

OWNERS’S STATEMENT

WE HEREBY STATE THAT WE ARE THE LEGAL OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS SUBDIVISION MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION MAP AS SHOWN WITHIN THE BOLD BORDER LINES HEREON. WE HEREBY OFFER TO DEDICATE AND DO HEREBY DEDICATE THE FOLLOWING, AS SHOWN WITHIN THE BOUNDARIES OF THE MAP HEREON, FOR THE SPECIFIED PURPOSES:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES.

1. PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF GAS LINES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, AS SHOWN HEREON AND DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

1. STREET RIGHT OF WAY FOR A AVENUE, B AVENUE, C AVENUE, D AVENUE, E AVENUE, STREET A AND STREET B IN FEE TO THE CITY OF TULARE.
2. OUTLOT A, OUTLOT B AND OUTLOT C IN FEE TO THE CITY OF PORTERVILLE FOR LANDSCAPING, BLOCK WALLS, PUBLIC SIDEWALKS, AND THE MAINTENANCE THEREOF.
3. STREET RIGHT OF WAY FOR GIBBIONS AVENUE, 10 FEET EXPANSION OF CURRENT RIGHT OF WAY, IDENTIFIED IN THIS MAP WITH 3.

WE ALSO HEREBY WAIVE ALL DIRECT ACCESS RIGHTS AS SHOWN WITHIN THE BOUNDARIES OF THE MAP HEREON.

FOR: KARATE WORLDWIDE, INC.
A CALIFORNIA CORPORATION

BY: _____
CHUCK NORRIS, TEXAS RANGER, ITS PRESIDENT

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 CALIFORNIA
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 AND OFFICIAL SEAL
SIGNATURE _____
(PRINT NAME) _____
MY COMMISSION NO. _____ MY COMMISSION EXPIRES _____
PRINCIPAL OFFICE IN THE COUNTY OF _____

GIGGLE TOWN ESTATES
FINAL MAP

BEING A DIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS DOCUMENT NUMBER 2021–0031767, RECORDED IN THE OFFICIAL RECORDS COUNTY OF TULARE.

IN THE CITY OF PORTERVILLE, COUNTY OF TULARE, STATE OF CALIFORNIA, IN THE UNITED STATES OF AMERICA.

FOR:

KARATE WORLDWIDE, INC.
CHUCK NORRIS
101 LONESTAR AVENUE
FRESNO, CA 93711

DATE:
MAY 2024

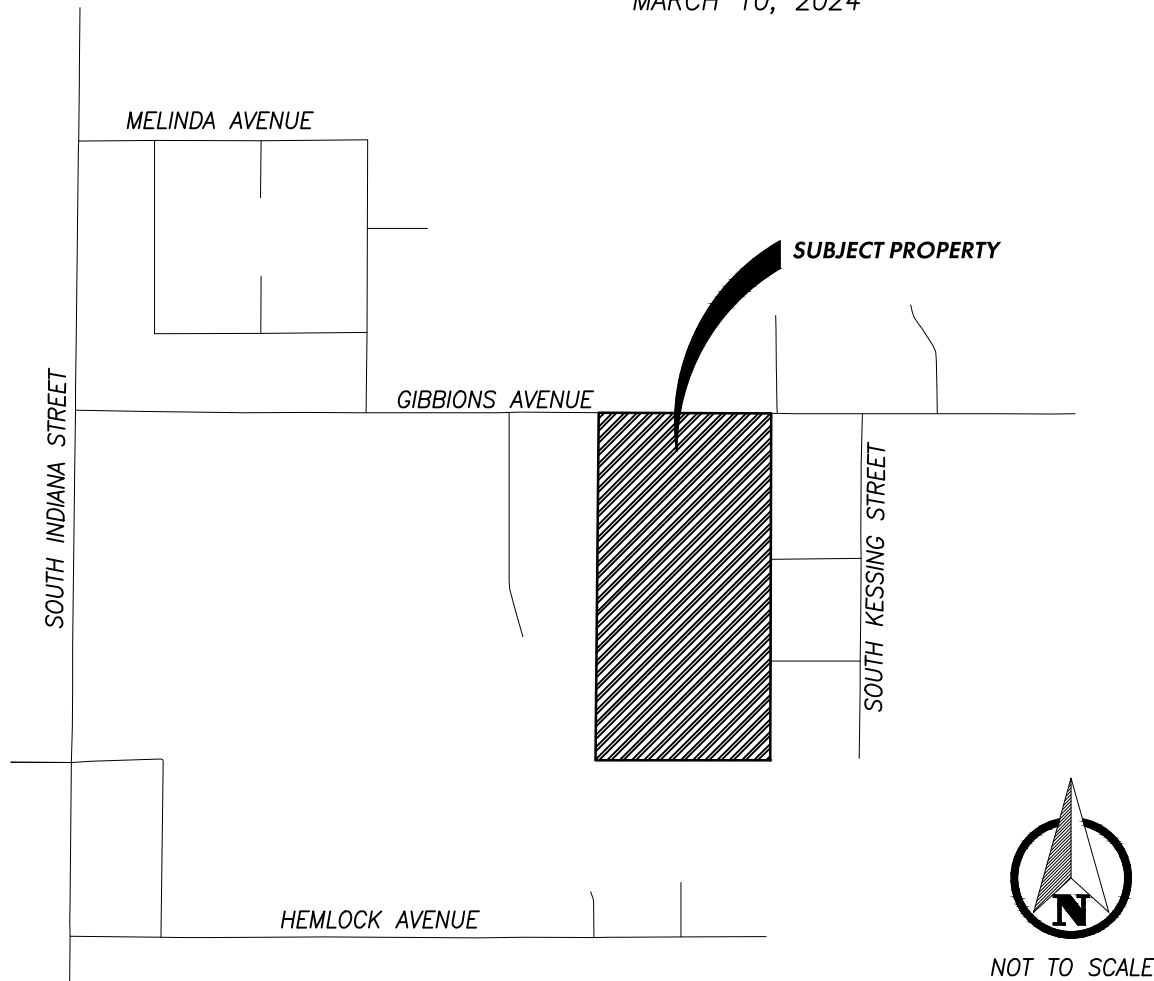


PREPARED BY:

CRAZY FROG LAND SURVEYING, INC.
"IF YOU ARE FEELING FROGGY, THEN LEAP, SON!"
111 MAIN STREET
FRESNO, CA 93712
559–555–1212
WWW.FROGSURVEYING.COM

GEOMATIC ENGINEERING STUDENT, IVAN DIAZ
MARCH 10, 2024

VICINITY MAP



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF PORTERVILLE, COUNTY OF TULARE, STATE OF CALIFORNIA AS DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ONE–HALF OF THE GAS, OIL AND MINERAL RIGHTS PERTAINING TO SAID REAL PROPERTY AS EXCEPTED AND RESERVED IN THE DEED FROM ELMER E. SCHWARTZ AND HELEN G. SCHWARTZ, HUSBAND AND WIFE, TO JACK GRIGGS, INC., A CALIFORNIA CORPORATION, BY DEED DATED APRIL 30, 1961 AND RECORDED MAY 11, 1961 AS INSTRUMENT NO. 16060, OF OFFICIAL RECORDS.

SURVEYOR’S STATEMENT

I HEREBY STATE THAT THIS FINAL 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 KARATE WORLDWIDE, INC. ON MAY 2024, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN THOSE POSITIONS BEFORE MAY 2024, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

IVAN DIAZ, PLS 0000

DATE

CITY SURVEYOR’S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAPACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY THAT ALL REQUIRED OFFSITE AND ONSITE IMPROVEMENTS HAVE EITHER ALREADY BEEN INSTALLED, HAVE BEEN DEFERRED UNTIL FUTURE DEVELOPMENT, OR ADEQUATE BONDS OR OTHER SUITABLE SURETIES HAVE BEEN PROVIDED.

DATED THIS _____, DAY OF MAY, 2023

ANTONIO S. WESTERLUND CITY SURVEYOR, PLS 9399

CITY PLANNING COMMISSION'S STATEMENT

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PORTERVILLE IN ACCORDANCE WITH REQUIREMENTS OF LAW IN A DULY AUTHORIZED MEETING HELD _____

SECRETARY

DATE

CITY CLERK’S STATEMENT

THIS IS TO CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF

THE CITY OF PORTERVILLE HELD ON THE _____ DAY OF _____, MARCH, 20____, AN ORDER WAS DULY AND REGULARLY MADE AND SUBDIVISION MAP AND IMPROVEMENT, THE PUBLIC STREETS, AND LETTERED LOTS; AND ACCEPTING THE PUBLIC UTILITY, BLOCK WALL AND STORM DRAIN EASEMENTS INCLUDED WITHIN THE BOUNDARIES AS SHOWN UPON THIS MAP.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF TULARE, THIS

DAY OF _____, 20 ____.

KARATE KID, CITY CLERK

BY: _____
KARATE KID, CITY CLERK

RECORDER’S STATEMENT

DOCUMENT NO.: _____ FEE PAID: _____

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

IN VOLUME _____ OF MAPS, AT PAGE _____, TULARE COUNTY RECORDS,

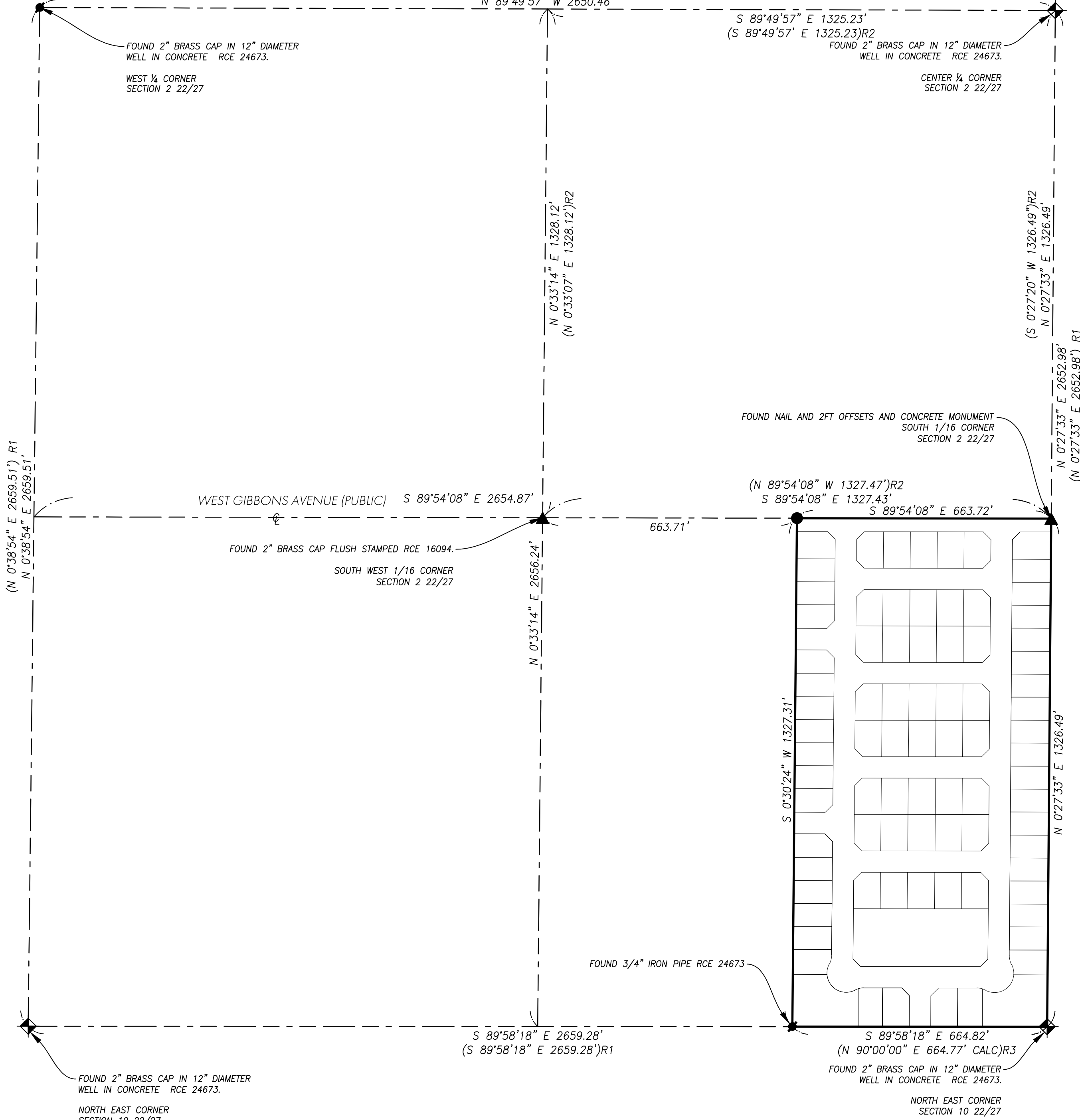
AT THE REQUEST OF < NAME OF SURVEYOR OR ENGINEER >

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

DEPUTY

DATE

OVERALL BOUNDARY

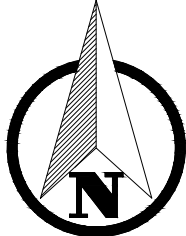


LEGEND

- _____ CENTERLINE
 _____ PROPERTY LINE
 _____ EXISTING RIGHT OF WAY
 _____ SECTION LINE
 _____ FUTURE EASEMENT

REFERENCES

- ◆ (R1) FOUND AND ACCEPTED STANDARD CITY OF PORTERVILLE MONUMENT, 2" BRASS CAP IN 12" DIAMETER WELL IN CONCRETE RCE 24573, PER RECORD OF SURVEY RECORDED IN BOOK 21 OF LICENSED SURVEYS, AT PAGE 68, TULARE COUNTY RECORDS.
- ▲ (R2) FOUND AND ACCEPTED [AS NOTED] PER BOOK 42 OF MAPS, AT PAGE 69, TULARE COUNTY RECORDS
- ♣ (R3) FOUND AND ACCEPTED [AS NOTED] PER BOOK 23 OF PARCEL MAPS, AT PAGE 100, TULARE COUNTY RECORDS.
- SET 1" IRON PIPE TAGGED "PLS 0000"



SCALE 1" = 200'

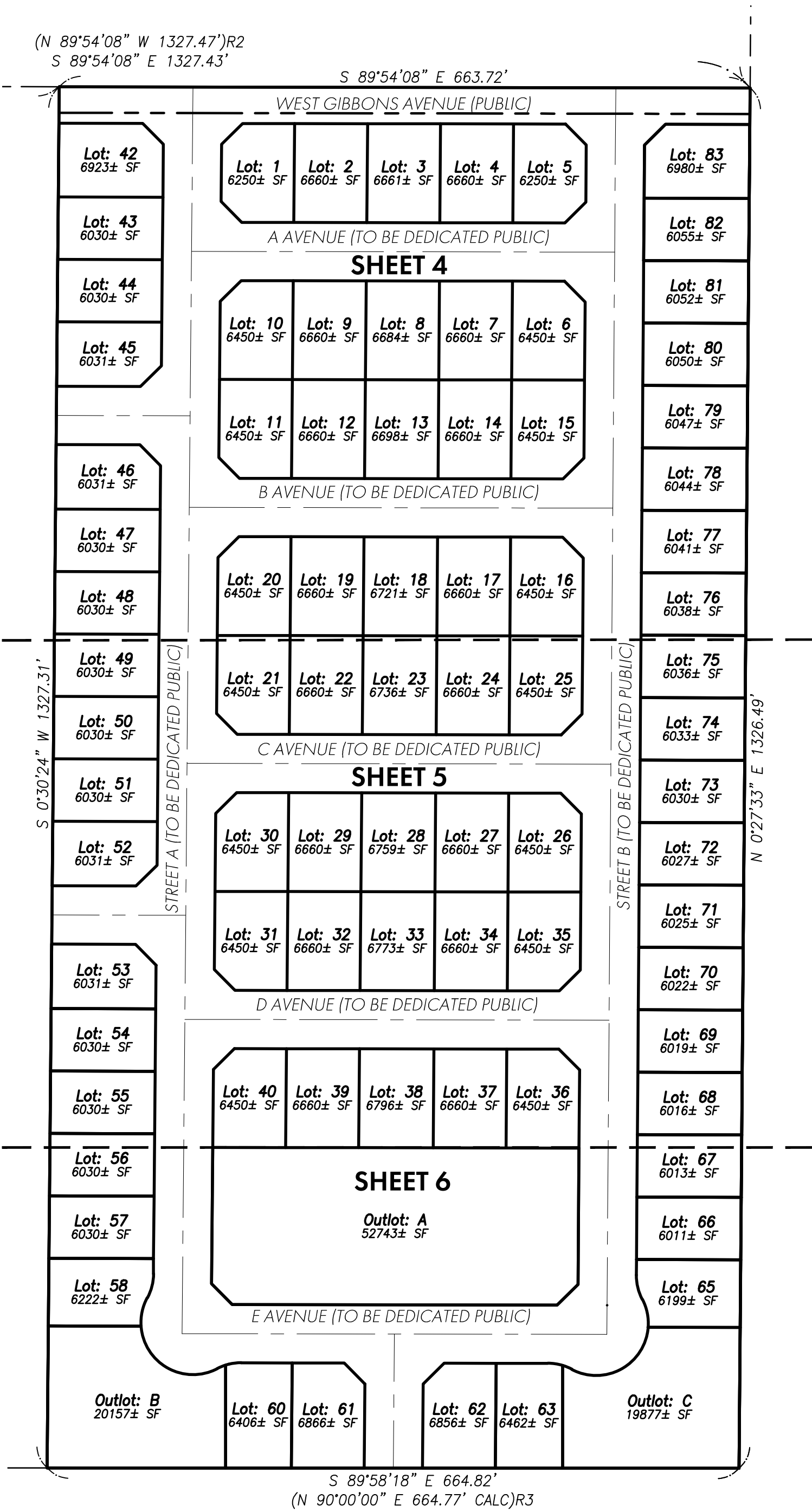
BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 27 EAST, PER RECORD OF SURVEY RECORDED IN BOOK 21 OF LICENSED SURVEYS, AT PAGE 68, TULARE COUNTY RECORDS.

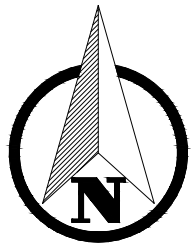
TAKEN AS: N 89°49'57" E



SHEET INDEX

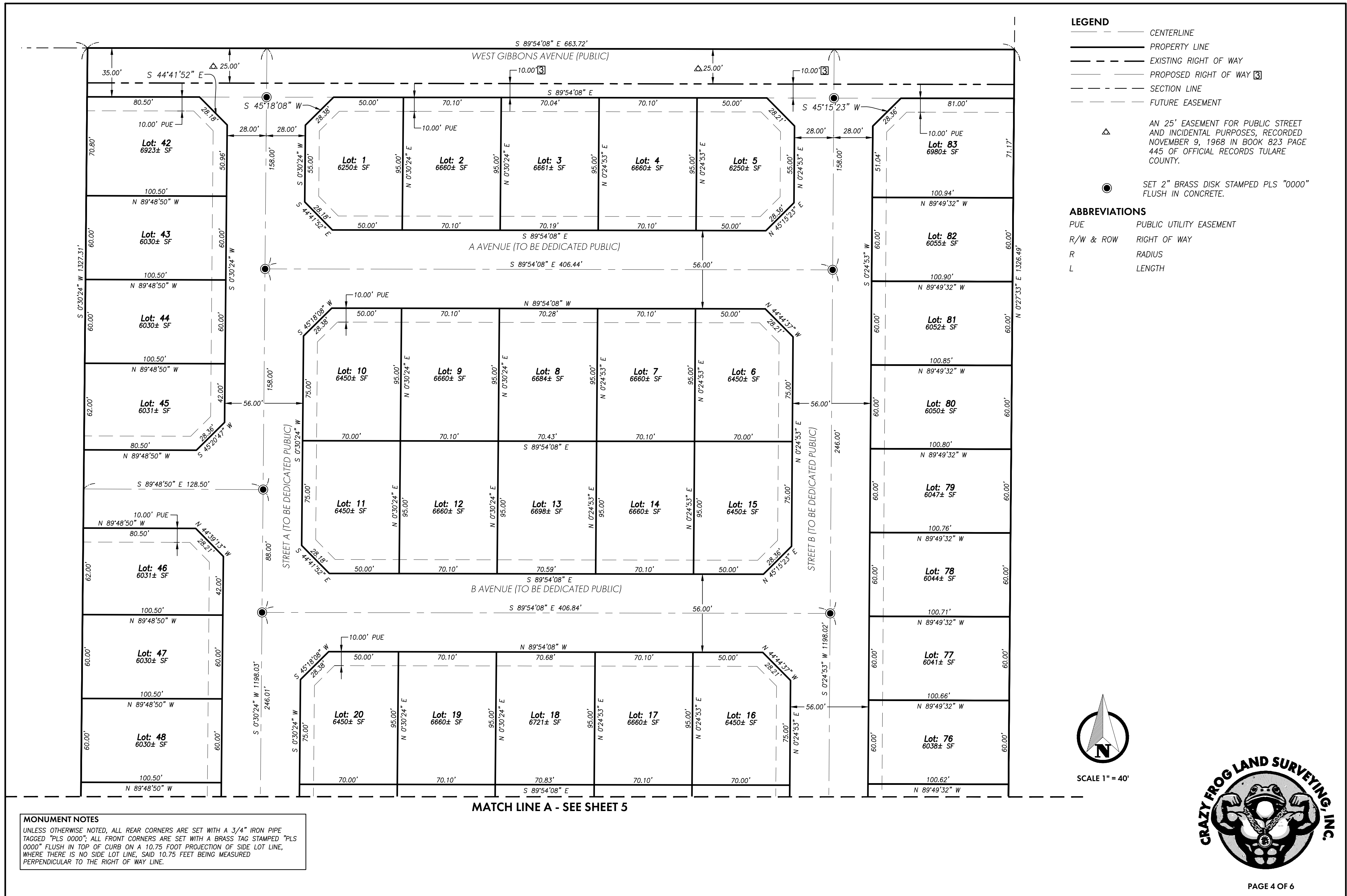


- LEGEND**
- — — — — CENTERLINE
 - — — — — PROPERTY LINE
 - — — — — EXISTING RIGHT OF WAY
 - — — — — SECTION LINE
 - — — — — FUTURE EASEMENT



SCALE 1" = 100'





MATCH LINE A - SEE SHEET 4

LEGEND

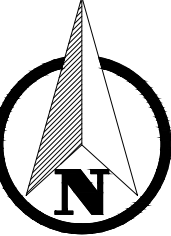
- — — — — CENTERLINE
— — — — — PROPERTY LINE
— — — — — EXISTING RIGHT OF WAY
— — — — — PROPOSED RIGHT OF WAY [3]
— — — — — SECTION LINE
— — — — — FUTURE EASEMENT

△ AN 25' EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 9, 1968 IN BOOK 823 PAGE 445 OF OFFICIAL RECORDS TULARE COUNTY.

● SET 2" BRASS DISK STAMPED PLS "0000" FLUSH IN CONCRETE.

ABBREVIATIONS

- PUE PUBLIC UTILITY EASEMENT
R/W & ROW RIGHT OF WAY
R RADIUS
L LENGTH



SCALE 1" = 40'



MONUMENT NOTES
UNLESS OTHERWISE NOTED, ALL REAR CORNERS ARE SET WITH A 3/4" IRON PIPE TAGGED "PLS 0000"; ALL FRONT CORNERS ARE SET WITH A BRASS TAG STAMPED "PLS 0000" FLUSH IN TOP OF CURB ON A 10.75 FOOT PROJECTION OF SIDE LOT LINE, WHERE THERE IS NO SIDE LOT LINE, SAID 10.75 FEET BEING MEASURED PERPENDICULAR TO THE RIGHT OF WAY LINE.

LEGEND

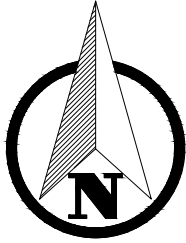
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