

**Mayor**  
Lois Wynne  
**Mayor Pro Tem**  
Willard Rodarmel  
**Council Members**  
Ray Madrigal  
Eddie Neal  
William Siegel



**Office of the  
City Manager**

119 Fox Street  
Lemoore, CA 93245  
Phone (559) 924-6704  
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## Staff Report

ITEM NO. 2-4

**To:** Lemoore City Council

**From:** Judy Holwell, Project Manager 

**Date:** November 10, 2014 **Meeting Date:** November 18, 2014

**Subject:** Approval of Parcel Improvement Agreement – Parcel Map No. 20-24 between the City of Lemoore and Tom Vorhees

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### Discussion

As you know, the City of Lemoore, acting on behalf of the Lemoore Successor Agency, negotiated the sale of a portion of Lot 14, a vacant parcel in the Lemoore Industrial Park, to Tom Vorhees. The sale was subsequently approved by both the Lemoore Oversight Board and the California Department of Finance. On August 19, 2014, Council approved the Final Parcel Map for Lot 14, which subdivided it into nine (9) smaller lots with a road (Venture Place) to be constructed through the middle. One of the terms of the sale of the property to Mr. Vorhees is that he construct the road prior to developing any of the lots. Before escrow can close, an approved agreement for the construction of the road and improvements is required.

Attached is Parcel Improvement Agreement – Parcel Map No. 20-24 (Agreement) for the construction of Venture Place, which is signed by Mr. Vorhees. The Agreement has been reviewed by David Wlaschin, our Public Works and Planning Director, and Quad Knopf, our City Engineer.

Under the terms of the Agreement, Mr. Vorhees is required to file with the City an Improvement Security in the amount of \$280,000. Mr. Vorhees is currently in the process of obtaining a Letter of Credit from his financial institution, which is an acceptable form of Security for the City. The Letter and the approved Parcel Improvement Agreement are both required prior to close of escrow. The road and improvements are to be completed within 12 months following close of escrow.

Following the construction of the road and improvements, Mr. Vorhees has agreed to open a pre-owned vehicle dealership on one of the lots. The remaining lots will be developed into shovel-ready sites for lease to other businesses and Mr. Vorhees has indicated that he will construct build-to-suit facilities, if the businesses so desire.

Council is asked to approve Parcel Improvement Agreement – Parcel Map No. 20-24 between the City of Lemoore and Mr. Vorhees for the construction of the road – Venture Place – through the middle of Lot 14 (APN 024-051-015) in the Lemoore Industrial Park. Attached is a copy of Parcel Map No. 20-24, which identifies the location of the newly created lots and road.

**Budget Impact**

None.

**Recommendation**

It is recommended that City Council, by motion, approve Parcel Improvement Agreement – Parcel Map No. 20-24 between the City of Lemoore and Tom Vorhees for the construction of the road and improvements through the middle of Lot 14 (APN 024-051-015) in the Lemoore Industrial Park.

CITY OF LEMOORE

PARCEL IMPROVEMENT AGREEMENT

PARCEL MAP NO. 20-24

THIS AGREEMENT, made the \_\_\_\_\_ day of \_\_\_\_\_, 2014 by and between the City Council of the City of Lemoore, hereinafter referred to as "CITY" and Buyer Tom Vorhees, hereinafter referred to as the "SUBDIVIDER".

WITNESETH

WHEREAS, the SUBDIVIDER desires to purchase certain real property known and designated as lots 2 through 9 of Parcel Map No. 20-24 in the City, and

WHEREAS, the CITY has accepted the dedications delineated and shown on said Parcel Map for the use and purpose specified thereon, and otherwise approved said Parcel Map and caused the same to be recorded as required by law, and

WHEREAS, the CITY, as a condition of sale, requires and deems as necessary for the public use that any and all streets delineated and shown thereon shall be improved by the construction thereon and the installation therein of the improvements in said proposed subdivision as hereinafter specified, and

WHEREAS, the parties hereto have agreed that the improvement of said land included and shown by said Parcel Map shall be completed in accordance with the applicable ordinances and resolutions of the CITY and the laws of the State of California and the SUBDIVIDER has agreed to post the necessary Letter of Credit, hereinafter referred to "Improvement Security", to guarantee said improvements in accordance with the laws of the State of California and the ordinances of the CITY.

NOW, THEREFORE, in consideration of the sale of lots 2 through 9 of Parcel Map No. 20-24, it is mutually understood and agreed by and between the SUBDIVIDER and the CITY and they do hereby mutually agree as follows:

1. Onsite and Offsite Improvements. SUBDIVIDER agrees that it will construct and install in accordance with the improvement plans prepared for the Parcel Map No. 20-24 by and approved by the City Engineer, which improvement plans are hereby incorporated by reference, at its sole cost and expense and in full conformity with the design and construction standards as prescribed by CITY, including all of the required work and Parcel Map improvements.

- A. All landmarks, monuments and lot corners required to locate the divisions shown on the Parcel Map. Pursuant to Section 66497 of the State Subdivision Map Act prior to the CITY's final acceptance of the subdivision and release of securities, the SUBDIVIDER shall submit evidence to the City of payment and receipt thereof by the SUBDIVIDER's engineer or surveyor for the final setting of all monuments required in the Parcel Map.
- B. Street improvements for a 40' local street per City Standards including curbs, gutters and paving.
- C. Storm drainage facilities, including valley gutters.

- D. Extension of the CITY water system including water mains, valves, services, fire hydrants and miscellaneous appurtenances.
- E. Sanitary sewer system including sewer mains, manholes, lot branches and appurtenances.
- F. Street lighting facilities, including electroliers, stands, and all required underground electrical service.

SUBDIVIDER further agrees to pay at the time of filing of the Improvement Security hereinafter required by Paragraph 12 of this Agreement an amount to cover the CITY's costs of engineering and construction monitoring as may be set by the CITY's Municipal Code.

The estimated costs of all said improvements to be completed, including a ten percent (10%) contingency, is \$280,000, as shown on Exhibit "A", attached hereto.

2. Inspection of Work. The CITY shall monitor all construction work to be done and performed by the SUBDIVIDER and, SUBDIVIDER agrees that all work, improvements and materials to be done and/or supplied and performed shall be done, supplied and performed in strict accordance with the approved improvement plans of said work on file in the Office of the City Engineer of the CITY, and in accordance with the Standard Specifications of the CITY, which said improvement plans, and specifications, and standards are hereby referred to and incorporated by reference in this Agreement. All of said work and improvements and/or materials shall be done, performed, and installed to the satisfaction of the City Engineer of the CITY. SUBDIVIDER agrees to pay all fees for such engineering and construction monitoring as required by the current City Municipal Code and fee resolutions and, agrees to pay an additional three percent (3%) for any re-inspection required by reason of defective work, improvements and/or materials.

3. Final Acceptance. Upon completion of all said work and improvements and acceptance thereof by CITY, or upon the acceptance by CITY of the required Improvement Security referred to in Paragraph 12 hereof, the CITY agrees to issue a Notice of Completion of Parcel Map No. 20-24. The CITY and the SUBDIVIDER agree that no occupancy permits shall be issued, and no uses shall commence on the lots, until such time as the CITY accepts the improvements specified herein. A complete set of construction "as built" reproducible plans shall be submitted to the City Engineer for approval and to be filed with the CITY upon completion of the work and construction improvements.

4. Completion of Said Work of Improvements. SUBDIVIDER agrees to complete the work and construction improvements as herein set forth within a period of twelve (12) months from the Close of Escrow on the purchase of said lots 2 through 9. When a delay occurs due to unforeseen causes beyond the control and without the fault or negligence of the SUBDIVIDER, the time of completion may be extended for a period justified by the effect of such delay on the completion of the work. The SUBDIVIDER shall file a written request for a time extension with the Director of Public Works prior to the above noted date who shall ascertain the facts and determine the extent of justifiable delays, if any. The Director of Public Works shall give the SUBDIVIDER notice of his determination in writing, which shall be final and conclusive. In the event an extension is granted to the time within which all work is to be completed on this subdivision, the SUBDIVIDER hereby agrees that he will comply with all applicable improvement plans and Standard Specifications in effect at the time of said extension.

5. Maintenance of Improvements Following Acceptance. Upon satisfactory completion of all improvements required in accordance with this agreement and acceptance thereof

by the CITY, the CITY agrees to accept for maintenance the improvements to be constructed in accordance with this Agreement; provided, however, within fifteen (15) days after written notice from the CITY, the SUBDIVIDER agrees to remedy any defects in the improvements arising from faulty or defective construction of said improvements occurring within twelve (12) months after acceptance thereof.

6. Safety. SUBDIVIDER shall perform all work in accordance with the applicable sections of Title 3 of the California Administrative Code (CAL OSHA), and the Manual of Traffic Controls, Warning Signs, Lights, and Devices for Use in Performance of Work Upon Highways, published by California Department of Transportation, and available at the City Engineer's Office.

Provisions shall be made by SUBDIVIDER for protection of the traveling public on all public roads affected by the improvements. Barricades and related facilities shall be placed in such number and in such locations as required for public safety, and at night they shall be equipped with flashing yellow lights. CITY reserves the right to require, and SUBDIVIDER shall promptly install or place additional barricades or other facilities to assure public safety if CITY shall deem the same to be necessary or desirable for public safety. SUBDIVIDER is responsible for all liability which may arise out of work herein permitted whether or not on public property, and shall indemnify, defend and hold CITY harmless from any and all claims, damages, or causes of action arising there from or related thereto.

7. Insurance and Indemnity. The SUBDIVIDER shall take and assume all responsibility for the construction of the improvements and the safety of operation in connection therewith. The SUBDIVIDER shall bear all losses and damages directly or indirectly resulting to the CITY, its officers, agents, and employees or to others on account of the construction of the improvements, unforeseen difficulties, accidents, or any other causes whatsoever.

The SUBDIVIDER shall assume the defense of and indemnify and save harmless the CITY, its officers, agents, and employees from all claims, loss, damage, injury and liability of every kind, nature, and description, directly or indirectly arising from the construction of the improvements.

SUBDIVIDER further agrees that before commencing any work pursuant to this agreement, SUBDIVIDER will obtain, and at all times prior to final acceptance of all improvements hereunder, and will keep in full force and effect, insurance coverage in such limits and amounts, and covering such risks as shall be acceptable to the CITY. In the event that no other requirement is made known to SUBDIVIDER, the minimum coverage and limits shall be as follows:

<u>COVERAGE</u>	<u>LIMITS</u>
Workers Compensation	Statutory
Comprehensive General Liability, including or separately insuring liability assumed by contract	
Bodily Injury	\$ 500,000 per person \$1,000,000 per occurrence
Property Damage	\$ 250,000 per occurrence

SUBDIVIDER shall, prior to commencement of construction work, furnish to CITY a certificate of insurance, which shall provide that the above insurance shall not be cancelled without 30 days prior written notice to CITY, and which shall also show the CITY, its officers and employees, as additional named insured (except as to worker's compensation coverage).

8. **Compliance with Codes.** SUBDIVIDER shall comply with any and all ordinances and resolutions or other codes of the CITY applicable to the proposed subdivision and the work to be done by SUBDIVIDER under the terms of this Agreement.

9. **Notice of Commencement of Work.** The SUBDIVIDER shall give the City Engineer written notice of not less than two working days in advance of the actual date on which work is to be started. Failure on the part of the contractor to notify the City Engineer may cause delay for which the SUBDIVIDER shall be solely responsible.

Whenever the SUBDIVIDER varies the period which work is carried on each day, he shall give due notice to the City Engineer so that proper construction monitoring may be provided. Any work done in the absence of the City Engineer or his duly authorized observer may be subject to rejection.

The observation of work shall not relieve the SUBDIVIDER of any of his obligations to fulfill this Agreement as prescribed, and the SUBDIVIDER agrees that defective work shall be made good, and unsuitable materials may be rejected, notwithstanding the fact that such defective work and unsuitable materials have been previously overlooked by the City Engineer or authorized observer and accepted.

Any damage to sewer systems, concrete work or street paving or other works of improvements, as required by this agreement, that occurs after installation and prior to the acceptance thereof by the CITY shall be made good by the SUBDIVIDER, to the satisfaction of the City Engineer, before release of the Improvement Security guaranteeing said work.

10. **Dust Control.** The SUBDIVIDER shall be responsible for the complete control of dust during the construction of the subdivision improvements and will take the following measures to reduce dust generation during the development and construction of the subdivision:

- A. Submit for approval by the Director of Public Works a program for the control of dust, which shall include but not be limited to, a watering schedule (frequency and time of day), use of dust control emulsions, and/or other measures necessary for the control of dust.
- B. Provide equipment and manpower for watering of all exposed or disturbed soil surfaces including on weekends and holidays.
- C. Sweep construction area and adjacent streets of all mud and dust daily and/or at the end of the work day.
- D. The developer shall deposit with the CITY \$5,000.00, which may be used by the CITY for dust control measures on this development should the developer fail to adequately control dust. In case the CITY incurs cost for dust control in excess of the above amount, the developer shall reimburse the City for the total cost of dust control incurred by the CITY. Upon acceptance by the CITY of the Parcel Map improvements, the above amount, less any amount expended by the CITY for dust control, shall be returned to the SUBDIVIDER.

11. **Repair by CITY of any Work Damaged or Destroyed by CITY.** In the event that the CITY should damage, destroy or tear up any of the paving or other Parcel Map improvements to be installed by the SUBDIVIDER under the terms of this agreement in order to install sewer or water service connections or any other services to said parcels that could have been installed prior to the installation of said paving or other Parcel Map improvements, the CITY agrees to repair and replace

such destroyed paving or other Parcel Map improvements at its own cost and expense.

12. Improvement Security. Upon execution of this agreement, the SUBDIVIDER shall obtain and file with the CITY good and sufficient Improvement Security in favor of the CITY and in the form approved by CITY securing the faithful performance by SUBDIVIDER of the work of improvement required by the provisions of this agreement in the sum of \$280,000.

Said Improvement Security shall be an Improvement Security as defined and described in the Government Code of the State of California Section 66499, et. seq. and it is agreed that the City Council of the CITY has determined that the amount of said Improvement Security has been fixed at One Hundred Percent (100%) of the total estimated cost of said improvements as hereinabove set forth in Paragraph 1, conditioned upon the SUBDIVIDER's faithful performance of this agreement, and an additional amount of fifty percent (50%) of the total estimated cost of said improvements as hereinabove set forth in Paragraph 1, securing payment to the contractor, his subcontractors and to persons furnishing labor, materials, or equipment to them for the improvements.

- A. Release of Improvement Security given for faithful performance of this agreement:

The SUBDIVIDER may request the CITY to monitor the work as it progresses. If the work performed is observed and found to be constructed in conformity with the requirements of the CITY, a partial release of the Improvement Security for faithful performance of this agreement shall be made in the sum in the same ratio of the total deposit as the work inspected bears to the total work to be done. No release of Improvement Security for faithful performance of this agreement in excess of eighty-five percent (85%) of the total amount of \$280,000 shall be made until all the work has been completed and accepted.

The determination of the CITY as to the amount of work done and the amount of Improvement Security to be released shall be final and conclusive.

When the work of improvements is accepted, not less than ten (10%) percent of the total improvement costs to guarantee the faithful performance of the provisions of this agreement relating to defective or faulty construction will be retained for a period of one year following completion and acceptance thereof is required. The total improvement costs for this project is \$280,000.

- B. Release of Improvement Security securing the payment of contractors, subcontractors and to persons furnishing labor, materials, or equipment:

The SUBDIVIDER may certify to the CITY that any phase of the work required by terms of this agreement as set forth in Paragraph 1 of this agreement has been completed. Upon certification by City Engineer that such phase of said work has been completed and inspected by CITY, the portion of said Improvement Security furnished by SUBDIVIDER for the purpose of securing the payment of the contractor, his subcontractors and persons furnishing labor, materials, or equipment for said phase or phases of said work shall be released six (6) months after the completion and acceptance of said work in an amount determined by the City Engineer, less an amount equal to all claims upon which an action has been filed and notice given in writing to the City Council of the CITY, and if no actions are filed such portion of said Improvement Security for said phase of said work shall be released in full.

Such release shall not apply to any required guarantee and warranty period nor to the amount of security deemed necessary by the CITY in such guarantee and warranty period nor to costs and reasonable expenses and fees, including reasonable attorney's fees.

13. Title Held Under Holding Agreement. Where title to the subdivided property is held by the record owner thereof under a holding agreement, this agreement and the bond given pursuant thereto may be executed by the real party or parties in interest.

14. Extension of time Not to Release Improvement Securities. Any extension of time hereunder shall not operate to release the surety on any Improvement Security given pursuant to this agreement and the said surety shall waive the provisions of Section 2819 of the Civil Code of the State of California.

15. Time. Time is of the essence of this agreement, and the same shall bind and inure to the benefit of the parties hereto, their successors and assigns.

16. Attorney's Fees. In the event legal action is taken by the CITY to enforce the terms of this agreement, or remedy the breach thereof, or in any action against the surety, the court shall award to the CITY a sum representing its reasonable attorney's fees.

IN WITNESS WHEREOF the parties have executed this agreement or caused the same to be executed by the officer thereunto duly authorized, on the day and year first written above.

CITY OF LEMOORE

By \_\_\_\_\_  
JEFF LAWS, City Manager

ATTEST:

\_\_\_\_\_  
Mary J. Venegas, City Clerk

SUBDIVIDER:

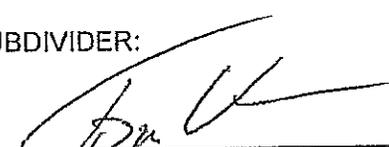
By   
\_\_\_\_\_  
TOM VORHEES

EXHIBIT "A"

PRELIMINARY ESTIMATE FOR ONSITE AND OFFSITE IMPROVEMENTS  
ASSOCIATED WITH THE ROAD CONSTRUCTION  
KNOWN AS VENTURE PLACE AND FURTHER IDENTIFIED ON  
PARCEL MAP NO. 20-24

Prepared for Tom Vorhees

<u>Improvements</u>	<u>Estimate</u>
Site Preparation and Grading	\$37,000
Sanitary Sewer	\$25,000
Domestic Water	\$33,000
Storm Drainage	\$30,000
Dry Utilities	\$3,000
Roadway/Street Improvements	<u>\$42,000</u>
TOTAL IMPROVEMENTS	\$170,000
Contingency at 10%	\$17,000
TOTAL COST ESTIMATE	<u>\$187,000</u>
Security required at 150% (Gov't Code 66499 et. seq.)	<u>\$280,000</u>

Note: This opinion of probable costs listed above was prepared for the purpose of determining the bonding amounts in this agreement. It was prepared prior to actual design of the improvements, and therefore is less accurate than an opinion prepared after design. Also, since the City of Lemoore, has no control over the cost of labor, materials, or equipment, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, our estimates are made on the basis of our experience and represent our best judgment. However, the City of Lemoore does not guarantee that the estimated construction costs listed above will not vary from the actual cost of construction.

# PARCEL MAP NO.

BEING A DIVISION OF LOT 14 OF TRACT MAP 614, LEMOORE INDUSTRIAL PARK NO. 1, RECORDED IN VOLUME 14 OF LICENSED SURVEYOR'S PLATS, AT PAGE 42 OF KINGS COUNTY RECORDS LOCATED IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA.

## OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY SHOWN ON THIS SUBDIVISION MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY FOR THE MAKING AND FILING OF THIS MAP AS SHOWN WITHIN THE BORDER LINES HEREON, AND HEREBY DEDICATE TO THE PUBLIC USE THE STREET AND PUBLIC UTILITY EASEMENT AS SHOWN ON THIS MAP.

CITY OF LEMOORE:  
 BY: William Siegel 8/2/14  
 BY: WILLIAM SIEGEL, MAYOR, CITY OF LEMOORE DATE  
 ATTEST: Mary J. Veneas 9-2-14  
 ATTEST: MARY J. VENEAS, CITY CLERK, CITY OF LEMOORE DATE

711 WEST CINNAMON DRIVE  
 LEMOORE, CA 93245  
 TEL: (559) 824-8740

601 E MAIN STREET  
 P.O. BOX 5899  
 VISALIA, CA 93278  
 TEL: (559) 793-0440  
 FAX: (559) 789-7821  
 WEBSITE: www.quadknopf.com



**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 THE CITY OF LEMOORE ON JUNE 24, 2014. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THEY WILL BE SET IN THOSE POSITIONS BEFORE ONE YEAR OF THE DATE OF THIS MAP IS RECORDED, 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.

BY: Joel Richard Joyner 7/31/14  
 JOEL RICHARD JOYNER P.L.S. 8318 DATE

**CITY ENGINEER'S STATEMENT**  
 I HEREBY STATE THAT I HAVE EXAMINED THE MAP AND THAT I AM SATISFIED THAT IT IS TECHNICALLY CORRECT, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL OF THE PROVISIONS OF SECTION 86423 THROUGH 86430 OF THE GOVERNMENT CODE AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

BY: Harry Tow 7/31/14  
 HARRY TOW, CITY ENGINEER R.G.E. 8891 DATE

**CITY CLERK'S STATEMENT**  
 I HEREBY STATE THAT I HAVE EXAMINED THE MAP AND THAT I AM SATISFIED THIS IS TO CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF LEMOORE HELD ON THE 19th DAY OF AUGUST, 2014, 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 STREET AND PUBLIC UTILITY EASEMENT AND ABANDON THE 20 FOOT SANITARY SEWER EASEMENT AS SHOWN ON THIS MAP.

BY: Mary J. Veneas 8-28-14  
 MARY J. VENEAS, CITY CLERK DATE

**TAX COLLECTORS STATEMENT**  
 THIS IS TO CERTIFY THAT THE PROVISIONS OF ARTICLE 8 OF CHAPTER 4 OF DIVISION 2 OF THE GOVERNMENT CODE HAVE BEEN COMPLIED WITH REGARDING DEPOSITS.

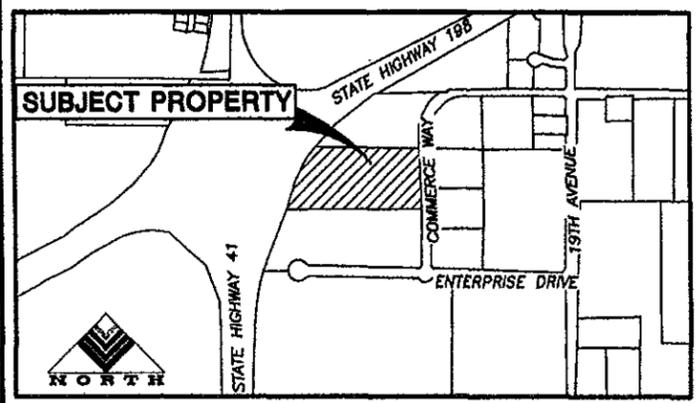
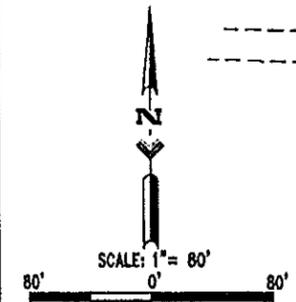
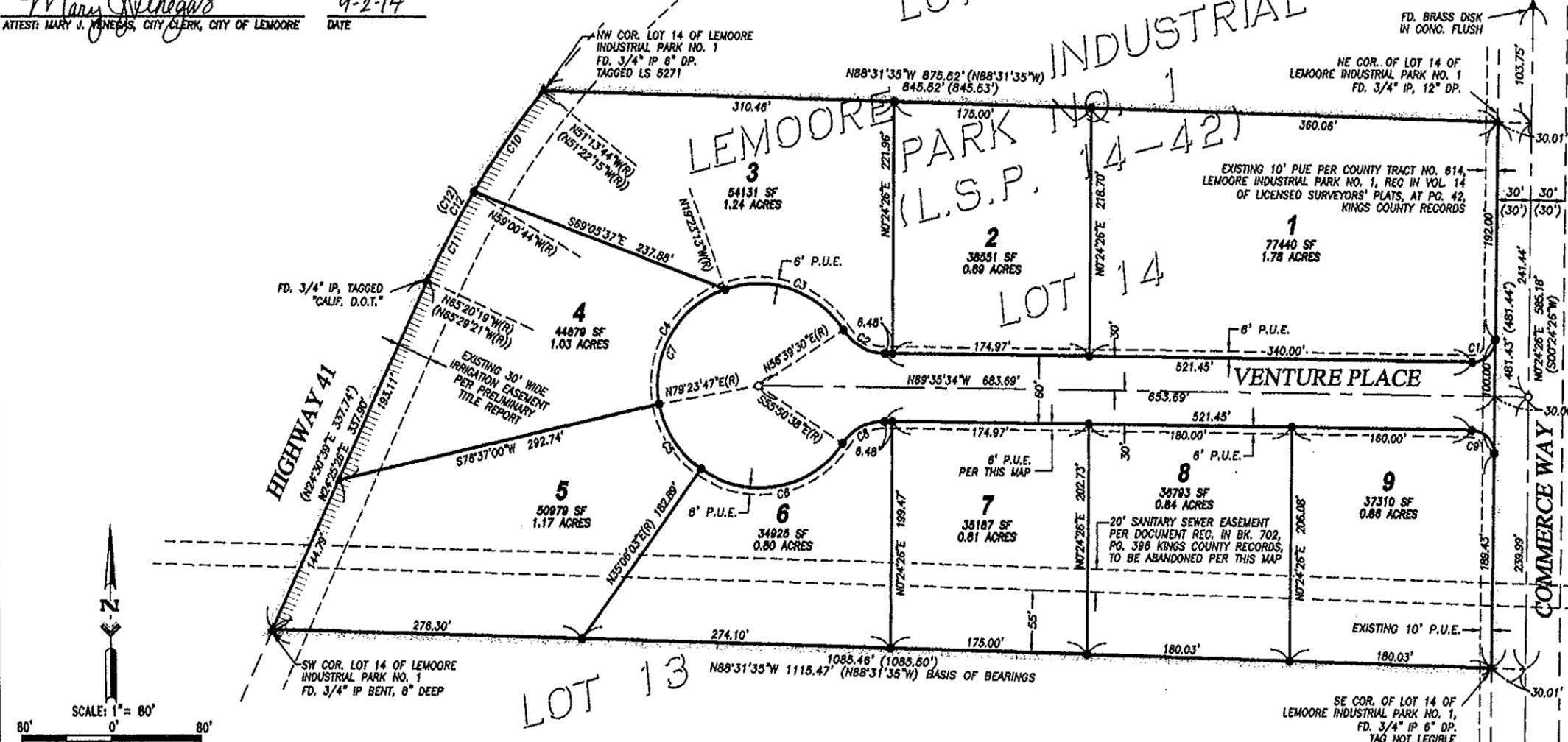
BY: Lynette Bowers 9/16/14  
 LYNETTE BOWERS, TAX COLLECTOR/TREASURER DATE

**PLANNING COMMISSION'S STATEMENT**  
 APPROVED BY THE LEMOORE PLANNING COMMISSION IN ACCORDANCE WITH REQUIREMENTS OF LAW IN A DULY AUTHORIZED MEETING HELD MAY 14 2014

BY: David Maschin 8-25-14  
 DAVID MASCHIN, PLANNING DIRECTOR DATE

**RECORDER'S STATEMENT**  
 DOCUMENT NO. 1413380 FEE PAID \$ 8.00

FILED THIS 19th DAY OF September, 2014 AT 11:07 A.M. IN BOOK 20 OF PARCEL MAPS AT PAGE 24, KINGS COUNTY RECORDS, AT THE REQUEST OF QUAD KNOPF, INC.  
 FOR: KENT BARR, COUNTY RECORDER  
 BY: Michael R. Hawkins  
 DEPUTY RECORDER



VICINITY MAP  
 NOT TO SCALE

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	20.00'	31.42'	20.00'
C2	66°15'04"	45.00'	44.18'	24.05'
C3	76°02'43"	90.00'	119.45'	70.37'
C4	81°13'00"	90.00'	127.37'	77.18'
C5	44°17'43"	90.00'	69.58'	38.63'
C6	90°56'41"	90.00'	142.88'	91.50'
C7	292°30'07"	90.00'	459.48'	60.13'
C8	56°15'04"	45.00'	44.18'	24.05'
C9	90°00'00"	20.00'	31.42'	20.00'
C10	74°7'01"	802.00'	108.95'	84.58'
C11	6°19'35"	802.00'	88.66'	44.52'
C12	14°06'38"	802.00'	197.50'	99.25'
(C12)	(14°07'08")	(802.00')	(197.62')	(99.31')

- LEGEND**
- ▲ FOUND AND ACCEPTED AS DESCRIBED
  - SET 2" BRASS CAP FLUSH IN CONCRETE STAMPED PLS 8318, PER CITY OF LEMOORE STANDARD M-4
  - SET 3/4" X 30" IRON PIPE, 8" DEEP, TAGGED PLS 8318, PER CITY OF LEMOORE STANDARD M-4
  - ( ) RECORD DATA PER COUNTY TRACT MAP 614, LEMOORE INDUSTRIAL PARK NO. 1, REC. IN VOL. 14 OF LICENSED SURVEYORS' PLATS, AT PG. 42, KINGS COUNTY RECORDS, OR CALCULATED THEREFROM
  - (R) RADIAL BEARING
  - LINE INDICATES PARCEL MAP BOUNDARY
  - ||||| ACCESS RIGHTS RELINQUISHED TO STATE OF CALIFORNIA PER BK. 780, PAGE 847, KINGS COUNTY RECORDS
  - P.U.E. PUBLIC UTILITY EASEMENT PER THIS MAP

**BASIS OF BEARINGS**  
 THE SOUTH LINE OF LOT 14, PER TRACT MAP 614, LEMOORE INDUSTRIAL PARK NO. 1, REC. IN VOL. 14 OF LICENSED SURVEYORS' PLATS, AT PG. 42, KINGS COUNTY RECORDS; TAKEN AS N85°31'35"W