

COUNCIL AGENDA: FEBRUARY 17, 2015

SUBJECT: ACCEPTANCE OF FINAL SUBDIVISION MAP – NADER HOMES
(Mohammad Davarifar)

SOURCE: Public Works Department - Engineering Division

COMMENT: The subdivider, Nader Development, Inc., has submitted the final map of the subject project for Council approval. The subdivider is requesting approval prior to the acceptance of the required improvements.

The subdivider has submitted the required guarantee to the City to complete and/or accept all necessary public improvements on the project. A subdivision agreement between the subdivider and the City has been signed by the subdivider, and all fees have been paid.

The final map is in conformance with the approved tentative map and City Council Resolution No. 115-2007. The improvement plans, specifications, dedications and the final map have been approved by the Public Works Director and City Engineer and all other requirements have been met.

RECOMMENDATION: That City Council:

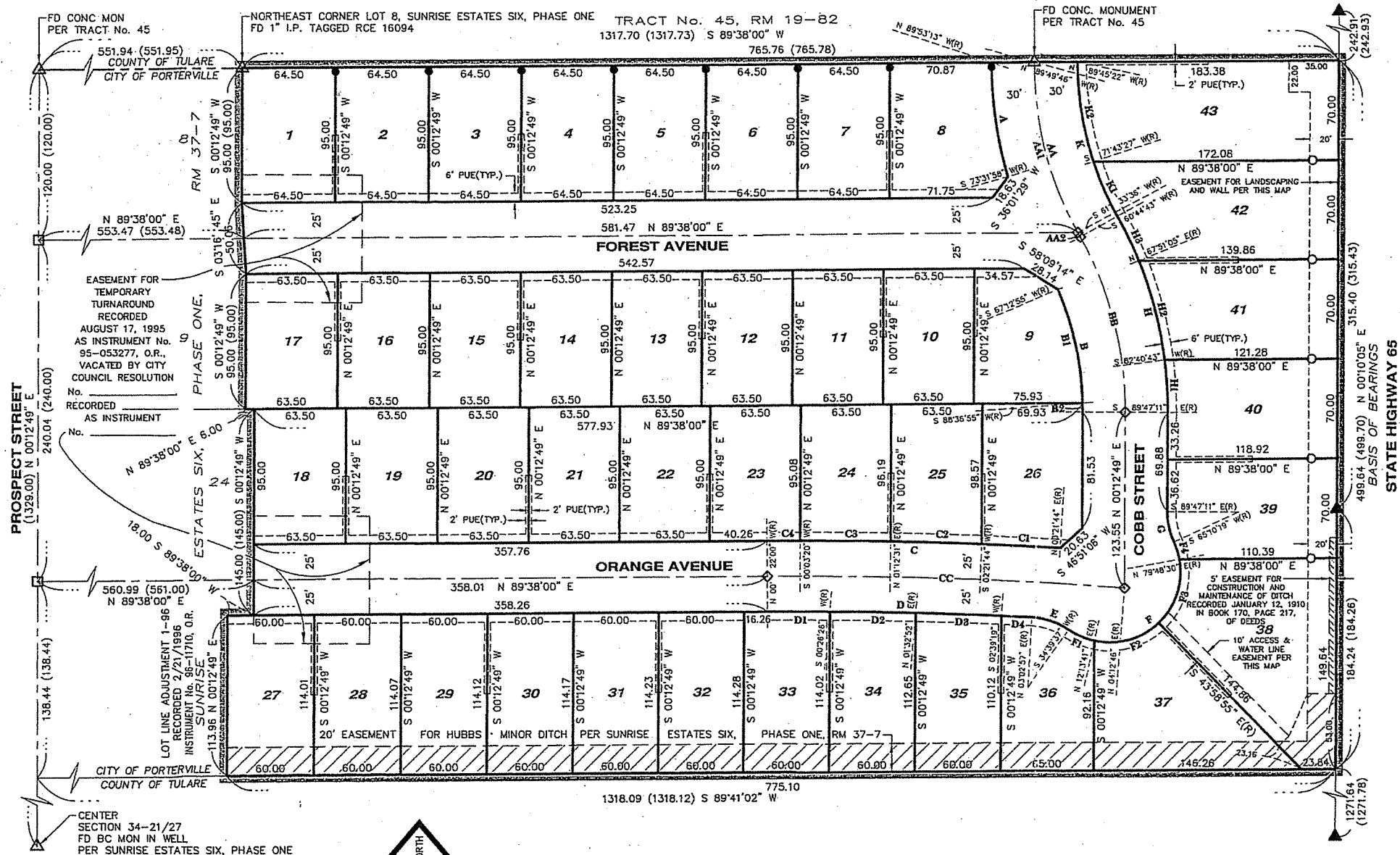
1. Approve the final subdivision map of Nader Homes;
2. Accept all offers of dedication shown on the final map; and
3. Authorize the City Clerk to file said map with the County Recorder.

ATTACHMENT: Final Map – Nader Homes

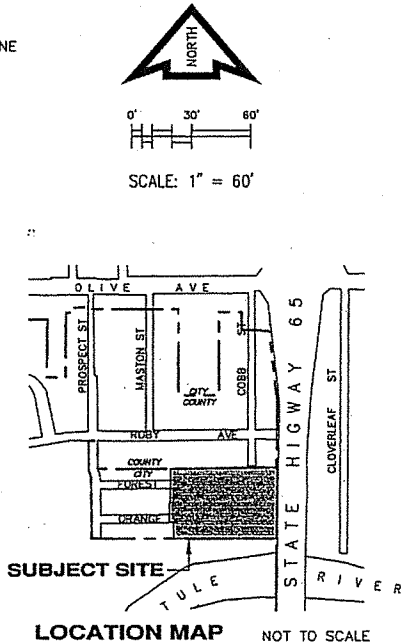
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Dir B82 Appropriated/Funded N/A CM 1

Item No. 6



| CURVE DATA | | | | |
|------------|-----------|------------|-----------|-----------|
| A | B | C | D | E |
| 280.00 | 220.00 | 220.00 | 3155.00 | 3155.00 |
| 16°34'49" | 22°59'54" | 21°24'00" | 01°35'54" | 03°43'44" |
| 81.03 | 88.31 | 82.17 | 6.14 | 205.33 |
| 40.80 | 44.76 | 41.57 | 3.07 | 102.70 |
| 220.00 | 220.00 | 3155.00 | 3155.00 | 3155.00 |
| 01°00'00" | 01°09'13" | 01°09'11" | 00°23'20" | 03°24'57" |
| 55.08 | 63.52 | 63.49 | 23.25 | 185.11 |
| 27.53 | 31.76 | 31.75 | 11.62 | 92.56 |
| 3155.00 | 3105.00 | 3105.00 | 3105.00 | 3105.00 |
| 03°24'57" | 09°48'26" | 01°06'26" | 01°06'27" | 00°23'38" |
| 185.11 | 43.74 | 60.00 | 60.02 | 21.35 |
| 92.56 | 21.87 | 30.00 | 30.01 | 10.67 |
| 3105.00 | 50.00 | 50.00 | 50.00 | 50.00 |
| 00°23'38" | 31°36'40" | 148°29'18" | 22°25'56" | 58°12'36" |
| 21.35 | 27.59 | 130.45 | 19.58 | 49.05 |
| 10.67 | 14.15 | 183.32 | 9.91 | 26.70 |
| 50.00 | 50.00 | 50.00 | 50.00 | 50.00 |
| 58°12'36" | 58°12'36" | 58°12'36" | 58°12'36" | 58°12'36" |
| 49.05 | 49.05 | 49.05 | 49.05 | 49.05 |
| 26.70 | 26.70 | 26.70 | 26.70 | 26.70 |
| 50.00 | 50.00 | 50.00 | 50.00 | 50.00 |
| 25°02'30" | 25°02'30" | 25°02'30" | 25°02'30" | 25°02'30" |
| 21.85 | 21.85 | 21.85 | 21.85 | 21.85 |
| 11.10 | 11.10 | 11.10 | 11.10 | 11.10 |
| 50.00 | 50.00 | 50.00 | 50.00 | 50.00 |
| 07°32'06" | 07°32'06" | 07°32'06" | 07°32'06" | 07°32'06" |
| 36.82 | 36.82 | 36.82 | 36.82 | 36.82 |
| 18.44 | 18.44 | 18.44 | 18.44 | 18.44 |
| 50.00 | 50.00 | 50.00 | 50.00 | 50.00 |
| 14°49'38" | 14°49'38" | 14°49'38" | 14°49'38" | 14°49'38" |
| 72.46 | 72.46 | 72.46 | 72.46 | 72.46 |
| 36.43 | 36.43 | 36.43 | 36.43 | 36.43 |
| 50.00 | 50.00 | 50.00 | 50.00 | 50.00 |
| 07°06'22" | 07°06'22" | 07°06'22" | 07°06'22" | 07°06'22" |
| 34.73 | 34.73 | 34.73 | 34.73 | 34.73 |
| 17.39 | 17.39 | 17.39 | 17.39 | 17.39 |
| 50.00 | 50.00 | 50.00 | 50.00 | 50.00 |
| 29°29'55" | 29°29'55" | 29°29'55" | 29°29'55" | 29°29'55" |
| 113.27 | 113.27 | 113.27 | 113.27 | 113.27 |
| 57.92 | 57.92 | 57.92 | 57.92 | 57.92 |
| 50.00 | 50.00 | 50.00 | 50.00 | 50.00 |
| 10°58'44" | 10°58'44" | 10°58'44" | 10°58'44" | 10°58'44" |
| 42.16 | 42.16 | 42.16 | 42.16 | 42.16 |
| 21.14 | 21.14 | 21.14 | 21.14 | 21.14 |
| 50.00 | 50.00 | 50.00 | 50.00 | 50.00 |
| 18°31'11" | 18°31'11" | 18°31'11" | 18°31'11" | 18°31'11" |
| 71.11 | 71.11 | 71.11 | 71.11 | 71.11 |
| 35.87 | 35.87 | 35.87 | 35.87 | 35.87 |
| 50.00 | 50.00 | 50.00 | 50.00 | 50.00 |
| 29°25'31" | 29°25'31" | 29°25'31" | 29°25'31" | 29°25'31" |
| 128.39 | 128.39 | 128.39 | 128.39 | 128.39 |
| 65.64 | 65.64 | 65.64 | 65.64 | 65.64 |
| 50.00 | 50.00 | 50.00 | 50.00 | 50.00 |
| 28°36'38" | 28°36'38" | 28°36'38" | 28°36'38" | 28°36'38" |
| 124.84 | 124.84 | 124.84 | 124.84 | 124.84 |
| 63.75 | 63.75 | 63.75 | 63.75 | 63.75 |
| 50.00 | 50.00 | 50.00 | 50.00 | 50.00 |
| 00°48'53" | 00°48'53" | 00°48'53" | 00°48'53" | 00°48'53" |
| 3.55 | 3.55 | 3.55 | 3.55 | 3.55 |
| 1.78 | 1.78 | 1.78 | 1.78 | 1.78 |
| 50.00 | 50.00 | 50.00 | 50.00 | 50.00 |
| 28°28'06" | 28°28'06" | 28°28'06" | 28°28'06" | 28°28'06" |
| 128.58 | 128.58 | 128.58 | 128.58 | 128.58 |
| 65.75 | 65.75 | 65.75 | 65.75 | 65.75 |
| 50.00 | 50.00 | 50.00 | 50.00 | 50.00 |
| 04°34'48" | 04°34'48" | 04°34'48" | 04°34'48" | 04°34'48" |
| 250.17 | 250.17 | 250.17 | 250.17 | 250.17 |
| 125.15 | 125.15 | 125.15 | 125.15 | 125.15 |



BASIS OF BEARINGS

THE WEST R/W OF HIGHWAY 65 TAKEN AS: N 00°10'05" E PER SUNRISE ESTATES SIX, PHASE ONE, RM 37-7

LEGEND

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED

- SUBDIVISION BOUNDARY
- CITY LIMITS
- △ FOUND AND ACCEPTED AS DESCRIBED
- ▲ FOUND CALTRANS R/W MONUMENT
- FOUND BC MONUMENT STAMPED RCE 16094
- ◇ SET BC MONUMENT IN CONCRETE STAMPED RCE 16094 - FLUSH
- WITNESS CORNER - SET 3/4" I.P. TAGGED RCE 16094 ON LOT LINE, 18.00 FEET WEST OF LOT CORNER
- WITNESS CORNER - SET 3/4" I.P. TAGGED RCE 16094 ON LOT LINE, 3.00 FEET SOUTH OF LOT CORNER
- SET 1" I.P. TAGGED RCE 16094 AT ALL LOT CORNERS NOT OTHERWISE SHOWN.
- (000) RECORD DISTANCE PER SUNRISE ESTATES SIX, PHASE ONE
- (R) RADIAL BEARING
- E.P.U. EASEMENT FOR PUBLIC UTILITIES ALONG SIDE LOT LINES ARE 2' WIDE FOR HALF OF THE LOT DEPTH UNLESS OTHERWISE NOTED

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, _____ a Notary Public
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/HEY 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 _____
COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____
MY COMMISSION EXPIRES: _____

RECORDER'S STATEMENT

DOCUMENT NUMBER: _____ FEE PAID: _____
FILED THIS _____ DAY OF _____ 20____ AT _____ M. IN BOOK _____
OF MAPS, AT PAGE _____ AT THE REQUEST OF _____ STEWART TITLE CO.
ROLAND P. HILL, Tulare County Assessor/Clerk-Recorder

BY: _____
DEPUTY

NADER HOMES

BEING A SUBDIVISION OF A PORTION OF THE REMAINDER OF SUNRISE ESTATES SIX, PHASE ONE, IN THE CITY OF PORTERVILLE, COUNTY OF TULARE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 37, PAGE 7 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LOCATED WITHIN THE NORTHEAST 1/4 OF SECTION 34, T.21S., R.27E., M.D.B.&M.

GROSS AREA: 8.76 AC
Subdivider: NADER DEVELOPMENT, Inc.
Surveyor: JAMES WINTON & ASSOCIATES

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY, TRUE AND COMPLETE AS SHOWN, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF NADER DEVELOPMENT, INC. ON AUGUST 20, 2014. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE MONUMENTS NOT YET SET, WILL BE SET AS INDICATED WITHIN ONE YEAR OF THE RECORDING OF THIS MAP.
DATED THIS _____ DAY OF _____ 20____

JAMES S. WINTON R.C.E. 16094

SOIL ENGINEER'S STATEMENT

I HEREBY STATE THAT A PRELIMINARY SOIL REPORT WAS SUBMITTED BY ME ON DECEMBER 12, 1994, IN ACCORDANCE WITH THE PROVISIONS OF ORDINANCE 900 OF THE MUNICIPAL CODE OF THE CITY OF PORTERVILLE, AND THAT SAID REPORT IS ON FILE IN THE CITY BUILDING INSPECTOR'S OFFICE.
DATED THIS _____ DAY OF _____ 20____

WAYNE F. HARRIS, R.C.E. 15342

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THIS MAP, AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT, AND THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND THAT ALL PROVISIONS OF DIVISION 2, TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA, AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH.
DATED THIS _____ DAY OF _____ 20____

MICHAEL K. REED, CITY ENGINEER, P.L.S. 7514

ZONING ADMINISTRATOR'S STATEMENT

I HEREBY STATE THAT THIS MAP CONFORMS TO THE APPROVED TENTATIVE MAP
DATED THIS _____ DAY OF _____ 20____

JENNIFER M. BYERS, Acting Community Development Director

CITY COUNCIL'S STATEMENT

THIS IS TO STATE THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE, HELD ON THE _____ DAY OF _____, 20____, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED APPROVING THIS MAP AND SUBDIVISION AND ACCEPTING, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC THE STREETS, AVENUES AND EASEMENTS, ALL AS SHOWN AND INDICATED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF PORTERVILLE THIS _____ DAY OF _____ 20____

BY: _____
CITY CLERK

CITY CLERK'S STATEMENT

I, JOHN LOLLIS, CITY CLERK OF THE CITY OF PORTERVILLE, STATE OF CALIFORNIA, HEREBY STATE TO THE COUNTY RECORDER, AND TO WHOMSOEVER IT MAY CONCERN, THAT ALL THE PROVISIONS OF DIVISION 2, TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES PERTAINING TO DEPOSITS REQUIRED AT THE TIME OF APPROVAL OF THIS MAP BY THE CITY COUNCIL OF THE CITY OF PORTERVILLE HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____ 20____

BY: _____
CITY CLERK

BOARD OF SUPERVISORS' STATEMENT

I, JEAN M. ROUSSEAU, COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE, STATE OF CALIFORNIA, HEREBY CERTIFIES TO THE COUNTY RECORDER AND TO WHOMSOEVER IT MAY CONCERN, THAT ALL OF THE PROVISIONS OF CHAPTER 2, DIVISION 2, TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND ANY LOCAL ORDINANCE PERTAINING TO DEPOSITS REQUIRED AT THE TIME OF APPROVAL BY THE BOARD OF SUPERVISORS OF THIS MAP, HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____ 20____

JEAN M. ROUSSEAU, County Administrative Officer/Clerk of the Board of Supervisors

BY: _____
DEPUTY

OWNER'S STATEMENT

WE STATE THAT WE ARE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION 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 CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE BLUE BORDER LINES AND HEREBY DEDICATE TO PUBLIC USE ALL OF THE STREETS, AVENUES AND EASEMENTS, ALL AS SHOWN ON SAID MAP WITH SAID SUBDIVISION.

NADER DEVELOPMENT, Inc., a California Corporation

BY: _____
MOHAMMAD DAVARIFAR

