALIFORNIA, 93612

PH: (559)297-4200 FAX: (559)297-4272



BASIS OF BEARINGS
 THE EAST LINE OF JAYE STREET WAS
 TAKEN TO BE NORTH 01°13'07" EAST AS
 SHOWN ON PARCEL MAP NO. 5037
 RECORDED IN BOOK 51 OF PARCEL MAPS,
 AT PAGES 43, TULARE COUNTY RECORDS.

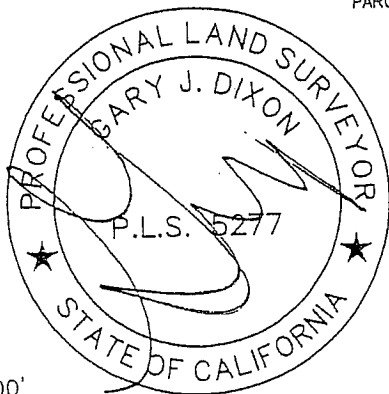
PARCEL AREAS

PARCEL	S.F.
A	53,761
B	40,136
C	47,122
D	4,942
TOTAL	145,961

LEGEND

- PROPOSED PARCEL LINE
- - - EXISTING PARCEL LINE TO BE DELETED (PER VTPM 2-2009)
- ▲ IRREVOCABLE OFFER OF CONVEYANCE TO THE CITY OF PORTERVILLE FOR PUBLIC STREET RIGHTS OF WAY PER PARCEL MAP NO. 5037

CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	50.00'	14°03'14"	12.26'
C2	50.00'	25°50'50"	22.56'



SCALE: 1" = 100'



EXHIBIT B
 LOT LINE ADJUSTMENT
 ADJUSTED PARCELS
 SHEET 3 OF 4

DIXON & ASSOCIATES, INC.
 LAND SURVEYING

620 DEWITT, #101
 CLOVIS, CALIFORNIA, 93612

PH: (559)297-4200 FAX: (559)297-4272

